

14. To carry on correspondence including to represent us with and/or before Thane Municipal Corporation, Government of Maharashtra, Collector, Metropolitan Regional Development Authority Maharashtra Slum Areas (Improvement, Clearance, Re-development) Act 1970 Town Planning, Slum Clearance Authority Urban Land (Ceiling & Regulation) Act 1976 for development thereof.

15. To engage and employ Surveyors, Engineers Architects, A.C.C. Specialists, Designers in connection with and for the purpose of development of the said property.

16. To make necessary applications to the Collector, Munsifdar, Tasildar, Gram Panchayat, Municipality Government of Maharashtra and all other Public and Semi Public Authorities or such other Authorities, as may be necessary for the aforesaid purpose and for the purpose set out hereinafter.

17. To pay various Deposits, Charges, Premium or otherwise to Thane Municipal Corporation or any other Authorities and to take effectual Receipts thereof and to ask for and apply and to collect the refund and/or return of the deposits security fee and other amounts from the Municipality, Collector and/or other authorities concerned and to give effectual Receipts thereof.

18. To make necessary Applications file Affidavits Petitioner and/or to initiate revenue proceedings before the Authorities concerned for obtaining permission to transfer the said property to the name of such person or persons as the said attorneys and properly.

19. To commence file and prosecute any

स न न-५
दस्तावेज १६ / २००६
१६०११०३

टनन-२
दस्तावेज १७ / २००६
६ / १०००



11/11/1906
 12/11/1906
 13/11/1906

1. But suits, appeals suits or other proceedings against any person or persons in respect of any of the matters or things relating to our affairs and to appear to and defend any actions, suit or other proceedings to be commenced against us or whereunto, we shall be bound and also if the said attorneys shall think fit to compromise, refer to arbitration submit to judgement, and continue or become, or be made in any such actions, suits or proceedings as aforesaid and also to accept to service of writ of summons, notices or other proceedings.

20. To deal with all the authorities concerned and make necessary payments and deposits in connection with the said property and/or development thereof and/or construction work to be carried out thereon and/or otherwise however in connection therewith and also to receive from the authorities concerned and give proper receipt and discharge for the same.

21. To carry out all the requisition that may be made by the Municipal authorities and/or any other Authorities in connection with the said plans of sub division, lay out amalgamation or the building plans submitted and/or that may be submitted by our said attorneys or either of them to the appropriate concerned and to get the said property released from any Reservation.

22. To make necessary applications for water, sewerage light and electric connection to the concerned authorities at the expenses of our said attorneys and to obtain necessary order in pursuant thereof and to do all that we may have to do to lay the water sewerage and electric connection to carry out the internal layout and to construct roads for the purpose of development of the said lands more particularly

सुविधा मंजूर हो

सुविधा मंजूर हो
 11/11/1906
 12/11/1906
 13/11/1906

सुविधा मंजूर हो

सुविधा मंजूर हो

सुविधा मंजूर हो

सुविधा मंजूर हो



सं नं- २
 दिनांक ११/११/१००६
 ६६/१००६

e whatsoever, of or
 or otherwise, to
 and rights on any
 nature, whatsoever,
 said
 new 300,000,000
 wise on the subject

उप-२
१०/१०५

5th March

6/5 1000
250/1000

for the aforesaid purposes, to represent the Government of Maharashtra, District Government Authorities and/or to carry out correspondence with them or any of them and/or to sign any Agreements, Documents, Declarations, Affidavits, Power of Attorneys and/or such other writings or otherwise before and/or in any of the aforesaid Authorities, including any of the departments and/or to do all such further acts, deeds, matters and things as may be necessary and for the aforesaid purposes, to submit and send and/or get approval of any of the plans before and/or from Municipal or any other Authorities including to exercise all or any of the powers mentioned herein, to such Y.D.R. or any other benefits and/or advantages.

