

267/9220

पावती

Original/Duplicate

Monday, October 17, 2022

नोंदणी क्र.: 39म

4:39 PM

Regn.: 39M

पावती क्र.: 14124 दिनांक: 17/10/2022

गावाचे नाव: खामला

दस्तऐवजाचा अनुक्रमांक: नगन4-9220-2022

दस्तऐवजाचा प्रकार: आममुखत्यारनामा

सादर करणाऱ्याचे नाव: मे. लाईफस्टाईल इंफ्रास्ट्रक्चर तर्फे प्रोप्रायटर श्री. संजय लक्ष्मणराव नरड - -

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 1000.00

पृष्ठांची संख्या: 50

DELIVERED

एकूण:

रु. 1100.00

आपणास मूळ दस्त, धंबनेल प्रिंट, सूची-२ अंदाजे

4:51 PM ह्या वेळेस मिळेल.

NGP4

बाजार मुल्य: रु.0/-

मोबदला रु.1/-

भरलेले मुद्रांक शुल्क : रु. 500/-

सह दुय्यम निबंधक वर्ग-२
नागपूर शहर क्र. ४

1) देयकाचा प्रकार: DHC रकम: रु.1040/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1710202209671 दिनांक: 17/10/2022

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH009401206202223E दिनांक: 17/10/2022

बँकेचे नाव व पत्ता:

2



CHALLAN
MTR Form Number-6



GRN	MH009401206202223E	BARCODE			Date	17/10/2022-13:29:49	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 NGP4_JT NAGPUR NO 4 SUB REGISTRAR					Full Name		MS LIFESTYLE INFRASTRUCTURE	
Location NAGPUR								
Year 2022-2023 One Time					Flat/Block No.		Plot No. 159	
Account Head Details				Amount In Rs.		Premises/Building		
0030046401 Stamp Duty				500.00		Road/Street		KHAMLA
0030063301 Registration Fee				100.00		Area/Locality		Pande Layout, Khamla, Nagpur
						Town/City/District		
						PIN		4 4 0 0 2 5
						Remarks (If Any)		
						SecondPartyName=PRADEEP SHRIPAD JOSHI AND OTHERS-		
						Amount In Six Hundred Rupees Only		
Total				600.00		Words		
Payment Details PUNJAB NATIONAL BANK					FOR USE IN RECEIVING BANK			
Cheque-DD Details					Bank CIN	Ref. No.	03006172022101700627	401904115
Cheque/DD No.					Bank Date	RBI Date	17/10/2022-13:32:12	Not Verified with RBI
Name of Bank					Bank-Branch		PUNJAB NATIONAL BANK	
Name of Branch					Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 9730414589

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

सदर चलन केवल दृश्य निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

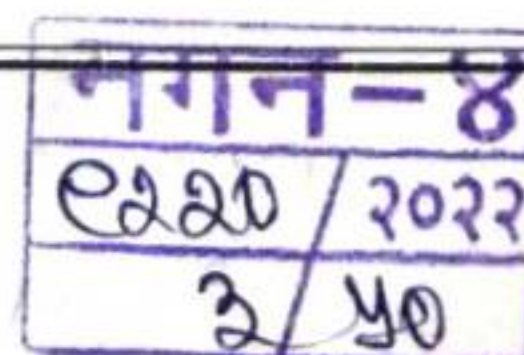
(Signature)

