



महाराष्ट्र MAHARASHTRA

2025

DZ 204532

अनु. क्र. ९३९९ दि. १ AUG 2025

दस्तावेज प्रकार पी.ओ.ओ. पॉवर ऑफ अटॉर्नी

दस्तावेज नोंदणी करणार आहेत का ? होय/नाही.

विलगतीचे वर्णन

मुद्रांक विकत घेणाऱ्याचे नाव व पत्ता **शुभंकर विजय शेडकर**
नवी पेठ पुणे ३०

दस्तावेज पक्षकाराचे नाव **अश्विनी नंदर शेटकारी व सहकार्य शैलेश्वर मंगल दिवाकर**
 हस्तक्षेप करणारे नाव व पत्ता **शशीत शेटकर नवी पेठ पुणे कोबागार पुणे कुरिळा ६**

Shedkar

राहुल एस. नाईक

मुद्रांक विकत घेणाऱ्याची सही **राहुल एस. नाईक**
 परवाना क्र. २००११२१०
 १४१, गुल्जार पेट, पुणे-४२
 ज्या मान्याकारी जागी मुद्रांक बरेदी देणा, त्यांनी त्याच जाग्यातही मुद्रांक
 बरेदी घेण्याबाबतचे नव्हिनात धाबरणे संघटनकारक आहे.





महाराष्ट्र MAHARASHTRA

2025

DZ 204533

1 AUG 2025

अनु. क्र. ६३३९२ दि. ५/८/२०२५

दस्तावेज प्रकार पी.ओ.ओ. पावर ऑफ अॅटॉर्नी

दस्तावेज नोंदणी करणार आहेत का? होय/नाही.

विजयकालीचे वर्णन

मुद्रांक विकत देणाऱ्याचे नाव व जता प्रभाय विजय शेंडकर

नवी जेठ फुगे ३०

दस्तावेज पक्षकाराचे नाव इमराना नंबर २२७२२२ श्री. तट्टेच्या मध्ये पिते प्रथम मुद्रांक लिपीक कोफागार पुणे करिता

हस्तक्षेप करणारे नाव व जता प्रशांत शेंडकर नवी जेठ फुगे

Checkler

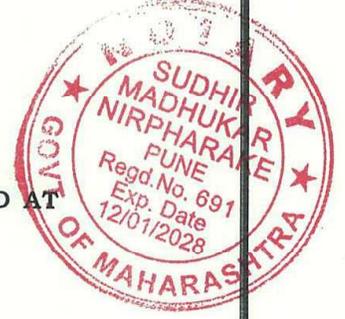
राज्य एम. नॉटरीज

मुद्रांक विकत देणाऱ्याची सही परवान नं. २२७१२२१
 व जता नारदनाबाई ज्वानी मुद्रांक अरेदी कला, त्वीनी ज्वानी नारदनाबाई मुद्रांक
 कापदी कल्याणानुत ६, नारदनाबाई धारणे बचनकारक आहे.



POWER OF ATTORNEY

**THIS POWER OF ATTORNEY IS MADE AND EXECUTED AT
PUNE, ON THIS 2nd DAY OF AUGUST 2025**



BY

**ARCHANANAGAR SAHAKARI GRUHARACHANA SANSTHA
MARYADIT**

A society registered under the provisions of Maharashtra Co-Operative Societies Act, 1960, having registration bearing No. PNA/(PNA)/HSG/(TC)/1707/1989-90 dated 27/10/1989.

Situated at: CTS No. 943, S. No. 39/2/2, Erandawane, Pune 411038.

Represented by its duly authorized-

1) CHAIRMAN- MR. PRASHANT HANUMANT BHOSALE

Age:- 53 Years, Occupation- Service

PAN: **AAUPB8278P**

R/at: Flat No. 09, Building No. 3, Archananagar CHS, CTS No. 943, S. No. 39/2/2, Erandawane, Pune 411038.

2) SECRETARY - MR. AMIT KENCHANAGOUDA PATIL

Age:- 44 Years, Occupation: Service,

PAN: **AMYPP2667E**

R/at: Flat No. 12, Building No. 1, Archananagar CHS, CTS No. 943, S. No. 39/2/2, Erandawane, Pune-38.

