



GRN	MH013417502202223E	BARCODE	08/01/2023-23:53:58		Date	08/01/2023-23:53:58	Form ID	48(f)	
Department			Inspector General Of Registration		Payer Details				
Stamp Duty			TAX ID / TAN (If Any)						
Type of Payment			Registration Fee		PAN No.(If Applicable)				
Office Name			NGP7_JT NAGPUR NO 7 SUB REGISTRAR		Full Name		MR NITIN DEVIDAS KIRPANE		
Location			NAGPUR						
Year			2022-2023 One Time		Flat/Block No.		SURVEY NO. 201/2		
Account Head Details			Amount In Rs.		Premises/Building				
0030046401 Stamp Duty			500.00		Road/Street		MOUZA- PIPLA		
0030063301 Registration Fee			100.00		Area/Locality		NAGPUR		
					Town/City/District				
					PIN		4 4 0 0 3 4		
					Remarks (If Any)				
					SecondPartyName=PYRAMID TAJSHREE LLP-				
Total			600.00		Amount In		Six Hundred Rupees Only		
					Words				
Payment Details			BANK OF INDIA		FOR USE IN RECEIVING BANK				
Cheque/DD Details			Bank C IN		Ref. No.		02202292023010905063		143793028
Cheque/DD No.			Bank Date		RBI Date		08/01/2023-23:53:58		Not Verified with RBI
Name of Bank			Bank-Branch		BANK OF INDIA				
Name of Branch			Scroll No. , Date		Not Verified with Scroll				



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२/२६



POWER OF ATTORNEY

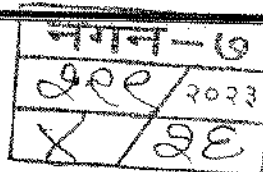
TO ALL TO WHOM THESE PRESENTS SHALL COME I/WE SHRI. NITIN KIRPANE S/o DEVIDAS KIRPANE, Aged 44 Years, Occupation – Agriculturist and Business, PAN AHBPK8026E & AADHAR UID NO. 3428 3481 4678, Resident of Old Subhedar Layout, Nagpur-440024, Tahsil and District – NAGPUR, (hereinafter referred to or called as "The Grantors") SEND GREETINGS:

WHEREAS The Grantor hereinabove is the absolute owner of and well and sufficiently entitled to and seized and possessed of ALL THAT Piece and parcel of Land bearing Khasra/Survey No. 201/2 of MOUZA – PIPLA, P.S.K. 38 having an area of 1.114 Hectares (11140.00 Sq. Mtrs.) out of area 1.49 Hectares (14900 Sq. Mtrs.), Rental Rs. 11.00, held in Occupancy Class-1 Rights, including all types of Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, all situated at Village – Pipla in Tahsil – Nagpur (Rural) and District – NAGPUR and within the Jurisdiction of Sub-Registrar Nagpur Gramin, (hereinafter referred to as 'said Property') and more particularly in the First Schedule hereunder written and delineated in red colour boundary line on the plan annexed hereto and marked as Annexure "1"



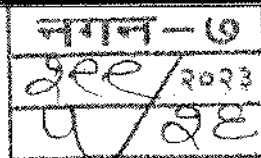
AND WHEREAS with a view to develop the said property and to deduce a marketable title and for want of time by the Grantors, the grantors herein have executed an Agreement for Development of even date in favor of **PYRAMID TAJSHREE LLP**, a limited liability partnership firm duly registered under the provision of the Limited Liability Partnership Act, 2008 having LLP identification No. **CIN ABA-7519(PAN No. ABBFP6609C)** having its Registered Office at Shop No. 1, 2, 3, 4 & 5 on Ground Floor, Tower-A, Pyramid City-VI, Pipla, Besa Pipla Road, Nagpur - 440037, Tahsil and District - NAGPUR, and acting through its Partners (1) **SHRI. PRADIP TATAWAR S/o DINKAR TATAWAR**, Aged 59 Years, Occupation - Business, Income Tax Permanent Account No. AAVPT2028E, Aadhar Unique Identity No. 2349 3655 0296, Resident of Apartment No. 402, J. P. Heights, Byramji Town, Sadar, Nagpur-440013, Tahsil and District - NAGPUR, AND (2) **SHRI. SANJAY GOSAVI S/O NAMDEORAO GOSAVI**, Aged 59 Years, Occupation - Business, Income Tax Permanent Account No. ABOPQ7100Q, Aadhar Unique Identity No. 7704 2525 0471, Resident of Plot No. 52, Near Empress Mill Housing Co-Op. Society, NIT Garden, Shree Nagar, Nagpur - 440015, Tahsil and District - NAGPUR, jointly and/or severally in order to facilitate at the costs, risk, expenses and responsibility of the Attorney/Developers and in terms of the agreement the development of the said property esting with them jointly and/or severally with various powers and authorities required for the development of the said property in the manner hereinafter appearing:

