

20 10469

पावती

Original/Duplicate

Friday, December 02, 2022
12:01 PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 16073 दिनांक: 02/12/2022

गावाचे नाव: Sonegaon

दस्तऐवजाचा अनुक्रमांक: नगन4-10469-2022

दस्तऐवजाचा प्रकार: पॉवर ऑफ अॅटर्नी

सादर करणाऱ्याचे नाव: मे. धुनी कन्सल्टन्स प्रायव्हेट लिमिटेड तर्फे संचालक क्र. 1 स्वप्निल संजय गोडे . .

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 320.00
पृष्ठांची संख्या: 16	

DELIVERED!

एकूण: रु. 420.00

आपणास मूळ दस्त, धंबनेल प्रिंट, सूची-२ अंदाजे
12:18 PM ह्या वेळेस मिळेल.

बाजार मूल्य: रु.0/-

मोबदला रु.1/-

भरलेले मुद्रांक शुल्क : रु. 500/-

NGP4
राह दुकान निवडक वर्ग-२
नागपूर शहर क्र. ४

1) देयकाचा प्रकार: DHC रकम: रु.320/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0212202202878 दिनांक: 02/12/2022

वैकळे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH011532576202223E दिनांक: 02/12/2022

वैकळे नाव व पत्ता:

12/2/2022



CHALLAN
MTR Form Number-6



N MH011532576202223E		BARCODE		Date 01/12/2022-18:11:22		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)		AAICD0030E	
Office Name NGP4_JT NAGPUR NO 4 SUB REGISTRAR				Full Name		DHUNI CONSTRUCTIONS PRIVATE LIMITED	
Location NAGPUR							
Year 2022-2023 One Time				Flat/Block No.		Plot No. 9, City Survey No. 154	
Account Head Details			Amount In Rs.		Premises/Building		
0030046401 Stamp Duty			500.00		Road/Street		
0030063301 Registration Fee			100.00		Area/Locality		
					Town/City/District		
					PIN		
					4 4 0 0 2 5		
				Remarks (If Any)			
				PAN2=AXGPB0389N~SecondPartyName=SMT SHUKTA MANOJKUMAR			
				BHATTACHARYA-			
				Amount In			
				Six Hundred Rupees Only			
Total				600.00		Words	
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.	
				00040572022120130519		IK0BZNLVQ8	
Cheque/DD No.				Bank Date		RBI Date	
				01/12/2022-18:24:12		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 केवल दुयम निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चलन लागू नाही.

[Handwritten Signature]

70852/2022
9/12



GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT WE,

(1) **SMT. SHUKTA Wd/o LATE SHRI. MANOJKUMAR BHATTACHARYA**, Aged about 57 Years, Occupation - Retired, (Income Tax PAN AXGPB0389N & Aadhar Card No. 7473 5521 3099), Resident of A-22, Indra Uma Apartments, North Ambazari Road, Corporation Colony, Nagpur, Pin Code – 440010, Tahsil and District – NAGPUR (Maharashtra State);

(2) **KU. DOYEL D/o LATE SHRI. MANOJKUMAR BHATTACHARYA**, Aged about 32 Years, Occupation - Service, (Income Tax PAN AXGPB0390M & Aadhar Card No. 5312 3299 3084), Resident of A-22, Indra Uma Apartments, North Ambazari Road, Corporation Colony, Nagpur, Pin Code – 440010, Tahsil and District – NAGPUR (Maharashtra State); **AND**

(3) **KU. PAYEL D/o LATE SHRI. MANOJKUMAR BHATTACHARYA**, Aged about 32 Years, Occupation - Service, (Income Tax PAN AXFPB5499J & Aadhar Card No. 6285 4918 6854), Resident of A-22, Indra Uma Apartments, North Ambazari Road, Corporation Colony, Nagpur, Pin Code – 440010, 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 Nos. (1) to (3) hereinabove named jointly own and possess ALL THOSE Pieces and Parcel of land bearing **Plot No. 9** containing by admeasurement **160.1780 Sq. Mtrs.**; 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 **City Survey No. 154**

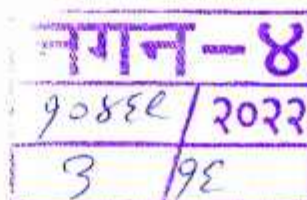


and Sheet No. 301 of Mouza – Sonagaon, all situated at Sonagaon Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR, hereinafter referred to as the “**said property**”; AND

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 02/12/2022 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/ 0467 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 & 9 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 1 (One) Apartment of 3 BHK bearing No. 203 covering a Super Built-up area of approximately 124.03 Sq. Mtrs. on the SECOND FLOOR chosen to be retained by the Owner Nos. (1) to (3) namely Smt. Shukta Manojkumar Bhattacharya, Ku. Doyel Manojkumar Bhattacharya and Ku. Payel Manojkumar Bhattacharya) 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 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.

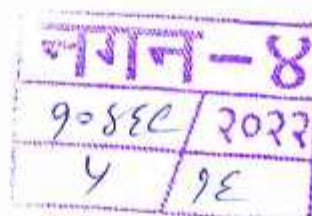
(11) To deliver the actual physical possession of the said property to the respective individual buyer(s) on Registration of the Sale Deed(s).

(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 1 (One) Apartment of 3 BHK bearing No. 203 covering a Built-up area of approximately 1335.048 Sq. Mtrs. on the SECOND FLOOR chosen to be retained by the Owner Nos. (1) to (3) namely Smt. Shukta Manojkumar Bhattacharya, Ku. Doyel Manojkumar Bhattacharya and Ku. Payel Manojkumar Bhattacharya 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 No9 alongwith Plot Nos . 5,6; 7,8. 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 No9 alongwith . 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 No. 9. alongwith adjoining 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).



(31) That the requisite Stamp Duty of Rs. 3,86,100/- and Registration Fees of Rs. 30,000/- is already paid at the time of Registration of Agreement of Development Dated 02-12-2022 Registered in the Office of Joint Sub Registrar Nagpur No. 4 at Sr. No. 10467/2022) and thus this instrument is exempted from payment of Stamp Duty and Registration Fees.

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 THAT Piece and Parcel of land bearing **Plot No. 9** containing by admeasurement **160.1780 Sq. Mtrs.**; 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 **City Survey No. 154** and Sheet No. 301 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 :-

ON THE EAST	-	PLOT NO. 8.
ON THE WEST	-	PLOT NO. 10.
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 2nd Day of DECEMBER, 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) <i>Sukta Bhattacharya</i> (SMT. SHUKTA MANOJKUMAR BHATTACHARYA)



02			2)  (KU. DOYEL MANOJKUMAR BHATTACHARYA)
03			3)  (KU. PAYEL MANOJKUMAR BHATTACHARYA) <u>EXECUTANTS</u>
04			FOR M/s. DHUNI CONSTRUCTIONS PRIVATE LIMITED 1)  (SWAPNIL SANJAY GODE)
05			2)  (AMIT SURESHRAO TAREKAR) Directors <u>ATTORNEY</u>

WITNESSES :

SR. NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPHS	<u>SIGNATURE</u>
01			
02			