Receipt (pavti)

346/4972 **पावती** Original/Duplicate

Wednesday, September 08 ,2021
3:26 PM

Original/Duplicate
नोंदणी क्रं. :39M
Regn. 39M

पावती क्रं. 5709 दिनांक 08/09/2021

गावाचे नाव: **राजा पेठ**
दस्तऐवजाचा अनुक्रमांक: **अरन3-4972-2021**
दस्तऐवजाचा प्रकार: **स्पेशल पॉवर ऑफ अॅटर्नी**
सादर करणाऱ्याचे नाव: **साहित असोसीएटस तर्फे ज्ञानेश्वर श्रीकृष्ण गणोरकर**

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 560.00
पृष्ठांची संख्या: 28	
एकूण:	रु. 660.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे 3:45 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Amaravati III

बाजार मुल्य: रु.0 /-
मोबदला रु.1/-
भरलेले मुद्रांक शुल्क : रु. 100/-

1) देयकाचा प्रकार: DHC रक्कम: रु.560/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0709202108970 दिनांक: 08/09/2021
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.100/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH005818912202122M दिनांक: 08/09/2021
बँकेचे नाव व पत्ता:

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CHALLAN
MTR Form Number-6

GRN	MH005818912202122M	BARCODE		Date	03/09/2021-12:21:01	Form ID	48(f)

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	AMT3_/T AMRAVATI NO 3 SUB REGISTRAR	Full Name	SAHIL ASSOCIATES THROUGH PARTNER DNYANESHWAR SHRIKRUSHNA GANORKAR
Location	AMRAVATI		
Year	2021-2022 One Time	Flat/Block No.	SHEET NO 45A PLOTNO 2/36
Account Head Details	Amount In Rs.	Premises/Building	
0030046401 Stamp Duty	100.00	Road/Street	AREA 431.1 SQ MTR
0030063301 Registration Fee	100.00	Area/Locality	MOUJE-RAJAPETH
		Town/City/District	
		PIN	4 4 4 6 0 6
		Remarks (If Any)	SecondParty Name=JAYANT RAJABHAU YEDKE AND OTHER 3-
		Amount In Words	Two Hundred Rupees Only
Total	200.00		

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२०२१

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572021090687104	CPABAXXPI3
Cheque/DD No.		Bank Date	RBI Date	03/09/2021-12:21:09	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 :
Mobile No. : 9423126182

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

सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागु आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागु नाही.

Print Date 06-09-2021 05:39:05

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पावती

CHALLAN
MTR Form Number-6

GRN MH005818912 202122M BARCODE | Date 03/09/2021-12:21:01 | Form ID 48(f)

Department	Inspector General Of Registration
Type of Payment	Stamp Duty Registration Fee
Office Name	AMT3_JT AMRAVATI NO 3 SUB REGISTRAR
Location	AMRAVATI
Year	2021-2022 One Time

Account Head Details	Amount In Rs.
0030046401 Stamp Duty	100.00
0030063301 Registration Fee	100.00
Total	200.00

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५५८२/२-२१
२०२१

Payer Details

TAX ID / TAN (If Any)	
PAN No.(If Applicable)	
Full Name	SAHIL ASSOCIATES THROUGH PARTNER DNYANESHWAR SHRIKRUSHNA GANORKAR
Flat/Block No.	SHEET NO 45A PLOTNO 2/36
Premises/Building	AREA 431.1 SQ MTR
Road/Street	MOUJE-RAJAPETH
Area/Locality	
Town/City/District	4 4 4 6 0 6
Remarks (If Any)	SecondParty Name=JAYANT RAJABHAU YEDKE AND OTHER 3-
Amount In Words	Two Hundred Rupees Only

Payment Details	STATE BANK OF INDIA
Cheque-DD Details	
Cheque/DD No.	
Name of Bank	
Name of Branch	

FOR USE IN RECEIVING BANK

Bank CIN	Ref. No.		CPABAXXPI3
Bank Date	RBI Date		Not Verified with RBI
Bank-Branch		STATE BANK OF INDIA	
Scroll No. , Date			

Mobile No. : 9423126182

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागु आहे, नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागु नाही.

