

251/2550

पावती

Original/Duplicate

Thursday, June 25, 2020

नोंदणी क्र.: 39म

1:04 PM

Regn.: 39M

पावती क्र.: 3536 दिनांक: 25/06/2020

गावाचे नाव: सुंदरखेड

दस्तऐवजाचा अनुक्रमांक: बलन-2550-2020

दस्तऐवजाचा प्रकार: पॉवर ऑफ अटॉर्नी

सादर करणाऱ्याचे नाव: दिग्विजय कन्ट्रक्शन भागीदार नंदना दिपककुमार छाजेड

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 880.00

पृष्ठांची संख्या: 44

एकूण:

रु. 980.00

आयनास मूळ दस्त, शंभनेल प्रिंट, सूची-२ अंदाजे

1:24 PM ह्या वेळेस मिळेल.

Sub Registrar Buldhana

वाजार मूल्य: रु. 0/-

मोजकला रु. 0/-

भरलेले मुद्रांक शुल्क: रु. 500/-

1) देयकाचा प्रकार: eChallan रकम: रु. 100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH001583709202021E दिनांक: 25/06/2020

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: रु. 880/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2506202006218 दिनांक: 25/06/2020

बँकेचे नाव व पत्ता:

Sau. Kamelano D. Chhajed.



CHALLAN
MTR Form Number-8



GRN	MH001583709202021E	BARCODE			Date	24/06/2020-10:57:42	Form ID	48(t)
Department Inspector General Of Registration				Payer Details				
Stamp Duty				TAX ID / TAN (If Any)				
Type of Payment Registration Fee				PAN No.(If Applicable) AAQFD3932J				
Office Name JMDI, G.R/GUC REGISTRAR BULDIANA				Full Name		Digvijay Construction Partner Vandana D Chajec		
Year 2020-2021 One Time				Flat/Block No.		Gut No. 73 and 75		
Account Head Details			Amount in Rs.	Premises/Building				
0030046401 Stamp Duty			500.00	Road/Street		Pkt No 1		
0030063301 Registration Fee			100.00	Area/Locality		Sundekhec		
				Town/City/District				
				PIN		4 4 3 0 0 1		
				Remarks (If Any)				
				SecondPartyName=Shailendrasingh Bajisrahsingh Thakur-				
				Amount in		Six Hundred Rupees Only		
Total			600.00	Words				
Payment Details IDBI BANK				FOR USE IN RECEIVING BANK				
Cheque/DD Details				Bank CIN	Ref. No.	69103332020362410052	2614450418	
Cheque/DD No.				Bank Date	RBI Date	24/06/2020-19:53:37	Not Verified with RBI	
Name of Bank				Bank-Branch		IDBI BANK		
Name of Branch				Scroll No. , Date		Not Verified with Scroll		

Department ID :

Module No. :

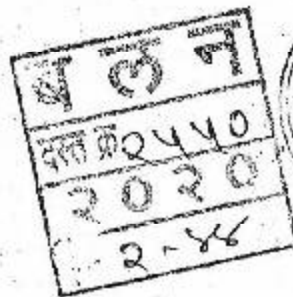
9422180573

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दुर्यम निबंधक कार्यालयत नोंदणी कचतयाच्या दस्तांसाठी लागू आहे. नोंदणी न कचतयाच्या दस्तांसाठी सदर चलन लागू नाही.



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 2506202006218	Date 25/06/2020
Received from digvijay kantrakshan bhagidar vandana dipkkumar chhajed, Mobile number 9422180573, an amount of Rs.880/-, towards Document Handling Charges for the Document to be registered (GARITA) in the Sub Registrar office S.R. Buldhana of the District Buldhana.	
Payment Details	
Bank Name RBL	Date 25/06/2020
Bank CIN 10004152020062500812	RCF No. 2514984408
This is computer generated receipt, hence no signature is required.	



IRREVOCABLE GENERAL POWER OF ATTORNEY

This Irrevocable General Power of Attorney is executed today on this 25th day of June, 2020, at Buldhana, by :-

- 1) Shri : Shailendrasingh Baijanathsingh Thakur
Age : 47 Occu : service
R/o : Shiv Shankar Nagar , Sunderkhed
Taluka & Dist ,Buldhana 443001
PAN : ACYPT0344C
- 2) Smt : Motiri Shailendrasingh Thakur
Age : 44 Occu : housewife
R/o : Shiv Shankar Nagar , Sunderkhed
Taluka & Dist ,Buldhana 443001
PAN : AKCP160703

(Hereinafter called as Executants /Owners)

IN FAVOUR OF

M/s Digvijay Construction
A registered partnership firm
PAN : AAQFD3932J
Through its partners,

- 1) Mrs. Vandana W/o Deepakkumar Chabed
Age : 52 years, Occup.: housewife,
R/o. : Kanchan Villa Ekata Nagar ,
Near H.D.F.C Chowk Buldana
- 2) Mr. Pratik S/o Pravin Katariya,
Age : 26 years, Occup.: Business,
R/o. : plot no 31 ,31A Sector F ,Cidco
N4 , Aurangabad.



