

251/8217

पावती

Original/Duplicate

Monday, November 21, 2022

नोंदणी क्र.: 39M

5:58 PM

Regn.: 39M

पावती क्र.: 9843

दिनांक: 21/11/2022

गावाचे नाव: बुलडाणा

दस्तऐवजाचा अनुक्रमांक: बलन-8217-2022

दस्तऐवजाचा प्रकार: जनरल पावर ऑफ अटर्नी

सादर करणाऱ्याचे नाव: टाईटस बिल्डकॉन बुलडाणाचे पार्टनर संजयकुमार रामचंद्र नारखेडे

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 2760.00

पृष्ठांची संख्या: 138

एकूण:

रु. 2860.00

आपणास मूळ दस्त, पंबनेल प्रिंट, सूची-२ अंदाजे

6:16 PM ह्या वेळेस मिळेल.

Sub Registrar Buldhana

बाजार मूल्य: रु. 0/-

मोबदला रु. 1/-

भरलेले मुद्रांक शुल्क: रु. 500/-

1) देयकाचा प्रकार: DHC रक्कम: रु. 760/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 2111202210722 दिनांक: 21/11/2022

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु. 2000/-

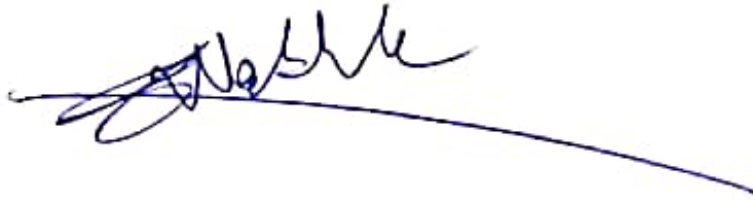
डीडी/घनादेश/पे ऑर्डर क्रमांक: 2111202210628 दिनांक: 21/11/2022

बँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: eChallan रक्कम: रु. 100/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH010882063202223E दिनांक: 21/11/2022

बँकेचे नाव व पत्ता:



11/21/2022



CHALLAN
MTR Form Number-6



GRN	MH010882063202223E	BARCODE	Date		10/11/2022-17:52:55	Form ID	48(f)
Department			Inspector General Of Registration				
Type of Payment			Stamp Duty Registration Fee				
Office Name			BDN_HQR SUB REGISTRAR BULDHANA				
Location			BULDHANA				
Year			2022-2023 One Time				
Account Head Details			Amount In Rs.		Premises/Building		
0030046401 Stamp Duty			500.00		Road/Street		
0030083301 Registration Fee			100.00		Area/Locality		
					Town/City/District		
					PIN		
					4		
					4		
					3		
					0		
					0		
					1		
			Remarks (If Any)				
			SecondPartyName=Dhiraj Rambhauji Lingade-				
Total			600.00		Amount In		
					Six Hundred Rupees Only		
					Words		
Payment Details			STATE BANK OF INDIA				
Cheque-DD Details			FOR USE IN RECEIVING BANK				
			Bank CIN	Ref. No.	00040572022111979779	IK0BZCBJE7	
Cheque/DD No.			Bank Date	RBI Date	19/11/2022-17:24:53	Not Verified with RBI	
Name of Bank			Bank-Branch		STATE BANK OF INDIA		
Name of Branch			Scroll No. , Date		Not Verified with Scroll		

Department ID :

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

Mobile No. : 9422929021

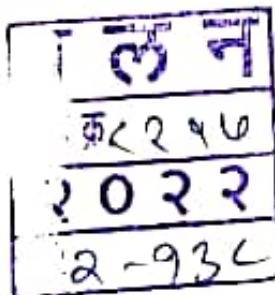
सदर चलन केवल दृश्य निबंधक कार्यालय नोदणी कसवयाच्या दस्तासाठी लागू आहे. नोदणी न कसवयाच्या दस्तासाठी सदर चलन लागू नाही.

चलन
दस्ता क्र. २९८
२०२२
पृष्ठ ९-९३८



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 2111202210628	Date 21/11/2022
Received from Titus Buldcon Buldana Through Partners Sanjaykumar Ramchandra Narkhede, Mobile number 9422929021, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered(SARITA) in the Sub Registrar office S.R. Buldhana of the District Buldhana.	
Payment Details	
Bank Name SBIN	Date 21/11/2022
Bank CIN 10004152022112109495	REF No. IGAORPOHND
This is computer generated receipt, hence no signature is required.	

