Friday, September 22, 2006
1:43:40 PM

Original
नोंदणी 39 म.
Regn. 39 M

पावती

पावती क्र. : 7279

गावाचे नाव बांद्रा

दिनांक 22/09/2006

दस्तऐवजाचा अनुक्रमांक वदर4 - 07225 - 2006

दस्ता ऐवजाचा प्रकार मुखत्यारनामा

सादर करणाराचे नाव:शंकर मंगु हे स्वत:करीता व विजय मंगु , धीरु मंगु , श्याम मंगु , मनोहर मंगु , दिपक मंगु, भागीरथ मंगु (कर्ता अविनाश मंगु), गौरी मंगु तर्फे

नोंदणी फी	:-	100.00
नक्कल (अ. 11(1)), पृष्टांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (73)	:-	1460.00
एकूण	रु.	1560.00

आपणास हा दस्त अंदाजे 1:58PM ह्या वेळेस मिळेल

दुय्यम निबंधक

सह. दुय्यम निबंधक अंधेरी-२,
बृहन्मुंबई उपनगर जिल्हा.

बाजार मुल्य: 1 रु. मोबदला: 0रु.
भरलेले मुद्रांक शुल्क: 500 रु.

DELIVERED

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No. 5252

खातेदाराची प्रत / Party Copy

दि नॉर्थ कॅनरा जी.एस.बी.
को-ऑप. बँक लि.
THE NORTH KANARA
G.S.B. CO.OP. BANK LTD.
(Scheduled Bank)

Govt. of Mah. General Stamp office Licence No. D-5/STP(V)/C.R. 1042/02/05/1300-1303 Dt. 22-07-05

शाखा / बांद्रा Br. / BANDRA	दिनांक 22/9/06. Date
मुद्रांक शुल्क Stamp Duty	रु. 900 Rs.
सेवा आकारणी शुल्क Service Charges (Incl. Tax)	रु. 60 Rs.
एकूण Total	रु. 960. Rs.

दस्तऐवजांची संख्या / No. of Documents 5

अक्षरी रुपये / Rupees NINE

मुद्रांक शुल्क भरणाऱ्या पक्षाचे नाव / Name & address of stamp duty paying party

तत्सम्बंधी पक्षकाराचे नाव / Name of counter party

व्यवहाराचे स्वरूप / Nature of transaction

शुल्काचे तपशील / Payment Details

रोख / डीडी / चेक क्रमांक, जर असल्यास
Cash / DD / Cheque No. if any

बँकेचे नांव
Drawn on Bank

शाखा / Branch

मुद्रांक केलेले दस्तऐवज घेऊन जाताना ही पावती आणणे आवश्यक आहे. / This counterfoil has to be presented at the time of delivery of stamped documents

अधिकाऱ्याची सही
Authorised Signatory

Franking No. 2620-618
Tran. ID

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IRREVOCABLE GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, WE

1) Mr. SHANKAR MANGU 3) Mr. KANU SHIVRAM

for themselves and as constituted power of attorney holders of

i) Mr. VIJAY MANGU	i)
ii) Mr. DHIRU MANGU	ii) Mr. JIVAN SHIVRAM
iii) Mr. SHYAM MANGU	iii) Mr. ASHOK SHIVRAM
iv) Mr. MANOHAR MANGU	iv) Smt. NABU BACHOO
v) Mr. DEEPAK MANGU	v) Mr. RAJU SHIVRAM
vi) Mr. BHAGIRATH MANGU (alias AVINASH MANGU)	vi) Mr. CHANDU SHIVRAM
vii) Mr. GAURI MANGU	