(Hereinafter called as developer/ Builder/Attorney Holders)

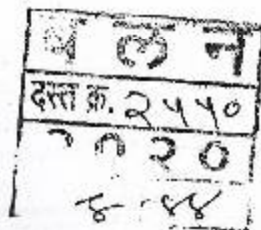
WHEREAS, the Owners entered into a registered development agreement vide day book no 2548 dated 25.06.2020 with M/s Digvijay construction, in respect of the property land gut no. 73/75/1/1 Situated at Sunderkhed (sukalkhed), and Gut Gram Panchayat Savala . Talq & Dist Buldhana .to the extent of 492 Sqmts. And all the attorney holders are the partners of M/s Digvijay construction.,

AND WHEREAS, as per the terms and conditions of the Development Agreement, the owner demolished the present structure the owner had to obtained construction permission, to carry on the total development, to complete the construction work in all respect and to execute the declaration U/sec.2-A of the Maharashtra Apartment Ownership Act, or to form society of all the unit purchasers and to do all other things

which are essential to complete the project and to execute agreement to sale, and sale deed and mortgage deed and it is impossible for the executants/Owners to accompany developer/Builder to do all these things and therefore, Owners hereby appoint and retain the Attorney Holders as their Power of Attorney and authorize them or any one of them to do the following acts and deeds on their behalf :-

1. To obtain revised construction permission, drainage connection, water connection, electric connection from the concerned authorities and for that purpose to sign all the applications, maps, forms, affidavits and to pay all the charges required for the same and also to get refund of the deposit after completion of the construction
2. The Attorney Holder to carry on the development of the property and construct the building thereon in all respect.
3. The Attorney Holder to execute and submit for registration declaration U/sec.2-A of the Maharashtra Apartment Ownership Act and thereby submit the property under development to the provisions of the Maharashtra Apartment Ownership Act or in the alternative to form the society of all unit purchasers. And to execute the conveyance deed in favour of said society.
4. The Attorney Holder to appear in any Court of law and to sign the pleadings such as plaint, written statement, writ petition, say etc., and to verify the same, to appoint the Advocate, to lead evidence to compromise the matter or withdraw the matter or to deposit the amount or withdraw the money from the Court in respect of the property under development.
5. To execute agreement to sale, sale deed, mortgage deed, lease deed for prospective purchaser, Agreement to Assignment, deed of Assignment in respect of all units in the building and to obtain consideration/ premium /rent amount mortgage amount from the concerned persons and to deposit and to use the amount in respect of all the construction, and to deliver the possession of the units to the purchasers /lease/mortgagee etc. except the construction retained by the owners.
6. The Attorney Holder to do all other things, acts and deeds, which are essential and necessary to discharge the above acts and deeds.
7. All above acts and deeds if did by the Attorney Holders will be binding on the Executants as if the Executants themselves did it.
8. That, all above powers are given by the Executants to the Attorney Holders for the valuable consideration and therefore, the Executants hereby agree that they will not do any of the act in respect of which the powers are given to the Attorney Holders. Similarly this power of attorney will also be binding on all the heirs of the executants / owners as if in case of death of the executants / owners the attorney holder can act just as GPA of all their heirs even without obtaining fresh GPA.

IN WITNESSETH WHEREOF THIS IRREVOCABLE GENERAL POWER OF ATTORNEY IS EXECUTED ON THIS 25th DAY OF JUNE, 2020, AT BULDHANA.



OWNER / EXECUTANT

1) Shri : Shailendrasingh Bajjanathsingh Thakur,

2) *M S Thakur*
 Smt : Mohini Shailendrasingh Thakur

ATTORNEY HOLDERS

M/s Digvijay Construction
 Through its partners,

Smt. Vandana D. Chhajed.