Cut Here Cut Here Cut Here

State Bank Collect | Pre Acknowledgment Payment (PAP) Form for Payment through any SBI Branch | Branch C

Branch Teller: Use SCR 008765 Deposit >Fee Collection>State Bank Collect

Beneficiary/Remittance Details		Mode of Payment	Cash	Cheque/DD
State Bank MOPS Reference No. :	CPABAXXPI3	Cash Notes	Amount Rs	Paise
Beneficiary	MAHARASHTRA GOVT (GRAS)	2000 x		
GRN	MH005818912202122M	500 x		
Full Name	SAHIL ASSOCIATES THROUGH PARTNER DNYANESHWAR SHRIKRUSHNA GANORKAR			
Amount	200 Two Hundred Rupees Only	100 x		
		50 x		
Cheque/DD No.		20 x		
Cheque/DD Date		10 x		
Drawee Bank				
Drawee Branch		Total Rs		

Branch Stamp | Signature of Depositor

Print Date 03-09-2021 12:21:16

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Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	0709202108970	**Date**	07/09/2021
Received from DNYANESHWAR SHRIKRUSHNA GANORKAR, Mobile number 9423126182, an amount of Rs.560/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Amaravati 3 of the District Amravatii			
Payment Details			
Bank Name	SBIN	**Date**	07/09/2021
Bank CIN	10004152021090707120	**REF No.**	CHH3874213
This is computer generated receipt, hence no signature is required.			

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The Seal of the Sub-Registrar Class-2 Amravati City No.3 Dist. Amravati

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५५७२/२-२८
२०२१

SPECIAL POWER OF ATTORNEY

KNOW IT ALL MEN BY these present that We,

1) **Shri. Jayant Rajabhau Yedke,** PAN No. AIVPY9430B, Aged about 63 years, Occupation-Business, R/o. Govind Nagar, Rajapeth, Amravati 444606,
2) **Shri. Shrikant Rajabhau Yedke, PAN No. BARPY1413K,** Aged about 57 years, Occupation-Business. R/o. Govind Nagar, Rajapeth, Amravati 444606,
3) **Sau. Sankalpa Shirish Dolke,** PAN No. ARLPD1656M Aged about 54 years, Occupation- Service, R/o. "Sankalp" Premvihar Colony Near Sudarshan Building, Amravati-444606,
4) **Sau. Madhavi Madhusudan Dixit,** PAN No. CELPD1882C, Aged about 52 years, Occupation- Housewife, R/o. 106, Bachelor Road, Opp. Maturseva Sangh, Dhantoli, Wardha 442 001, collectively do hereby appoint **SAHIL ASSOCIATES, PAN No. ADRFS3159G through its Partners,**

1) **Shri. Dnyaneshwar Shrikrushna Ganorkar**, Aged about 56 years, Occupation-Business, R/o. Flat No. 102, Krishna Apartment, Desai Layout ahead of Ganesh Colony, Amravati, 444605
2) **Sau. Rekha Kishor Sonparote**, Aged about-46 years, Occupation-Housewife & business, R/o.- Gunwant Krupa, Kolhatkar Colony, Shilangan Road, Amravati, Tq. Dist Amravati-444605
3) **Sau. Kalpana Gopal Rithe,** Aged about-49 years, Occupation-Housewife & business, R/o.- Gopal Rithe, 4-A "Deep", Shridarshan Colony, Ghanshyam Nagar, Saturna, Amravati, Tq. Dist Amravati -444607, as our attorney in our name and on our behalf.

Whereas we the owner are the sole and absolute owners of the property described herein below which is herein after referred to as the "said property".

