267/10092
Monday,November 21 ,2022
5:45 PM

पावती

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

पावती क्रं.: 15503 दिनांक: 21/11/2022

गावाचे नाव: Sonegaon
दस्तऐवजाचा अनुक्रमांक: नगन4-10092-2022
दस्तऐवजाचा प्रकार : पॉवर ऑफ अॅटर्नी
सादर करणाऱ्याचे नाव: मे. धुनी कन्स्ट्रक्शन्स प्रायव्हेट लिमिटेड तर्फे संचालक क्र. 1 स्वप्निल संजय गोडे . .

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 360.00
पृष्ठांची संख्या: 18	
एकूण:	रु. 460.00

DELIVERED

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
6:02 PM ह्या वेळेस मिळेल.

NGP4
सह दुय्यम निबंधक वर्ग-२
नागपूर शहर क्र. ४

बाजार मुल्य: रु.0 /-
मोबदला रु.1/-
भरलेले मुद्रांक शुल्क : रु. 500/-

1) देयकाचा प्रकार: DHC रक्कम: रु.360/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 2111202209734 दिनांक: 21/11/2022
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.100/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH010869823202223E दिनांक: 21/11/2022
बँकेचे नाव व पत्ता:

CHALLAN
MTR Form Number-6

GRN	MH010869823202223E	BARCODE		Date	19/11/2022-13:05:21	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)	AAICD0030E
Office Name	NGP4_JT NAGPUR NO 4 SUB REGISTRAR	Full Name	MS DHUNI CONSTRUCTIONS PRIVATE LIMITED
Location	NAGPUR		
Year	2022-2023 One Time	Flat/Block No. Premises/Building	Plot Nos. 7 and 8 City Survey No. 154
Account Head Details	Amount In Rs.	Road/Street	Mouza SONEGAON
0030046401 Stamp Duty	500.00	Area/Locality	Nagpur
0030063301 Registration Fee	100.00	Town/City/District	
		PIN	4 4 0 0 2 5
		Remarks (If Any)	PAN2=AHVPB1553F~SecondPartyName=SHRIKRISHNA PANDURANG BANHATTI~
Total	600.00	Amount In Words	Six Hundred Rupees Only

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572022111972005	IK0BZBOPD8
Cheque/DD No.		Bank Date	RBI Date	19/11/2022-13:24:06	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. : 9860009044

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.

Print Date 19-11-2022 01:06:20

नागपूर - ४
१०८२/२०२२
१/१२

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	2111202209734	**Date**	21/11/2022
Received from DHUNI CONSTRUCTION, Mobile number 9860009044, an amount of Rs.360/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Nagpur 4 of the District Nagpur.			
Payment Details			
Bank Name	SBIN	**Date**	21/11/2022
Bank CIN	10004152022112108712	**REF No.**	IGAORPKLE6
This is computer generated receipt, hence no signature is required.			



GENERAL POWER OF ATTORNEY

(That the requisite Stamp Duty of ₹. 16,03,175/- and Registration Fees of ₹. 30,000/- is already paid at the time of Registration of Agreement of Development Dated 21/11/2022 which is duly registered in the Office of the Sub-Registrar Nagpur-4 in Book No. 1 at Registered Serial No. 10091 /2022 on 21/11/2022)

KNOW ALL MEN BY THESE PRESENTS THAT WE,

(1) **SHRI. SHRIKRISHNA S/o PANDURANG BANHATTI,** Aged about 68 Years, Occupation – Business, (Income Tax PAN AHVPB1553F & Aadhar Card No. 4659 2416 0836), Resident of Plot No. 228, Narayan House, Tikekar Road, Opp. Green City Hospital, Patwardhan Ground, Nagpur, Pin Code – 440012, Tahsil and District – NAGPUR (Maharashtra State);