NOW KNOW AND THESE PRESENT WITNESS that I/we, the Grantor **SHRI. NITIN KIRPANE S/O DEVDAS KIRPANE**, Aged 44 Years, Occupation - Agriculturist and Business, PAN AHBPK8026E & AADHAR UID NO. 3428 3481 4678, Resident of Old Subhedar Layout, Nagpur-440024, Tahsil and District - NAGPUR, do hereby CONSTITUTE, NOMINATE AND APPOINT the partners, nominees of the Developers (1) **SHRI. PRADIP TATAWAR S/o DINKAR TATAWAR**, Aged 59 Years, Occupation - Business, Income Tax Permanent Account No. AAVPT2028E, Aadhar Unique Identity No. 2349 3655 0296, Resident of Apartment No. 402, J. P. Heights, Byramji Town, Sadar, Nagpur-440013, Tahsil and District - NAGPUR, AND (2) **SHRI. SANJAY GOSAVI S/O NAMDEORAO GOSAVI**, Aged 60 Years, Occupation - Business, Income Tax Permanent Account No. ABOPQ7100Q, Aadhar Unique Identity No. 7704 2525 0471, Resident of Plot No. 52, Near Empress Mill Housing Co-Op. Society, NIT Garden, Shree Nagar, Nagpur - 440015, Tahsil and District - NAGPUR and Office situated at Shop No. 1, 2, 3, 4 & 5 on Ground Floor, Tower-A, Pyramid City-VI, Pipla, Besa Pipla Road, Nagpur - 440037, Tahsil and District - NAGPUR, jointly and or severally (hereinafter called "The Attorney") to be true and lawful



Attorney in fact and the law of the Grantor for and in the name and on behalf of the Grantors at the costs, risk, expenses and responsibility of the Attorney/Developer, and in terms of the Agreement to do, execute and perform all or any of the following acts, deeds, matters and things and to exercise all or any of the powers and authorities hereby conferred upon it:-

- 1.) To appoint Architects, Engineers, Supervisors, surveyors, Consultants and other professionals for the purposes of preparation, submission, approval, and sanction of building layout and plans, designs, drawings and specifications for the construction of buildings and structures on the said property (more particularly described in the Schedule hereunder written) in accordance with the rules, regulations and bye-laws of the Local Authorities/ Nagpur Metropolitan Region Development Authority/Nagpur Improvement Trust/Nagpur Municipal Corporation, Town Planning Authority Nagpur, Taluka Inspector of Land Records, Government of Maharashtra, Government of India and all other concerned local or public bodies or authorities, on such terms and conditions, including payments to them of fees or remuneration as may be deemed necessary by the Attorney, at the cost and responsibility of the Attorney. The Attorney may also remove any Architects, Engineers, Supervisors, surveyors, Consultants and other professionals etc.
- 2.) To sign and submit through the Architect/Licensed Surveyors of the Attorney to the Local Authorities/ Nagpur Metropolitan Region Development Authority/Nagpur Improvement Trust/Nagpur Municipal Corporation, Town Planning Authority Nagpur and to any Government, local or public bodies or authorities concerned, layout plan and building plans for construction of buildings and structures to be erected on the said property including modification or variation or revision or amendment thereof in such manner as may be desired by the Attorney so long as such plans are in accordance with the rules and regulations for the time being in force and to have the same approved and sanctioned for amendments, revisions, modifications, alterations and revalidations thereof from the said authorities and to obtain permission certificates, building commencement, occupation and completion certificates which may be necessary for commencing and completing the construction work on the said property and for the purposes aforesaid to pay such fees, charges, deposits that may be payable in respect thereof and to give and execute necessary undertakings, writing, affidavits and indemnities as may be required to be given to the various bodies and authorities concerned.
- 3.) To carry on correspondence with and/or to appear and represent the



Grantors before all concerned authorities and before Local Authorities/ Nagpur Metropolitan Region Development Authority/Nagpur Improvement Trust/Nagpur Municipal Corporation, and to any Government and its officials, Government of Maharashtra, Government of India, Collector of Nagpur, Town Planning Authority Nagpur, and competent authority, appointed under the Urban land(Ceiling and Regulation)Act, 1976, Taluka Inspector of Land Records, Controller of Steel, Controller of Cement, Civil aviation Authority, Maharashtra State Electricity Board, Maharashtra State Water and Sewerage Board, State Level Environment Impact Assessment Authority, Environmental Committee and all other Statutory Bodies, Local Authorities and their respective Departments etc, in all matters connected with the said property including obtaining the Demarcation plans and/or for construction work to be carried out thereon in accordance with plans sanctioned by Metropolitan Region Development Authority/Nagpur Improvement Trust/Nagpur Municipal Corporation or any other authority and full conformity with the Municipal Building Rules and Regulations and Bye- Laws.

4.) On the Developers own account to pay the premium fees charges deposits and other amounts whatsoever that may be payable in respect thereof to the aforesaid and other concerned authorities and to apply for and receive refund thereof and to give and pass effectual receipts and discharges for the same. To apply for demarcation with the office of the Taluka Inspector of Land Records and or concerned authorities and to pay and deposit the necessary fees, charges, deposits and other amounts and to obtain the necessary demarcation plan.

5.) To appoint from time to time Architects, R.C.C. Consultants, Contractors and other personnel and workmen for carrying out construction of building/s and structures on the property and/or any other work concerning the said property and to pay their feed, consideration, costs, salaries and/or wages.

6.) To make and sign such applications, declarations, affidavits, undertakings and other writings as may be necessary and make all deposits as may be required for all the purposes aforesaid and or for variation or modification or revision of the plans and to receive as and when deposits become refundable and to give to give effective receipts and discharges for the same.