3) TREASURER - MR. MANOJ MADHAV KACHARE

Age:- 56 Years, Occupation: Business,

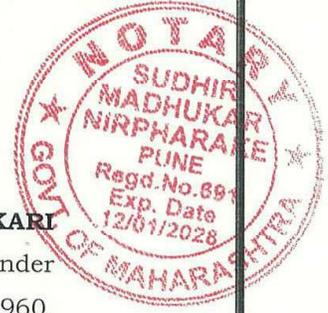
PAN: **ALXPK2456Q**

R/at: Flat No.03, Building No. 2, Archananagar CHS, CTS No. 943, S. No. 39/2/2, Erandawane, Pune-38.

Hereinafter referred to as **"THE SAID SOCIETY"**

[Which expression unless repugnant to the context and meaning thereof shall mean and include his/their/ heirs, executors, administrators and Assignees s etc.]





WHEREAS, The society i.e. **ARCHANANAGAR SAHAKARI GRUHARACHANA SANSTHA MARYADIT** is registered under the provisions of Maharashtra Co-operative Societies Act, 1960, under Registration No. PNA/(PNA)/HSG/(TC)/1707/1989-90 dated 27/10/1989. (**Hereinafter referred to as SAID SOCIETY**) and now as age of the building/society is old hence now we want to redevelop our society.

AND WHEREAS, the said society i.e Archananagar Sahakari Gruharachana Sanstha Maryadit comprises of 8 buildings which consisting of **123 Residential Flats and 11 Shops** All that piece and parcel of the land bearing Survey No. 39, Hissa No. 2/2, Corresponding CTS No. 943, of an area admeasuring about 7734.87 sq. mtrs., (Area as per Sale Deed) situated at village Erandawane, Pune, situate within the limits of Pune Municipal Corporation and within the Registration District of Pune and Sub Registrar Taluka Haveli which is more particularly described in the Schedule 1 written hereunder.

AND WHEREAS the constructed buildings standing upon the Said Land are too old and having no modern amenities which are essential for the senior citizens as well as other members of the Society and require immediate redevelopment.

AND WHEREAS the Society and its members decided to redevelop the Said building/society constructed on the said land through a competent Developer as per present development rules and construct at its own cost agreed area additional area for the Members the residential Flats / units and in lieu thereof shall be entitled to avail rights of development and sale of the balance floor area/ units from the proposed redeveloped/ new building.

AND WHEREAS by virtue of Memorandum of Understanding (MOU) notarised on 14th July 2025, we have agreed to develop



the said land through **DESPANDE SHENDKAR REALTY LLP (SPV under D&T Properties)** by constructing thereon a new building with flats and other premises therein on ownership basis, before the sale or transfer is completed in favour of the said Developers or their nominees including a co-operative housing society or limited company that may be formed by the purchasers of flats and other premises therein, as the said Developers may desire and which they have agreed to do on their own account and at their own risk.

AND WHEREAS, due to our work load and engaging in other activities, it is difficult for us to visit any government or private office for taking permission of Environmental Clearance Certificate or any other Agreement, register the same etc. And therefore, we are desirous to appoint **DESPANDE SHENDKAR REALTY LLP** a registered Partnership Firm and SPV under D&T Properties, having Address- 101 & 102, First Floor, Dhutpapeshwar, 4 Plot No. 2, Mrityunjay Co-op. Hsg. Society, Mayur Colony, Kothrud, Pune 411038. PAN: AAWFD 4206 D

Through its Partners-

1. MR. PRANAV VIJAY SHENDKAR

Age: 36 Years,

Occupation: Business,

PAN: BYEPS 1830 F

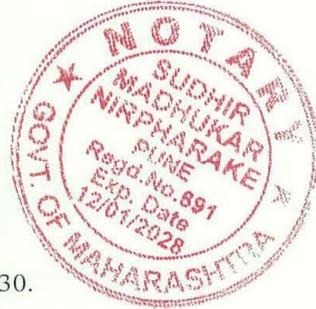
R/at: 986, Prashant Nagar, LBS Road,

Deluxe Laundry Lane, Navi Peth, Pune 411030.

Hereinafter referred to as "THE SAID DEVELOPER / PROMOTER/POA Holder"

as our true and lawful Attorney to act on our behalf and to represent us in all matters relating for obtaining **Environmental Clearance** for the proposed **Archananagar** project as our constituted attorney for us and on our behalf.