DESCRIPTION OF THE SAID PROPERTY

All that piece and parcel of land bearing **Nazul Plot No. 2/36** total admeasuring **431.1 Sq.m. (4640 sq.ft.)** from Nazul Sheet No. 45A of **Mouza-Rajapeth**, Pragane Badnera, whereas popularly known as "Govind Nagar" Rajapeth Amravati, Tah. & Dist. Amravati, within the limits of Municipal Corporation of Amravati. Which is bounded as under

On the East by	:	Service Lane
On the West by	:	12 m. (40 Ft.) road
On the North by	:	12 m. (40 Ft.) Road
On the South by	:	Existing Residence

Along with the open well located on the south side which is in partnership with the Existing Residence. Along with a MSEB meter connection and water supply connection in the name of party no. 1.

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WHEREAS for cogent reasons and good causes we have now decided to develop the aforesaid property, in terms of the Agreement of Development.

AND WHEREAS we are pre occupied in our personal work and assignments, it is neither possible or convenient for us personally to do and perform and execute various acts, deeds and thing required from time to time in the matter of completion of the aforesaid development project in all respects, and it has therefore become expedient to appoint someone as our attorney, who will carry out all such necessary takes from time to time as may be assigned to us under the said development agreement and to do all or any of the following acts, that is to say:-

1) To look after the development of said property as per the sanctioned plans to prepare plans for the proposed construction work at the site and to get such building plans sanctioned form the local authorities concerned;

2) To enter in to various agreements of sale/ Sale Deeds/ agreement of development & sale/ transfer deed / s deed of assignment as well as any other relevant and necessary documents such as deed of declaration (DOD) etc. with members of general public in respect of the family units in said apartments which are meant for sale to the general public as well as the individual constructed portion with or without and / or undivided land shares in the said land, and to get the same duly registered in accordance with the law in force, if considered necessary, and that the cost of such purchasers.

3) To receive and retain the earnest money and installments of sale prices from such buyer(s) and from time to time and to pass a valid receipt and discharge for the same.

4) To sign plans/ revised plans of the building proposed to be constructed on the said land and also to sign execute from time to time different indemnify bonds various other forms and applications and also to swear affidavit declarations, undertakings, and other documents.

5) To deposit necessary sums in the offices of the various authorities concerned from time to time in respect of the proposed development work and to obtain sanctions and clearances and NOCs in our name and to apply for refund thereof and to receive back such money as may be refunded to us by such authorities and to pass a valid receipt and discharge for the same.

6) To entered into a standard agreement with an architect registered with the council of architects and such agreement is as per the agreement prescribe by the council of architects and also the developer/ promoter has registered the project under the provision of the Maharashtra Real Estate (Regulation and Development) act. 2016 after execution of Development Agreement and Power of Attorney.

7) To open and maintained the bank account of the project as per the Maharashtra Real Estate (Regulation and Development) Act, 2016.

8) To apply for water, fire and electricity connections/ permissions for the new building by depositing necessary sums in the offices of the authorities concerned of the bills of house.

9) To execute and register on our behalf a Agreement to Sale/Sale Deeds/deed of declaration & any other relevant & necessary Agreements at any time in future under section 2 of the Maharashtra Apartment ownership act, 1970 in respect of the proposed buildings to be constructed on the said property.

10) To apply if found necessary to the proper income tax officer/ authority for obtaining an Income Tax Clearance Certificate/ No objection Certificate in our

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3

name and on our behalf under the relevant provisions of the Income Tax Act, 1961 and to receive such certificate

11) To apply if found necessary, to various local authorities and department of the state Government/ Central Government for No objection Certificates / Clearances from them and to receive such certificates.

12) To appoint architects, engineers and / or supervisors and workmen for carrying out proposed development work.

13) To engage lawyers and legal consultants in respect of any matter connected with the proposed transaction and to pay their fees, to institute and defend court cases, to issue and receive notices summonses etc, to sign on all legal papers documents etc. to give evidence in court to file appeals to compromise the disputes.

14) And we hereby declare that the power of attorney is given in favour of the said attorney, jointly and severally and accordingly the said attorney shall be entitled to exercise independently of each other the power conferred upon them.

