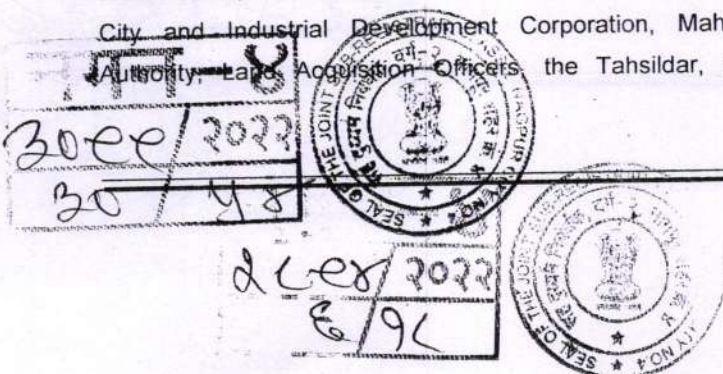


WHEREAS for cogent reasons and good causes I have now decided to give the said property on Leave and License basis or to Sell the aforesaid property and to utilise the sale proceeds thereof in purchasing of immovable property (hereinafter referred to as "new property") in suitable places in India. Further we are also required to effect various real estate Sale Purchase transaction; AND

WHEREAS I being pre-occupied in my assignments, it is neither possible, nor convenient for me to do and execute various acts, deeds and things required in the matter of completion of the proposed transaction of sale in all respects. It has therefore become expedient to appoint some one as my Attorney or Agent, who shall observe and fulfill all the obligations on my part. I therefore do hereby nominate, constitute and appoint my aforesaid Attorney and empower her to do all or any of the following acts, deeds and things for me and on my behalf that is to say-

- (1) To prepare, present, sign and execute all or any of the applications / documents that shall be required to be signed by me for the purpose of mutating my name in all Government, Semi-Government records such as City Survey, Improvement Trust, Municipal Corporation, Revenue Authorities.
- (2) To enter into an Agreement(s) to sell / Transfer / Assign the said property described hereinabove as well as other properties owned by me with willing buyer(s) and to sign and execute such Agreement(s) to sell/ Transfer / Assign, 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.
- (4) To sign and execute a proper Sale Deed / Deed of Assignment / Transfer or any other suitable Deed of Conveyance relating to the said property described hereinabove as well as other properties owned by me in favour of the prospective buyers and receive the balance sale price from such buyer and to get such Sale Deed / Deed of Assignment / Transfer or any other suitable Deed of Conveyance duly registered in accordance with the law in force.
- (5) To deliver the actual physical possession of the said property to such willing buyer on Registration of the Sale Deed / Deed of Assignment / Transfer or any other suitable Deed of Conveyance.
- (6) To deal and/or correspond with and make applications to the Government of Maharashtra, the Collector, Commissioner, Municipal Corporation, Improvement Trust, City and Industrial Development Corporation, Maharashtra Airport Development Authority, Land Acquisition Officers, the Tahsildar, the Talathi, including all their

Contd. . .



departments or officers or authorities and other local and public bodies and authorities (hereinafter for brevity collectively referred to as "the Concerned Authorities") in connection with getting the said property transferred to the names of the buyers, for conversion to non-agricultural status and all matters relating to or touching the said property.

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

(8) To sign and verify applications, statements, declarations and Affidavits etc. for me and on my behalf.

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

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

(11) To do all things necessary to complete the aforesaid transaction of sale relating only to the said property and to observe and perform all the obligations on my part in accordance with the Agreement(s) to be made by me with any willing buyer/ buyers.

(12) To search the suitable property for me in India and to negotiate for the sale price therefore with the Sellers/Developers.