[Handwritten Signature]



Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN 2111202210722 Date 21/11/2022

Received from Titus Buildcon Buildana Through Partners Sanjaykumar Ramchandrar Naikhedr, Mobile number 9422929021, an amount of Rs.760/-, towards Document Handling Charges for the Document to be registered(SARITA) in the Sub Registrar office S.R. Buldhana of the District Buldhana

Payment Details

Bank Name	SBIN	Date	21/11/2022
Bank CIN	10004152022112109586	REF No.	IGACRPOTLB

This is computer generated receipt, hence no signature is required.

Signature



Stamp Duty Rs	GENERAL POWER OF ATTORNEY	
Reg Fees Rs	500/-	E Challan No MH010882063202223E Date 19/11/2022.
Stamp Purchased	100/-	Sanjaykumar Ramchandra Narkhede

शुद्ध
रु० २०२२
५३ (१) ६७२



Stamp Rs. 500/-

IRREVOCABLE

GENERAL POWER OF ATTORNEY

(Agreement of Development, Construction dated 21/11/2022 is duly registered at serial No. 8215 registered at in the office of Sub Registrar, Buldana and stamp duty of Rs. 825500/- and Rs30000/- is paid respectively with registration fees of Rs. - is paid thereon)

TO ALL MEN BY THESE PRESENTS SHALL COME,

Mr. Dhiraj Rambhauji Lingade,

Aged about: 48 years, Occupation: Business,

R/o Suwarna Nagar, Buldana Tq. & Dist. Buldana 443001

Aadhar No.7606 0880 4397.

Pan No. : AAKPL3321M

Mobile No. 9822470681

पृष्ठ नं.	२५१
दिनांक	२०२२
पृष्ठ नं.	३४५-१३८



do hereby execute this **IRREVOCABLE GENERAL POWER OF ATTORNEY** on this 18 day of **NOVEMBER 2022**, at Buldana Tq. & District Buldana.

THAT, I am the absolute owner and possessor of, all that piece and parcel of land bearing Plot No 72 admeasuring total 1290.50 sq. mtrs. from survey No. 54, situated within the limits of Municipal Council, Buldana demarcated in view of order of amalgamation passed by Tahasildar Buldana in Rev. Case No. MRC-81/Buldana/4/2018-2019 dt. 07/02/2019 and Rev. Case No. MRC-81/Buldana/25/2020-2021 dt. 30/04/2020 in which plot No. 72, 73, 74, 75, 76, 83, 84 & 85 are amalgamated into one plot i.e. plot No. 72 total admeasuring 1290.50 sq. mtrs. (Originally having plot No. 72, 73, 74, 75, 76, 83, 84 & 85 demarcated as per NA order dt. 30/03/1992 passed in Rev. Case No. NAP-34/Buldana/53/1991-1992) within the jurisdiction of the Sub-Registrar Buldana which is bounded as under-

To East : 9 mtrs. Layout Road,
To West : 6 mtrs. Layout Road,
To North : 12 mtrs. Layout road,
To South : Plot No. 77 & plot No. 82.

THAT, Shri Dhiraj Rambhau Lingade has executed a registered agreement regarding development, construction dated 21/11/2022 Sr. No. 8215 for development of construction which is carried out by **TITUS BULDCON BULDANA Through Its Partners** 1) Mr. Sanjaykumar Ramchandra Narkhede, 2) Mrs. Sarita Dinesh Aher, 3) Mr. Santosh Subhash Malu, 4) Mr. Shivaji Ananda Charkhore, 5) Mrs. Sonal Hariprasad Mishra, 6)-A Mrs. Varsha Ganesh Narkhede, 6)-B Mrs. Jyoti Rajendra Kolte & 6)-C Mr. Avinash Muridhar Ingle in view of permission granted as per order dt. 25/02/2021 given by Chief Officer Municipal Council Buldana on various terms and conditions as mentioned in agreement of development, construction document registered at S.R.O., Buldana.