7.) To make the applications and/or to file necessary statements and returns and /or prefer any appeals, revisions, review, applications against any order passed under the provisions of the repealed Urban Land (Ceiling & Regulation)1976 and/or any other law for the time being in force and to deal, correspond with and represent the Grantors before and to make representations

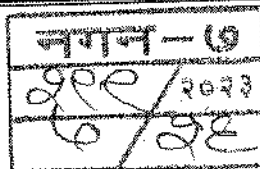


or petitions to the Competent Authority or the State Government for the Purposes of obtaining exemptions and/or permissions, sanctions, approvals and no Objection Certificates for development of the development land and for the purposes aforesaid sign and execute in the name of the Grantors, Memorandum of Appeal, Writ Petitions, plaints, affidavits, Application and all documents writings, papers and pleading as the Attorney may be advised or deem fit.

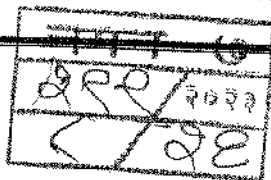
8.) To make, sign, verify, affirm and submit all letters, notices, applications, petitions, papers, declarations, affidavits and other writings to the Appropriate Government (State and Central) Departments, Local Authorities or other competent or Appropriate Authorities or bodies for all and any licenses, permissions, consents, approvals, no objection certificates and clearances as may be required by any central or State legislation for the time being in force, in connection with the said property and for construction of buildings and structures thereon and to discharge and pay such fees, charges, and give securities that may be payable in respect thereof and for that purpose to give all necessary writings, instruments, affidavits, declarations, indemnities and undertakings, as may be required to be given to the various authorities concerned.

9.) To apply to the Assessor and Collector and authorities of Nagpur Municipal Corporation and their respective departments and/or other authority concerned for or in connection with or relating to the said property and for that purpose to do and carry out all such acts, deeds, matters and things as may be necessary and to appear before all such Officers of the Nagpur Metropolitan Region Development Authority/Nagpur Improvement Trust/Nagpur Municipal Corporation and other Local bodies and authorities in respect of and in connection with the determination of the land revenue, N.A. Assessment, rent rates taxes, charges, municipal taxes and all other rates, taxes, charges which may be demanded or levied on the said property and also in regard to the fixations of the ratable value of building (proposed new building) under construction or newly constructed building/s and structures on the said property by the Assessor and Collector and authorities of Nagpur Municipal Corporation and to do execute all such acts, deeds, matters and things as may be necessary.

10.) To make applications, if necessary, to the Controller of Cement for obtaining the supply of cement and the controller of Steel for obtaining the supply of steel and/or such other building materials in connection with the said construction on the on the said property and also to obtain permits or quotas in respect thereof and for that purpose to execute necessary writings, declarations, undertakings and instruments.



- 11.) To apply for and obtain water connection, drainage, and other connections necessary and/or incidental in connection with the said property and the buildings and structures thereon.
- 12.) To apply for and obtain necessary permissions or no objection certificate from the Chief Officer of the Fire Brigade Department of Nagpur Metropolitan Region Development Authority/Nagpur Improvement Trust/Nagpur Municipal Corporation.
- 13.) To apply for and obtain necessary permissions from the Bharat Sanchar Nigam Limited and/or any other company providing Telecommunication Services to lay cables and for installation of Telecommunication equipment or apparatus on over or under the said property.
- 14.) To apply for and obtain electric connections from the Maharashtra State Electricity Distribution Company Ltd. And/or other company supplying electricity and for that purpose to grant a lease of a portion of the said property to the said to the said Board and/or Company for construction of Sub-Station if so required, on such condition as may be required and for such purposes to do such acts, deeds, matters and things as may be necessary.
- 15.) To apply for and obtain necessary permission/s, clearance/sor revisions thereof from the Environment Ministry and/or Board and/or committee and/or the State Level Environment Impact Assessment Authority in connection with the construction work on the said property and for that purpose to make sign and execute such applications and other writings relating thereto and to submit the same to the Environment Ministry/Board/Committee/Authority.
- 16.) To receive notices from all concerned authorities and departments for all or any of the aforesaid purposes including correction of area of the said property, transfer of the said property in relevant revenue and municipal records.
- 17.) Provided that the entire beneficial entitlement accruing is utilized on the said property, to surrender the land falling under the set-back area



or under D.P. Road or under any reservation to the Nagpur Metropolitan Region Development Authority/Nagpur Improvement Trust/Nagpur Municipal Corporation or any other authority and to procure Floor Space Index(FSI) or certificate in form of Transfer of Development Rights as per the prevailing Development Control Rules and to deal with such FSI or TDR in such manner as the said Attorneys may deem fit and proper in respect of the land being surrendered or already surrendered. To make necessary correspondence with Nagpur Metropolitan Region Development Authority/ Nagpur Improvement Trust/Nagpur Municipal Corporation or any other authority to claim FSI/TDR advantage in respect of surrender and set-back/D.P. Road or reservation.

18.) Provided that the entire beneficial entitlement accruing is utilized on the said property to hand over possession of such surrendered land to Nagpur Metropolitan Region Development Authority/ Nagpur Improvement Trust/Nagpur Municipal Corporation and/or concerned authorities and to transfer such land or portion thereof Nagpur Metropolitan Region Development Authority/ Nagpur Improvement Trust/Nagpur Municipal Corporation by way of conveyance or assignment to execute such Conveyance or assignment and to admit its execution before the Sub- Registrar of Assurance at Nagpur and to get separate 7/12 Extract/P.R Card/Plan from the concerned authorities.

19.) To protect and preserve the said property and the construction thereon and to take all steps for the purposes including appointing, remunerating and discharging watchmen and security personnel at the costs and responsibility of the Developers.