15) To execute, acknowledge and deliver to the other such instrument and take such other actions, in addition to the instrument and action specifically provided for herein as may be reasonably required in order to effectuate the provision of the development agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transactions or any acts, deed, things shall execute which is required by the Maharashtra Real estate Regulation and Development Act 2016 for giving full effects to developed the said project.

16) To do all other such tasks, deeds, and things that may be found necessary supplementary and incidental from time to time while carrying out the development work in pursuance of the powers that are given in this deed.

17) And we hereby ratify confirm and agree to ratify and confirm whatsoever our said attorney shall do or purport to do bonafide in good faith, and legally by virtue of this Irrevocable Special Power of attorney, and we further declare that this power will remain irrevocable till the completion of the scheme that is till the time of the execution and registration of Agreement to Sale/sale deeds/ conveyance deeds etc. of all the apartments in the new building.

18) This power of attorney is being executed as per the provisions of the agreement of development dated 08/09/2021 and which has been registered at Sr. No.4971 in the office of the joint Sub registrar No. 3 Amravati by paying full stamp duty of Rs. 5,11,200/- (Rs. Five Lacs Eleven Thousand Two Hundred only) and registration charges of Rs. 30,000/- (Rs. Thirty Thousand only) as such only a nominal stamp duty of Rs. 100/- is being paid on this document of power of attorney today.

Specimen signature of attorney's

Partners of Sahil Associates

1) _____ 2) _____ 3) _____

(D. S. Ganorkar) (Sau. R. K. Sonparote) (Sau. K. G. Rithe)

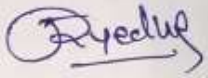
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अ-र-ण-३
५५७२/७-२८
२०२१

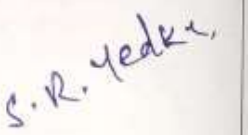
INWITNESSES WHEREOF, WE the executors have hereto set our hand and signed this deed of irrevocable special power of attorney at Amravati on this 8th day of **September, 2021** in the presence of the attesting witnesses signature as such.

Executors

1) **Shri. Jayant Rajabhau Yedke**

Photo	Thumb Impression	Signature
		

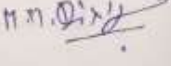
2) **Shri. Shrikant Rajabhau Yedke**

Photo	Thumb Impression	Signature
		

3) **Sau. Sankalpa Shirish Dolke**

Photo	Thumb Impression	Signature
		

4) **Sau. Madhavi Madhusudan Dixit**

Photo	Thumb Impression	Signature
		

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अ-र-ण-३
१९७२/८-२८
२०२१

Executants /Power of attorney holders

Developer /Promoter: SAHIL ASSOCIATES Through its Partners,

1) Shri. Dnyaneshwar Shrikrushna Ganorkar

Photo	Thumb Impression	Signature
		

2) Sau. Rekha Kishor Sonparote

Photo	Thumb Impression	Signature
		सौ. रेखा सोनपरोते

3) Sau. Kalpana Gopal Rithe

Photo	Thumb Impression	Signature
		KeyRithe

WITNESSES :

1) _____

2) _____

AMRAVATI MUNICIPAL CORPORATION AMRAVATI

APPENDIX 'D-1'

FORM FOR SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

Offoce No./AMC/ADTP/181/2021
Date- 13 /08/2021

To,
Jayant R. Yedke, Shrikant R. Yedke
Sau.Sankalpa S. Dolke, Sau. Madhavi M. Dixit
Amravati

Sir,

With reference to your application No.0384, Dated 31/03/2021 for the grant of sanction of Commencement Certificate under Section 18/44 of The Maharashtra Regional and Town Planning Act, 1966 read with Section (*)---------- of --------- Act, to carry out development work / Building on Plot No.2/36, Revenue Sheet No.45-A, Gat No...../ Khasara No..... / City Survey No..../Final Plot No. 2/36, Manje-Rajapeth, situated at Road /Street_____, Society _____, the Commencement Certificate/Building Permit is granted under Section 18/45 of the said Act, subject to the following conditions:

1) The land vacated in consequence of the enforcement of the set-back rule shall form part of the public street in future.
2) No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy certificate is granted.
3) The Commencement Certificate/ Building permit shall remain valid for a period of one year commencing from the date of its issue unless the work is not commenced within the valid period.
4) This permission does not entitle you to develop the land which does not vest in you.