28. To create a mortgage, charge, or any other encumbrance, on the said property, so as to raise a loan, finance or otherwise from any Financial Institution or Private Bodies or otherwise, and for the said purpose, to sign file and execute any agreements, documents, and such other writings with any such Institutions or otherwise and to register and admit any such agreements and documents in the relevant office of Sub Registrar of Assurances and/or to hand over possession of the said property or any part thereof, either with or without structure to any such Financial Institutions or otherwise and by way of securities and on repayment of such amount to execute such further re Conveyance or any documents, including to register all or any of the documents in the relevant office of Sub Registrar of

महाराष्ट्र सरकार

मुंबई व महाराष्ट्र सरकार

म. उ. प. नं. १५००

मो. सु. नं. १५००
मो. सु. नं. १५००

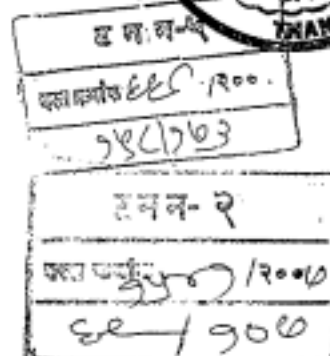
पृष्ठ-२
१५००/२०००
६५/१००



Assurances and to admit the execution thereof and to take such further steps for the final registration of such documents.

29. To Enter upon, occupy and enjoy the said property commence carry on and complete the construction of the proposed Building on the said property consisting of residential Flats, Shops, Garages or such other Units and/or to construct additional floors on the existing Building on the said property, as may be permitted by the Local Authorities or any other Statutory bodies or Authorities either themselves or through any of their building Contractor, Sub-contractor or any other agent or any of their nominee or nominees and for that purpose to engage the services of the Architects, Engineers, Labourers, Workmen and to pay the necessary Fees, Charges, Wages as the case may be and to apply for and obtain No Objection Certificate, Building Completion Certificate or such other certificate and/or permission from Statutory bodies or Authorities, and to obtain such certificates to make and sign such application, forms, letters and to do such notes, deeds, matters and things which may be necessary for the same.

30. To Sell assign and transfer to, to, Shops, Garages, Units or otherwise as the case may be and to enter into Agreement for sale or other documents and/or writings, and on such terms and conditions as our said attorneys may think fit in proper and prospective buyer of the residential flats, shops, units, or otherwise which may be constructed and receive the consideration amount from each prospective buyers, either in whole or in part and to pass of



महाराष्ट्र ६६६ १९९९
१५६१९०६



receipts for the same and to lodge such agreements, for Registration with the Sub-Registrar or Registrar of Assurances, Bombay or Saurashtra or at such other place and to effect execution thereof before such authorities and for the purpose aforesaid to write or a sign such letters, applications, vouchers, forms as may be necessary and to hand over to the prospective owners the possession of such flats, shops, garages, units to the buyers of such flats or as the case may be.

31. To take construction loan, from any Financial Institutions, or any other private parties and to create mortgage, lien, or a charge on a proposed Building/s to be constructed, on the said property, or any part thereof and for the said purpose, to sign, file and execute all necessary Agreements, Documents, Declarations, Indemnities, Undertakings, General Power of Attorney, in favour of any such Institutions, or otherwise, and to pay necessary stamp duty and registration charges and to admit the execution of any such Agreements/Documents and/or writings in the relevant office of Sub Registrar of Assurances and for the said purpose, to do all such further acts, deeds, matters and things, as may be necessary.

32. To take necessary steps for formation of a co-operative society or any other organization with an intent to transfer the said property or any 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

महाराष्ट्र सरकार
महाराष्ट्र सरकार
महाराष्ट्र सरकार

महाराष्ट्र सरकार
महाराष्ट्र सरकार



महाराष्ट्र सरकार
महाराष्ट्र सरकार

S.P. Palt...

महाराष्ट्र सरकार

दस्तावेज नं.
१५६१९०६
६०० / १०००

Co-operative Societies ACT, 1960.

33. To Substitute and appoint from time to time one or more attorney or attorneys under the Attorneys hereunder written the same or limited powers, and such substitute or substitutes at pleasures to remove and appoint another/other attorneys if the said attorneys think fit and proper they shall be entitled to appoint such substitute with irrevocable powers concerning such powers as they may think fit and proper and in such event such power of attorney shall not be revocable.

34. To apply and obtain the Award for Transferable Development Rights in respect of the portions of the properties affected under Reservations in the form of FSI from the requisite authorities under the provisions of the Thane Municipal Corporation Act, or the Maharashtra Regional Town Planning Act, or the Maharashtra Regional Town Planning Act or any other authorities for the time being in force and for the purpose to sign and execute necessary applications as may be required.

