8/7318 **पावती** Original/Duplicate

Wednesday,July 26 ,2017 नोंदणी क्रं. :39म

2:12 PM Regn.:39M

पावती क्रं.: 7423 दिनांक: 26/07/2017

गावाचे नाव: **धानोरी**

दस्तऐवजाचा अनुक्रमांक: **हवल8-7318-2017**

दस्तऐवजाचा प्रकार : **कुलमुखत्यारपत्र**

सादर करणाऱ्याचे नाव: **मे. गिनी सिटीकोर्प रियालिटी लिमिटेड लायबिलीटी पार्टनरशिप तर्फे भागीदार गौतम विनोद हरलालका - -**

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 560.00
पृष्ठांची संख्या: 28	
एकूण:	रु. 660.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
2:26 PM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक, हवेली-8

बाजार मुल्य: रु.0.0 /-
मोबदला रु.0.0/-
भरलेले मुद्रांक शुल्क : रु. 500/-

सह दुय्यम निबंधक वर्ग-२
हवेली क्र.८

1) देयकाचा प्रकार: By Cash रक्कम: रु 100/-
2) देयकाचा प्रकार: By Cash रक्कम: रु 560/-

"मुळ दस्त व स्कॅनप्रिंट"
मिळाली

भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL



महाराष्ट्र MAHARASHTRA ◐ 2016 ◐ AB 762829

26 JUL 2017

37977 दि. मु.शु.रक्कम 500/-

दस्ताचा प्रकार POA

दस्त नोंदणी करणार आहेत का ? होय/नाही.

मिळकतीचे वर्णन

मुद्रांक विकत घेणाऱ्याचे नांव गिनी सिटीकॉर्प रियल्टी LLP

पत्ता कॅम्प पुणे

दुसऱ्या पक्षकाराचे नांव सुभाष डी. परांडे

हस्ते व्यक्तीचे नांव व पत्ता सुधीर [illegible]

Bandle

किरण देवराम [illegible]

परवाना क्र. [illegible]

मुद्रांक विकत घेणाऱ्याची सही जि.प. अंडर ग्रॉउंड, मंगळवार पेठ, पुणे

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला, त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासुन ६ महिन्यात वापरणे बंधनकारक आहे.