THAT, Shri Dhiraj Rambhau Lingade along with developer **TITUS BULDCON BULDANA Through Its Partners** 1) Mr. Sanjaykumar Ramchandra

2022
2022
2022



Narkhede, 2) Mrs. Sarila Dinesh Aher, 3) Mr. Santosh Subhash Malu, 4) Mr. Shivaji Ananda Chankhore, 5) Mrs. Sonal Hanprasad Mishra, 6)-A Mrs. Varsha Ganesh Narkhede, 6)-B Mrs. Jyoti Rajendra Kolte & 6)-C Mr. Avinash Murlihar Ingle have executed a registered deed of declaration regarding the proposed construction of "THE VISTA APARTMENT" on 21/11/2022 and which is registered at Sr. No. 8216 /2022 at SRO Buldana and also have executed a registered deed of Partnership deed regarding the proposed construction of "THE VISTA APARTMENT" on 21/11/2022 and which is registered at Sr. No. 8214 /2022 at SRO Buldana

THAT, as per the terms and conditions of said registered agreement of development, construction dt. 21/11/2022 registered at SRO Buldana I.e. (Shri Dhiraj Rambhau Lingade) have agreed to execute and register an irrevocable General Power of Attorney in favour of the developer, to do various acts, deeds and things in respect of development of said flats i.e. flats allotted to the share of developer i.e. POAholder i.e. **TITUS BULDCON BULDANA Through its Partners**

1) Mr. Sanjaykumar Ramchandra Narkhede, 2) Mrs. Sarila Dinesh Aher, 3) Mr. Santosh Subhash Malu, 4) Mr. Shivaji Ananda Chankhore, 5) Mrs. Sonal Hanprasad Mishra, 6)-A Mrs. Varsha Ganesh Narkhede, 6)-B Mrs. Jyoti Rajendra Kolte & 6)-C Mr. Avinash Murlihar Ingle with respect to flats on upper ground floor bearing Flat no. U-2, U-3, U-5, U-6, U-7, & U-8, on first floor bearing Flat no. F-1, F-2, F-3, F-4, F-5 & F-8, on second floor bearing Flat No. S-1, S-2, S-3, S-5, S-6 & S-7, on third floor bearing Flat No. T-1, T-4, T-5, T-6, T-7 & T-8, on fourth floor bearing Flat No. L-2, L-3, L-4, L-6, L-7 & L-8 and also agreed to authorize them to enter into all types of transactions of sell / Sale / Agreement of various individual apartments, flats, units, tenements, together with proportionate undivided share and interest therein the said plot of land specifically regarding flats on upper ground floor bearing Flat no. U-2, U-3, U-5, U-6, U-7, & U-8, on first floor bearing Flat no. F-1, F-2, F-3, F-4, F-5 & F-8, on second floor bearing Flat No. S-1, S-2, S-3, S-5, S-6 & S-7, on third floor bearing Flat No. T-1, T-4, T-5, T-6, T-7 & T-8, on fourth floor bearing Flat No. L-2, L-3, L-4, L-6, L-7 & L-8 thereof to the prospective purchasers or in their own name. The vendor / owner / executor i.e. **Shri Dhiraj**

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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Rambhau Lingade has already received share with respect to flats on upper ground floor bearing Flat No. U-1 & U-4, on first floor bearing Flat No. F-6 & F-7, on second floor bearing Flat No. S-4 & S-8, on third floor bearing Flat No. T-2 & T-3 and on fourth floor bearing Flat No. L-1 & L-5. The developer has not paid any consideration amount in cash but instead of the consideration amount, the cost of entire construction / development is done exclusively by the developers which is adjusted towards the consideration amount.

Hence I do hereby appoint, constitute and authorize,

TITUS BUILDCON BULDANA
Through its Partners,

1) Mr. Sanjaykumar Ramchandra Narkhede

Aged about 50 years, Occur Business,
R/o Gurukunj Housing Society, Malkapur Road,
Buldana Tq. Dist. Buldana 443001.
Aadhar No 3188 9506 8475.
PAN No. AAMPN1415E
Mobile No. 9422929021..