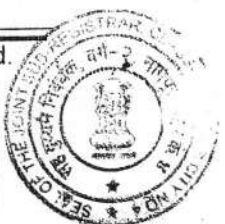
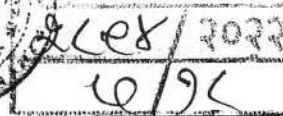
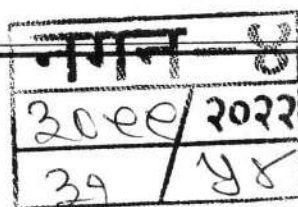
(13) To enter into an Agreement(s) to purchase such new property with willing seller and to sign and execute such Agreement(s) in the capacity of Purchaser and to get the same duly registered in accordance with the law in force, if considered necessary.

(14) To pay the Earnest Money of Advance Sale Price to such seller and to obtain a valid receipt for the same.

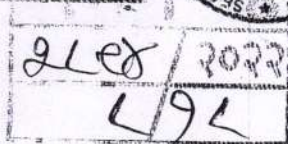
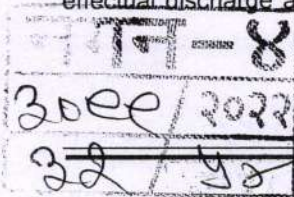
(15) To sign and execute a proper Sale Deed(s) relating to such new property in my name in the capacity of Purchaser and to get such Sale Deed(s) duly registered in accordance with the law in force.

(16) To receive the actual physical possession of such new property from such seller(s) in vacant condition at the time of Registration of the Sale Deed(s).

(17) To apply for mutation of my name of such new property and to do all things necessary to procure the mutation thereof in my favour in all relevant records.



- (18) To apply for Water and Electricity connections etc. and to pay/deposit necessary sums in the Office of the concerned authorities.
- (19) To Search a suitable Tenant/Tenants for said property and to negotiate the rent payable for the same.
- (20) To enter into an Agreement of Leave and License/Lease Deed with such Tenant(s) and to sign and execute the same and to get the same duly registered in accordance with the law in force, if considered necessary.
- (21) To receive the License Fees/rent from such Tenant(s) and to pass a valid receipt therefor.
- (22) To evict/eject such Tenant(s) either by the process of law or by amicable settlement and to do the needful.
- (23) To maintain the aforesaid property in habitable condition.
- (24) To deposit the rent in our Bank Account.
- (25) To apply for loan(s) under the various schemes to any Financial Institutions or Banks for such amount as the Attorney may deem fit and for that purpose to pay the processing fees and sign the Loan Application(s)/Agreements in my name and on my behalf and to furnish all the details and information required by such Institution(s) or Bank(s) and to give my Statement(s), letters, clarifications or any other writing required or necessary for availing of the said Loan(s) and from time to time to follow up the said loan application(s) and do such other things and details as may be necessary in relation thereto.
- (26) To accept the loan(s) offer letter(s) and sign the acceptance(s) thereof in token of any acceptance(s) of the terms and conditions therein contained and to pay on my behalf the administrative fees and any other charges including commitment charge leviable in respect of the said Loans.
- (27) To request such Financial Institution or Banks or agree for any change or modification in the loan(s) amounts, rate of interest, period of repayment of loan or any other terms and condition to the loan(s) at any time or from time to time.
- (28) To receive the disbursement of the said loan(s) and for that purpose give effectual discharge and give all the necessary information and documents to assist the



Contd.

Technical and Legal Appraisal of the property purchased to be purchased with the help of the loan(s).

(29) To mortgage such property on my behalf or which with such Financial Institution or Banks by deposit of the Title Deeds as security for the repayment of the loan(s) granted or to be granted by such Financial Institution or Banks to me.

(30) To deposit on my behalf the documents of Title and to state on my behalf to any Officer of such Financial Institution or Banks that the said documents are being deposited for creating a security on the said property is by way of equitable mortgage of repayment of the said loan(s).

(31) To sign and verify Applications, Statements, Declaration and Affidavits etc. for me and on my behalf.

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

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

(34) To represent me before the Deputy Collector and Competent authority U.L.C. and to do the needful.

