

238/4200

पावती

Original/Duplicate

Saturday, September 23, 2023

नोंदणी क्र. :39म

12:54 PM

Regn.:39M

पावती क्र.: 5260 दिनांक: 23/09/2023

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: अकग-4200-2023

दस्तऐवजाचा प्रकार : कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: राजेश सत्यनारायण लोहिया

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 260.00

पृष्ठांची संख्या: 13

एकूण:

रु. 360.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-रकबाजे,

1:14 PM ह्या वेळेस मिळेल.


Sub Registrar Akola

बाजार मूल्य: रु.1/-

मोबदला रु.1/-

भरलेले मुद्रांक शुल्क : रु. 500/-

1) देयकाचा प्रकार: DHC रक्कम: रु.260/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0923228301728 दिनांक: 23/09/2023

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH008442454202324E दिनांक: 23/09/2023

बँकेचे नाव व पत्ता:

GENERAL POWER OF ATTORNEY

(WITHOUT CONSIDERATION)

KNOW ALL MEN BY THESE PRESENTS that I **SANJAY SATYANARAYAN LOHIYA** Aged 59 yrs, Occu.- Business. R/o. Lohiya Nagar, Kholeshwar Akola Tq. Dist. Akola. At present 404. Sundaram Co Op Hsg. Society, Swaminarayan Grukul Road, Chala Pardi Valsad Gujrat-396191 Aadhar no. 610941006628, Pan no. AAKPL2019G do hereby inform to the public at large.

THAT, I have lawful right, title interest in respect of the properties being joint-owners thereof. The said properties formerly belonged to my father Late Mr. Satyanarayan Shankarlal Lohiya who expired on 02/03/2006 leaving behind Gangadevi Satyanarayan Lohiya, Sanjay Satyanarayan Lohiya, Vinod Satyanarayan Lohiya, Rajesh Satyanarayan Lohiya and deceased Pramod Satyanarayan Lohiya legal heirs as his only legal heirs. I am desirous of disposing off the said properties, for which I may need to be physical present do various acts. Deeds and things including registration of Deeds/Documents in the offices of concerned sub-Registrar of Assurances. However, due to our service obligations, it may not be possible of use to be physical present to do all such required acts, deeds and things. Hence, I requested Brother **Rajesh Satyanarayan Lohiya** to act as my lawful attorney to do or cause to be done all necessary acts, deeds things on my behalf and in my name which has been accepted by her.

NOW THEREFORE, I **SANJAY SATYANARAYAN LOHIYA** do hereby appoint, nominate and constitute my Brother.

RAJESH SATYANARAYAN LOHIYA

aged 55 yrs, Occu.- Business
R/o. Lohiya Nagar, Kholeshwar
Akola Tq. Dist. Akola.
Aadhar no. 279712248369
Pan no. AAKPL2017J



As my true and lawful attorney to do cause to be done the following acts, deeds and things in my names and on my behalf in respect of the said property.

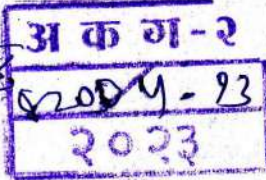
1. To manage the said property, to pay all outgoing in respect of the same, to receive any correspondence in respect of the said property from the Local authority Government/ Semi-Government Authority, MSEDCCL and/or any other authority in respect of the said plot/ field and repay the same, to approach such authorities and represents me before them by signing for me if necessary and to do all necessary acts, deeds and things for me and on my behalf as if I would have done if personally presents.

[Handwritten signature]

[Handwritten signature]

2. To protect the said property from any possible encroachment or trespass of whatsoever nature, to approach the police or any legal forum and file complaint/s against the trespasser to initiate appropriate legal action against such trespasser/s to appoint appropriate legal professional for the purpose, to sign Vakalatnamas, statements, Plaints, Complaints, Affidavits, Application, Pursis, compromise terms, withdrawal pursis or any other necessary documents to be filed on record of the Court in such legal action/s and to do all the necessary acts and deeds for me and on my behalf that my lawful Attorney may think fit and proper to secure my interest in the said property.
3. To execute and admit all required deeds / documents in respect of the said property like affidavit, declaration consent latter/deed, indemnity bond and any other documents of whatsoever nature in my name and on my behalf,
4. To negotiate with intending purchaser/s of the said property, to receive amount/s of advance, to execute deeds or documents in respect of the said property like Memorandum of Understanding. Agreement for Sale, Deed of Transfer/Assignment, Deed of Mortgage, Deed of Cancellation, Deed of Correction/Rectification, Deed of Development, Deed of Declaration, Deed of Relinquish pertaining to the said property to lodge such Deeds/Documents for Registration and admit execution thereof before the Sub-Registrar of Assurances to receive original documents from the office of Sub-Registrar and to do all other necessary acts, deeds and thing on my behalf as if I would have done if personally present.
5. To receive agreed consideration for sale transfer of the said property in my names and to deposit the same in my bank account, to issue valid receipt for such consideration for me and in my name as if I would have done if personally present.
6. To hand over vacant and peaceful possession of the said property to the prospective purchase/s thereof to sign all necessary property to the prospective purchase/s thereof, to sign all necessary documents for transferring our right title and interest in respect of the said property in favour of such purchaser/s and to do all the other acts and deed on my behalf that my lawful attorney may think fit and proper for the above mentioned purpose.
7. To represent me before any Government, Semi-Government, Public authority like revenue authorities, income tax authorities and to do all necessary acts and deeds pertaining to my concern with such authorities and to do all necessary act and deeds pertaining to my concern with such authorities by signing for me and my behalf in the records of all such authorities as if I could have done if personally present.