THE JOINT SUB REGISTRAR CLASS-II HAVELI NO. 8, PUNE

सह दुय्यम निबंधक वर्ग-२ हवेली क्र. ८

सत्यमेव जयते

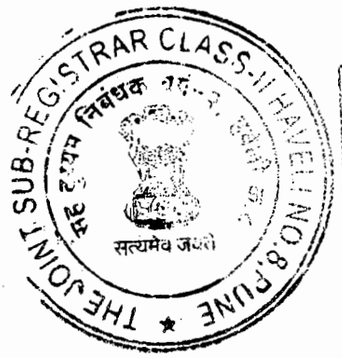
वरिष्ठ कोषागार अधिकारी पुणे

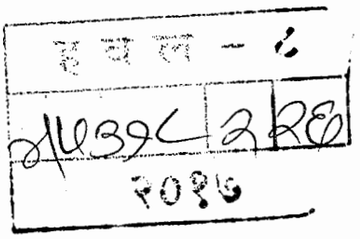
20 JUL 2017

प्रथम मुद्रांक लिपीक कोषागार पुणे करिता

हवल - ८		
७/७३९८	९	२६
२०१७		

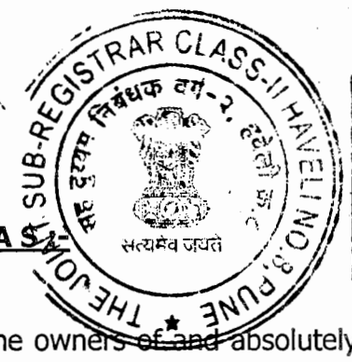
POWER OF ATTORNEY





POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME 1. Mr. Subhash Dashrath Parande, aged about 69 years, Occupation Business, Pan No. CFFPP0791B, **2. Mrs. Jijabai Subhash Parande,** aged about 62 years, Occupation Business, **3. Mr. Vijay Subhash Parande,** aged about 42 years, Occupation Business, Pan No. AHJPP7349F, **4. Mrs. Vidya Vijay Parande,** aged about 36 years, Occupation Housewife, Pan No. BHYPP9813L **5. Ms. Srushti Vijay Parande,** aged Minor, Occupation Student, **6. Master. Rajvardhan Vijay Parande,** aged Minor, Occupation Student, serial No. 5 and 6 minor though their natural guardian Father serial No. 3, **7. Mr. Sambhaji Subhash Parande,** aged about 40 years, Occupation Business, Pan No. AMZPP4989N, **8. Mrs. Sunita Sambhaji Parande,** aged about 34 years, Occupation Housewife, Pan No. CCMPP0308L **9. Ms. Samiksha Sambhaji Parande,** aged Minor, Occupation Student, **10. Master. Harshwardhan Sambhaji Parande,** aged Minor, Occupation Student, serial No. 9 and 10 minors though their natural guardian Father serial No. 7, **11. Mr. Atul Subhash Parande,** aged about 34 years, Occupation Business, Pan No. AREPP3894L **12. Mrs. Supriya Atul Parande,** aged about 34 years, Occupation Housewife, All Residing at Dashrath Villa, Dhanori, Pune 411015, **13. Mrs. Rajashree Ganesh Padale,** aged about 34 years, Occupation Housewife, Residing at S. No. 104/1, Baner, Near Tata Showroom, Pune, Hereinafter referred to as **"THE OWNERS"** (which expression unless repugnant to the context or meaning thereof shall mean and nclude their heirs, executors, administrators and assigns) do hereby **SEND GREETINGS**:



THE JOINT SUB-REGISTRAR CLASS-II HAVELI NO.8, PUNE

हवल - ८

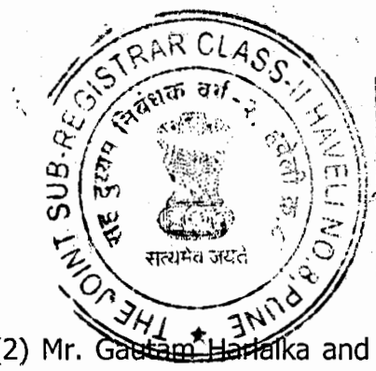
WHEREAS:-

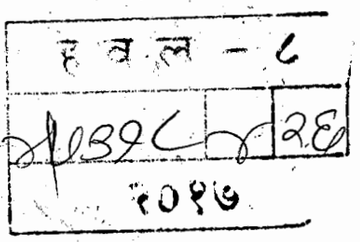
a. We are the owners of and absolutely seized and possessed of part of the piece and parcel of the land admeasuring about 02H-31R out of total property admeasuring about 04H62 R out of land bearing Survey No. 11 Hissa No. 1, situate lying and being at, Village Dhanori, Pune and more particularly described in SCHEDULE – I written hereunder and hereinafter referred to as the "**the said property**";

b. By a Development Agreement bearing registration no. 7317/17 dated 25th July 2017 / registered in the office of sub- registrar haveli no. 08 Pune, made between us, being the Owners of the One Part and M/s. Gini Citicorp Realty LLP (hereinafter referred to as '**the Developer**') of the Other Part, we have granted development rights to the Developer in respect of the said Property on such terms and conditions as are contained therein;

c. We desire to irrevocably appoint (1) **MR. GAUTAM VINOD HARLALKA and (2) M/s. GINI CITICORP REALTY LLP,** to be our constituted attorneys, jointly or severally to do in our name and on our behalf the following acts, deeds, matters and things in respect of the said property and in the manner hereinafter appearing:

NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH that we the said **1. Mr. Subhash Dashrath Parande, 2. Mrs. Jijabai Subhash Parande, 3. Mr. Vijay Subhash Parande, 4. Mrs. Vidya Vijay Parande, 5. Ms. Srushti Vijay Parande, 6. Master. Rajvrdhan Vijay Parande,** serial No. 5 and 6 minor though their natural guardian Father serial No. 3, **7. Mr. Sambhaji Subhash Parande, 8. Mrs. Sunita Sambhaji Parande, 9. Ms. Samiksha Sambhaji Parande, 10. Master. Harshwardhan Sambhaji Parande** serial No. 9 and 10 minor though their natural guardian Father serial No. 7, **11. Mr. Atul Subhash Parande, 12. Mrs. Supriya Atul Parande,** , All Residing at Dashrath Villa, Dhanori, Pune 411015, **13. Mrs. Rajashree Ganesh Padale**, do hereby irrevocably nominate, constitute and appoint (1) Mr. Deepak





Harlalka, (2) Mr. Gautam Harlalka and (3) M/s. Gini Citicorp Realty LLP, (acting through any of its partners or authorized representatives) to be our true and lawful attorneys, jointly or severally, to do the acts, deeds, matters and things in respect of the said Property in our name and on our behalf, at their own costs, charges and expenses in the manner as follows:

1. To submit to the Talati, Tahsildar, municipal or government authorities the plans or the amended plans for: (a) amalgamation of the said Plot with any neighboring/ adjoining plots of land (b) or sub-division thereof or (c) construction of building or buildings on the said Plot or any part or portion thereof and to get such plans or amended plans sanctioned from the local authorities and to make applications for further amendments to such plans by fully utilizing the permissible FSI and all other development potentials in respect of the said Plot and to do all other acts, deeds, matters and things necessary and in connection with the plans for the full and effective development or redevelopment of the said Property or any part or portion thereof and for obtaining the Commencement or Occupation, Part Occupation and Building Completion Certificates in respect of such building or buildings from the municipal or any other authorities.

2. To deal and correspond with the Municipal Corporation of Pune (including all its departments and offices) or any other officer, authority or authorities in connection with or relating to or touching the said property and in particular the following :

   a) to apply for and obtain sanction of plans or the revision of the plans to be sanctioned with such alterations, additions as the said Attorneys may require;

   b) to apply for and obtain the occupation certificate and/or completion certificate in respect of the building or buildings to be constructed and completed on the aforesaid immovable property described in the Schedule-I hereunder written;



THE JOINT SUB-REGISTRAR CLASS-II HAVELI NO.8, PUNE

सह दुय्यम निबंधक वर्ग-२, हवेली क्र.८

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c) to deal with the assessment department of the Municipal Corporation of Pune and to dispose of and deal with all matters in connection with the assessment of the aforesaid immovable property hereafter stated and;

d) generally to do all other acts and matters in connection with or relating to or touching the construction and completion of the building or buildings on the aforesaid land described in the Schedule-I hereunder written.

3. To pay all taxes, rates, charges, expenses and other outgoings.

4. To pay the deposits to the municipal government or any other authorities including the Maharashtra State Electricity Board or any other Electricity Utility Company for the construction, redevelopment, amalgamation and or sub-division of the said Property and to claim refund thereof and to give valid and effectual receipts for such refunds.

5. To appear and to represent us before the City Survey authorities, land record authorities, revenue authorities, collector or collectors of land revenue and assessor of Municipal rates and taxes, town planning authorities, commissioner of police and municipal officers for the grant of licence and permits or for any other purpose as may be necessary under any local acts, rules and regulations and also to appear before any public or government officer or other authorities whomsoever and to submit applications, writings, undertakings, affidavits as the said Attorneys may deem fit.

6. To represent us before all authorities for assessment of the said Property or any part or portion thereof and to municipal local and revenue assessments/taxes furnish statements and information to such authorities make and file appeals and revisions against their Orders and in general to take and adopt all appropriate steps as the said Attorneys may think necessary in such matters including by adopting appropriate proceedings.