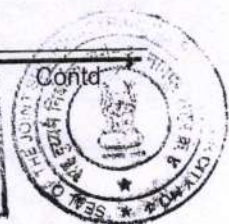
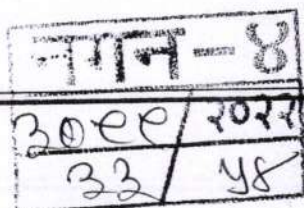
(35) To sign Plaints, Written Statements, Replies, Returns etc. for me and on my behalf and to submit the same to the concerned Civil/Criminal/Revenue Courts etc. To represent me in such Courts Civil/Criminal/Revenue etc. and to do the needful.

(36) To represent me in any Civil/Criminal and Revenue Courts regarding the aforesaid matters and all other matters connected thereto and to do the needful.

(37) To engage Advocate, pleader, Vakil for completion of the aforesaid transactions smoothly and to fix his remuneration.

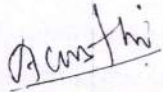
(38) Generally to act as my Attorney or Agent in relation to the matters aforesaid and all other matters connected therewith and on my behalf to execute and do all acts deeds and things as fully and effectually in all respect, as I myself would do if personally present.

(39) I do hereby declare that I 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.

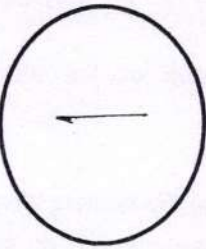
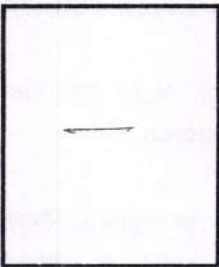
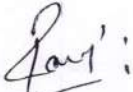


AND I hereby ratify, confirm and agree to confirm whatsoever my said Attorney shall do or purport to do by virtue of this General Power Attorney.

IN WITNESS WHEREOF I, ASHWINKUMAR S/o AMBIKAPRASAD AWASTHI, the Executant named hereinabove have fully examined and read over this DEED OF GENERAL POWER OF ATTORNEY before execution and the same is drafted as per my own say & instructions and the contents whereof are found to be true, correct and hereby signed the same, without any coercion, undue influence, threat, intoxication, misrepresentation and fraud of any kind, at NAGPUR on this 24th Day of MARCH, 2022.

SL. NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	SIGNATURE & FULL NAME
01			 (ASHWINIKUMAR AMBIKAPRASAD AWASTHI) <u>EXECUTANT</u>
02			 (MRS. ANITA ASHWINIKUMAR AWASTHI) <u>ATTORNEY</u>

WITNESSES :-

I			 ANVISHAR S. BHATT <u>WITNESS NO. 1</u>
II			 <u>WITNESS NO. 2</u>

नगन-४
20/03/2022
38/48



नगन-४
24/03/2022
90/96



Contd. . .



भारत सरकार
Government of India



आश्विनीकुमार अंबिकाप्रसादन अवस्थी
Ashwinkumar Ambikaprasad Awasthi
जन्म तारीख / DOB 24/07/1963
पुरुष / Male



6551 9628 6374

आधार - सामान्य माणसाचा अधिकार



भारतीय विशिष्ट पहिळ प्राधिकरण
Unique Identification Authority of India

पत्ता प्लॉट नो 1059, गोरेपेठ पोस्ट
ऑफीस, जी समोर, एस कॉलेज, गोरेपेठ,
शंकर नगर, शंकर नगर, नागपूर,
महाराष्ट्र, 440010

Address: plot no 1059, gorepeth post
office, opposite g.s collage, gorepeth,
Shankar Nagar, Shankar Nagar, Nagpur,
Maharashtra, 440010