20.) To approach the Nagpur Metropolitan Region Development Authority/ Nagpur Improvement Trust/Nagpur Municipal Corporation and other concerned authorities for the purpose of obtaining release of any portions of the property and/or buildings and structures thereon from reservation, acquisition, requisition and/or set back(if any).

21.) To approach the Government of Maharashtra and all its departments as also the Nagpur Metropolitan Region Development Authority/ Nagpur Improvement Trust/Nagpur Municipal Corporation and all other concerned authorities including Air Port or Aviation Authorities for the purpose of obtaining necessary "No Objection Certificates" and/or permission and/or sanction in regard to carrying out the construction of the proposed new buildings and structures on the said property and completion thereof and for obtaining from



time to time part occupation and completion certificates as also full occupation and completion certificates in connection with the construction upon the said property.

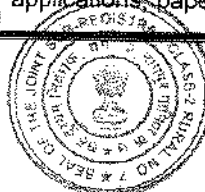
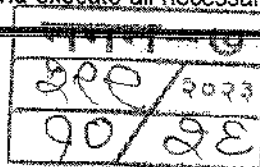
22.) On the Developers own responsibility to acquire deal with and utilize permissible Floor Space Index(FSI), Development Rights(DR) and/or Transferable Development Rights(TDR) available for the time being in respect of the said property and the Attorney shall be entitled to the benefit of all permitted increase in FSI and/or DRC and/or TDR in respect of the said property and for the purpose to execute such deeds and documents as the Attorney may be advised.

23.) On the Developers own costs, risks, expenses and responsibility and on their own account to enter into sign and execute for the Grantors(as Consenting Part or Confirming Party only) all agreements for sale on ownership basis or otherwise dispose of premises, tenements, units, covered garages, parking spaces, terraces, etc. that may be permitted to be constructed upon the said property to such persons and on such terms and conditions as the Attorney may think fit and proper and for that purpose to make, sign and execute necessary papers, writings, instruments, receipts, releases and discharges for payment received and to lodge the agreements for registration before the concerned Sub-Registrar of Assurances.

24.) On the Developers own costs, risks, expenses and responsibility and on their own account to hand over and deliver possession of the said property or any part thereof and/or building/s constructed on the said property and/or the premises, units, garages, parking spaces, terraces, etc. therein, to such person or persons including the nominee/s and/or assign/s of the Attorney as it may in its absolute discretion think fit and proper.

25.) To take all necessary steps for the formation and registration of Co-operative Society of the Purchasers of the tenements/units/Flats/garages/ parking spaces in the building/s constructed by the Attorney on the said property and for that purpose to sign and execute all necessary applications, papers, instruments and writings and represent the Grantors before the Registrar or the Concerned Officer or authority of Co-operative Societies or any other authorities as and when required to do so.

26.) To take all necessary steps for the formation and registration of Condominium being the ultimate organization of the tenement purchasers and for that purpose to sign and execute all necessary applications, papers, instruments



and writings and to execute the necessary Declarations.

27.) Only the discharge if our full agreed consideration and settlement of all accounts to execute conveyance or conveyances in respect of the said property or any part thereof and building/s constructed thereon or any part thereof in favour of such persons as the Attorney shall determine including in favour of any Co-operative Society Limited that may be formed for the purpose or to execute the Deed of Apartments in favour of the Tenement Purchasers.

28.) Only the discharge if our full agreed consideration and settlement of all accounts to execute conveyance or conveyances in respect of the said property or any part thereof and building/s constructed thereon or any part thereof in favour of Developers themselves or their nominees or transferees or such persons as the Attorney shall determine at their own discretion.

29.) Subject to the terms hereof to lodge the Agreements, Conveyances, sale Deeds Declarations, Deed of Apartments, Correction Deeds, Confirmation Deeds and other documents of transfer that may be executed by the attorney for registration and to admit execution thereof before the concerned Sub-Registrar of Assurances. To obtain and receive from the Registration Department all original deeds and documents registered with the registration departments in respect of the said property including all deeds or deeds and documents which may have been lodged for registration prior hereto.

30.) To execute Lease in respect of the said property and/or portion or portions and/or structures or structures standing thereon in favour of Maharashtra State Electricity Distribution Company Ltd. or any other electricity company or such person or persons as nominated by them as the attorney may from time to time determine and on such terms and conditions and on such rent as may be determines by the Attorney.

31.) To apply to Grampanchayat, Municipal Corporation, City Survey Office , Collector, Town Planning Authorities and other Concerned authorities for mutation of the said property or any part thereof in favour of Co-operative society or other entities.

32.) Subject to the terms hereof to make enter into endorse authenticate execute sign seal and deliver and to present lodge for registration and admit execution of all agreements, conveyance, deeds, documents, instruments, undertakings, indemnities, declarations, affidavits, other contracts, assurances (including this Power of Attorney) and such other documents that may be

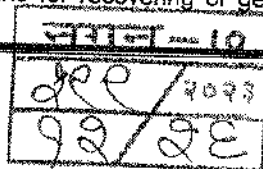


executed by the Attorney in pursuance of these presents in respect of the said property before the Sub-Registrar of Assurances having jurisdiction to register the same and to do all such acts, matters and things as may be necessary for completing the registration thereof.

33.) On the Developers own account to insure the construction, developments, buildings and structures on the said property against loss or damages by fire, tempest, riots, civil, commotion, floods, earthquakes, or otherwise any other risk as the Attorney may think fit and proper and to pay premium.