35. To do all such acts, deeds, matters, things to comply with the conditions prescribed for the issuance of the Development Rights Certificate under the Development control Rules.

36. To Negotiate and arrive at agreements and to sign and execute agreements or conveyance or other requisite documents for the purpose of transfer of Development Rights Certificate in favour of any persons desirous to receive consideration from such transferee and pass valid receipt as the attorneys may deem fit and proper.

37. To convey F.S.I. permissible in pursuance of said Development Rights Certificate on such plots

14

14
100
300/100

100
100
100

properties as may be permissible under the Development Control Rules and for the purpose to do all such acts, deeds, matters and things as may be required from time to time:

32. To approach the authorities concerned, to get the said property or any portion of under reservation and/or acquisition released and/or shift the same in such manner as the said attorney may deem fit and proper.

33. For the purpose of obtaining Transfer of Development Rights Certificate, to surrender such area of the land falling under reservations under the Maharashtra Town Planning Act or any other law for the time being in force in favour of the Municipal Corporation or any appropriate authority or Government of Maharashtra as maybe the case free of cost and for the purpose to level the said portion of the land construct a compound wall with a gate and for the said purpose to sign and execute such agreement deed of surrender or transfer or conveyance, declaration of undertakings or any such other documents or document as may be required by the concerned authorities on our behalf and lodge the same with the Sub-Registrar of Assurances and admit execution thereof and Carry on correspondence and to prepare, sign and execute papers, applications, declarations, usual undertakings etc. as may be required for constructing the said proposed building on the said property.

34. To Negotiate and arrive at agreements and to sign execute agreements or conveyance or other requisite documents for the purpose of transfer of Development Rights Certificate in favour of any persons or person

सहायक न्यायाधीश
महाराष्ट्र हायकोर्ट
मुंबई

सुनीता अहोस्तेकर

30.8.2016



9/8/2016



कुमल रमेश आर्कर
A. B. Bhair

सौ कुसुम इंदाराम पटेल

रकम-२
२५०७१३००
१९००

the said property or any portion if under reservation
and/or acquisition released and/or shift the same in such
manner as the said attorney may deem fit and proper.

44. In case of acquisition of the said property
or any part thereof to represent us in acquisition pro-
ceedings and to receive compensation and give receipts for
money received and also to oppose the said proceedings if
our attorneys are of the opinion that the said proceedings
are against our interest.

45. In case of enforcement of any Town Planning
Scheme in the area to represent us in the proceedings and
to receive compensation and/or final plots allotted to us in
any scheme.

To Amalgamate the said property or any part
thereof with any other properties and/or subdivide the
said property/ies as the said attorneys may think fit and
proper and in that behalf to do all the necessary acts,
deeds and thing including to sign and execute all writing
underlying declarations, affidavits or otherwise.

46. To Declare and affirm plaints, statements, affidavits,
statements, applications, petitions affidavits and other
necessary documents and to appear before any Judge, court,
Magistrate and Non Judicial Enquiry Magistrate or other
Officer, empowered by law to hear any suit or proceedings
or any other inquiry relating to any of the matter to
accept writs of summons, process, notices, sign
voluntariness, authority letter etc.

47. For all or any of the purposes mentioned
herein, to represent us before Municipal Corporation,
District/State or any other government or semi government
and/or Land Revenue Authorities and/or Judicial or Quasi

17
A. B. Bhoir
C. B. Bhoir

श्री. सुभाष चंद्रकांत भावे
श्री. सुभाष चंद्रकांत भावे

DR S. P. Bhoir

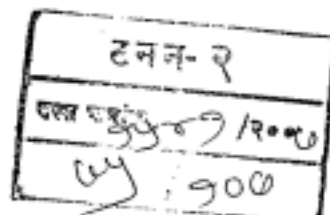
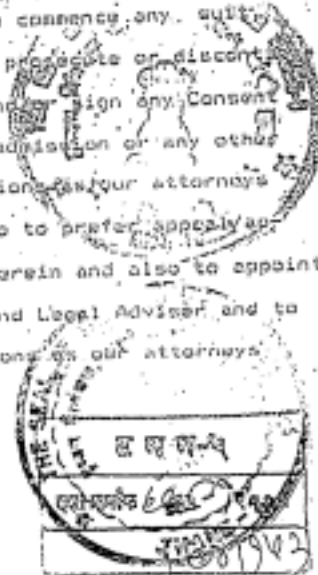
615-2
9509/1000
08/1000

Judicial authorities on to sign, file and/or execute, declarations, indemnities, undertakings, affidavits, Indemnity, forms, applications, vouchers, confirmations and other writings which may be necessary, before the aforesaid authorities and/or parties including to carry on correspondence with them and/or to make such submissions either orally or in writing or otherwise.