6551 9628 6374

1947
1800 300 1947

help@uidai.gov.in

www
www.uidai.gov.in

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

AEJPA0100J



नाम / NAME

ASHWINI AMBIKAPRASAD AWASTHI

पिता का नाम / FATHER'S NAME

AMBIKAPRASAD KESHAVPRASAD
AWASTHI

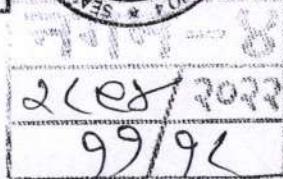
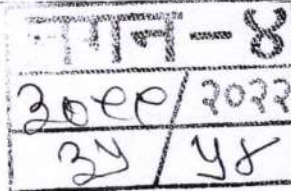
जन्म तिथि / DATE OF BIRTH

24-07-1963

हस्ताक्षर / SIGNATURE

आयकर आयुक्त - १, नागपूर.

COMMISSIONER OF INCOME-TAX-1 NAGPUR





भारत सरकार
Government of India



अनीता अश्विनीकुमार अवस्थी
Anita Ashwinikumar Awasthi
जन्म तारीख / DOB 07/04/1971
स्त्री / Female



7863 9102 7189

आधार - सामान्य माणसाचा अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ANITA A AWASTHI

RAMESHCHANDRA RAMCHANDRA
TRIPATHI

07/04/1971

Permanent Account Number

AGXPA3447J

Anita
Signature



05042005

नगन-४
26/8/2022
92/95



नगन-४
30/8/2022
38/98





ADVOCATE
**Bar Council of
Maharashtra & Goa**
HIGH COURT, BOMBAY



Name : BHATT TUSHAR SURENDRAKUMAR
Residence : NAGPUR, Dist. NAGPUR
Roll No. : MAH/4294/2015
Enrolled On : 22-08-2015
Date Of Birth : 07-04-1971
150042 B0000055237

H. Minibella
CHAIRMAN



THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE

DL No. MH31 20100061409 DOJ. 10-06-2010
Valid Till : 09-06-2030 (NT)



FORM 1
RULE 16 (2)



AUTHORISATION TO DRIVE FOLLOWING C.A.T'S
OF VEHICLES THROUGHOUT INDIA
COV DOI
MCWG 10-08-2010

DOB : 17-08-1986 BG :

Name RAVI BAWANKAR
S/D/W/TILAKCHAND
Add P.NO. 29 RADHESHYAM NAGAR JAITALA
NAGPUR

Signature & ID of
Applicant MH31 20100061409

Signature Impression

नगन-४
3000/2022
36/48

नगन-४
2408/2022
93/96



DEFACED

₹ 600.00

DEFACED

Total

Cracks Defaced Details

Page 1/1

3000 / 2022
30 / 48



Print Date 24-03-2022 06:49:43

17-8	
24/8/2022	
96/92	



नगन-8	
30/08/2022	
80	48



267/2894

गुरुवार, 24 मार्च 2022 6:47 म.नं.

दस्त गोपवारा भाग-1

नगन4

96-9C

दस्त क्रमांक: 2894/2022

दस्त क्रमांक: नगन4 /2894/2022

वाजार मूल्य: रु. 00/-

गोवदला: रु. 01/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. नगन4 यांचे कार्यालयान

पावती:4167

पावती दिनांक: 24/03/2022

अ. क्र. 2894 वर दि.24-03-2022

सादरकरणाचा व नाव: अश्वनीकुमार अश्विकाप्रसाद अश्वस्थी

रोजी 6:43 म.नं. वा. हजर केला.

नांदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 360.00

पत्रांची संख्या: 18

एकुण: 460.00

दस्त हजर करणाऱ्याची मदी:

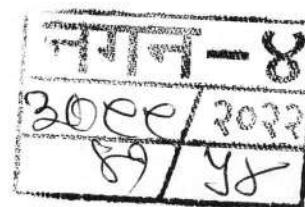
सह दु. नि. नगन4 यांचे कार्यालयान
नागपूर शहर क्र. 8
NGP4सह दु. नि. नगन4 यांचे कार्यालयान
नागपूर शहर क्र. 8
NGP4-1

दस्ताचा प्रकार: अनुराग पॉवर ऑफ अटर्नी

मुद्रांक शुल्क: a जेव्हा ती प्रतिफलार्थ देण्यात आलेला अर्गुन@ त्यामुळे कोणतीही स्थावर मालमत्ता विकण्याचा प्राधिकार मिळत असेल तेव्हा

शिक्रा क्र. 1 24 / 03 / 2022 06 : 43 : 26 PM ची वेळ: (मादरीकरण)

शिक्रा क्र. 2 24 / 03 / 2022 06 : 46 : 06 PM ची वेळ: (फी)



दस्त गोपवारा भाग-2

नगन4

9C.9C

दस्त क्रमांक:2894/2022

24/03/2022 6 55:35 PM

दस्त क्रमांक :नगन4/2894/2022

दस्ताचा प्रकार :-जनरल पाँवर ऑफ अटॉर्नी

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	द्यायाचित्र	अंगठ्याचा ठसा
1	नाव:अनीता अश्विनीकुमार अवस्थी पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: . प्लॉट नं. 1059, गोरेपेठ पोस्ट आफिस, जी.एस. कॉलेज समोर, गोरेपेठ, शंकर नगर, नागपूर, महाराष्ट्र, नागपूर. पॅन नंबर:AGXPA3447J	पाँवर ऑफ अटॉर्नी होल्डर वय :-51 स्वाक्षरी:-		
2	नाव:अश्विनीकुमार अंबिकाप्रसाद अवस्थी पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: . प्लॉट नं. 1059, गोरेपेठ पोस्ट आफिस, जी.एस. कॉलेज समोर, गोरेपेठ, शंकर नगर, नागपूर, महाराष्ट्र, नागपूर. पॅन नंबर:AEJPA0100J	कुलमुखत्यार देणार वय :-59 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथित जनरल पाँवर ऑफ अटॉर्नी चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्षा क्र.3 ची वेळ:24 / 03 / 2022 06 : 52 : 29 PM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	द्यायाचित्र	अंगठ्याचा ठसा
1	नाव:अंड. तुपार सुरेंद्रकुमार भट्ट .. वय:50 पत्ता:सुरेंद्र नगर नागपूर पिन कोड:440022		
2	नाव:श्री.रवि बावनकर .. वय:42 पत्ता:लक्ष्मी नगर नागपूर पिन कोड:440022		

शिक्षा क्र.4 ची वेळ:24 / 03 / 2022 06 : 53 : 55 PM

शिक्षा क्र.5 ची वेळ:24 / 03 / 2022 06 : 54 : 44 PM नोंदणी पुस्तक 4

NGP4

सह दुय्यम निबंधक, वर्ग-2,
नागपूर शहर क्र. 8,
दि. 28 मार्च 2022

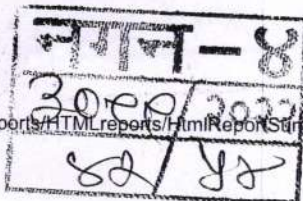
sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	ASHWINIKUMAR AMBIKAPRASAD AWASTHI	eChallan	6910333202203232544	MH015174737202122E	500.00	SD	0007336598202122	24/03/2022
2		DHC		2403202219251D	360	RF	2403202219251D	24/03/2022
3	ASHWINIKUMAR AMBIKAPRASAD AWASTHI	eChallan		MH015174737202122E	100	RF	0007336598202122	24/03/2022