(2-a) **SHRI. BHUSHAN S/o LATE SHRI. MADHUSUDAN BANHATTI,** Aged about 52 Years, Occupation – Business, (Income Tax PAN ACUPB9911F & Aadhar Card No. 4977 9462 1745), Resident of Plot No. 228, Narayan House, Tikekar Road, Opp. Green City Hospital, Patwardhan Ground, Nagpur, Pin Code – 440012, Tahsil and District – NAGPUR (Maharashtra State);

(2-b) **SHRI. MANDAR S/o LATE SHRI. MADHUSUDAN BANHATTI,** Aged about 48 Years, Occupation – Business, **(Income Tax PAN AFAPB4782M & Aadhar Card No. 9921 9735 3823),** Resident of Plot No. 228, Narayan House, Tikekar Road, Opp. Green City Hospital, Patwardhan Ground, Nagpur, Pin Code – 440012, Tahsil and District – NAGPUR(Maharashtra State);

do hereby jointly and severally nominate, constitute and appoint **M/S. DHUNI CONSTRUCTIONS PRIVATE LIMITED,** A Company duly incorporated under the Companies Act, 1956 bearing Incorporation Certificate No. U45309MH12020PTC346303 having its Office at FS11, First Floor, Building No. 1, Vidarbha Premier Scheme, Opposite Gandhi Sagar Lake, Nagpur **(Income Tax PAN AAICD0030E)** acting through its Directors **(1) SHRI. SWAPNIL S/o SANJAY GODE,** Aged about 35 Years, Occupation – Architect & Business, (Aadhar Card No. 6562 3205 6849 & Mobile No. 9860009044), Resident of Gode Bhavan, Zenda Square, Naik Road, Mahal, Nagpur, Pin Code – 440032, Tahsil and District – NAGPUR (Maharashtra State) **& (2) SHRI. AMIT S/o SURESHRAO TAREKAR,** Aged about 36 Years, Occupation - Business, (Aadhar Card No. 3935 5151 4541 & Mobile No. 7020949851), Resident of Plot No. 67, Tarekar Bhawan, C.A. Road, Nagpur, Pin Code – 440018, Tahsil and District – NAGPUR (Maharashtra State), as our True and Lawful Attorney in our joint names and on our behalf.



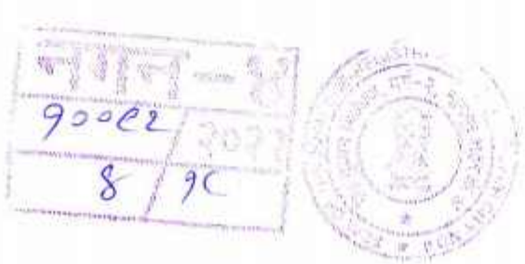
We jointly or severally own and possess our respective property viz.

WHEREAS the Executant No. 1 hereinabovenamed own and possess ALL THAT Pieces and Parcel of land bearing Plot Nos. 5, 6 out of the layout of Mamta Co-operative Housing Society Limited, Nagpur containing by total admeasurement 293.165 Sq. Mtrs. being a portion of the entire land bearing Khasra Nos. 19/1JA, 19/1KHA and 20/1KHA of Mouza – SONEGAON, P.S.K. 44, including all easementary rights appurtenant and belonging thereto, bearing Corporation House No. 3870/C/5-6, City Survey No. 154 and Sheet Nos. 301 and 302 of Mouza –Sonegaon, situated at Sonegaon Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR; AND

WHEREAS the Executant Nos. (2-a) & (2-b) hereinabovenamed jointly own and possess ALL THAT Pieces and Parcel of land bearing Plot Nos. 7, 8 out of the layout of Mamta Co-operative Housing Society Limited, Nagpur containing by total admeasurement 310.988 Sq. Mtrs. being a portion of the entire land bearing Khasra Nos. 19/1JA, 19/1KHA and 20/1KHA of Mouza – SONEGAON, P.S.K. 44, including all easementary rights appurtenant and belonging thereto, bearing Corporation House Nos. 3870/C/7-8, City Survey No. 154 and Sheet Nos. 301 and 302 of Mouza – Sonegaon, situated at Sonegaon Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR, hereinafter referred to as the **"said properties"**; AND