नगन-४
९२१० / २०२२
२/५०



GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT WE, (1) SHRI. PRADEEP S/o SHRIPAD JOSHI, Aged 66 Years, Occupation - Retired (PAN AAXPJ0407H & AADHAR 3689 5952 8144); (2) SHRI. GIRISH S/o VASANTRAO DESHKAR, Aged 59 Years, Occupation - Retired (PAN ABVPD0520E & AADHAR 3937 1333 5862); (3) SHRI. CHINMAY S/o NISHIKANT KALE, Aged 23 Years, Occupation - Business (PAN DZBPK3839J & AADHAR 7849 9573 3930); (4) SHRI. SURESH S/o MUKUNDRAO DESHMUKH, Aged 74 Years, Occupation - Retired (PAN ABFPD7357R & AADHAR 2319 8821 7211); (5) SHRI. MAHESH S/o RAMESH BAKAL, Aged 39 Years, Occupation - Service (PAN AVFPB0875L & AADHAR 8554 4681 2900); (6) SHRI. KAMALAKAR S/o LAXMIKANT KALE, Aged 71 Years, Occupation - Business (PAN ALVPK0566B & AADHAR 3945 1343 6910); (7) SHRI. PRALHAD S/o MAHADEORAO

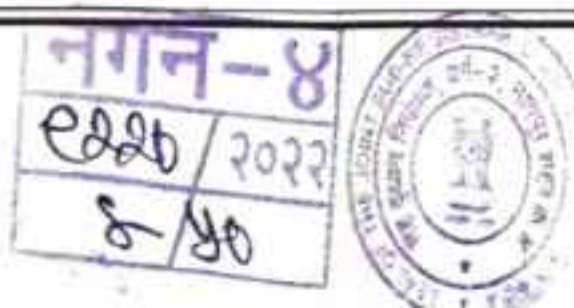


BOKADE, Aged 58 Years, Occupation - Retired (PAN ABMPB0213F & AADHAR 4062 3940 7786), (8a) SHRI. MUKUND S/o PRALHAD DESHPANDE, Aged 56 Years, Occupation - Service (PAN ABGPD6116M & AADHAR 3506 3213 3545), (8b) MRS. RADHIKA W/o MUKUND DESHPANDE, Aged 49 Years, Occupation - Housewife (PAN EUHPD9931A & AADHAR 4431 8240 4700), (9) SHRI. PRABHAKAR S/o HARICHANDRA MOHADIKAR, Aged 64 Years, Occupation - Retired (PAN ABYPM6196Q & AADHAR 3444 5102 6075), (10) SMT. NEETA W/o LATE SHRI. DINKAR DESHPANDE, Aged 80 Years, Occupation - Housewife (PAN AGAPD1823A & AADHAR 9507 7026 3477), (11) SHRI. SHASHANK S/o MADHUKAR DESHPANDE, Aged 46 Years, Occupation - Service (PAN ALAPD5834E & AADHAR 3676 3398 8753), (12) MRS. SHASHI W/o KAMALAKAR KALE, Aged 72 Years, Occupation - Retired (PAN AEVPK8057J & AADHAR 6789 9202 9363), (13) SHRI. ARUN NAYAN TIWARI S/o SHRIGOVIND TIWARI, Aged 70 Years, Occupation - Retired (PAN AATPT5648Q & AADHAR 7366 7479 3382), (14) SHRI. VIKAS S/o MAROTRAO BARAPATRE, Aged 59 Years, Occupation - Service (PAN ABUPB7193E & AADHAR 9890 4960 5829) AND (15) SHRI. VIJAY S/o PRABHAKAR SAWARKAR, Aged 62 Years, Occupation - Retired (PAN BSYP50049E & AADHAR 4857 8234 2978), All Residents of Plot No. 159, Priya Apartments, Pande Layout, Khamla, Nagpur-440025, Tahsil and District - NAGPUR, do hereby jointly and severally nominate, constitute and appoint M/S. LIFESTYLE INFRASTRUCTURE represented through its Sole Proprietor SHRI. SANJAY S/o LAXMANRAO NARAD, Aged 47 Years, Occupation - Business, Resident of Plot No. 151, Farmland, Ramdaspath, Nagpur-440010, Tahsil and District - NAGPUR (PAN ACXPN4170F & AADHAR 2682 8530 6309), as our True and Lawful Attorney in our names and on our behalf.