2) Mr. KISHAN TULSI 4)Mr.AJIT KHIMJI WAGHELA

for themselves and as constituted power of attorney holders of

i) Mr. MANILAL TULSI	i) [redacted]. MANJI BANU
ii) Mr. RAMESH TULSI	ii) Mr. VITTHAL RAISINGH
	iii) [redacted]r. BALU SHANKAR

all residents of F.P 578 CTS. F/1533, 5th

SEND OUR GREETINGS: - Road, Khar (W) Mumbai-52

AND WHEREAS WE ALONGWITH ALL THE OCCUPANTS OF THE SAID PLOT OF LAND HAVE DECIDED TO OPT FOR THE GOVERNMENT OF MAHARASHTRA'S SLUM REHABILITATION SCHEME for redevelopment of our plot of land. As most of the occupants are pass holders/having their name in election roll of their respective structures situated at CTS No. F/1533, TPS III, F.P. 578, Road, Khar (W), Mumbai 400 052 and more particularly described in the schedule hereunder written.

AND WHEREAS the said property is being developed by the party of the second part M/s. GURUNANAK DEVELOPERS (I) PVT. LTD., in accordance with the policy of the Government and local authorities regarding slum redevelopment.

Authorised Signatory
Bandra (E) Branch.

The North Kanara G.S.B.Co-op. Bank Ltd.,Bandra Branch,Zapurza, Sahitya Sahakar,Kalanagar, Mumbai-400 051. D-5/STP(V)/C.R.1042/02/05/1300 to 1303

(Rupees Five Hundred only)

भारत 22674 152768 महाराष्ट्र SEP 22 2006 11:22

Rs.00005001-PB5100

INDIA STAMP DUTY MAHARASHTRA

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AND WHEREAS we intend to authorize, and grant all powers to M/s. GURUNANAK DEVELOPERS (I) PVT. LTD., to take all necessary steps for the purpose of clearing title of the said property and to develop the said property, under the SRA scheme of Government of Maharashtra.

AND WHEREAS we have also entered into a development Agreement with M/s. GURUNANAK DEVELOPERS (I) PVT LTD., having their offices at 517 & 519 Arenja Corner, Sector-17, Vashi, Navi Mumbai 400 703, (hereinafter called as "The Developers") on 21/09/ 2006 entrusting them the development of the said property and agreed to execute a Irrevocable General Power of Attorney in favor of M/s. GURUNANAK DEVELOPERS (I) PVT LTD. ("The Developers") to act as our Attorney.

NOW KNOW YE ALL THESE PRESENTS WITNESS WE the above said do hereby nominate, constitute and appoint irrevocably the said M/s. **GURUNANAK DEVELOPERS (I) PVT. LTD.**, (The Developers) to be our true and lawful attorney (hereinafter referred as "our said attorney") for us and on our behalf and in our name, to do, execute and perform all or any of the following acts, deeds, matters and things in respect of the said property jointly or severally namely:

1 TO PERFECT the title of the said property. To make necessary representation to the competent Authority, Government of Maharashtra under the provisions of Maharashtra Slum Areas (I. C. & R.) Act, 1971; For that purpose to sign, make necessary application, declaration, undertaking to the authority and to execute necessary documents, etc, for and on our behalf.

2 To Implement the SRA Scheme on the above property under the provisions of Slum Rehabilitation Scheme i.e. Maharashtra Slum Improvement Act and DC Regulation 33(10) by submitting a proposal and complying with all requisitions and implement the Rehabilitation Scheme and sale and transfer of

the premises available under the sale component and for that purpose to do all acts whenever and wherever necessary on our behalf.

3 TO PERFECT our title in all respects for completing development of the said Property more particularly described in the schedule hereunder written and to take all steps in that behalf.

4 TO MAKE necessary applications, file affidavits, petition to the authorities concerned for obtaining permission to transfer the said Property in the name of such person or persons as the said attorneys may think fit and proper.

5 TO SUBMIT necessary applications, writings, undertakings and other documents as may be required in accordance with the prevailing rules and regulations for perfecting title; for obtaining N.A. and other requisite permission etc.

6 TO PAY the necessary charges, deposits, and assessments and apply for the refund thereof as the said Attorneys may think fit and proper.

