

Prade

Katre

GENERAL POWER OF ATTORNEY

SUB REGISTRAR OFFICE BADNERA AMTARVTI Item No.17.522
Rate Rs.2000/- per sq. meter of Khasra No.159/1, 159/2, 162
Total Market Value of Khasra Rs.1,87,00,000/- & item 17.435
Rate - Rs.1050 per sq. meter. of Khasra No. 160, 164/2 Total
Value of this Khasra Rs.41,26,500/- Total Market Value
Rs.2,28,27,000/- Mouza Badnera Stamp Duty: Rs.11,41,400/-
Registration Charge: Rs.30,000/-

This power of attorney executed on this day of 29th August 2016.

KNOW ALL MEN BY THESE PRESENTS THAT.

- 1) Mr. Nilkanth s/o Bapurao Katre aged about 60 years, Occupation: retired.
- 2) Mrs. Mira w/o Nilkanth Katre aged about 56 years, Occupation: House wife.
- 3) Mr. Harshal s/o Nilkanth Katre aged about 34 years, Occupation: Business.
- 4) Mr. Mohnish s/o Nilkanth Katre aged about 32 years, Occupation: Business, ALL residing at Katre Farm House, Juni Basti Badnera Dist Amravati 411 701,-(Here in after referred to as) the **owner** Do hereby appoint constitute nominate authorized and empower our, legal and authorized power of attorney,

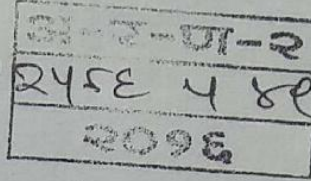


RAJ ASSOCIATES through its partnership firm Vide registered partnership vide registered no 48111 date 20th feb 2016.

Nazar Ali

- 1) **Nazar Ali S/o Akbar Ali Bhopal Wala** aged about 44 years, Occupation: Business,
- 2) **Mufaddal S/o Sk Juzer Kurlawala** Aged about 33 years, Occupation: Business, Both R/o and office Add, Raj Associates Shop No 1, Craddock Road, Opp TB Hospital Besides ICICI ATM, Itwari Maskasath Nagpur 440002, At present Badnera/ Amravati
- 3) **Nilkanth s/o Bapurao Katre** aged about 60 years, Occupation: retired, R/o at Katre Farm House, Juni Basti

Mufaddal



Badnera
Katre
Katre

Badnera Dist Amravati. And as the attorney, in our name and on our behalf. Any one of the partners who ever present at the time of work and sign and executed the documents and can be our attorney on behalf of us. That we are the absolutely owners of bearing Mouza Badnera Class, 01 Khasra No. 159/1,159/2,160,162,164/2 total land class 1 a Tahsil, Dist Amravati total admeasuring. Total admeasuring land 1.94 HR (4.7198Acre) Total admeasuring land 1.94 HR (4.7198Acre)

Khasra No	HR	Class	Name as per 7/12
159/1	0.51H.R.	1-	Nilkanth B. Katre
159/2	0.11 H.R.	1--	Meera B. Katre
160	0.16H.R.	1--	Meera B. Katre
162	0.84 H.R	1	Harshal N. Katre (50%)share & Mohnish N. Katre (50%) share
164/2	0.32H.R	1	Meera B. Katre

And more particularly described in schedule given below. I do hereby appoint constitute nominate authorized and empower the said attorney RAJ ASSOCIATES through its partners1—

1) Nilkanth s/o Bapurao Katre aged about 60 years, Occupation: retired, R/o at Katre Farm House, Juni Basti Badnera Dist Amravati

Mohnish
2-- Nazar Ali S/o Akbar Ali Bhopal Wala, &

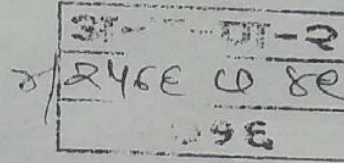
3--Mufaddal S/o Sk Juzer Kurlawala Both R/o and office Add, Raj Associates Shop No 1, Craddock Road, Opp TB Hospital Besides ICI ATM, Itwari Maskasath Nagpur 440002, At present Badnera/Amravati as the attorney, in our name and on our behalf. Any one of the partners who ever present at the time of work can be our attorney on behalf of me to do or cause to be done the following acts deeds or things for me and on our behalf Our attorney is empowered and authorized as under.



