

वसई क्र. २
दस्त क्रमांक ९९७३ / १०२९
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वसई-१
३८५६/२०९३
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घोषणा पत्र

मी. अविनाश धनंजी म्हात्रे याद्वारे

घोषित करतो कि दुय्यम निबंधक वसई क्र. ११ यांच्या कार्यालयात ~~कुळमुखत्यार~~ या शीर्षकाचा दस्त नोंदणीसाठी सदर करण्यात आला आहे. श्री. अनुराग अविनाश म्हात्रे व

इतर यांनी दिनांक २६/१२/२०२१ रोजी मला दिलेल्या कुळमुखत्यार पत्राच्या आधारे मी सदर दस्त नोंदणीसाठी सदर केला आहे/नियोजित करून कबुलीजबाब दिला आहे. सदर कुळमुखत्यार पत्र लिहून देणार यांनी कुळमुखत्यार पत्र रद्द केलेले नाही किंवा कुळमुखत्यार पत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुळमुखत्यार पत्र रद्दबातल ठरलेले नाही.

सदरचे कुळमुखत्यार पत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पत्र राहीन याची मला जाणीव आहे.

दिनांक :-

११/०६/२१
कुळमुखत्यार धारकाची सही



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Wednesday, December

19, 2012

2:04 PM

पावनी

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावनी क्र.: 7890 दिनांक: 19/12/2012

गावाने नाव: भाईदर

दम्नोवजाचा अनुक्रमांक: टनम-4-7865-2012

दम्नोवजाचा प्रकार: जनरल गॉवर ऑफ अँटर्नी

मादर करणाऱ्याने नाव: अविनाश घर्माजी म्हात्रे

नोंदणी फी ₹. 100.00

दम्न हाताळणी फी ₹. 720.00

गृष्टांनी संख्या: 36

एकूण: ₹. 820.00

आपणाम हा दम्नोवज अंदाजे 2:24 PM हा वेळेस मिळेल आणि मोवत घंवेनेन घन व CD घ्यावी.

Joint Sub Registrar, Thane 4

वाजार मूल्य: ₹. 0/-

घांवेने मुद्रांक शुल्क: ₹. 500/-

मोवदला: ₹. 0/-

1) देयकाचा प्रकार: By Cash रक्कम: ₹ 100/-

2) देयकाचा प्रकार: By Cash रक्कम: ₹ 720/-

सह मुद्रांक शुल्क: ₹. 500/-
हाणे क्र. ४

[Signature]



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महाराष्ट्र MAHARASHTRA



27 NOV 2012

पिडिते विकल्प
मुद्रांक क्रमांक ३/११
श्री. नं. ६४९९
अनुक्रमिक नं. १६१७४
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१९ DEC 2012



Cemral
Power
or
Attorney

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बसई क्र. २
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पुनर्निर्माण

पेस

दस्तावेज क्र. २
दस्तावेज क्रमांक ९९९३ / २०२१
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GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME I, NEETA AVINASH MHATRE an adult Inhabitant age 32 having address at Flat No. 101, Building No. A-2 Sector-2 Shantinagar Mira Road (East) SEND GREETINGS

AND WHEREAS I am desirous of nominating constituting and appointing my Husband SHRI AVINASH DHARMAJI MHATRE age 66 years having office at Flat No. 101, Building No. A-2 Sector-2 Shantinagar Mira Road (East) as my duly constituted Attorney generally to do all acts deeds and things in respect of my all affairs related to the acquisition and management of all my assets and property including flat and particularly for purpose herein after referred



NOW KNOW YE BY THESE PRESENTS WITNESSETH that I, NEETA AVINASH MHATRE, do hereby nominate and constitute and appoint SHRI AVINASH DHARMAJI MHATRE son of DHARMAJI MHATRE at present residing office at

As my true and lawful attorney for me in the name and on behalf of myself as my said attorney and in any of my said capacities and in the name and on behalf of any beneficiary or business in which I am now or may in future be interested to exercise execute and perform all or any of the following powers and things namely:-

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1. Property

1.1 To acquire and to transfer :- To purchase, to take lease, to take charge or mortgage and to acquire in any manner and to sell, mortgage, settle, charge,

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lease, grant tenancy or otherwise transfer and/or in any manner and/or on any terms deal with any immovable or real property or properties or any interest therein.

1.2. *To manage and maintain:-* To hold, defend possession, manage and maintain all movable, or immovable properties acquired by me.

1.3. *To receive rents, etc.:-* To demand, recover and receive rents, mesne profits, licence fees, maintenance charges, electricity charges, corporation taxes and all other sums of moneys receivable in respect of my properties and to make all just and reasonable allowance therein in respect of rates, taxes, repairs and other outgoings and to take all necessary steps whether by action, distress or otherwise to recover any property or sums of money in default.

