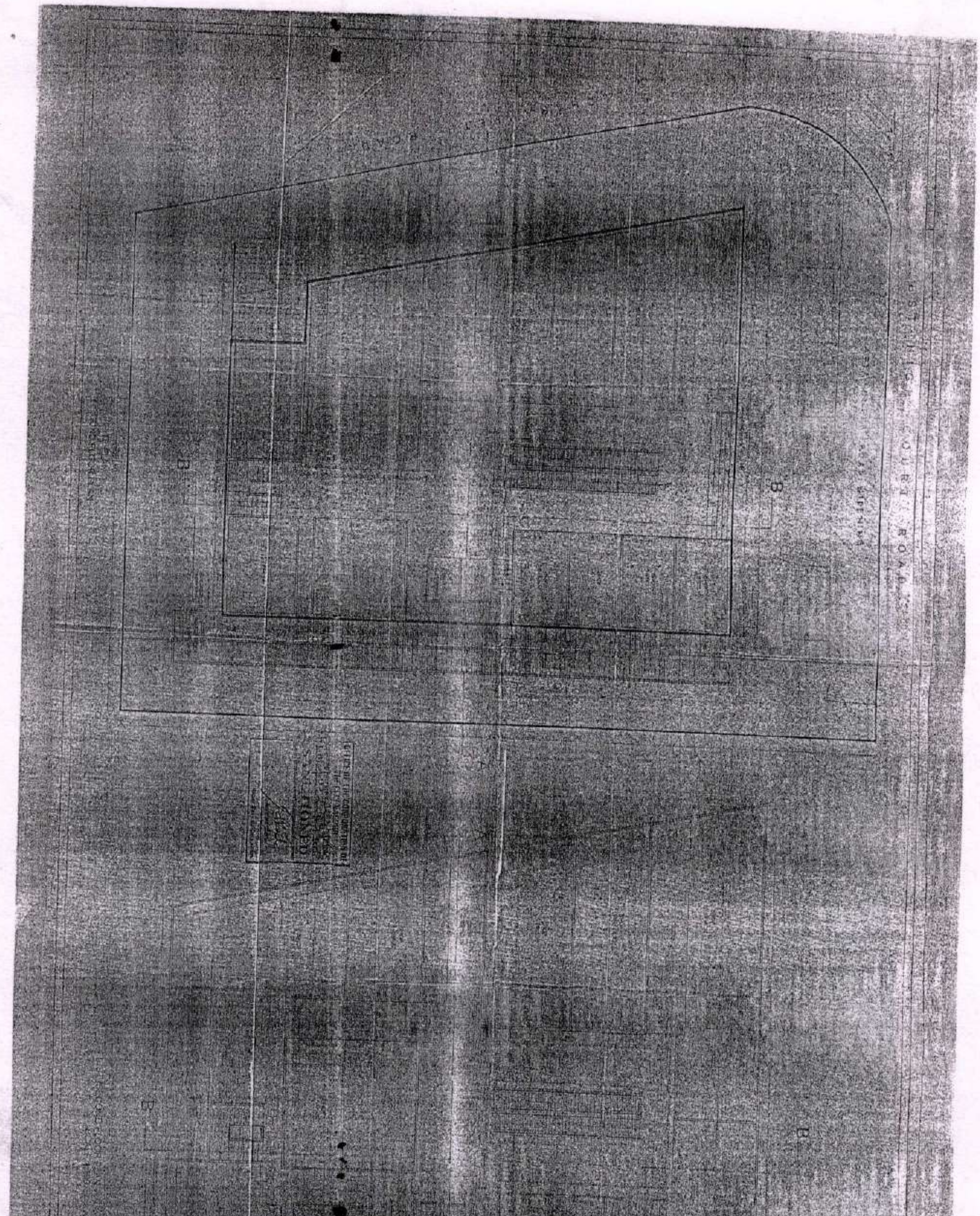
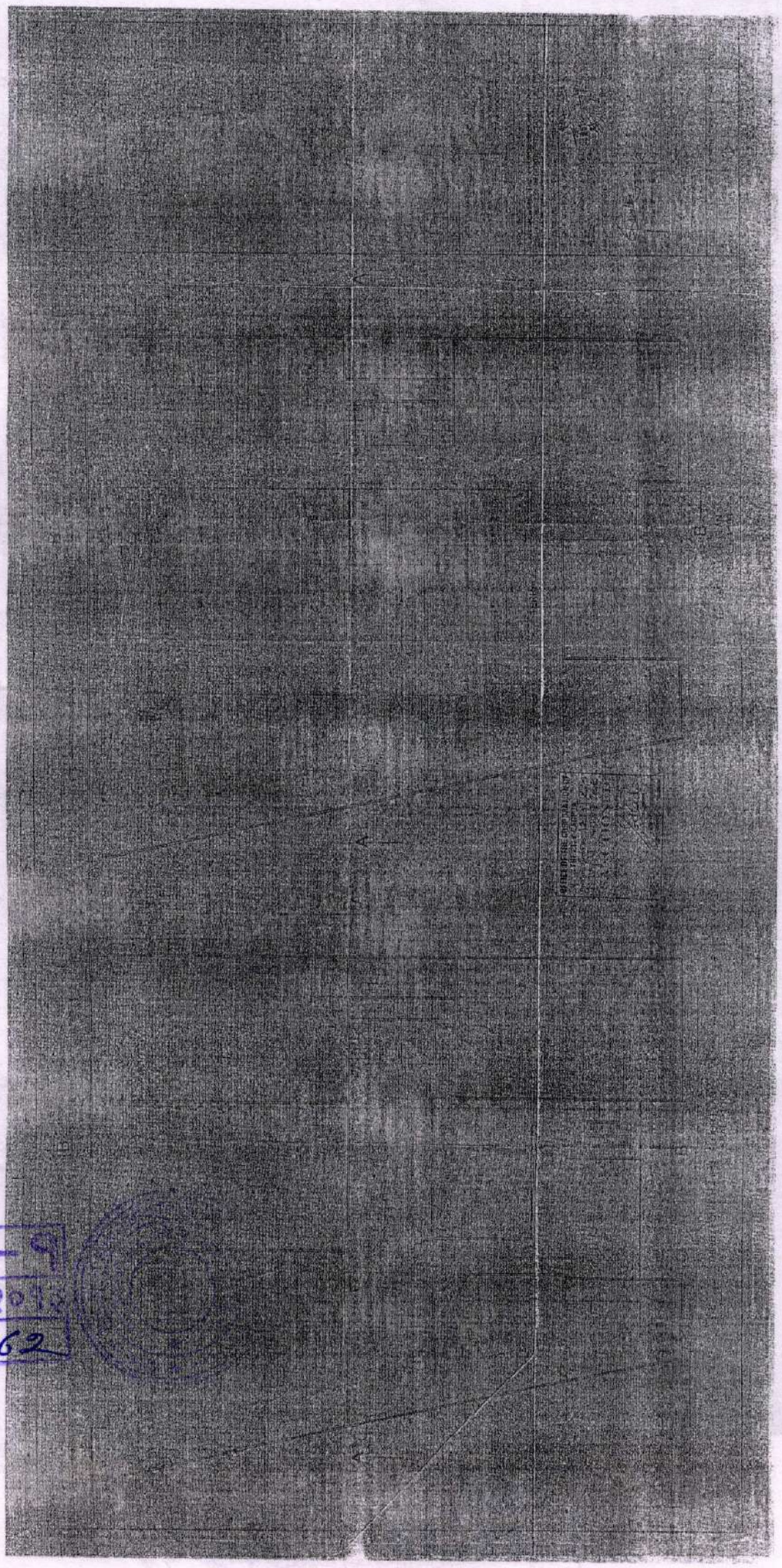