49. To make necessary application to transfer the said property in our names in the Property Card Register as well as in the Register of all other Revenue Records if already not there in our names and subsequently get the name transferred in the name of any third party or their nominee or nominee thereof and for that purpose to sign and submit all necessary applications, forms letters, before the concerned Government and Semi Government Authorities and to do all such acts deeds, matters and things for the same which may be necessary.

50. To file any Suits, or Proceedings whether Judicial and/or Quasi Judicial or otherwise of any nature whatsoever and/or to represent us in any suit or proceedings relating to the said property and for that purpose to accept service of any Writ of Summons or other legal proceedings or notice and to commence any suit or action or other proceeding and to prosecute or defend or compromise including to file and sign any Consent Terms and/or to take Decree on admission or any other Orders, on such terms and conditions as our attorneys shall deem fit and proper and also to prefer appeals or appeals against any order passed therein and also to appoint or engage Advocates, Solicitors and Legal Adviser and to pay them such fees and remunerations as our attorneys

10





shall deem fit and for that purpose to sign, execute, deliver and file all necessary Vakalatnams, Pleas, Written Statement, Affidavits, Appeals and such other document and papers and writings as may be necessary and or advised.

11. To file Writ Petition, suit against Government of Maharashtra, Government of India, Semi Government, Thane Municipal Corporation, Maharashtra Electricity Board, D.S.E.S., Tehsildar, Talati, Collector, Deputy Registrar of Co-operative Housing Society, Deputy Registrar of Co-operative Housing Society or against any person or persons for the benefit of the development of the property and/or to settle the same out of the Court, in the Court and to enter into Consent Terms, including to fight suit on any Pharmaceutical Chemical Companies Units, or otherwise, and to settle the same.

12. All Costs, Charges and expenses of and incidental to suit, deed, matter or thing done or cause to be done by our said attorneys in or about the exercise of our power or powers herein contained which are irrevocable and shall not be revoked by us, shall be borne and paid by our said attorneys alone.

IN GENERAL to do further acts, deeds, matters and things for an approval of plans of Building to be constructed on the said property and we hereby agree to ratify and confirm all and whatever our said attorneys shall do or cause to be done by virtue of these presents and we hereby lastly declare that the present power of attorney is irrevocable and shall not be revoked by us.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands on this 19th day of October 2006.

THE SCHEDULE ABOVE REFERRED TO:

Properties at Village Balkum, Taluka, District and Registration District Thane District of Thane having following particulars:

S.NOS.	HISSA NOS.	AREA IN SQ.YDS.
20	32	847
44	9 (PART)	6473
18	3	2178
41	1	7018
TOTAL		16516

मुमने रमेशी भोईर

सचिव अदालत कोर्ट

S.B. Bhargava
C. B. H.
C. B. H.
C. B. H.



रनज-र
रत 19/10/06
06/10/06

मुमने रमेशी भोईर
R.S. Patil
R.S. Patil
R.S. Patil



SIGNED, SEALED AND DELIVERED
by the withinnamed

(1) Smt. Yashodabal Waman Bhoir

) सरोदा बाबा गजनेहे

(2) Rajesh Waman Bonda

) ~~सरोदा~~

(3) Smt. Sunita Bhagirath Bhoir

) सुनीता बाबा गजनेहे

(4) Dharmendra Bhagirath Bhoir

) D.B. Bhoir

(5) Jitendra Bhagirath Bhoir

)

(6) Jayshri Bhagirath Bhoir Alias V. Galkar
6 A. Sandhya Krishna Maharaj

) Jayshri
S.K. Maharaj

(7) Bhaskar Balkrishna Bhoir

)

(8) Smt. Mandakini Bhaskar Bhoir

)

(9) Kunal Bhaskar Bhoir

)

(10) Avadhut Bhaskar Bhoir

)