7 TO AMALGAMATE the said scheme with another scheme and/or schemes as the said Attorneys may think fit and proper and also after amalgamation to shift layout plans or sub division plans of one or more amalgamated properties of the said property and get the same duly approved from the Collector or other authorities concerned.

8 TO PREPARE and submit proposals for ownership and/or development of the said property, whether alone or after amalgamation of the said Property with other properties as the said attorneys may think fit and proper.

9 TO REDEVELOP the said property more particularly described in the schedule hereunder written by way of leveling the same and filling the same and by constructing buildings/shed/sheds, godown, garage for the purpose of effecting development of the said property and/or to complete the construction of the building

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as per original sanction or with amended/variation as our attorneys may deem fit and proper.

10 TO GET prepared the plans for the proposed building or buildings to be constructed on the said property more particularly described in the schedule hereunder written and submit the same to the appropriate authorities for their sanction and/or modify and/or amend the said plans that are submitted and/or that may be submitted to the said authorities as required under the law and to get the said plans duly sanctioned from the said authorities.

11 TO CARRY OUT all the requisitions that may be made by the authorities and/or any other authorities in connection with such plans of sub division, layout amalgamation or the building plans submitted and/or that may be submitted by my said attorneys or either of them to the appropriate authorities in pursuance of this present.

12 TO MAKE applications for water, sewerage light and electric connection with the concerned authorities at the expense of our said attorneys and to obtain necessary orders in pursuance thereto and to do all acts to carry out and lay down water, sewerage and electric connection for the internal layout and roads for the purpose of development of the said property, more particularly described in the schedule hereunder written.

13 TO ENGAGE and employ surveyors, Engineers, Architects, R.C.C. Specialists, Contractors, designers in connection with and for the purpose of development of the said property more particularly described in the schedule hereunder written.

14 TO CARRY ON correspondence and to prepare sign and execute papers, applications and documents including Affidavit, Plaints, Petition, Declarations usual indemnity and Undertakings etc. as may be required for the purpose of constructing the said proposed building or buildings on the said property, more particularly described in the schedule hereunder written.

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15 TO LET, sublet, grant, leave and license or lease any such flats, independent units, tenements and heriditaments from month to month, or sell or for any terms of years and upon such conditions as the said attorneys shall think fit.

16 TO MAKE application and submit the amended or new building plans to the S.R.A. or any other authorities to get the building plans sanctioned, obtain I.O.A. and Commencement Certificate and to get the same revalidated and to give such applications, writings, undertakings as may be required for the purpose of development of the said property to the S.R.A. or any other Public Authority, to make application for water connection, electric supply and other incidental requirements which may be required for the development of the said property.

17 TO COMMENCE, file and prosecute any action, petitions, appeals suits or other proceedings at law against any person or persons in respect of any of the matter or things relating to our affairs and to appear and to defend any actions, suit for [illegible] proceedings, commenced or to be commenced against [illegible] whereunto we shall be party and also if the said attorneys shall think fit to compromise, refer to arbitration, submit to judgment, discontinue or become non suited in any such actions, suits or proceedings as aforesaid and also to accept service of writ of summons notice or other proceedings.

18 TO MAKE and prepare and/or cause to be made and prepared at their entire cost all such plans, specifications and design and/or alternations in the existing plans and/or specifications as may be necessary required and advisable for the purpose of constructing the building on the said property to the competent authority and/or government of Maharashtra and/or local bodies of SRA and to engage service of any Architects Engineers or any other person or party as may be necessary or advisable.

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19 TO COMMENCE carry out and complete and/or cause to be commenced out and/or complete construction work at their entire costs on the said immovable property in accordance with the sanctioned plans and specification and so far as any construction work is concerned to see which are made by the Govt. of Maharashtra and or Town Planning Authority and/or Police Authorities and/or any other competent authorities for the time being are strictly observed.

20 TO DEAL and correspond on our behalf with all concerned authorities and bodies including the Govt. of Maharashtra in all its departments, Collector and/or in connection with development of the said immovable property.