६३३३ / २०१३
23 / 62
SEAL OF THE JOINT ... NAGPUR CITY NO.1



अनुबन्ध-१
EEE9/२०१२
28/62

नगन – १
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२५ 62

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


P-FIF
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SEAL OF THE JOINT SUB-REGISTRAR, CLASS-2, NAGPUR CITY NO 1

Rs. 3,21,000/- 6:08

नगन-१
द.क्र. ५२९६/२००६
१/१२

5206

Sale Register Sr. No. 5206 Date 06/9/06
Name & Add Of Purchaser Vishesha Marwing & Maintenance Pvt Ltd
by whom Mohta
Rs. 321000/- Three Lac twenty one thousand only
Vendor-The Akola Urban Co-op Bank Ltd Br. Nagpur
Authorization No. D-5/STP(V)/CR-1013/03/2006-07 Dt. 28-05-07

नगन-१
६६६१ / २०१३
२६ / ६२

GENRAL POWER OF ATTORNEY

FOR RS. 3,21,00,000.00 ONLY

KNOW ALL MEN BY THESE PRESENTS THAT WE (1) SHRI. MOHAN S/o LATE SHRI. JAGANNATH TRIVEDI, Aged 51 Years, Occupation – Business; (2) SHRI. ASHOK S/o LATE SHRI. JAGANNATH TRIVEDI, Aged 48 Years, Occupation – Business; (3) SHRI. BHASKAR S/o LATE SHRI. JAGANNATH TRIVEDI, Aged 46 Years, Occupation – Business; AND (4) SHRI. NARESH S/o LATE SHRI. JAGANNATH TRIVEDI, Aged 39 Years, Occupation – Business, Nos. 1 to 4 all Resident of Plot No. 239, Gokulpeth Layout, Gokulpeth, Nagpur, Tahsil and District – NAGPUR, do hereby jointly and severally nominate, constitute and appoint SHRI. ASHWIN S/o WARDHAMANJI GOLECHHA, Aged 40 Years, Occupation – Business, Resident of Laxmingar, Nagpur, Tahsil and District - NAGPUR as our True and Lawful Attorney in our joint names and on our behalf.