THE JOINT SUB-REGISTRAR CLASS-II HAVELI NO.8, PUNE

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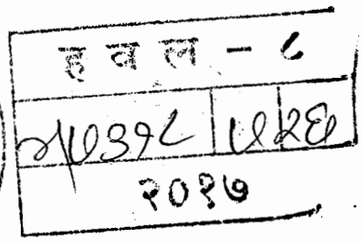
7. To represent us before the Talati, Tahsildar other local bodies/authorities Maharashtra State Electricity Board or any other Electricity Utility Company and other authorities in the matter of supply and provision of services and facilities in and to the said Property or any part or portion thereof including water supply, electric supply, telephone and gas etc. carry on correspondence with them enter into contracts and agreements with them and carry out the same.

8. To pay to authorities including the Talati, Tahsildar Gram Panchayat, the Maharashtra State Electricity Board or any other Electricity Utility Company and other authorities and bodies, the amounts required for obtaining sanction of building plans or for repairing/providing water, electricity, sewage lines and other facilities and services on the said Property or any part or portion thereof or for obtaining sanctions and permissions to carry out jobs, or for repairing/restoring availing of amenities, services, facilities and conveniences for the said Property or as security for performance of any obligation and in due course apply for refund thereof and in such context to apply for and obtain refund of such monies, carry on correspondence with such authorities for such purpose and on receipt thereof make and issue appropriate receipts and discharges for the same.

9. To represent in all matters relating to the said Property or any part or portion thereof before all authorities, including the police and file information statements and complaints in all matters relating thereto.

10. To act, appear, plead, carry on correspondence with or make applications sign and execute, register affidavits and declarations and all other forms papers, deeds and documents before the Talati, Tahsildar, Collector, Mamlatdars, Sub-Registrar or any other revenue municipal local and/or town planning bodies authorities and all other concerned authorities and bodies including the Government of India in all its departments and authorities for the purpose of redevelopment, repair, transfer and





vesting of the said Property and/or for change of user/CRZ and other such purposes.

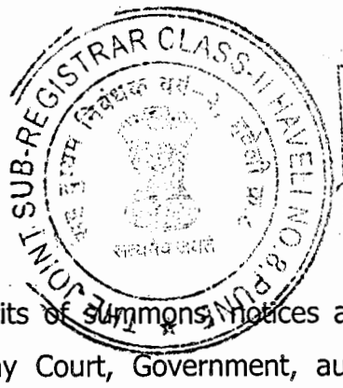
11. To manage and maintain the said Property. Further the attorney is authorized to represet and act on behalf of the owners in all offices of RERA and or MAHARERA.

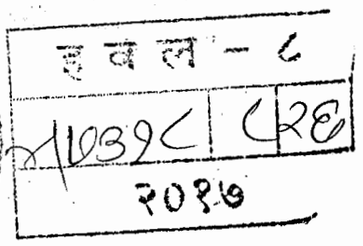
12. To apply for and obtain cement and steel for carrying out the construction work on the said Plot.

13. To commence, prosecute, institute, defend, oppose, negotiate for settlement and settle any suit, appeal, petition, revision or any other proceeding either civil, criminal, original or appellate in any court of law or any revenue, stamp, public works and registration authorities and also before all magistrates, judicial and revenue officers or other officer or officers and to effect or accept services of writ process or summons and to do all acts, deeds, matters and things as may be necessary and also if thought fit to refer to arbitration, abandon, execute and submit to judgment or decree or become non-suited in any action and or proceedings and without prejudice to the generality of the foregoing, to appear in all courts or other government or semi-government authorities with respect to the said property.

14. To sign, verify, present and declare plaints, petitions, written statements, replies, affidavits, declarations, memoranda, appeals, applications, complaints or representations or consent terms in any court proceedings with respect to the said property.

15. To nominate, appoint, engage and authorize advocates, architects, surveyors, engineers and other professionals, agents and to sign and give warrant or vakalatnama or authority from time to time and to revoke their appointments and pay their remunerations.