AND

2) Mrs. Sarita Dinesh Aher

Aged about 42 years, Occur Business,
R/o Sarvoday Building, Solanke layout,
Buldana Tq. Dist. Buldana 443001
Aadhar No 3219 0896 5852.
PAN No. BMKPA8532J
Mobile No. 9420444111

AND

3) Mr. Santosh Subhash Malu

Aged about 42 years, Occur Business,
R/o Chaitanyawadi,
Buldana Tq. Dist. Buldana 443001
Aadhar No 9912 2335 0081.
PAN No. AKJPM9376J
Mobile No. 94221804711

AND

4) Mr. Shivaji Aranda Chankhore

Aged about 62 years, Occur: Business,

R/o Buldana Tq. Dist. Buldana 443001

Aadhar No. 5493 6823 4111.

PAN No. AANNSS64C

Mobile No. 9421453805

AND

5) Mrs. Sonal Hariprasad Wishra

Aged about 40 years, Occur: Business,

R/o Chakanyawadi,

Buldana Tq. Dist. Buldana 443001

Aadhar No. 6723 4656 6956.

PAN No. ESAPM3769F

Mobile No. 8007233744

**6)A Mrs. Varsha Ganesh Narkhede**

Aged about 45 years, Occur: Housewife,

R/o Samarth Housing Society, Malkapur road,

Buldana Tq. Dist. Buldana 443001

Aadhar No. 6279 2676 5963.

PAN No. APZPND954N

Mobile No. 9420005374

AND

6)B Mrs. Jyoti Rajendra Kolhe

Aged about 46 years, Occur: Housewife,

R/o Gurdurji Housing Society, Malkapur Road,

Buldana Tq. Dist. Buldana 443001.

Aadhar No. 9030 0600 6100.

PAN No. CNOPKD491F

Mobile No. 7568416739



AND

6)-C Mr. Avinash Murlidhar Ingle

Aged about 45 years, Occu. Service

R/o Gurnukunj Housing Society, Malkapur Road,

Buldana Tq. Dist. Buldana 443001.

Aadhar No 6502 7828 3477

PAN No. AAPPI7704J

Mobile No. 9970390827

and as my true and lawful ATTORNEY to do the following acts, deeds and things on my behalf under their signatures in respect of above mentioned property flats/apartments etc.

1. To supervise the development and construction work in respect of the proposed multistoried building/s on the said property / plot of land and to carry out and / or to get carried out the same through contractors, sub contractors and / or departmentally in such manner as may be determined by the said attorney in accordance with plan sanctioned by sanctioning authority or other authorities.

2. To carry on correspondence with all concerned authorities and bodies in connection with development of the said property and to appear and represent me before all concerned authorities as may be necessary in connection with the development and construction of the said property as aforesaid as if I personally would have done.

3. To approach concern authorities for the purpose of obtaining various permissions and other service connections including electric and water supply for carrying out / completing the development and / or construction work and to pay such charges to concerned departments.

4. To make necessary applications, to sign and execute indemnity bonds, other forms and to swear affidavits etc. required to be submitted to various authorities and to mutate my name or the name of prospective buyers in all concerned Government Departments like, Local authority i.e. Municipal Council, TILR, SLR, Revenue Departments etc. and to assess tax and receive tax receipt from Local Authority i.e. Municipal Council, TILR etc. and to pay penalties, premiums to Government Departments and / or Local Bodies etc.

