right, title, share or interest in the said property. In the said Agreement for Development, a stipulation was made that the transacted property shall be transferred in the name of M/s.Neerja Realtors Private Limited as the Developer or any of its nominee/(s) by virtue of Sale Deed only by discharging the applicable Stamp Duty as full and final sale consideration was paid to Smt.Chandrabagabai Tukaram Patil.

Accordingly a Registered **Irrevocable General Power of Attorney** was taken by M/s.Neerja Realtors Private Limited from Smt.Chandrabagabai Tukaram Patil the owner of the said property as well as her husband and son Shri Tukaram Namdevrao Patil and Shri Rajesh Tukaram Patil in which absolute powers were delegated by the owner to transfer and assign the said property or any part thereof by transacting Agreement to Sell/Sale Deed/(s) in favour of the prospective purchasers. Extensive powers and authorities were taken by M/s.Neerja Realtors Private Limited to

Attorney is **registered on 15/05/2006** at Serial No.2673 of 2006 after paying the applicable Stamp Duty and Registration Fees. The Original Irrevocable Power of Attorney is submitted to me for my verification.

By virtue of the said Irrevocable General Power of Attorney dated 15/05/2006 obtained from Smt.Chandrabagabai Tukaram Patil, M/s.Neerja Realtors Private Limited transacted the sale of the said property in favour of itself, **(M/s.Neerja Realtors Private Limited, M/s.Karamchand Realtech Private Limited),** a Company Incorporated and Registered under the Companies Act, 1956 bearing Incorporation Certificate No.U 70101 DL 2005 PTC 139546 dated 10/08/2005, having its Registered Office at 72, Okhla Industrial Estate, Phase III, New Delhi – 110 020 and M/s.**Kanika Developers Private Limited,** a Company Incorporated and Registered under the Companies Act, 1956 bearing Incorporation Certificate No.U 45200 MH