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इमारत व बांधकाम व्यवसायातील कामगार याच्या संदर्भात कामगार विभागाकडे निर्गमीत केलेले नियम/परिपत्रक/ प्रचलीत आदेश यांची जमीन मालक/विकासक यांनी पुर्तता करणे बंधनकारक राहील,असे न झाल्यास संबधीत जमीन मालक/विकासक यांचे विरुद्ध योग्य ती कार्यवाही नियोजन प्राधिकरणाकडुन करण्यात येईल.

The Seal of the Sub-Registrar Class-2, Amravati City

Asst. Director of Town Planning
Amravati Municipal Corporation
Amravati

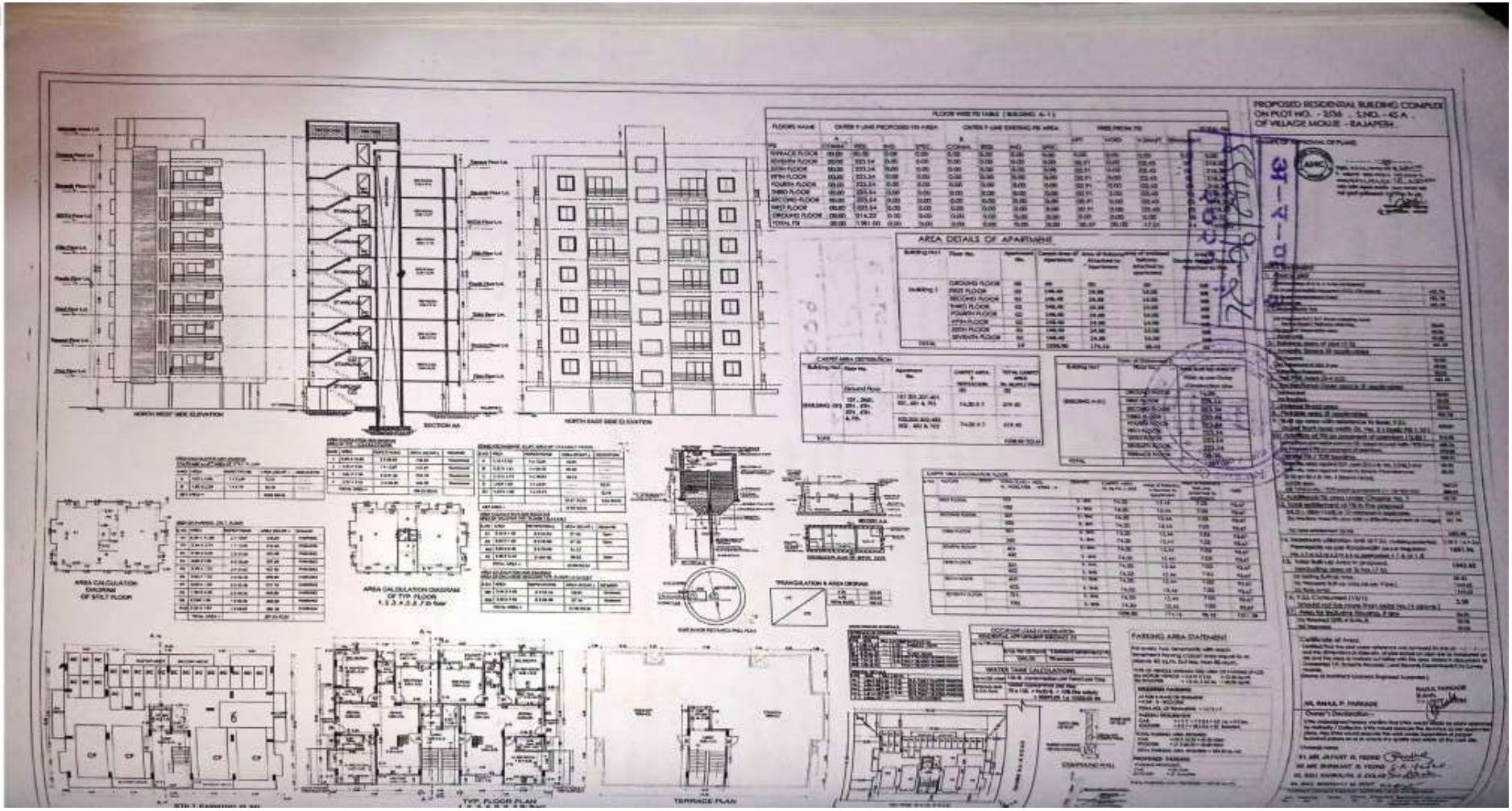
Authority or an officer appointed by it
(*) Name of the Act of the Planning Authority, if any, be mentioned or concerned sentence be deleted.
(Specimen of Stamp of Approval to be marked on building plan)