(7)
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- 5 To sign various applications / forms etc. regarding work in progress and completion of work etc. and to submit the same to the appropriate authority.
- 6 To obtain necessary release NOCs and / or permissions and sanction from the concerned departments including occupation and completion certificate for the propose building to be constructed over the said plot of land.
7. To present me & to act for me, sign all papers including agreement of sale, sale deed, mortgage deed & appear before the registering authority on our behalf & to admit the execution of sale deed / agreement of sale / mortgage deed, of any of the flats on upper ground floor bearing Flat no. U-2, U-3, U-5, U-6, U-7, & U-8, on first floor bearing Flat no F-1, F-2, F-3, F-4, F-5 & F-8, on second floor bearing Flat No. S-1, S-2, S-3, S-5, S-6 & S-7, on third floor bearing Flat No. T-1, T-4, T-5, T-6, T-7 & T-8, on fourth floor bearing Flat No. L-2, L-3, L-4, L-6, L-7 & L-8 in favour of units / flats holders etc. that is constructed on the said plot by my attorney and to appropriate the sale proceeds themselves and to receive earnest money, booking amount, and entire consideration payments, deposits and incidental expenses from the prospective buyers and to issue receipts to them is the absolute discretion of our said attorney.
8. To sale and dispose off all or any part of the entire flats on upper ground floor bearing Flat no. U-2, U-3, U-5, U-6, U-7, & U-8, on first floor bearing Flat no. F-1, F-2, F-3, F-4, F-5 & F-8, on second floor bearing Flat No. S-1, S-2, S-3, S-5, S-6 & S-7, on third floor bearing Flat No. T-1, T-4, T-5, T-6, T-7 & T-8, on fourth floor bearing Flat No. L-2, L-3, L-4, L-6, L-7 & L-8 which is constructed on the said plot of land in "THE VISTA APARTMENT" by my said attorney at the price or for the amount that the said attorney may think fit and proper and to execute and sign sale deed, conveyance, transfer of the undivided share and interest, deed of apartments and execute such documents for registration under their signatures and admit execution of any such documents for registration before the Sub Registrar Officer and also have all powers and authority to execute a correction deed or deeds of any previous and future documents whether registered or not and get the same duly registered under their signatures on my behalf if required in respect of said flat property specified above.
9. And generally to do and perform all acts, deeds, matters, things and obligations on my part contained in agreement of development, construction dated 21/11/2022 necessary and convenient for all or any of the purposes aforesaid and for giving full



effects to the authorities herebefore contained as full and effectually as I could in person do.

10. To obtain N.O.C. from the concerning authority, income tax clearance certificate and to sign the affidavits required for the registration of the sale deed of the flats on upper ground floor bearing Flat no. U-2, U-3, U-5, U-6, U-7, & U-8, on first floor bearing Flat no. F-1, F-2, F-3, F-4, F-5 & F-8, on second floor bearing Flat No. S-1, S-2, S-3, S-5, S-6 & S-7, on third floor bearing Flat No. T-1, T-4, T-5, T-6, T-7 & T-8, on fourth floor bearing Flat No. L-2, L-3, L-4, L-6, L-7 & L-8 constructed on said land in "THE VISTA APARTMENT" referred above in favour of the purchaser/s.

11. To sign all applications for mutation etc. to enable us or prospective purchaser to get flats on upper ground floor bearing Flat no. U-2, U-3, U-5, U-6, U-7, & U-8, on first floor bearing Flat no. F-1, F-2, F-3, F-4, F-5 & F-8, on second floor bearing Flat No. S-1, S-2, S-3, S-5, S-6 & S-7, on third floor bearing Flat No. T-1, T-4, T-5, T-6, T-7 & T-8, on fourth floor bearing Flat No. L-2, L-3, L-4, L-6, L-7 & L-8 mutated in their names in all the concerned revenue records, government records and to deliver the possession of the said flats and undivided share in the land to intending purchasers.

12. To obtain financial assistance, loans from any financial institutions like S.B.I., P.N.B., Indian Bank, B.O.I., Union Bank of India, H.D.F.C Bank., L.I.C., Housing Development Finance Ltd., Bandhan Bank, ICICI, IDBI Banks, Canara Bank, India Over Seas, Oriental Bank Of Commerce, Co-operative Banks, BDCC Bank and any Nationalized Banks / Cooperative credit society, Co-op. Bank etc or private financial institutions or from any other bank / society etc. for development and construction of said property and to execute all necessary documents, deeds, writing for mortgage of said flats on upper ground floor bearing Flat no. U-2, U-3, U-5, U-6, U-7, & U-8, on first floor bearing Flat no. F-1, F-2, F-3, F-4, F-5 & F-8, on second floor bearing Flat No. S-1, S-2, S-3, S-5, S-6 & S-7, on third floor bearing Flat No. T-1, T-4, T-5, T-6, T-7 & T-8, on fourth floor bearing Flat No. L-2, L-3, L-4, L-6, L-7 & L-8 constructed over said plot

And generally to do and execute or cause to be done or execute all acts, deeds and things in respect of the said property / plot of land which are required to



be done for development, construction and sale of said tenements / units / apartments / shops etc.