34.) To ask, receive and recover from all purchasers of tenements, Premises, units, Flats, garages, or allotment of parking spaces (the building/s and Structure/s constructed on the said property and/or any portion or portions thereof sums of money due owing or payable and/or at any time hereafter to become due, owing and payable in respect and also on non-payment thereof or any part thereof to enter upon and restrain and/or take legal steps, actions, proceedings for the recovery thereof.

35.) At the developers own responsibility to accept service of any writ summons or other legal process or notice and represent us or either of us in any court or courts of justice in India or in any other court, judicial or quasi Judicial, revenue or Tribunals or Competent Authority or RERA Authority or Forum or appellate or Revisional Court or Authorities whatsoever and also to represent us before any office of the Government of Maharashtra, Municipal Corporation, Assessor and Collector of Rates and taxes and other concerned authorities in all matters concerned with the construction of building/s and structure/s on the said property or its development or in which any action, suit, Petition or complaints that may be instituted by or against the Grantor or whereunto the Grantors shall be parties as by the Attorney shall be thought advisable and to commence and continue suits, actions or other proceedings in any court of justice (Civil/criminal/revenue) and before any public Officer or Tribunal for the recovery or enforcement of any debt some of money right title and interest property claim demand matter or thing whatsoever now due or payable by any lawful means or on any account whatsoever and the same actions, suits or proceeding to prosecute or discontinue or become non-suited therein or to obtain decree or suffer any judgment therein and to settle, compromise or refer to Arbitration, any action, suit or proceeding as the Attorney shall think fit or necessary and also to take such other lawful ways and means including proceedings in execution distress and the like for recovering or getting in any such money or right title



property claim or demand which shall by the Attorney be conceived to be due owing belonging or payable to the grantors by any person firm association or body corporate and also to appoint Advocates or Solicitors or Lawyers to prosecute or defend in the premises aforesaid or any of them as occasion may require and from time to time to remove them or any of them and other or others to appoint in their place and to pay them such fees and remuneration as the Attorney shall think fit or be advised and for any of the purposes aforesaid to make sign verify execute, affirm and declare appearances, warrant, vakalatnamas, letters of Authority, plaints, petition, application, written statements, counter claims, appeals, references, defenses, statements, forms, affidavits, pleadings, undertakings, consent, terms, accounts, documents, papers, and writing as may be necessary or thought proper.

36.) To pay all amount of taxes and other outgoings in respect of the said property to the concerned authorities and to obtain from them effective receipts and discharge from the same.

37.) To apply to the Competent Authority or Collector or Government of Maharashtra for conversion of the said property for non-agricultural use and for the said purpose to sign and execute all applications, writings, plans, undertakings, affidavits, etc as may be required.

38.) To raise loan or loans or finance for the development of the said property from any bank or financial institution or from any person/ s and for that purpose to mortgage or otherwise pledge the said property or the buildings and structures proposed to be constructed on the said property under proposed scheme of development or any part thereof save and except the tenements to be given to the Grantors or create any charge or interest thereon in favor of such financier or bank as the Attorney may deem fit and proper for raising finance and thereof to sign, execute all writings, applications, forms, deeds and documents. The Grantors shall not be responsible for the repayment of the said loan or finance obtained by the said Attorney in exercise of the powers hereby conferred and that the said developers do here by keep the Grantors fully and effectually indemnified

39.) To execute such agreements, assignments, deeds and documents as may be required to assign transfer all or any of the rights granted to the Developers under the said agreement for development of



even date in favor of any third party/ person or joint venture by the Developers on such terms and conditions as may be decided by the Developers and for the said purpose to sign, execute and lodge for registration and admit the execution of the said deeds and documents.

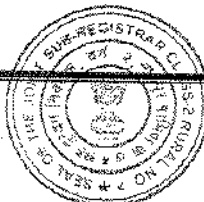
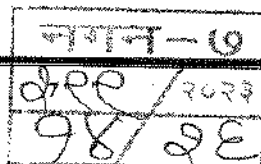
40.) GENERALLY to do and perform or cause to be done and performed all acts deeds matters and things in relation to the premises as fully and effectually in all respects as the Grantors could do by law.

41.) From time to time only for administrative purpose and without assigning any rights and/ or entitlements (which can only be done with our prior written consent) to substitute and appoint any person or persons to act under or in the place of the Attorney in respect of all or any of matters aforesaid and to revoke such substitution at pleasure.

42.) The Grantors hereby declare that, this power of Attorney hereby given shall not be revoked and shall be coextensive with the subsistence of the Agreement for Development.

43.) AND the Grantors agree to ratify and confirm whatever the Attorney or their substitute may Lawful do or cause to be done by virtue of these presents AND that these presents shall be binding on the Grantors and their heirs, executors, successors, administrators and all persons claiming by through or under the Grantors.

44.) PROVIDED ALWAYS, that the Attorney/Developers shall undertake to indemnify us and keep us indemnified from any liability arising from monetary and legal consequence arising out of any relationship contractual or otherwise entered into between the Attorney/Developers and Third Party. It is made explicitly clear and unambiguous that we are not in any way concerned with the building or Development activities or business Carried out by the Developers at their costs upon the said property hence there is no monetary or other liability upon us on account of these presents and that all costs for purchase of stamp paper, Lawyer Fees as specially cost of Registration of Documents as received by Law.



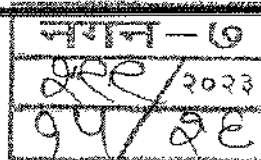
45.) The Attorney/Developers shall further be exclusively liable and responsible to indemnify us in respect of all losses, cause of action, claims, damages, compensation or costs, charges and expenses arising out of any accident or injury sustain by any workmen or other person whether in the employment of the Attorney/Developers or not while in or upon the said works or the site of the same arising out of any act, default or negligence or error in Judgment of their Servants and Agents.