AND GENERALLY, to do execute and perform any other act or acts, deed or deeds, matters or things whatsoever which in the opinion of my said Attorney ought to be done, executed and performed in relation to my concern or affairs ancillary or incidental thereto as fully and effectually as I could do the same if personally present.



Handwritten signature

Handwritten signature

FURTHER, I do hereby agree to ratify and confirm all whatever other act or acts my said attorney shall lawfully do execute or perform or case to be done, executed or performed in connection with the said property under and my virtue of this Power Of Attorney NOTWITHSTANDING no express power in that behalf is hereunder provided.

Akola

Date 23/09/2023

WITNESS:-

1. P. G. Ravi



Sanjay
SANJAY SATYANARAYAN LOHIYA
(EXECUTANTS)

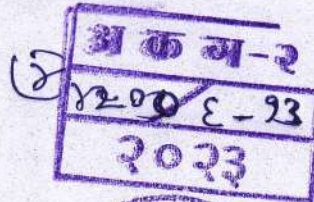


I Accept the Power of Attorney

2. Rajesh



Rajesh
RAJESH SATYANARAYAN LOHIYA
(POWER OF ATTORNEY HOLDER)



238/4200

शनिवार, 23 सप्टेंबर 2023 12:54 म.नं.

दस्त गोषवारा भाग-1

अकग

92-23

दस्त क्रमांक: 4200/2023

दस्त क्रमांक: अकग /4200/2023

बाजार मूल्य: रु. 01/-

मोबदला: रु. 01/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. अकग यांचे कार्यालयात

अ. क्र. 4200 वर दि.23-09-2023

रोजी 12:53 म.नं. वा. हजर केला.

पावती:5260

पावती दिनांक: 23/09/2023

सादरकरणाराचे नाव: राजेश सत्यनारायण लोहिया

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 260.00

पृष्ठांची संख्या: 13

एकुण: 360.00

दस्त हजर करणाऱ्याची सही:

Sub Registrar Akola



Sub Registrar Akola

दस्ताचा प्रकार: कुलमुखत्यारपत्र

मुद्रांक शुल्क: a जेव्हा तो प्रतीफलार्थ देण्यात आलेला असून त्यामुळे कोणतीही स्थावर मालमत्ता विकण्याचा प्राधिकार मिळत असेल तेव्हा

शिक्षा क्रं. 1 23 / 09 / 2023 12 : 53 : 37 PM ची वेळ: (सादरीकरण)

शिक्षा क्रं. 2 23 / 09 / 2023 12 : 54 : 33 PM ची वेळ: (फी)



दस्त गोपबारा भाग-2

अकग

95-23

दस्त क्रमांक:4200/2023

23/09/2023 12 59:37 PM

दस्त क्रमांक :अकग/4200/2023

दस्ताचा प्रकार :-कुलमुखत्यारपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:राजेश सत्यनारायण लोहिया पत्ता:प्लॉट नं: लोहीया नगर खोलेश्वर अकोला, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, अकोला. पिन नंबर:AAKPL2017J	पॉवर ऑफ अटॉर्नी होल्डर वय :-55 स्वाक्षरी:-		
2	नाव:संजय सत्यनारायण लोहिया पत्ता:प्लॉट नं: लोहीया नगर खोलेश्वर अकोला, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, अकोला. पिन नंबर:AAKPL2019G	कुलमुखत्यार देणार वय :-59 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत कुलमुखत्यारपत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:23 / 09 / 2023 12 : 59 : 11 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव:अनिल गुलाबराव अरवट वय:52 पत्ता:अकोला पिन कोड:444001		
2	नाव:दीपक हरिश्चंद्र तायडे वय:45 पत्ता:अकोला पिन कोड:444001		

शिक्का क्र.4 ची वेळ:23 / 09 / 2023 12 : 59 : 42 PM

Sub Registrar Akola



Payment Details.

sr.	Purchaser	Type	Verification No./Vendor	GRN/Licence	Amount	At	Deface Number	Deface Date
1	RAJESH SATYANARAYAN LOHIYA	eChallan	69103332023092211356	MH008442454202324E	500.00	SD	0004455301202324	23/09/2023
2		DHC		0923228301728	260	RF	0923228301728D	23/09/2023
3	RAJESH SATYANARAYAN LOHIYA	eChallan		MH008442454202324E	100	RF	0004455301202324	23/09/2023

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

4200 /2023

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com