I hereby, declare that this Power of Attorney is given in favour of the said attorney i.e. **TITUS BULDCON BULDANA Through Its Partners** 1) Mr. Sanjaykumar Ramchandra Narkhede, 2) Mrs. Sarita Dinesh Aher, 3) Mr. Santosh Subhash Malu, 4) Mr. Shivaji Ananda Charkhore, 5) Mrs. Sonal Hariprasad Mishra, 6)-A Mrs. Varsha Ganesh Narkhede, 6)-B Mrs. Jyoti Rajendra Kolte & 6)-C Mr. Avinash Murlihar Ingle and they shall be entitled to exercise the powers conferred upon them by these presents and I hereby also agree to ratify and confirm whatsoever my said attorney shall do by virtue of this power of attorney and further declare that the powers and authorities hereby granted to **TITUS BULDCON BULDANA Through Its Partners** 1) Mr. Sanjaykumar Ramchandra Narkhede, 2) Mrs. Sarita Dinesh Aher, 3) Mr. Santosh Subhash Malu, 4) Mr. Shivaji Ananda Charkhore, 5) Mrs. Sonal Hariprasad Mishra, 6)-A Mrs. Varsha Ganesh Narkhede, 6)-B Mrs. Jyoti Rajendra Kolte & 6)-C Mr. Avinash Murlihar Ingle are irrevocable till the said property is transferred, sold, or conveyances of the said flats are transferred in favour of ultimate transferee.

It is made clear that while executing the Agreement of Development, Construction ~~and Sale~~ dated 21/11/2022 duly registered at serial No 8215/2022 stamp duty of Rs. 82,550/- is paid and registration fees of Rs. 20,000/- is paid thereon.

THAT, all such acts, things, deeds etc. done or executed by my aforesaid attorney individually or jointly in respect of the above referred property in pursuance of the power conferred on them by my, by these presents, shall be legal and binding on me and my legal heirs, as if I personally would have done and executed the same.

IN WITNESS WHERE OF the executants herein have set and subscribed his hands to this IRREVOCABLE GENERAL POWER OF ATTORNEY in presence of attesting witnesses on the 18, day of November 2022 hereinabove FIRST WRITTEN.

Date : 18/11/2022.
Buldana

101
2022
193-951



[Signature]

(Mr. Dhiraj Rambhau Lingade)
OWNER/VENDOR/ EXECUTOR



1) *[Signature]*

(Mr. Sanjaykumar Ramchandra Narkhede)



2) ..S.D. Aher

(Mrs. Sarita Dinesh Aher)



3) *[Signature]*

(Mr. Santosh Subhash Malu)



4) *[Signature]*

(Mr. Shivaji Ananda Chankhore)



5) *[Signature]*

(Mrs. Sonal Hariprasad Mishra)



6) A ..*[Signature]*

(Mrs. Varsha Ganesh Narkhede)





6)-B. Kolte.....



(Mrs. Jyoti Rajendra Kolte)



6)-C Ingle.....



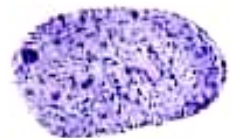
(Mr. Avinash Murlidhar Ingle)
(Developers & Partners of Titus Buildcon Buldana)
Specimen Signatures of POA Holders

WITNESSES:

1. Tupkar.....



Nandkishor Baliram Tupkar
Age -42 Years
At - Khupgaon Buldana
Sao Tq. Distt Buldana 443001.
Aadhar No 2961 1843 9916.



2. Aher.....



Dinesh Sakharan Aher
Age -48 Years
At - Malkapur Ring Road Mahatma
Fule Nagar Solanke lay out
Buldana Tq. Distt Buldana
443001.
Aadhar No 7251 9779 3101.



घोषणापत्र / शपथपत्र

मी / आम्ही खाली सही करणार मा. नोंदणी महानिरीक्षक म.रा.पुणे यांचे दि. २०/११/२०१२ रोजीचे परिपत्रकानुसार असे घोषित करतो की, नोंदणीसाठी सादर केलेल्या दस्तऐवजातील मिळकत ही फसवणुकीद्वारे अथवा दुसरा विक्री होत नाही, याबाबतचा शोध मी/ आम्ही अभिलेखात घेतलेला आहे. दस्तातील तिहुन देणार / कुलमुख्यत्यारधारक हे खरे असून मी/आम्ही स्वतः खात्री करून घेतलेली आहे.