46.) AND PROVIDED further that the attorney/ Developer shall keep us indemnified and harmless against all claims and demands, made or raised by any person/s or occupants in the said property due to any wrongful acts, deeds or things done or performed by the Attorney.

47.) AND IT IS EXPRESSLY DECLARED AND CLEARLY UNDERSTOOD that this Power of Attorney is given subject to the said Agreement For Development and nothing herein contained is intended or should be deemed in any manner to authorize the said property:

- i) To alter any of the terms and provisions of the said agreements and/or;
- ii) To do, execute and/or perform any act, deed, matter or thing which we are not or may be not entitled to do, execute and/or perform and/or which is or may be in violation of any law for the time being in force or which is in breach of the terms and provisions of the said Agreements for Development between the said Developers and us;
- iii) To do, execute and/or perform any act, deed, matter or things which inflicts on us or exposes us to any financial obligation or liability;
- iv) To do, execute and/or perform any act, deeds, matters or things in relation to any property, matter thing other than in respect of our interest in the said property.

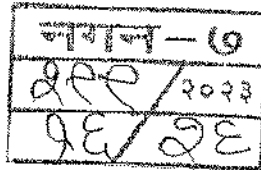
THAT, on account of Stamp Duty of Rs. 1,02,94,500/- and Registration Fee of Rs. 30,000/- is duly paid by Power of Attorney Holder namely PYRAMID TAJSHREE LLP, in the AGREEMENT FOR DEVELOPMENT, which is duly registered on dated 10/01/2023, at Sr. Doc. No. 298 /2023, registered in the office of Sub Registrar Nagpur Gramin No. 7.



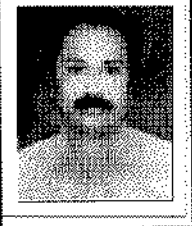
FIRST SCHEDULE OF PROPERTY REFERRED TO ABOVE**(TO BE DEVELOPED)**

ALL THAT Piece and parcel of Agricultural Land bearing Khasra/Survey No. 201/2 of MOUZA – PIPLA, P.S.K. 38 having an area of 1.114 Hectares (11140.00 Sq. Mtrs.) out of area 1.49 Hectares (14900 Sq. Mtrs.), Rental Rs. 11.00, held in Occupancy Class-1 Rights, including all types of Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, all situated at Village – Pipla in Tahsil – Nagpur (Rural) and District – NAGPUR and bounded as under :-

- ONTHE EAST - BY REMAINING PART OF KH. NO.201/2,
 ONTHE WEST - BY 18.00 MTR. WIDE DP ROAD,
 ONTHENORTH - BY REMAINING PART OF KH NO. 201
 ONTHESOUTH - BY KH. NO.202



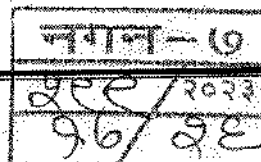
IN WITNESS WHEREOF, I/We the Grantor hereto have set and subscribed our hands and seal on these presents at Nagpur on this 30th DAY of DECEMBER 2022 (6th Day of January 2023)

SL. NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	SIGNATURE & FULL NAME
01			 (NITIN DEVIDAS KIRPANE) <u>GRANTOR/EXECUTANT</u>
02			FOR PYRAMID TAJSHREE LLP 1)  (PRADIP DINKAR TATAWAR) Partner <u>ATTORNEY/DEVELOPER</u>
03			FOR PYRAMID TAJSHREE LLP 2)  (SANJAY NAMDEORAO GOSAVI) Partner <u>ATTORNEY/DEVELOPER</u>

WITNESSES :

(1) 
Adv. Shilpa Gupta

(2) 
(Bhushan R. Mane)





[महाराष्ट्र खनीज मंडसुल अधिकार अधिलेख आणि नोंदवद्दा (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम ३,१,६ आणि ७]

जिल्हा :- नागपूर

२०५/२

14405438821

[illegible]

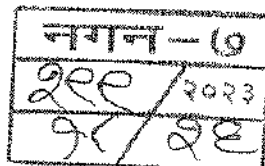
हा मास नमूना सारवांक ७ दिनांक ०३/१२/२०११:०८:११:०१ PM रोजी डिजिटल स्वाक्षरीत केला आहे व याच नमूना क्रमांक १२ भा डेटा स्वयंप्रमाणित असल्यामुळे ७/१२ झमिले जाणार नव

कोणत्याही सही शिक्क्याची आवश्यकता नाही.

09/09/2023 09:26:38 PM, वेबसाइट पडताळणीसाठी <https://digitallibrary.mahabharat.gov.in/csl/> या सेवेवर पृष्ठकाल जाऊन 0909100001778841 वर कमीत

दायराच.