21 TO APPEAR and represent before any concerned authorities and parties as may be necessary, required or advisable for protection or in connection with development of said property and to make such agreements and arrive at such agreements as may be conducive to the development of the said property.

22 TO PAY all taxes, rates, charges, expenses and other outgoings in respect of the said property.

23 TO TAKE all steps in converting the said property and/or user thereof.

24 TO DECLARE and affirm all plaints, written statements, applications, petitions affidavits and other necessary documents and to appear before any Judge, Court judiciary and Non Judiciary Inquiry, Magistrate or other officers empowered by law to hear any suit or proceedings or any other inquiry relating to any of the matters relating to me or in which we may be interested and also to accept service of writ of summons, notice of any other processes issued by the Court, sign Vakalatnama, authority letters etc.

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25 TO SELL the said property to such person or persons and to sell the flats, premises, garages on ownership basis as the said attorneys may think fit and proper for that purpose enter into agreement and to give valid discharge for payment, to receive sum and to execute Deed of Transfer and other assurances to perfect the Registration thereof in all the respects including lodging such documents before the Sub-Registrar and admitting execution thereof.

26 To issue NOC, or any other document which is required for effective sale, transfer of the said plot, or the units built thereon, as also to receive any and all such payments in his own name and in his own account, and appropriate it as he may deem fit and proper.

27 To enter into any joint venture, or to take any kind of financial assistance in the form of loan, for that purpose to mortgage the said plot of land if required or to execute any documents.

28 TO SIGN, execute, register or otherwise perfect or cause to be signed, executed, registered or perfected all arrangements, lease, assignment, surrender, re-assignment, transfer or mortgage and other assurances which may in the opinion of said attorneys be expedient or necessary for any of the fore goings purposes.

29 TO EXECUTE a Lease Deed, Transfer Deed of Indemnity Assignment Deed of Exchange or other assurances in one or more sets in respect of the said property more particularly described in the schedule hereunder written in favour of any person and to take all steps for effective registration of all such documents.

30 TO MAKE necessary applications for procuring permits and quotas for cement, steel and other building materials and for the purpose to sign and execute such applications, affidavits,

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undertakings, indemnity bonds and such documents etc. as may be required and to represent the concerned authorities and to receive the same and make payments for such permits, quotas etc.

31 TO TAKE necessary steps for formation of Co-operative Society with an intent to transfer the said property or any part or portion thereof with or without structures in favour of the said society and for the purpose to submit necessary applications, writings, undertakings and declarations as may be required and to appear and represent before the Registrar or other authorities under the Maharashtra Co-operative Societies Act, 1960 and to admit such members as the said attorneys may deem fit and proper.

32 TO SUBSTITUTE and appoint from time to time one or more attorneys hereunder with the same or limited powers and appoint such substitutes at pleasure and to remove and appoint another or others. If the said attorneys think fit and proper they shall be entitled to appoint such substitutes with irrevocable powers, conferring such powers as they may think fit and proper and in such powers of attorneys shall not be revocable.

33 This power of Attorney is irrevocable and the same shall not be revoked.

34 GENERALLY, to do and execute and perform all such acts, deeds, matters or things relating to or concerning or touching the said property; its sale or development thereof as our said Attorney may deem fit and proper and expedient as fully and effectually as we our self could effectually do, execute and perform it; if personally present.

35 AND WE HEREBY AGREE TO RATIFY AND CONFIRM all and whatsoever our said attorney or substitute or substitutes appointed by them shall lawfully in the manner herein referred,

Aut. K Wyhe

21/12/23

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do or purport to do by virtue of these presents and we further declare that this power of Attorney is irrevocable.

This power of Attorney is in view of development Agreement, which is registered vide Doc. No. Bandra-07224-2006 dtd. 22nd Sept' 2006

IN WITNESS WHEREOF we have hereunto affixed our hands and sealed this 22nd day of September 2006.

THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO:

All piece and parcel of land bounded with red color line on the accompanying site plan annexed which as Exhibit '__' and admeasuring 710.20 sq. mtrs. (Approx), and final area will be as per the letter of intent issued by SRA Committee bearing CTS No. F/1533, TPS III, F.P. 578, 5th Road, Khar (W), Mumbai 400 052.

THE SEAL OF THE SUB REGISTRAR ANDHERI NO-1 MUMBAI SUBURBAN DIST. (BANDRA)

बंद्रा-6
6924/06
2006

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DELIVERED by the)
Within named)

(1) Mr. SHANKAR MANGU for himself)
and as constituted power of attorney)
holder of)
(i) Mr. VIJAY MANGU,)
(ii) Mr. DHIRU MANGU,)
(iii) Mr. SHYAM MANGU,)
(iv) Mr. MANOHAR MANGU,)
(v) Mr. DEEPAK MANGU,)
(vi) Mr. BHAGIRATH MANGU)
(alias AVINASH MANGU),)
(vii) Ms. GAURI MANGU,)

(2) Mr. KISHAN TULSI for himself)
and as constituted power of attorney)
holder of)
(i) Mr. MANILAL TULSI,)
(ii) Mr. RAMESH TULSI,)

(3) Mr. KANU SHIVRAM for)
himself and as constituted power of)
attorney holder of)
(i))
(ii) Mr. JIVAN SHIVRAM,)
(iii) Mr. ASHOK SHIVRAM,)
(iv) Smt. NABU BACHOO,)
(v) Mr. RAJU SHIVRAM,)
(vi) Mr. CHANDU SHIVRAM)

बहर-४/
६२२५ | ९९

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(4) Mr. AJIT KHIMJI WAGHELA for)
himself and as constituted power of)
attorney holder of)
(i) Smt. MANJI BANU,)
(ii) Mr. VITTHAL RAISINGH,)
(iii) Mr. BALU SHANKAR)

In the presence of.....

1.)

2.)

Before me,

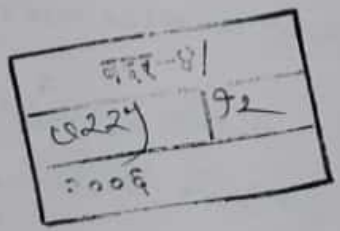
Identified by me.

Gurunanak Developers (I) Pvt Ltd.

Specimen Signature of our Attorney) Managing Director / Director
M/s. GURUNANAK DEVELOPERS (I) PVT. LTD.) .....







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22/09/2006
1:46:41 pm

दुय्यम निबंधक
अंधेरी 2 (अंधेरी)

दस्त गोषवारा भाग-1

बदर४
दस्त क्र 7225/2006
७३ | ५३

दस्त क्रमांक : 7225/2006

दस्ताचा प्रकार : मुखत्यारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: शंकर मंगु हे स्वत:करीता व विजय मंगु , धीरु मंगु , श्याम मंगु , मनोहर मंगु , दिपक मंगु, भागीरथ मंगु (उर्फ अविनाश मंगु), गौरी मंगु तर्फे मुखत्यार म्हणून - - पत्ता: घर/फ्लॅट नं: फ्लॅट न	लिहून देणार वय 64 सही		
2	नाव: किशन तुलसी हे स्वत:करीता व मणीलाल तुलसी व रमेश तुलसी तर्फे मुखत्यार म्हणुन - - पत्ता: घर/फ्लॅट नं: वरीलप्रमाणे गल्ली/रस्ता: - इमारतीचे नाव: - इमारत नं: - पेठ/वसाहत: - शहर/गाव:- ता	लिहून देणार वय 63 सही		
3	नाव: कनु शिवराम हे स्वत:करीता व जिवन शिवराम, अशोक शिवराम , नबू बच्चु, राजु शिवराम व चंदु शिवराम तर्फे मुखत्यार - - पत्ता: घर/फ्लॅट नं: वरीलप्रमाणे गल्ली/रस्ता: - इमारतीचे नाव: - इमारत	लिहून देणार वय 57 सही		
4	नाव: अजित खिमजी वाघेला हे स्वत:करीता व मनजी बानु, विठ्ठल रायसिंग आणि बालु शंकर तर्फे मुखत्यार - - पत्ता: घर/फ्लॅट नं: वरीलप्रमाणे गल्ली/रस्ता: - इमारतीचे नाव: - इमारत नं: - पेठ/वसाहत: -	लिहून देणार वय 47 सही		
5	नाव: गुरुनानक डेव्हलपर्स (आय) प्रा लि चे संचालक सतियन टंडन - - पत्ता: घर/फ्लॅट नं: 517, 519, एरेज्ना कॉर्नर सेक्टर 17 , वाशी नवी मुंबई गल्ली/रस्ता: - इमारतीचे नाव: - इमारत नं: - पेठ/वसाहत: -	लिहून घेणार वय 33 सही		