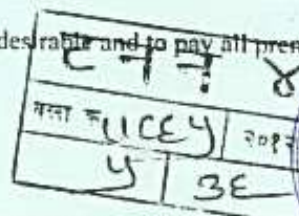
1.4. *To pay outgoings:-* To pay all taxes, rates, assessments, charges, expenses and other outgoings whatsoever payable for or on account of my properties or any part thereof and to insure any buildings thereon against loss or damage by fire and other risks as he deemed necessary and/or desirable and to pay all premia for such insurances.

1.5. *To serve notice on tenants:-* To sign and give any notice to any occupier of any property belonging to me to quit or to repair or to abate any nuisance or to remedy any breach of covenant or for any other purpose whatsoever.

1.6. *To construct, repair and/or reconstruct:-* To take down, demolish, rebuild and/or repair any of my house, building or other structure of whatever nature.

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1.7. *To get utilities:-* To apply for and obtain electricity, gas, water, sewerage and/or connections of any utilities and/or to make alterations and/or close down and/or have disconnected the same in my properties.

1.8. *To view the condition of my property:-* To enter upon any of my property or any part of it as often as be desired to view the state of repair thereof and to require any occupier as a result of such view to remedy any want of repair or abate any nuisance.

1.9. *To enforce covenants:-* To enforce any covenant in any lease, licence or tenancy agreement or any other document affecting any of my property and if any right to re-enter arises in any manner under such covenants or under notice to quit, then to exercise such rights amongst others.

1.10. *To deal with trespassers:-* To warn and if necessary proceed against in due form of law against all trespassers on any of my property and to take appropriate steps whether by action or otherwise and to abate all nuisances.

1.11. *To prepare and have sanctioned the plans:-* To get prepared plans for construction of any building or structure and or otherwise on any of my property and to have the same sanctioned, modified and/or altered by any Corporation, Municipal or other authority and in connection therewith or to make necessary applications, give undertakings, pay fees, obtain sanctions and such other orders and permissions as may be expedient.

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1.12. *To apply for obtaining building materials:-* To apply for and obtain such permission as may be necessary for obtaining steel, cement, bricks and other construction materials and construction equipments and to appoint architects and

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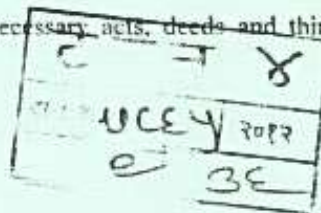
contractors for the construction of building or buildings to be constructed on the plots belonging to me

1.12. *To act in proceedings under rent control legislation:* To appear and represent in any proceedings for fixation of fair rent and/or for any other purpose or purposes before any court, Rent Controller or other authority in connection with any matter relating to and/or arising out of any of my property.

1.14. *To obtain any certificate:* To apply for and obtain such certificate and other permissions and clearances including certificates and/or permission under any law relating to ceiling on urban land, or other law relating to land and/or buildings both urban and rural or under the Income-tax Act or any other law as may be required for execution and/or registration of any conveyance or other document and or for transferring any rights in any land, building or other property belonging to me or acquired by me hereafter.



1.15. *To file declarations:* To prepare, sign, declare and file declarations, statements, applications and/or returns and otherwise in connection with holding, possessing, acquiring, transferring, partitioning or otherwise dealing with any of my property before any appropriate or other authority as may be required under any law or laws now prevailing or as may in future become applicable and to do, exercise, execute and perform any or all the necessary acts, deeds and things required thereunder.



2. Investments

2.1. *To sell investments:* To acquire or sell, transfer, assign or join in acquiring or selling, transferring or assigning all or any stocks, shares, annuities, debentures,

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17/11/21

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stocks, bonds, obligations, government securities, units and other securities or investments of any nature whatever which do now or shall hereafter stand in my name or to which I am now or may at any time hereafter be entitled to and for that purpose to employ and pay brokers and other agents in that behalf and to receive and give receipts for the purchase money payable in respect of such sales and to transfer any investments so sold to the purchaser or purchasers thereof or as he or they direct and for these purposes to sign and execute all such contracts, transfer deeds and other writings and do all such other acts as may be necessary for effectually transferring or assigning the same.

2.2. *Allotment of shares in companies:-* To apply for and accept allotments of shares in my name in any company, corporation or body corporate or any statutory body.

2.3. *To receive dividends and repay capital sums:-* To demand, sue for and receive from any company, corporation, government or other body politic or person all deposits, dividends, interest, bonuses or any other sums that may become due in respect of any investment and likewise any capital sum represented by or comprised in any investment held by me as and when the same shall be payable or repayable and for any such purpose to sign, indorse and execute all receipts, dividends and interest warrants, cheques, releases, discharges, reconveyances or other deeds, documents, instruments and other writings whatsoever that may be required or necessary for the purpose.



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2.4. *Investment in and dealing with provident funds:-* To operate, open, withdraw and deal with funds in the Public Provident Fund Account or any other provident fund accounts whatsoever in my name.

Signature

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