★ SHRI. VISHAL S/o WARDHAMANJI GOLECHHA, Aged 36 Years, Occupation-Business, R/o. M-6, Ramlaxmingar, Nagpur, Tah. and Dist. NAGPUR. jointly or severally

Contd. . .

WHEREAS we jointly own and possess ALL THAT Piece and Parcel of land bearing Nagpur Improvement Trust Leasehold Plot No. 239 in Civil Station Expansion Scheme, containing by admeasurement 17176.00 Sq. Ft. (OR 1595.65 Sq. Mtrs.) bearing Corporation House No. 518/0+4/965, City Survey No. 965 and Sheet No. 24 of Mouza – GADGA, situate at Gokulpeth Layout, Gokulpeth, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 70, Circle No. 20, Division No. 8 in Tahsil and District – NAGPUR; AND

WHEREAS for cogent reasons and good causes we have now jointly decided to develop the aforesaid N.I.T. Leasehold Plot No. 239 into a Commercial/Residential Estate by Constructing a Multistoreyed Building thereon consisting of various Shop/Office Chambers/Business Premises and self contained Apartments therein through M/S. GOLECHHA HOUSING AND INFRASTRUCTURE (P) LIMITED; AND

WHEREAS we being pre-occupied in our respective assignments, it is neither possible, nor convenient for us to do and execute various acts, deeds and things required in the matter of completion of the proposed transaction of Development in all respects. It has therefore become expedient to appoint some one as our Attorney or Agent, who shall observe and fulfill all the obligations on our part. We therefore do hereby jointly and severally nominate, constitute and appoint our aforesaid Attorneys and empower them jointly or severally to do all or any of the following acts, deeds and things for us and on our behalf that is to say –

(1) To enter into an Agreement(s) to sell the said property with willing buyer(s) and to sign and execute such Agreement(s) to sell and to get the same duly registered in accordance with the law in force, if considered necessary.

(2) To receive the Earnest Money or Advance Sale Price from such buyer(s) and to pass a valid receipt and discharge for the same.

(3) To sign Plans/Revised Plans of the Building Proposed to be constructed on the said Plot of land and also to sign/execute various indemnity bonds, forms and applications and also to swear an Affidavit(s) required to be submitted to the Nagpur Improvement Trust/Nagpur Municipal Corporation Nagpur for seeking sanction to such Plans.

(4) To deposit necessary sums in the Office of the Nagpur Improvement Trust/Nagpur Municipal Corporation, Nagpur in our joint names and to apply for refund thereof and to receive back such moneys as may be refunded to us by the Nagpur Improvement Trust/Nagpur Municipal Corporation and to pass a valid receipt and discharge for the same.

(5) To apply for water and electricity connections etc. and to pay/deposit necessary sums in the Office of the concerned authorities.

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(6) To sign various Applications/Forms regarding commencement of working stage progress and completion of works etc. and to submit the same in the Office of the Nagpur Improvement Trust/Nagpur Municipal Corporation.

(7) To sign and execute a Sale Deed relating to the said property **OR** to sign and execute various Sale Deeds each relating to the Undivided proportionate variable shares and interest in the aforesaid Plot in favour of the respective individual buyer and to receive the balance sale price from such buyer(s) and to get such Sale Deed(s) duly registered in accordance with the law in force.

(8) To sign and execute a Deed of Declaration Under Section 2 of The Maharashtra Apartment Ownership Act, 1970 and also to sign and execute various Apartment Deeds in favour of respective individual Apartment Owners and to get the same duly registered in accordance with the law in force.

(9) To deliver the actual physical possession of the said property to the respective individual buyer(s) on Registration of the Sale Deed(s).

(10) To support all applications for mutation of names on the said property and to do all necessary things to procure the mutation thereof in favour of such individual buyers in all relevant records.

(11) To apply to The Nagpur Improvement Trust, Nagpur for obtaining a No Objection Certificate Under Section 22-A of the Registration Act, 1908 and to receive such Certificate.

(12) To sign and execute a Declaration Under Section 27 of the Urban Land (Ceiling and Regulation) Act, 1976 in duplicate and also to swear an Affidavit required to be produced at the time of Registration of the Sale Deed(s)

(13) To sign Plaints, Written Statements, Replies, Returns etc. for us and on our behalf and to submit the same to the concerned Civil/Criminal/Revenue Courts etc. To represent us before such Civil/Criminal/Revenue Courts etc. and to do the needful.

(14) To sign and verify Vakalatnama/Applications/Statements/Declarations, Compromise Deeds and Affidavits etc. for us and on our behalf.

(15) To deposit money in the Court, Government and/or Semi-Government Departments and Offices.

(16) To obtain refund of money so deposited in any Court, Department and Office and to pass a valid receipt and discharge for the same.

(17) To sign and execute various Correction Deeds, Supplementary Agreements, Deed of Assignment etc. regarding the aforesaid property and to get such Deeds duly registered in accordance with the law in force.

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