दस्तऐवज करुन देणार तथाकथीत [मुखत्यारनामा] दस्तऐवज करुन दिल्याचे कबूल करतात.

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दस्त गोषवारा भाग - 2

वदर4
दस्त क्रमांक (7225/2006)
03/03

दस्त क्र. [वदर4-7225-2006] चा गोषवारा
बाजार मुल्य :1 मोबदला 0 भरलेले मुद्रांक शुल्क : 500

दस्त हजर केल्याचा दिनांक :22/09/2006 01:36 PM
निष्पादनाचा दिनांक : 22/09/2006
दस्त हजर करणा-याची सही :

दस्ताचा प्रकार :48) मुखत्यारनामा
शिक्का क्र. 1 ची वेळ : (सादरीकरण) 22/09/2006 01:36 PM
शिक्का क्र. 2 ची वेळ : (फी) 22/09/2006 01:43 PM
शिक्का क्र. 3 ची वेळ : (कबुली) 22/09/2006 01:46 PM
शिक्का क्र. 4 ची वेळ : (ओळख) 22/09/2006 01:46 PM

दस्त नोंद केल्याचा दिनांक : 22/09/2006 01:46 PM

ओळख :
खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करुन देणा-यांना व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात.
1) रामरखीयानी मुकेश - - ,घर/फ्लॅट नं: 12 बी गंगा विहार , मालाड पू
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेठ/वसाहत: -
शहर/गाव:-
तालुका: -
पिन: -
2) राजकुमार कंदास्वामी - - ,घर/फ्लॅट नं: वरीलप्रमाणे
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेठ/वसाहत: -
शहर/गाव:-
तालुका: -
पिन: -

दु. निबंधकाची सही
अंधेरी 2 (अंधेरी)

पावती क्र.:7279 दिनांक:22/09/2006
पावतीचे वर्णन
नांव: शंकर मंगु हे स्वत:करीता व विजय मंगु , वीरु मंगु , श्याम मंगु , मनोहर मंगु , दिपक मंगु, भागीरथ मंगु (ऊर्फ अविनाश मंगु), गौरी मंगु तर्फे मुखत्यार म्हणून - -

100 :नोंदणी फी
1460 :नक्कल (अ. 11(1)), पृष्टांकनाची नक्कल (अ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी

1560: एकूण

दु. निबंधकाची सही, अंधेरी 2 (अंधेरी)

प्रमाणित करणेत येते की, या दस्तामध्ये एकूण ...03 पाने आहेत.

सह. दुय्यम निबंधक अंधेरी क्र. २, मुंबई उपनगर जिल्हा.

वदर-४/ ७२२५ /२००६
पुस्तक क्रमांक १, क्रमांक घर
नोंदला.
दिनांक: 22/9/06

सह. दुय्यम निबंधक अंधेरी क्र. २, मुंबई उपनगर जिल्हा.

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