पृष्ठ क्र. १/२



गाव नमुना बारा (पिकांची नोंदवही)

[मठाराष्ट्र जमीन महसूल अधिकार अधिलेख आणि नोंदवही (तयार करणे व सुविधीत ठेवणे) नियम १९७१ यातील नियम २९]

गाव :- पिंपळ (५३५८६९)

तालुका :- नागपूर (ग्रामीण)

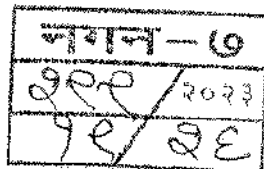
जिल्हा :- नागपूर

सुमापन क्रमांक व वर्षविभाग

२०१/२

वर्ष	हंगाम	खती क्रमांक	पिकांखालील क्षेत्राचा संपूर्ण					लागवडीसाठी उपलब्ध नसलेली जमीन		नोंद
			पिकांचा प्रकार	पिकांचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनेचे साधन	खालाप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
२०२०	खरीप							चराई पड	१.४९००	
२०२१	संपूर्ण वर्ष	२८७						चराई पड	१.४९००	
२०२२	संपूर्ण वर्ष	२८७						चराई पड	१.४९००	

टीप :- सदरची नोंद मोबाइल ऑप द्वारे घेणेत आलेली आहे



भारत सरकार
Government of India

प्रदीप दिनाकर तातारवार
Pradip Dinkar Tatawar
जन्म तारीख/DOB: 04/06/1963
पुरुष / MALE

2349 3655 0296
VID: 9135 5081 0584 5228

माझे आधार, माझी ओळख

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता: S/O दिनाकर तातारवार, आर.बी.आय कॉलोनी के बाजू, सिक-402, जे.पी.हाइट्स, बयराजी टाउन, नागपूर, महाराष्ट्र - 440013

Address: S/O Dinkar Tatawar, BESIDE R.B.I COLONY, C-402 J.P. HEIGHTS, BYRAMJI TOWN, CHHAONE, Nagpur, Maharashtra - 440013

2349 3655 0296
VID: 9135 5081 0584 5228

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भारत सरकार
GOVERNMENT OF INDIA

संजय नामदेवराव गोसावी
Sanjay Namdevrao Gosavi
जन्म वर्ष / Year of Birth: 1982
पुरुष / Male

7704 2525 0471

आधार - सामान्य माणसाचा अधिकार

भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता: प्लॉट नं. 52, पिरॅमिड, एन.जी.टी. गार्डन, श्रीराम नगर, एम्प्रेस मिल को-ओप. होउसिंग सोसायटी, नागपूर, महाराष्ट्र, 440015

Address: Plot No.52, Pyramid, Near N.J.T. Garden, Shree Nagar, Empress Mill Co-Op. Housing Society, Nagpur, Maharashtra, 440015

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भारत सरकार
GOVERNMENT OF INDIA

भुशान रमेशराव माने
Bhushan Rameshrao Mane
जन्म तिथि / DOB: 11-11-1982
पुरुष / MALE
Mobile No: 9850317335
7887 1531 3400
VID: 9104 5486 3024 1528

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता: S/O रमेशराव माने, छोट बाजबाग जवळ, कॉ. नं. 5/4, म्हाडा कॉलोनी, ज्येठ विहार कॉलोनी, अयोध्या नगर स.ओ. नागपूर, महाराष्ट्र - 440024

Address: S/O Rameshrao Mane Q.n: E/5, Mahada Colony, Jeeran, Yash Colony, Near Chota Bajbag Ayodhya Nagar S.O Nagpur, Maharashtra - 440024

7887 1531 3400

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भारत सरकार
Government of India

निलिन देवीदास किरपाणे
Nilin Devidas Kirpane
जन्म वर्ष / Year of Birth: 1977
पुरुष / Male

3428 3481 4678

आधार - सामान्य माणसाचा अधिकार

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता: S/O: देवीदास किरपाणे, प्लॉट नं. 7, मानेवाडा रोड, महाकाली मंदिराच्या जवळ, आर एम एस कॉलोनी, ओल्ड सुभेदार, अयोध्या नगर, नागपूर, महाराष्ट्र, 440024

Address: S/O: Devidas Kirpane, plot No. 7, Manevada Road, Near Mahakali Mandir, R M S Colony, Old Subedar, Ayodhya Nagar, Nagpur, Maharashtra, 440024

3428 3481 4678

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L.No.: Mah/2796 / 2004
DOLLED ON: 30.07.2004
E OF BIRTH: 19.09.1978

SECRETARY
जमान - 19
२२२ / २०२३
२०/२६

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

संजय गोसावी
SANJAY GOSAVI
नामदेवराव उद्देभान गोसावी
NAMDEVRAO UDEBHAN GOSAVI
30/05/1962
Permanent Account Number
ABOPG7100Q

Signature

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी खाता संख्या
Permanent Account Number Card

ABBF6609C

संस्था
PYRAMID TAJSHREE LLP

दिनांक / Date of Issuance
22/04/2022

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PRADIP DINKAR TATAWAR

DINKAR VITHAL TATAWAR

04/06/1963

Permanent Account Number
AAVPT2028E

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

DEVIDAS GOVINDRAO KIRPANE

04/04/1977

Permanent Account Number
AABPK6026E

नगन-७

२२९/२०२४

२९/२६



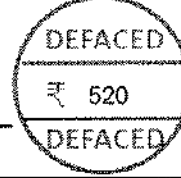


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270/299

संगळवार 10 जानेवारी 2023 3:32 म.नं.

दस्त मोघवारा भाग-1

नगन7

28/28

दस्त क्रमांक: 299/2023

दस्त क्रमांक: नगन7 /299/2023

वाजारा मूल्य: रु. 01/-

मोवदला: रु. 00/-

भरवेले मुद्रांक शुल्क: रु. 500/-

दु. नि. मह. दु. नि. नगन7 यांचे कार्यालयात

पावती: 356

पावती दिनांक: 10/01/2023

अ. क्र. 299 वर दि. 10-01-2023

सादरकरणाचा नाव: भिरंभीड ताजश्री एलएलपी तर्फे भागीदार श्री. प्रदिप
दिनकर तातावार

रोजी 3:30 म.नं. वा. नगन केला.