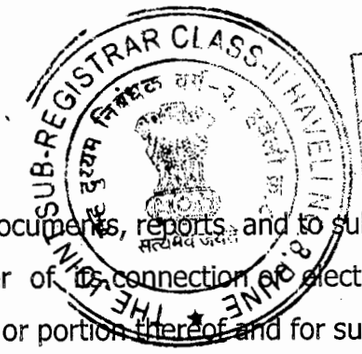


16. To accept writs of summons, notices and other processes and notices issued by any Court, Government, authority or party in any matter howsoever concerning the said Plot or any part or portion thereof and to sign and issue acknowledgements in respect thereof.

17. To approach the concerned authorities under the Urban Land (Ceiling and Regulation) Act, 1976 for the purpose of obtaining permissions approvals or exemption under the provisions of the said Act if required, including but not restricted to holding redeveloping transferring or for change of user of the said property or any part or portion thereof and for such purpose to sign such applications, papers, writings, undertakings etc. as may be required and to carry on correspondence with the authorities under the said Act, and also prefer appeal or appeals from any order of the competent authority and/or any other authority made under the provisions of the said Act and for the aforesaid and all other purposes to pay the premium charges deposits etc in that behalf.

18. To hand over the setback portion or portions under reservation for public purpose and to convey such portion or portions to the local bodies or authorities concerned and for that purpose to execute one or more Deed(s) of Conveyance or any other deed or document to transfer the same and lodge the same for registration with the competent Sub-Registrar and to admit execution of such document before such Sub-Registrar and also to complete all the formalities to register such conveyance or any other document to transfer under the Indian Registration Act and to procure from the local bodies and authorities the compensation in cash or kind (in the form of TDR or any other advantage, benefit, profit or privilege) in respect of the parts or portions of the said Plot so surrendered or handed over, and for such purpose to sign all papers applications documents forms etc.

19. To approach Maharashtra State Electricity Board or any other Electricity Utility Company and in all its departments and before all its officers for surrender of all the electrical connection or sanction the load to the said Plot or any part or portion thereof and for such purposes to sign letters,



deeds, documents, reports and to submit and represent and requisite for surrender of its connection of electrical power to the said property or any part or portion thereof and for such purposes to negotiate, settle and pay such requisite arrears, penalties and interest that may be levied or payable to the Maharashtra State Electricity Board or any other Electricity Board on any account whatsoever.

20. To make necessary applications and/or representations and submit proposals before the competent authorities, government bodies- central or state and before all concerned ministries and before all competent officers for permission/consents/approvals under the Coastal Regulations and/or for the change of user of the said Property or any part or portion thereof and for such and other purposes to sign all papers affidavits documents applications and other requisite forms and undertakings as the said Attorneys may deem fit and proper.

21. To make necessary application for measurement/survey demarcation of the said Plot or any part or portion thereof and for such purpose to make applications at the office of City Survey, Town Planning, Collector, Mamlatdar, Tahsildar, Municipality Government of Maharashtra and all other Government and semi Government authorities and other revenue officers and further to take necessary steps for layout sub-division, amalgamation, demarcation of the said Plot or any part or portion thereof as the said Attorneys may deem fit and proper and to pay all the necessary charges, deposit, etc in that regard.

22. To load, utilise and consume on the said Plot or any part or portion thereof or any increased area thereof as per the Property Register Cards and/or Revenue or any other record, the Transferable Development Rights (hereinafter referred to as **`TDR'**) in respect of any other plot of land in construction, of additional building on the said Plot or any part or portion thereof as per the byelaws policy decisions or notifications of the Municipal Corporation and for such purpose to sign all forms applications documents as the said Attorneys may deem fit and proper.