WNEREAS for cogent reasons and good causes we have now decided to develop our aforesaid respective property jointly into a Residential Estate by constructing a Multistoreyed Building thereon consisting of various self contained separate Apartments therein. And accordingly by an Agreement of Development Dated 21/11/2022 we have jointly entrusted the entire work of development of the said property to Dhuni Constructions Private Limited, the Attorney holder abovenamed upon the several terms and conditions contained therein. The said Agreement is duly registered in the Office of the Joint Sub Registrar, Nagpur City No. 4 in Book No. 1 at Sr. No. 10091 on even date; AND

WHEREAS we being pre-occupied in our respective assignments, it is neither possible, nor convenient for all of us to do and execute various acts, deeds and things required in the matter of completion of the proposed transaction of development in all respects. It has therefore become expedient to appoint some one as our Attorney or Agent, who shall observe and fulfill all the obligations on our part. We therefore do hereby jointly and severally nominate, constitute and appoint our aforesaid Attorney and empower it and its Directors to do all or any of the following acts, deeds and things for us and on our behalf that is to say –



(1) To represent us before the Competent Sub-Registrar, Nagpur regarding the said transaction of Development for Registration of various documents/papers regarding the said property and to do the needful.

(2) To enter into an Agreement/s to Sell the said property with willing buyer(s) and to sign and execute such Agreement/s to Sell and to get the same duly registered in accordance with the law in force, if considered necessary.

(3) To receive the Earnest Money or Advance Sale Price from such buyer/s and to pass a valid receipt and discharge for the same. In the like manner to receive balance sale consideration from such buyer/s 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 Plot Nos. 5,6 & 7,8 and also to sign/execute Indemnity Bonds, various forms and applications and also to Swear an Affidavit(s) required to be submitted to the Nagpur Improvement Trust/Nagpur Municipal Corporation, Nagpur as the case may be.

(5) To deposit necessary sums in the Office of the Nagpur Improvement Trust/Nagpur Municipal Corporation/Water Works Department, Nagpur/N.M.C., Nagpur/M.S.E.D.C.L., Nagpur in our joint names and to apply for refund thereof and to receive back such moneys as may be refunded to us by the Nagpur Improvement Trust/Nagpur Municipal Corporation/Water Works Department, NMC,/M.S.E.B., Nagpur and to pass a valid receipt and discharge for the same.

(6) To apply for water and electricity connections etc. and to pay/deposit necessary sums in the Office of the concerned authorities and to do the needful.

(7) To sign various Applications/Forms regarding commencement of working stage progress and completion of works etc. and to submit the same in the Office of the Nagpur Improvement Trust/Nagpur Municipal Corporation Nagpur.

(8) To sign and execute a Sale Deed relating to the said property OR to sign and execute various Sale Deeds (except the 2 (Two) Apartment of 2 BHK i.e. 1 (ONE) Apartment on the FIRST FLOOR for Executant No. 1 Mr. Shrikrishna Pandurang Banhatti and 1 (ONE) Apartments on the SECOND FLOOR for Executant No. (2-a) & (2-b) Mr. Bhushan Madhusudan Banhatti and Mr. Mandar Madhusudan Banhatti) each relating to the Undivided Proportionate variable shares and interest in the aforesaid property in favour of the respective individual prospective buyers and to receive the balance sale price from such buyer(s) and to get such Sale Deed(s) duly registered in accordance with the law in force.

(9) To sign and execute a Deed of Declaration Under Section 2 of The Maharashtra Apartment Ownership Act, 1970 and also to sign/execute various

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Apartment Deeds in favour of respective individual Apartment Owners and to get the same duly registered in accordance with the law in force.