दस्तावेज
क्रमांक ६६/१००१
१६/१०३



दस्तावेज
क्रमांक १५०७/१००६
७६ १००

(11) Ramesh Balkrishna Bhoir

✓ P. S. Patil

(12) Dadasaheb Balkrishna Bhoir

✓ C. S. Patil

(13) Anur Balkrishna Bhoir

✓ 19.03.2007

(14) Smt. Laxmi Chaudhary Bhoir

✓ C. S. Patil

(15) Smt. Suman Ramesh Bhoir

✓ कुमन रमेश भोईर

(16) Smt. Sushila Pandharinath Patil

✓ S. P. Patil

(17) Smt. Kusum Dandaram Patil

✓ सो. कुसुम डेंडाराम पटिल

(18) Smt. Janabai Devram Bhoir

✓ सौ. जानाबाई देवराव भोईर

(19) Smt. Sulochana Jayram Mhatre

✓ सौ. सुलोचना जयराव म्हात्रे

(20) Smt. Ravanti Suresh Patil

✓ रेवती सुरेश पटिल

(21) Smt. Suman Chitre

✓ R. S. Patil

Smt. Suman Chitre

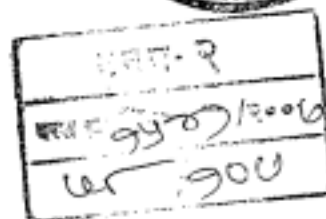
✓ R. S. Patil

Ravindra Chaudhary Bhoir

✓ R. S. Patil

Sushila Chaudhary Bhoir

✓ R. S. Patil



(21) Smt. Savitribai Manohar Patil

सावित्री मनाहर पाटील

(22) Smt. Chandraksha Krishna Patil



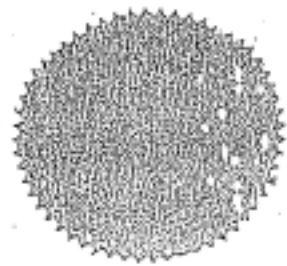
र. ११८
नं. ११० २२

in the presence of,

Before me,

Interpreted and explained
in Marathi language and
identified by me,

Advocate,
High Court, Mumbai



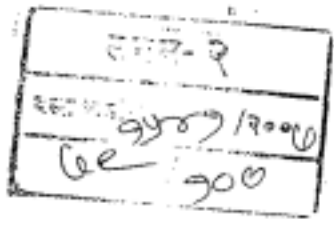
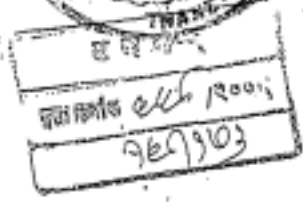
गुणवत्ता २०००/१०००



Before Me,

NOTARY
B.B.BHOIR. (Advocate) LL.B.
Advocate High Court,
Balkum, Thane

R.No. 1259 Dated



Full
POA

5

20 Rs.



F-38

857 201



सं. १

सं. २

सं. ३

सं. ४

East & West Builders

9 FEB 1906

सं. १

सं. २

TO ALL TO WHOM THESE PRESENTS SHALL COME: We,

- (1) WAMAN BENDU BHOIR for self and as the Karta and Manager of His Hindu Undivided Family, (2) SMT. BAI WAMAN BHOIR, (3) RAJESH WAMAN BHOIR, (4) WAMAN BHOIR (A Minor) (5) KUM. SUNITA BHOIR, (6) BHAGIRATH BENDU BHOIR for self and as the Karta and Manager of His Hindu Undivided Family, (7) SMT. SUNITA BHAGIRATH BHOIR, (8) DHARMENDRA BHAGIRATH BHOIR (A Minor), (9) JITENDRA BHAGIRATH BHOIR (A Minor) (10) KUM. JAYSHRI BHAGIRATH BHOIR (A Minor) (11) BHASKAR BALKRISHNA BHOIR for self and as the Karta and Manager of the Hindu Undivided Family...



टन-२
१०/१००७
१०/१०७

मामा बंडु भोई

१८६३



सं. १
सं. २
सं. ३
सं. ४

मामा बंडु भोई
मामा बंडु भोई
मामा बंडु भोई

Family...

मामा बंडु भोई

मामा बंडु भोई

मामा बंडु भोई