NOW, KNOW ALL MEN BY THESE PRESENTS THAT, we do hereby and hereunder nominate, constitute and appoint **MR.**



Pranav Shendkar one of the partners of DESHPANDE SHENDKAR REALTY LLP to be our true and lawfully constituted Attorney for us and on our behalf and to do all things that are necessary and, in our interest, and which we would have done. Without prejudice to the generality of the aforesaid power, we hereby specifically empowered our Attorney to do all or any of the following specific acts, deeds, or things, namely, -

1. To submit the application for Environmental Clearance on behalf of the society.
2. To furnish all the required documents and information in connection with the application.
3. To appear before the concerned authority and make representations in connection with the application.
4. To execute any further documents or undertake any further acts as may be necessary for obtaining environmental clearance.
5. This Power of Attorney is given for the specific purpose of obtaining environmental clearance for the proposed **Archananagar** project, and it shall remain valid until such time as the said clearance is obtained.
6. We hereby ratify and confirm all the acts and deeds done by the said Attorney in connection with the said matter, and we agree to be bound by the same.
7. To furnish all the required documents and information in connection with the application for
 - a) Mojni - TILR / City Survey Certificate
 - b) Zoning Certificate
 - c) IOD / TOD Plans
 - d) Applications for No Objection Certificate (NOC) from Pune Municipal Corporation (PMC) for
 - Provisional Fire NOC
 - Drainage NOC





- Garden NOC
- Water NOC
- Applications and submissions for sanctioning of plans from PMC and EC

8. To do all such acts as may be necessary for due and effective execution of the powers hereby conferred on our said Attorney by these presents.

9. To provide monthly updates on the progress of above activities to the Archananagar Cooperative Housing Society Executive committee.

All the expenses incurred on these above activities shall be borne by the developer .

We hereby declare that all such acts, deeds and things as may be lawfully done by our said Attorney shall be deemed to have been done by us personally, and we undertake to ratify the same.



**THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO
AS
SCHEDULE 1**

All that piece and parcel of the land bearing Survey No. 39, Hissa No. 2/2, Corresponding CTS No. 943, of an area admeasuring approx. about 7734.87 sq. mtrs., (Area as per Sale Deed) situated at village Erandawane, Pune, situate within the limits of Pune Municipal Corporation and within the Registration District of Pune and Sub Registrar Taluka Haveli along with **8 buildings named "Archananagar Sahakari Gruharachana Sanstha Maryadit" constructed thereupon having 123 Residential Flats & 11 Shops**, which is bounded as under:

- | | |
|--|--|
| On or towards East | : Colony Road, |
| On or towards South
Gulawani Maharaj Road, | : S. No. 39/2/1 & |
| On or towards West | : Nala and boundary of
Kothrud village, |
| On or towards North | : S. No.39/1.- |



IN WITNESS WHEREOF, we have signed hereunder at Pune this 2nd day of August 2025.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SIGNED HEREUNDER ON DAY AND DATE MENTIONED HEREINABOVE.

NAME AND SIGNATURE	THUMB	PHOTO
<p><i>P. Bhosale</i></p> <p>ARCHANANAGAR SAHAKARI GRUHARACHANA SANSTHA MARYADIT THROUGH ITS CHAIRMAN- MR. PRASHANT HANUMANT BHOSALE</p>		
<p><i>Amit Patil</i></p> <p>ARCHANANAGAR SAHAKARI GRUHARACHANA SANSTHA MARYADIT THROUGH ITS SECRETARY - MR. AMIT KENCHANAGOUDA PATIL</p>		
<p><i>M. Kachare</i></p> <p>ARCHANANAGAR SAHAKARI GRUHARACHANA SANSTHA MARYADIT TREASURER - THROUGH ITS TREASURER - MR. MANOJ MADHAV KACHARE</p>		
<p>DESHPANDE SHENDKAR REALTY LLP __. THROUGH MR. PRANAV VIJAY SHENDKAR</p> <p>(DEVELOPER) <i>P. Shendkar</i></p> <p>I ACCEPT POWER</p>		



WITNESSES:

1. Name: Rajni Bawne

Address: Nearhe, 41041

Sign: Rajni

2. Name: Mayuri Saste

Address: Sinhgad Road, Pune - 411051

Sign: M Saste



BEFORE ME

Sudhir Madhukar Nirpharake

Noted and Registered

at Sr. No. 1450/25

Date: 2 AUG. 2025

S. M. NIRPHARAKE
NOTARY STATE OF MAHARASHTRA
PUNE