(10) To get the aforesaid proposed Project Registered with RERA as the provisions of the RERA Act are applicable to the said proposed scheme within the stipulated time and to do the needful.

(11) To deliver the actual physical possession of the said property to the respective individual buyer(s) on Registration of the Sale Deed(s).

(12) To support all applications for mutation of names on the said property and to do all necessary things to procure the mutation thereof in favour of such individual buyer(s), in all relevant records.

(13) To apply to the Nagpur Improvement Trust/Nagpur Municipal Corporation/M.S.E.D.C.L./Water Works Department and all other Government and/or Semi Government Departments and Offices, Nagpur for obtaining various No Objection Certificates/Documents/Papers required for completion of the said transaction of Development and to receive such Certificates/Papers/Documents.

(14) To apply to The Nagpur Mamta Co-operative Housing Society Limited, Nagpur for obtaining a No Objection Certificate regarding the aforesaid transaction in our favour and to do the needful, if required. To deposit necessary charges for obtaining such No Objection Certificate to the Office of the Society and to do the needful.

(15) To sign and verify Vakalatnama, Applications, Statements, Declarations and Affidavits etc. for us and on our behalf.

(16) To sign Plaints, Written Statements, Replies, Returns etc. for us and on our behalf and to submit the same to the concerned Civil/Criminal/Revenue Courts etc. To represent us in such Courts Civil/Criminal/Revenue etc. and to do the needful.

(17) To sign and execute Correction Deed/Supplementary Agreement/Assignment Deeds etc. regarding the aforesaid property and to get the same duly registered in accordance with the law in force, if considered necessary.

(18) To deposit moneys in the Court, Government and/or Semi-Government Departments and Offices.

(19) To obtain refund of moneys so deposited in any Court, Department and Offices and to pass a valid receipt and discharge for the same.

(20) To mortgage the aforesaid property or any part thereof (except the 2 (Two) Apartment of 2 BHK i.e. 1 (ONE) Apartment on the FIRST FLOOR for Executant No. 1 Mr. Shrikrishna Pandurang Banhatti and 1 (ONE) Apartments on the SECOND

FLOOR for Executant No. (2-a) & (2-b) Mr. Bhushan Madhusudan Banhatti and Mr. Mandar Madhusudan Banhatti and more specifically described in Agreement of Development) to any Financial Institution by way of security for the repayment of loan. To obtain/borrow the Project Finance from the Financial Institution and to do the needful. To execute any Loan Agreement(s), Promissory Notes, Letter(s) of Declaration and indemnity or such other documents as may be required by such Financial Institutions or Banks in respect of the said Loan(s).

(21) To do all things necessary to complete the aforesaid development works/transaction relating only to the said property and to observe and perform all the obligations on our part in accordance with the Agreement to be made by us with any willing buyer/buyers.

(22) To appoint Architect, Engineer and/or Supervisor for carrying on and completing the proposed works, if considered necessary.

(23) To engage Advocate, Pleader, Vakil for completion of the aforesaid development/sale transaction smoothly and to fix his remuneration.

(24) Generally to act as our Attorney or Agent in relation to the matters aforesaid and all other matters connected therewith and on our behalf to execute and do all acts, deeds and things as fully and effectually in all respects, as We ourselves would do if personally present.

(25) We do hereby declare that we will not withdraw, cancel or revoke this General Power of Attorney until the matters aforesaid are fully completed and duly complied with in all respects. Till such time this Power of Attorney shall remain Irrevocable.

(26) To apply to the concerned authorities for obtaining Transferable Development Rights (TDR) and to utilize the same in the said proposed construction to be undertaken on the said Plot Nos. 5,6 & 7,8.To purchase the T.D.R. either in our names or in the name of Developer Firm M/s. Dhuni Constructions PVT Ltd and to load such T.D.R. on the building proposed to be constructed on the aforesaid Plot of land and to do needful in this regard. To sell/transfer the unconsumed balance T.D.R. to any interested buyer and to execute a proper Deed of Transfer regarding the same in favour of such interested buyer and to get the same duly registered in accordance with the law in force and also to receive the consideration for such T.D.R. from such interested buyer and to pass a valid receipt and discharge for the same.