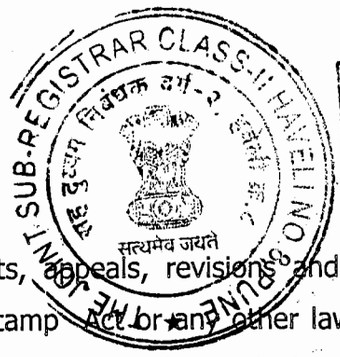
23. To utilize the TDR or FSI credit granted in respect of the said Plot or any part or portion thereof.

24. To submit to carry on correspondence with and procure from the municipal or government authorities the FSI benefits in respect of the Plot and/or any increased area thereof as per the Property Register Cards and/or Revenue or any other records and handover to the Municipal Corporation as aforesaid including the applications for transfer and/or utilization of such FSI and to do all acts deeds matters and things in connection with such transfer and utilization.

25. To obtain all utilities and amenities including electricity, water, sewerage, light, gas, roads, etc. and do all deeds matters and things for the said purpose and to lay and install all the connections.

26. To appoint Civil Contractors, Electricians, Electrical Contractors, Plumbing Contractors, Lift Suppliers and Erectors and other persons required to repair, redevelop, construct and complete the said Property and provide amenities services and facilities therein.

27. If any enquiry is made, dispute is raised or claim is made or proceedings are adopted by the Sub-Registrar appointed under the Registration Act 1908 or any stamp authority exercising powers under the provisions of the Bombay Stamp Act, 1958 and/or Indian Stamp Act on the subject of valuation of the said Plot the market value thereof the stamp duty payable on documents executed in connection thereof etc and if any penalty or other amount is claimed on the ground of evasion or avoidance of stamp duty or on the ground of deficit in stamp duty paid on such documents to contest the same or accept the orders passed wherever proper and represent us before such authorities appear before them make and give statements and declarations furnish information required resist claims made if necessary take and adopt proceedings as may be deemed proper or necessary by the said Attorneys in such matters including by filing writ,



petitions, suits, appeals, revisions and other proceedings as provided under the Stamp Act or any other law for the time being in force entirely at the discretion of the said Attorneys.

28. To further better and more effectually doing, affecting, executing and performing of the several matters and things aforesaid, we hereby give and grant unto the said Attorneys full power and absolute authority from time to time to appoint one or more substitute and substitutes to do execute and perform all or any such matters or things aforesaid and to remove such substitute or substitutes at pleasure and to appoint another or others in their place.

29. For any of the purposes mentioned hereinabove, to sign all applications, papers, undertakings, terms and conditions, etc. as may from time to time be required by the Municipal Corporation or to be thought necessary or as may be required by the authorities concerned.

30. To sign and execute on our behalf the said tripartite agreements under the Maharashtra Ownership Flats Act, 1963 for sale of the constructed premises on the said property.

31. To sell, transfer, mortgage, convey the said property or any constructed premises thereon and to enter into any agreement for sale, mortgage, leave or transfer for the purpose of transferring or creating third party rights in the said property or on the constructed premises on the said property and to sign, execute, register and deliver or admit execution of all the deed and documents, agreements, conveyance, lease, transfer deeds etc. before the Sub Registrar of Assurance or any other registering authority or any person or government authority.

32. On completion of the project to sign and execute on our behalf a Deed of Conveyance conveying and transferring the said property along with the new building constructed thereon in favour of a Cooperative Housing



THE JOINT SUB-REGISTRAR CLASS-II HAVELI NO.8, PUNE

सह दुय्यम निबंधक वर्ग-२, हवेली क्र.८

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Society or a Body Corporate as may be formed of the owners/holders of the premises of the said building.

33. To present any deeds or documents before the Sub-Registrar of Assurances or any other Registering Authority and admit execution on our behalf.

34. To amalgamate or measure the aforesaid property with adjoining properties as our said Attorneys may deem fit and for the said purpose to do all the necessary things and deeds and also to sign and execute necessary applications, affidavits, declarations, indemnity bonds and submit the same to the concerned authorities.