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 520.00

पृष्ठांची संख्या: 26

दस्त हजर करणाऱ्याची सही:

एकुण: 620.00

सह दुय्यम निबंधक, वर्ग-२,
NBP
नागपूर प्रांतिग सं. ७.सह दुय्यम निबंधक, वर्ग-२,
NBP
नागपूर प्रांतिग सं. ७.

दस्ताचा प्रकार: आममुखत्यारनामा

मुद्रांक शुल्क: (48-अ) जेव्हा एकाच संव्यवहाराच्या संबंधात एक किंवा अधिक दस्तऐवजांची नोंदणी करण्यातल्या एकमेव प्रयोजनासाठी किंवा असे एक किंवा अधिक दस्तऐवज निष्पादित केल्याचे कबूल करण्यासाठी केला असेल तेव्हा

शिक्का क्र. 1 10 / 01 / 2023 03 : 30 : 28 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 10 / 01 / 2023 03 : 31 : 33 PM ची वेळ: (फी)





10/01/2023 3:37:45 PM

दस्तावेज गोपचारा भाग-2

नमून 7

२५/२६

दस्तावेज क्रमांक: 299/2023

दस्तावेज क्रमांक : नमून 7/299/2023

दस्तावेजाचा प्रकार : आममुखत्यारनामा

अनु. क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा दस्त
1	नाव: पिरमीड ताजश्री एलएलपी तर्फे भागीदार श्री. प्रदीप दिनकर नातावार पत्ता: प्लॉट नं.: , माळा नं.: , इमारतीचे नाव: , ब्लॉक नं.: , रोड नं.: वय :-58 प्लॉट नं.: 402 जे.पी. हाइट्स बिरामजी टाउन, सदर्न, नागपुर, महाराष्ट्र, नागपुर. पॅन नंबर: ABBFP6609C	पॉवर ऑफ अटॉर्नी होल्डर स्वाक्षरी:-		
2	नाव: पिरमीड ताजश्री एलएलपी तर्फे भागीदार श्री. संजय नामदेवराव गोसावी पत्ता: प्लॉट नं.: , माळा नं.: , इमारतीचे नाव: , ब्लॉक नं.: , रोड नं.: वय :-59 प्लॉट क्र. 52 एम्प्रेम मील हाउसिंग सोसा. श्रीनगर, नागपुर, महाराष्ट्र, नागपुर. पॅन नंबर: ABBFP6609C	पॉवर ऑफ अटॉर्नी होल्डर स्वाक्षरी:-		
3	नाव: नितीन देवीदास किरपाणे पत्ता: प्लॉट नं.: , माळा नं.: , इमारतीचे नाव: , ब्लॉक नं.: , रोड नं.: वय :-44 जुना मुम्बेदार लेआउट नागपुर, महाराष्ट्र, नागपुर. पॅन नंबर: AHBPK8026E	कुलमुखत्यार देणार स्वाक्षरी:-		

वरील दस्तावेज करून देणार त्याकडील आममुखत्यारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्षा क्र.3 ची वेळ: 10 / 01 / 2023 03 : 36 : 17 PM

ओळख:-

दस्तावेज निष्पादनाचा कवुलीजवाब देणाऱ्या सर्व पक्षकारांची ओळख संमती-आधारित - आधार प्रणालीद्वारे पडताळण्यात आली आहे. त्याबाबत प्राप्त माहिती पुढीलप्रमाणे आहे.

सह दुय्यम निवेदन, वर्ग-२,
नागपुर आरक्षण क्र. ८

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	पॉवर ऑफ अटॉर्नी होल्डर पिरमीड ताजश्री एलएलपी तर्फे भागीदार श्री. प्रदीप दिनकर नातावार	10/01/2023 03:37:21 PM	प्रदीप दिनकर नातावार M XXXX XXXX 0296
2	पॉवर ऑफ अटॉर्नी होल्डर पिरमीड ताजश्री एलएलपी तर्फे भागीदार श्री. संजय नामदेवराव गोसावी	10/01/2023 03:36:49 PM	संजय नामदेवराव गोसावी M XXXX XXXX 0471
3	कुलमुखत्यार देणार नितीन देवीदास किरपाणे	10/01/2023 03:36:33 PM	नितीन देवीदास किरपाणे M XXXX XXXX 4678

शिक्षा क्र.4 ची वेळ: 10 / 01 / 2023 03 : 37 : 22 PM

सह दुय्यम निवेदन, वर्ग-२,
नागपुर आरक्षण क्र. ८

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MR NITIN DEVIDAS KIRPANE	eChallan	02202292023010905063	MH013417502202223E	500.00	SD	0006705944202223	10/01/2023
2		DHC		1001202304881	520	RF	1001202304881D	10/01/2023
3	MR NITIN DEVIDAS KIRPANE	eChallan		MH013417502202223E	100	RF	0006705944202223	10/01/2023

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

299 /2023

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२९९
नवराचे बुकाचे
नवरी नोंदला
प्रमाणित करण्यात येते कि,
या दस्ताला एकूण २९९ पाने आहेत.

सह दुर्यम निबंधक वर्ग-२
नागपूर ग्रामिण कें. ७,
दि. १० माहे ०१ सन २०२३