OFFICE OF THE AMC
Building Permit No. 181
Date : 13/08/2021
SANCTIONED.

Municipal Corporation Amravati
Terms & Conditions enclose page No. 1 & 2

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महाराष्ट्र शासन

मालमत्ता पत्रक

2674

गाव/पेठ : अमरावती-शिट नंबर ४५ए	तालुका/न.भू.का. : उप अधीक्षक भूमि अभिलेख, अमरावती	जिल्हा : अमरावती

नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा गाळ्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ
५/३६	४५ए	२/३६	४३१.९०	ई	३.१२

सुविधाधिकार

हक्काचा मुळ धारक H
वर्ष:१९३० नारायण नागोराव येउकेर रा अमरावती खरेदी हक्काने

होल्डर

इतर मार

इतर शेरे

अ-र-भ-३
६५८२/११-२८
२०२१

दिनांक	व्यवहार	खंड क्रमांक	धारकाचे नाव किंवा भोगवटादार वर्ग	शेरा/कमेन्ट
१२/०४/२००४	वारसाने नारायण मयत ता.२९.२.८८ राजाभाऊ मयत ता.३.७.९८ फे.९७१९		H जयंत राजाभाऊ येउकेर श्रीकांत राजाभाऊ येउकेर सौ.संकल्पा शिरीष डोलके सौ.माधुरी मधुसुदन दिक्षीत	फेरफार क्रं.९७१९ प्रमाणे सही- ३०/०४/२००४ ता.नि.भू.अ. अमरावती
३/०७/२०१५	मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.१/मि.प./अक्षरी नोंद/२०१५ पुणे दि.१६/२/२०१५ व इकडील आदेश क्र.न.भू.अमरावती-शिट नंबर ४५ए/फे.क्र१३९०९ दिनांक १३/०७/२०१५अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळात असलेने मिळकत पत्रिकेवर नमूद अंकी क्षेत्रअक्षरी चार डे एकतीस दशांश दहा चौ.मी दाखल केले.			फेरफार क्रं.१३९०९ प्रमाणे सही- १३/०७/२०१५ उप अ भु अ अमरावती

ही मिळकत पत्रिका (दिनांक १/२१/२०२१ ११:०४:०१ AM रोजी) डिजीटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही शिक्याची आवश्यकता नाही.
मिळकत पत्रिका डाऊनलोड दिनांक १/३/२०२१ १:५१:४०PM
पडताळणी साठी http://aapleabhilekh.mahabhumi.gov.in/DSLR/propertycard या संकेत स्थळावर जाऊन ०७०९१०००००१३५७१६४ हा क्रमांक वापरावा.

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