Mufaddal

WHEREAS the Executants are the owner of said described property and they possess land ownership and their names have been mutated in the record of land revenue, corporation of Badnera Amravati and all legal department, and they possess the ownership rights over the said described schedule of the property.

WHEREAS that joint venture agreement memorandum of understanding agreement between the owner and developer for the purpose of the developing the said entire land which is given in detail as per the schedule of the property. Bearing Mouza Badnera Class, 01 Khasra No, 159/1,159/2,160,162,164/2 a Tahsil, Dist



BBKatre

Amravati total admeasuring. Total admeasuring land 1.94 HR
(4.7198Acre) Total admeasuring land 1.94 HR (4.7198Acre)

Katre

Hada

Khasra No	HR	Class	Name as per 7/12
159/1	0.51H.R.	1-	Nilkanth B. Katre
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160	0.16H.R.	1--	Meera B. Katre
162	0.84 H.R	1	Harshal N. Katre (50%)share & Mohnish N. Katre (50%) share
164/2	0.32H.R	1	Meera B. Katre

WHEREAS we require signing and executing relevant documents deed application etc. and I also require to attain relevant offices and to do acts deeds and things for the above said property. And since we are finding it difficult & inconvenient to do the same, hence we have decided to nominate constitute **empower authorize and appoint RAJ ASSOCIATES through its partners Nazar Ali S/o Akbar Ali Bhopal Wala AND Mufaddal S/o Sk Juzer Kurlawala**, both R/o and office Add, Raj Associates Shop No 1, Craddock Road, Opp TB Hospital Besides ICICI ATM, Itwari Maskasath Nagpur 440002, At present Badnera/ Amravati as the attorney, in our name and on our behalf. Any one of the partners who ever present at the time of work can be our attorney on behalf of us and as our lawful attorney to do execute and transact all such acts deeds and things as may be necessary expedient or conducive to the efficient use of the said property including for carrying on the said transfer after construction of the said property either in full or in part as may be deemed fit and in particular to do execute and transact the following acts deeds and things.



QdH

Mufaddal

1. To Construct a Residential/ Commercial Apartments/ Flats Scheme/ Shopping Complex, on the said given property as per the schedule on our behalf to the willing buyer(s) or Purchaser(s).
2. To receive amounts advances and any other consideration pertaining to the said apartments/ Flats Shopping Complex, and Shops to the above referred property on our behalf from the willing buyer(s) or Purchaser(s).

34-2-01-2
2458 90 80
2096

Which is bounded as under:-

East - Badnera Amravati by pass road

West - Part of 161 and 163

North - Khasra No.157 and 158

South - - Khasra No.163

IN WITNESS WHEREOF I the EXECUTANT has put our Signature and executed this Irrevocable General Power of Attorney on being explained to me in vernacular all the contents thereof and upon fully understanding the same on this 29th day of August 2016. In the presence of the attesting witnesses

DRAFTED AS PER INSTRUCTIONS.



Nilkanth

1) Mr. Nilkanth s/o Bapurao Katre



Mira

2) Mrs. Mira w/o Nilkanth Katre



Harshal

3) Mr. Harshal s/o Nillanth Katre

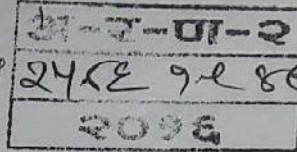


Mohnish

4) Mr. Mohnish s/o Nillanth Katre

EXECUTANTS





RAJASSOCIATESTHROUGHITS

PARTNERS

1) Nilkanth s/o Bapurao Katre



2) Nazar Ali S/o Akbar Ali Bhopal Wala



3) Mufaddal S/o Sk Juzer Kurlawala

POWER OF ATTORNEY HOLDERS

Witnesses

1...

Imail Khan to Shekhan

Imail Khan to Shekhan



Neha Sinsh Chaudhari