सदर नोंदणीचा दस्तऐवज निष्पादित करताना नोंदणी प्रक्रियेनुसार आमच्या जबाबदारीने मी / आम्ही दस्तातील मिळकतीचे मालक/वारस हक्कदार/कडजेदार/ हितसंबंधीत व्यक्ती यांची मालकी (Tilla) तसेच मिळकतीचे मालकीने नेमून दिलेल्या कुलमुख्यत्यारधारक (P.A.Holder) तिहुन देणार हे हयात आहेत व उक्त मुख्यत्यारपत्र अद्यापही अस्तित्वात आहे व आजपावेतो रद्द झालेले नाही याची मी / आम्ही खात्री देत आहे/ आहेत, तसेच सदरची मिळकत शासन मालकीची नाही व मिळकतीतील इतर हक्क, कर्ज, बँक, योजे, विकसन बोजे व शासन बोजे व कुलमुख्यत्यारधारकांनी केलेल्या व्यवहाराच्या अधीन राहून आमच्या आर्थिक व्यवहार पूर्ण करून साक्षीदार समक्ष निष्पादित केलेला आहे.

सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. दस्तातील संपूर्ण मजदुर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. दस्ताची सत्यता, वैधता, कोर्ट मनाई हुक्म, कोर्ट दावा या कायदेशीर बाबींसाठी दस्त निष्पादक व कबुलीधारक हे संपूर्णपणे जबाबदार राहतील.

या दस्तासोबत नोंदणी प्रक्रियेमध्ये जोडण्यात आलेली पुरक कागदपत्रे ही खरी आहेत व मिळकतीच्या हस्तांतरणाबाबत कोणत्याही सक्षम अधिकारी/ मा. न्यायालय / मा. उच्च न्यायालय यांचा मनाई हुक्म नाही. तसेच महाराष्ट्र नोंदणी नियम १९६१ चे नियम ४४ नुसार बाधित होत नाही याची मी / आम्ही याची देत आहे /आहोत.

नोंदणी नियम, १९६१ चे नियम ४४ व वेळोवेळी मा. न्यायालयाचे / मा. उच्च न्यायालयाचे दिलेला निर्णयानुसार दस्तऐवजामधील मिळकतीचे मालक / कुलमुख्यत्यारधारक यांनी मालकी व दस्तऐवजाची वैधता तपासणे ही नोंदणी अधिकारी याची जबाबदारी नाही, याची आम्हांस पूर्णपणे जाणीव आहे.

ख्यावर मिळकतीविषयी सध्या होत असलेली फसवणुक / धनावटीकरण / संगनमत व त्या अनुषंगाने पोलीस स्टेशनमध्ये दाखल होत असलेले गुन्हे हे माझ्या दस्तऐवजातील मिळकतीविषयी होऊ नयेत म्हणून मी / आम्ही दक्षता घेतलेली आहे. नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार मी / आम्ही नोंदविण्यात आलेल्या व्यवहारात कायदयानुसार मुद्रांक शुल्क किंवा नोंदणी फी कमी लावली/ बुडविली गेली असल्यास अथवा नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार कोणत्याही प्रकारचा कायदेशीर प्रश्न उद्भवल्यास त्यास मी / आम्ही व दस्तऐवजातील सर्व निष्पादक जबाबदार राहणार आहे / आहेत, याची मला / आम्हाला पूर्ण कल्पना आहे.

त्यामुळे मी /आम्ही नोंदणी प्रक्रियेमध्ये कोणत्याही प्रकारचा गुन्हा घडणारे कृत्य केलेले नाही. जर भविष्यात सदर प्रकरणी कायदयानुसार कोणताही गुन्हा घडल्यास मी / आम्ही नोंदणी अधिनियम १९०८ चे कलम ८२ व भारतीय दंड संहिता १८६० मधील तरतुदीनुसार ७ वर्षांच्या शिक्षेस पात्र राहणार आहे / आहेत याची मला / आम्हाला पूर्णपणे जाणीव आहे. त्यामुळे हे घोषणापत्र / शपथपत्र दस्ताचा भाग म्हणून जोडत आहोत.

- 1) तिहुन देणार
- 2) S.D. Phere
- 3) S. D. Phere
- 4) S. D. Phere
- 5) S. D. Phere
- 6) S. D. Phere
- 7) S. D. Phere
- 8) S. D. Phere

