UMIYA URBAN CO-OP. BANK
MYDT. NAGPUR, 194, SHREE
AMBE BUILDING, C.A.ROAD, 1 -
WARDHAMAN NAGAR,
NAGPUR-440 008.
D-5/STP(V)/C.R.1032/01/05/
579 TO 582
Smt. Jayashree C. Dixit

Rs. 500/-

भारत 39349 162385 SPECIAL ADHESIVE महाराष्ट्र OCT 28 2009

zero zero zero zero five zero zero 12:28

Rs.0000500/-PB5161

INDIA STAMP DUTY MAHARASHTRA

Sale Register Sr. No. 39349 Date 28/10/09

Name & Add. of Purchaser Smt. Jayashree C. Dixit Nagpur

By whom V. Dixit

Rs. 500/- (Rs. Five hundred Only)

Vender - Umiya Urban Co-op. Bank Ltd. Nagpur
Wardhaman Nagar, Nagpur

Authorisation No. D-5/STP(V)/C-1032/01/05/579 to 582 Dt.16/4/2004

K. G. Ambildhul
CEO : Sign. Code : 01

नगण-६ | ४१९९ | १९-५६ | २००९

THE JOINT SUB-REGISTRAR CLASS-2, NAGPUR CITY NO.6 ● SEAL OF

नगण-६ | ४५८२ | १-३५ | २००९

THE JOINT SUB-REGISTRAR CLASS-2, NAGPUR CITY NO.6 ● SEAL OF

IRREVOCABLE GENERAL POWER OF ATTORNEY

(GIVEN IN FURTHERANCE OF REGISTERED IRREVOCABLE GENERAL POWER OF ATTORNEY DT. 03.01.2002 AND SUBSEQUENT DECLARATION 19.10.2006 BY THE LEGAL HEIRS OF ONE OF THE PRINCIPAL'S IN SAID POWER OF ATTORNEY)

THIS IRREVOCABLE GENERAL POWER OF ATTORNEY is made and executed at NAGPUR on this 28TH day of OCTOBER 2009 BY:

01. **SMT. JAYASHREE WD/O CHANDRAHAS DIXIT**, aged 50 years,

02. **SHRI RAMDAS S/O CHANDRAHAS DIXIT**, aged 34 years,

03. **SHRI ROHIT S/O CHANDRAHAS DIXIT**, aged 30 years,

All Occupation :Service/ Business, Residents of Flat No. 201 & 202, Plot No. 1to 7, SHUBHAM Apartments, Narendra Nagar, Nagpur All here-in-after referred to as **"THE PRINCIPAL/S"**

IN FAVOUR OF

04. **SHRI MAGANLAL S/O VITHALDAS PANCHMATIYA,** aged about 78 years, Occupation : Business,

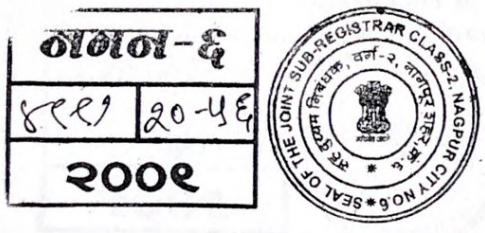
05. **SHRI AMITKUMAR S/O MAGANLAL PANCHMATIYA,** aged about 33 years, Occupation : Business,

Both Resident of 44, Farmland, Ramdaspeth, Nagpur , here-in-after referred to as **"THE AGENTS"**

WHEREAS, the Family Members of Narayanrao namely his sons Sharashchandra, Vijaykumar, Chandrakant, Ravindra Subhashchandra and Chandrahas were the owners of ALL THAT piece and parcel of land bearing Kh. No. 41/2, 48, 50, 52/1, 53, 56/1, 56/2, 57 and 81/1 of Mouza : Nari, Nagpur (City) Tahsil Nagpur Dist : Nagpur, AND;

WHEREAS, all of them as the owners of their respective land entered into eight separate Agreements of Development and Sale with the Developers M/s Air Developers and it's sister concern M/S Indian Construction Corporation constituted of it's partners, members of Panchmatiya family and Pise family for an agreed consideration, AND;

WHEREAS, the said owners gave all rights of development of the said land being Kh. No. 41/2, 48, 50, 52/1, 53, 56/1, 56/2, 57, 81/1 and 82 in all admeasuring about 312660.00 Sq. Mtrs. Excluding the land of retainable shares totalling to 7500 sq. mts. into a residential layout scheme to be approved and sanctioned by the Government under the provisions of Urban Land Ceiling Act to said two developer Firms for an agreed consideration as per the terms of said agreements so that said Developers can commercially exploit the said land after developing it into a residential Layout as approved by the Government by selling various plots, constructed Tenements, Bungalows etc. in the said scheme to the prospective interested buyers as well as by selling other benefits of P.U.Land, Government Land, T.D.R. etc. which may become available in future in respect of the said entire land to the prospective interested buyers, AND;