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

2894 /2022

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

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



Form 26QB

Your E-tax Acknowledgement Number is **BI4291291**

- The Acknowledgement No. generated will be valid only if the taxpayer makes a payment at Bank's site. Taxpayers are advised to save above Acknowledgement No. for downloading Form 16B from TRACES website.
- As communicated by Income Tax Department, TDS certificate (Form 16B) will be available for download from the TRACES website after atleast 2 days of deposit of tax amount at the respective Bank.
- The TDS amount as per Form 26QB should be entered in the field 'Basic Tax' (Income Tax) on the Bank's web-portal as TDS certificate (Form 16B) will be based on 'Basic Tax' (Income Tax) only.
- If Date of deduction is greater than Date of Payment/Credit, the same may result in Demand Notice for late deduction.
- If Date of deduction is less than Date of Payment/Credit, the same may result in Demand Notice for late deduction.
- If Date of furnishing Form 26QB is beyond prescribed due date, the same may attract late filing fee u/s 234E.

Tax Applicable	0020	Assessment Year	2022-23
Minor Head Code	800	Financial Year	2021-22
Permanent Account No. (PAN) of Transferee(Payer/Buyer)	AACCN2749Q	Permanent Account No. (PAN) of Transferor (Payee/Seller)	AEJPA0100J
Full Name (Masked) of the Transferee	NANXXX XUILDON PRIVATE LIMITED	Full Name (Masked) of the Transferor	ASHXXXX AMBIKAPRASAD AWASTHI
Category of Transferee on the basis of PAN	Company	Category of Transferor on the basis of PAN	Individual
Status of PAN as per ITD PAN Master	Active PAN	Status of PAN as per ITD PAN Master	Active PAN

Complete Address of the Property

Transferee

Name of premises/Building/ Village
Flat/Door/Block No. J-13
Road/Street/Lane WHC ROAD
City/District NAGPUR
State MAHARASHTRA
Pin Code 440022
Email ID admin@nanisbuildcon.com
Mobile No. 9422104290

Complete Address of the Property

Transferor

Name of premises/Building/ Village
Flat/Door/Block No. PLOT NO 1059,
Road/Street/Lane GOREPETH
City/District NAGPUR
State MAHARASHTRA
Pin Code 440010
Email ID
Mobile No.

Date of Agreement/Booking 28/03/2022
Date of Payment/Credit 28/03/2022
Date of Tax Deduction 28/03/2022
Payment Type Lumpsum

Whether more than one Transferee/Buyer No
Whether more than one Transferor/Seller No
Whether TDS is deducted at Higher rate as per Section 206AB No

Complete Address of the Property

Transferred

Type of Property Land
Name of premises/Building/ VillagePLOT NO. 153 & 154
Flat/Door/Block No.
Road/Street/Lane SONEGAON
City/District NAGPUR
State MAHARASHTRA
Pin Code 440025

Tax Deposit Details

ails

Rate of TDS (in %) 1
Total Amount Paid/Credited 54488900
TDS Amount to be paid 544889
Interest 0
Fee 0
Total payment 544889.00
Five Lakhs Forty Four Thousand Eight Hundred and Eighty Nine Rupees and paise

Total Value of Consideration (Property Value)54488900
Mode of Payment Online (Net-Banking)
Bank Name State Bank of India

Note

This Acknowledgement is only for the information regarding TDS on sale of property submitted to Tax Information Network (TIN). This cannot be construed as proof of payment of taxes.



Tax Payer Counterfoil

PAN AACCN2749Q

Received from : NANXXX XUILDON
PRIVATE LIMITED

Rs : 544889/-

(in words) : Five Lakhs And Fourty Four
Thousand And Eight Hundred And Eighty Nine
Rupees Only

Drawn On : Internet Banking through SBI

PAN ON ACCOUNT OF INCOME TAX
ON: Major Head : COMPANIES
TAX[0020]
Minor Head : TDS on Property [800]

For the assessment year : 2022-23

Payment Status :

Success

SBI Ref No. : CKT2325395

	BSR Code	Tender date	Challan No
CIN	0004329	280322	05222
Date of challan :	28-03-2022		

State Bank of India
Bangalore Focal Point Branch
Bangalore
(Internet Collection Center)