(27) To apply for Amalgamation of the aforesaid Plot Nos. 5,6 & 7,8 into a Single Unit/Plot to the concerned authority and to do all formalities required for the same and to do the needful. To obtain Amalgamation Letter from such Office.

(28) To Sub-delegate all or any of the Power(s) hereby given to our Attorney in favour of any other person as per its choice and desire, if the circumstances arises.



(29) In performing the acts, deeds and things as mentioned hereinabove if any additional work duty is required to be done our attorney hereby authorized to do and performed all such acts, deeds and things which are specifically mentioned here. All such acts, deeds and things lawfully done by the said Attorney shall be binding upon us and our respective successors.

(30) That the Power of Attorney holder hereby assures the Owners of the said property (i.e. Executants hereinabovenamed) that it shall always indemnify them against any dispute/litigation regarding the Agreement to sell with willing buyer(s).

AND we hereby ratify, confirm and agree to confirm whatsoever our said Attorney shall do or purport to do by virtue of this General Power of Attorney.

SCHEDULE OF PROPERTY
(RESIDENTIAL)

ALL THOSE Pieces and Parcel of land bearing **Plot Nos. 5 & 6** containing by admeasurement 293.165 Sq. Mtrs.; **Plot Nos. 7 & 8** containing by admeasurement 310.988 Sq. Mtrs., **thus total admeasurement 604.153 Sq. Mtrs. (OR 6503.10 Sq. Ft.)**, out of the layout of the Mamta Co-operative Housing Society Limited, Nagpur being a portion of the entire land bearing Khasra Nos. 19/1JA, 19/1KHA and 20/1KHA of **Mouza – SONEGAON**, P.S.K. 44, including all easementary rights appurtenant and belonging thereto, bearing Corporation House No. 3870/C/5-6 and 3870/C/7-8, **City Survey No. 154** and Sheet Nos. 301 and 302 of Mouza – Sonegaon, all situated at Sonegaon Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR and bounded as under :-

BOUNDARIES OF PLOT NOS. 5, 6 :

ON THE EAST	-	**PLOT NO. 04.**
ON THE WEST	-	**PLOT NO. 07.**
ON THE NORTH	-	**OTHER LAYOUT.**
ON THE SOUTH	-	**9.00 MTRS. WIDE ROAD.**

BOUNDARIES OF PLOT NOS. 7,8 :

ON THE EAST	-	**PLOT NO. 06.**
ON THE WEST	-	**PLOT NO. 09.**
ON THE NORTH	-	**OTHER LAYOUT.**
ON THE SOUTH	-	**9.00 MTRS. WIDE ROAD.**



IN WITNESS WHEREOF We, the Executants hereinabove named, have hereto set our respective hands and signed this DEED OF GENERAL POWER OF ATTORNEY at NAGPUR on this 21st Day of NOVEMBER, 2022 in presence of the attesting witnesses signing as such

Drafted by Adv. Ashwin Patil as per instruction by the parties hereto

SL. NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	SIGNATURE & FULL NAME
01			1) (SHRIKRISHNA PANDURANG BANHATTI)
02			2-a) (BHUSHAN MADHUSUDAN BANHATTI)
03			2-b) (MANDAR MADHUSUDAN BANHATTI) **EXECUTANTS**
07			**FOR M/s. DHUNI CONSTRUCTIONS PRIVATE LIMITED** 1) (SWAPNIL SANJAY GODE)
08			2) (AMIT SURESHRAO TAREKAR) Directors **ATTORNEY**



WITNESSES :

SR. NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPHS	SIGNATURE
01			
02			