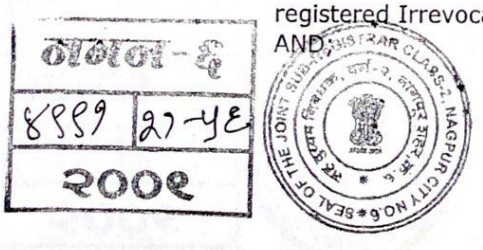


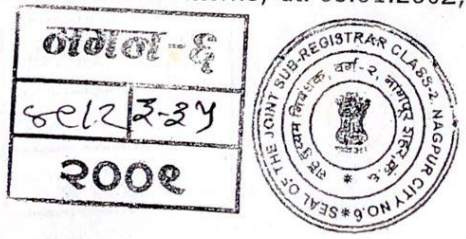
WHEREAS, in pursuance of the said Agreements of Development the owners of the said land members of Dixit Family in all six brothers, owners of their respective lands executed together a registered Irrevocable General Power of Attorney in respect of the said entire land on 03.01.2002 and Registererd it with Sub Registrar Nagpur-5 at Book No. 1 at Sr No. 25 dt. 03.01.2002 and accordingly gave all authority and powers to their agents the nominees of the said Developer Firms being Panchmatiya and Pise family members namely Shri Maganlal Viththaldas Panchmatiya and Shri Ramesh Nagorao Pise, AND;

WHEREAS, during the development of the said land by the said Developer Firms M/S Air Developers and M/S Indian Construction Corporation and during continuation of the said Power of Attorney dt 03.01.2002 given to the nominees of the said Developer Firms, the members of Panchmatiya and Pise family arrived at settlement in respect of their various partnership and joint businesses and as per the said settlement the entire project of the Development of the aforesaid land at Mouza : Nari was given to the Panchmatiya family to be developed under their family partnership firm M/s Air Developer alone constituted of Panchmatiya family members viz. Maganlal Vithaldas Panchmatiya, Amitkumar Maganlal Panchmatiya and Smt. Indira Maganlal Panchmatiya while the members of Pise Family withdrew from the said project and said Developer Firm as it's Partners , AND;

WHEREAS, as per the said settlement of the said Developers the said registered Power of Attorney dt. 03.01.2002 given by the owners of the said land to Shri Maganlal Vithaldas Panchmatiya of Panchmatiya family and Ramesh Nagorao Pise of Pise family was modified by the owners of the said land as per the request of the said Developers, AND;

WHEREAS, the said Power of Attorney dt 03.01.2002 in respect of said entire land given on 03.01.2002 by the owners of the said land continued as far as it was given to Maganlal Vithaldas Panchmatiya while the power given to the members of Pise family viz. Ramesh Nagorao Pise was withdrawn and in his palce Amitkumar Maganlal Panchmatiya one of the member's of Panchmatiya Family was appointed as an agent alongwith said Shri Maganlal V. Panchmatiya under a registered Deed of Declaration dt 19.10.2006 executed in furtherance of the said registered Irrevocable General Power of Attorney dt. 03.01.2002, AND;





WHEREAS, by virtue of said registered Declaration dt 19.10.2006 to said registered Power of Attorney dt. 03.01.2002, the entire power in respect of the said entire land for development and thereafter sale of said property came to be vested in the said Developer Firm M/S Air Developer and said Shri Maganlal Vithaldas Panchmatiya and Shri Amitkumar Maganlal Panchmatiya as the partners of the said Developer Firm and as an Agents of the owners of the said land got all rights and authorities in respect of the said land for all times to come, AND;

WHEREAS, since then the development of the said entire land is carried on by M/S Air Developer into a redsidential Layout Scheme sanctioned and approved by the government under the provisions of ULC Act, AND;

WHEREAS, Developers developed the said Layout with various plots and also constructed Tenements, Bungalows and Apartments on some of the plots and have started selling the same time to time to the prospective interested buyers, AND;

WHEREAS, various documents of conveyance are executed and registered by the said Power of Attorney Holders, the Agents herein on behalf of the owners of the said Land as per the terms of the said Development Agreement alongwith the said developer firm joining as Developer and Confirming Party thereof in favour of propective buyers, AND;

WHEREAS, the said process of development and the sale of various Plots and constructed premises was smoothly going on but in the mean time one of the owner's of the said land namely Shri Chandrahas S/O Narayanrao Dixit left for heavenly abode on 22.04.2009 and hence it has become necessary for the legal Heirs of Late Shri Chandrahas Narayanrao Dixit namely his wife Smt. Jayashree Chandrahas Dixit and his two sons Shri Ramdas and Shri Rohit the PRINCIPALS hereinabove to confirm the Power of Attorney executed by late Shri Chandrahas Narayanrao Dixit along with the other owners of the said land in favour of the nominees of the Developer firm, the Agents herein and it also became necessary for them now to give their consent and authority to the said Power of Attorney Holders, the Agents hereinabove to carryon the remaining development of the said land and execute necessary documents thereof in favour of the interested prospective buyers on behalf of All co-owners of the said land and on their behalf as they having inherited the share of Late Shri Chandrahas Narayanrao Dixit in the said land, AND;