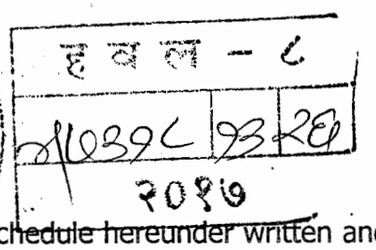
35. To avail of Transferable Development Rights (TDR) in respect of the said property or any part thereof and/or to make use of TDR of any other property onto the said property and for the said purpose to sign and execute on our behalf necessary application, affidavit and documents and submit the same to the Pune municipal corporation or other concerned authorities and to make the necessary payments, if any, towards the deposits, premium, etc. and also to execute such documents on our behalf in favour of the Pune municipal corporation as to the Transferable Development Rights (TDR) in respect of the said property and/or to accept compensation from the municipal corporation or any other authority/authorities against the transfer of the said TDR.

36. And to do everything whatsoever which may be deemed necessary, proper or expedient and which we could do ourselves as if this power had not been executed.

37. The signatures of the said Attorneys hereunder appearing are hereby identified by us.

AND GENERALLY to do, execute all acts, deeds, matters and things relating to or touching or concerning the development of the said





immovable property described in the Schedule hereunder written and the buildings now standing or construction to be constructed thereon as fully and effectually as we ourselves would effectively do.

AND WE HEREBY AGREE AND UNDERTAKE to ratify and confirm all and whatsoever our said Attorneys or any substitute or substitutes or agent or agents appointed by our said Attorneys under the powers in that behalf hereinbefore contained shall do or purport to do by virtue of this Deed.

Upon the conveyance of the said property to the society and after the completion of sale of all the constructed premises on the said property, this Power of attorney shall stand terminated.

THE SCHEDULE ABOVE REFERRED TO :

Schedule I

All that piece and parcel of the land admeasuring about 02H-31R out of total property admeasuring about 04H62 R out of land bearing Survey No. 11 Hissa No. 1, situate lying and being at, Village Dhanori Pune, within the jurisdiction of the Sub-Registration District Pune, Taluka Haveli, Pune, and within the limits of Pune Municipal Corporation is bounded as follows.

On or Towards EAST	: By S. No. 10
On or Towards WEST	: By 18 meter road
On or Towards SOUTH	: By part of S. No. 11/1,
On or Towards NORTH	: By 18 meter D.P. Road

THIS POWER OF ATTORNEY IS IRREVOCABLE AND FOR VALUABLE CONSIDERATION.

THE JOINT SUB-REGISTRAR CLASS-II HAVELI NO. 8, PUNE

सत्यमेव जयते

हवल - ८

२०१७

IN WITNESS WHEREOF the parties hereto have set their hands on the day and date first hereinabove mentioned.

SIGNED SEALED AND DELIVERED

by the above named **First Party.**



1. Mr. Subhash Dashrath Parande,



2. Mrs. Jijabai Subhash Parande,



3. Mr. Vijay Subhash Parande,

For self and as Natural Guardian Father for minors

5. Ms. Srushti Vijay Parande and

6. Master. Rajvardhan Vijay Parande,



V.V. Parande

4. Mrs. Vidya Vijay Parande,

THE JOINT SUB-REGISTRAR CLASS-II HAVELI NO.8, PUNE

हवल - ८

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6. Mr. Sambhaji Subhash Parande,

For self and as Natural Guardian Father for minors

9. Ms. Samiksha Sambhaji Parande and

10. Master. Harshwardhan Sambhaji Parande



8. Mrs. Sunita Sambhaji Parande,



11. Mr. Atul Subhash Parande,



12. Mrs. Supriya Atul Parande,



13. Mrs. Rajashree Ganesh Padale



WE ACCEPT:-

(1)Mr.. Gautam Harlalka

(2) M/s. Gini Citicorp Realty LLP.

MAGESH KASHINATHAN
NEW SANGVI - Pune - 41

Ganesh D. Padak
At Post. Buner. Puneur

THE JOINT SUB-REGISTRAR CLASS-II HAVELI NO. 8, PUNE

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