1 Mrs. Vandana W/o Deepakkumar Chhajed

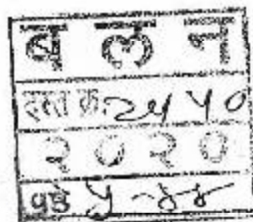
Pratik
 2 Mr. Pratik S/o Pravin Katariya

We hereby accept the powers.

WITNESSES

1) Deepak Nemichandji Chhajed
 Age : 55 occu : Bussiness
 R/o : R/o : Kanchan Villa Ekata Nagar ,
 Near H.D.F.C Chowk Buldhara
 AADHAR NO :

Pravin Mangal Katariya
 2) Pravin Mangal Katariya
 Age : 50 occu : Bussiness
 R/o : N4 video Aurangabad
 AADHAR NO :





25/06/2020 1 07:43 PM

दस्त गोपबारा भाग-2

 पल्लव ४४-४४
 दस्त गोपबारा 25/06/2020

दस्ता क्रमांक: 2550/2020

दस्ता प्रकार: पोलीस ऑफिशरी

अनु. क्र.	पत्रकाराचे नाव व पत्ता	पत्रकाराचा प्रकार	छायाचित्र	अंगठ्याचा छपा
1	नाम: शैलेंद्रसिंह वैजनाथसिंह चावुर पत्ता: प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: रामा निवास, ब्लॉक नं. निखली रोड किर्लोस्करनगर, रोड नं. सुंदरपेठ ता जि बुलडाणा, महाराष्ट्र, बुलडाणा. पिन नंबर: ACYPI0346C	बुलढुबलार देणार वय: 44 स्वाक्षरी:		
2	नाम: मोहम्मद शैलेंद्रसिंह चावुर पत्ता: प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: रामा निवास, ब्लॉक नं. निखली रोड किर्लोस्करनगर, रोड नं. सुंदरपेठ ता जि बुलडाणा, महाराष्ट्र, बुलडाणा. पिन नंबर: AKCPT8070B	बुलढुबलार देणार वय: 44 स्वाक्षरी:		
3	नाम: दिग्विजय कान्हायस भागीदार सरना दिग्विजय कान्हायस पत्ता: प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , ब्लॉक नं. - , कनका महिला मंदिर नगर, रोड नं. बुलडाणा ता जि बुलडाणा, महाराष्ट्र, बुलडाणा. पिन नंबर: ATOPC9475C	पोवर वॉक अटॉर्नी होल्डर वय: 52 स्वाक्षरी:		
4	नाम: दिग्विजय कान्हायस भागीदार प्रसन्न प्रसीद कडारीया पत्ता: प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: प्लॉट नंबर 31 31 ए, ब्लॉक नं. सोपटन वृक्ष एम4 सिट्रस, रोड नं. औरंगाबाद ता जि औरंगाबाद, महाराष्ट्र, औरंगाबाद. पिन नंबर: BHK8402R	पोवर वॉक अटॉर्नी होल्डर वय: 52 स्वाक्षरी:		

बरीत दस्तावेज करून देणारा तपासणीत पाहिले आणि अटॉर्नी या दस्तऐवजाला दिल्याने कबूल करतात.
 दिनांक: 25/06/2020 01:06:01 PM

ने लक्षात:

राज्यीय प्रमाण असे दिखिलेले करतात की हे दस्तऐवज करून देणा-यांना खोटेपणा, शीकड्यात, व त्यांची शीकड्या मर्यादात

अनु. क्र.	पत्रकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा छपा
1	नाम: दिग्विजय कान्हायस कडारीया वय: 50 पत्ता: औरंगाबाद पिन नंबर: 443001		
2	नाम: दिग्विजय कान्हायस कडारीया वय: 53 पत्ता: औरंगाबाद ता जि बुलडाणा पिन नंबर: 443001		

दिनांक: 25/06/2020 01:07:40 PM

Sub Registrar Buldhana

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	मुद्रा आवधिकार	मुद्रा उपयोग	सर्ज-र बुलडाणा. Deface Value	Deface Date
1	Digvijay Construction Partner Vandana D Chajed	eChalan	6910333202C062416052	M-1001583709202021E	500.00	SD	0300659585202021	25/06/2020
2	Digvijay Construction Partner Vandana D Chajed	eChalan		M-1001583709202021E	100	RF	0300659585202021	25/06/2020
3		DHC		2506202006218	880	RF	2506202006218D	25/06/2020

(SD: Stamp Duty) (RF: Registration Fee) (DHC: Document Charges)

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbprint (4 pages on a side) printout after scanning.
2. Get authenticated only after registration.

2550/2020