WHEREAS we jointly own and possess ALL THAT Piece and Parcel of land bearing Plot No. 159 containing by admeasurement 741.22 Sq. Mtrs. (as per City Survey Records the area is 733.00 Sq. Mtrs.) being a portion of the entire land bearing Kh. Nos. 71, 72 and 73 of Mouza - KHAMLA, P.S.K. 9, bearing Corporation House No. 3803/G/F/1, 3803/G/F/2, 3803/G/F/3, 3803/F/4, 3803/F/5, 3803/F/6, 3803/F/F/7, 3803/F/F/8, 3803/S/F/9, 3803/S/F/10, 3803/S/F/11, 3803/F/12, 3803/T/F/13, 3803/T/F/14 and 3803/T/F/15, City Survey No. 2098/239 and Sheet No. 40 of Mouza - KHAMLA, situate at Pande Layout, Khamla, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District - NAGPUR; AND

WHEREAS for cogent reasons and good causes we have now jointly decided to re-develop the aforesaid property through M/S. LIFESTYLE INFRASTRUCTURE, A Proprietary Concern, having its Office at Apartment No. C-2-3-1, Radha Krishna Apartments, Jaiprakash Nagar, Nagpur. And accordingly we have executed an Agreement of Re-Development in favour of M/s. Lifestyle Infrastructure on 17-10-2022 upon the several terms and conditions contained therein. The said Agreement of Re-Development Dated 17-10-2022 is duly Registered in the Office of the Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 9218 on even date on payment of requisite

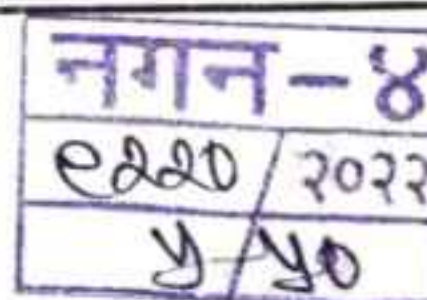
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Stamp Duty of Rs. 20,40,725/- and Full Registration Fees of Rs. 30,000/- Only payable thereon. The said Agreement of Re-Development Dated 17-10-2022 is Adjudicated under Section 32(1)(b) of The Maharashtra Stamp Act, 1958 by the Collector of Stamps, Nagpur City vide his Order Dated 11-10-2022 passed in Adjudication Case No. 114/2022 submitted on 15-9-2022, AND

WHEREAS we being pre-occupied in our respective assignments, it is neither possible nor convenient for us to do and execute various acts, deeds and things required in the matter of completion of the proposed transaction of development of the aforesaid property 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 to do all or any of the following acts, deeds and things for us and on our behalf that is to say -

- (1) To enter into an Agreement(s) to Sell the said property (excluding the Apartments chosen to be retained by us) 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.
- (2) To receive the Earnest Money or Advance Sale Price from such buyer(s) and to pass a valid receipt and discharge for the same.
- (3) To sign Plans/Revised Plans of the Building proposed to be constructed on the said Plot of land 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 for seeking sanction to such Plans.
- (4) To deposit necessary sums in the Office of the Nagpur Improvement Trust/Nagpur Municipal Corporation in our names and to apply for refund thereof and to receive back such money as may be refunded to us by the Nagpur Improvement Trust/Nagpur Municipal Corporation and to pass a valid receipt and discharge for the same.
- (5) To apply for water and electricity connections etc. and to pay/deposit necessary sums in the Office of the concerned authorities.
- (6) 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.
- (7) To sign and execute various Sale Deeds (excluding the Apartments chosen to



be retained by us) each relating to the Undivided proportionate variable shares and interest in the aforesaid property in favour of the respective individual 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.

(8) To sign and execute Deeds of Correction/Supplementary Deeds, Deed of Assignment, Deed of Cancellation, Deed of Mortgage, Deed of Reconveyance etc. or any other suitable and required deed and document and to get the same 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 deliver the actual physical possession of the said property to the respective individual buyer(s) on Registration of the Sale Deed(s).

(11) 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 buyers in all relevant records. To apply for mutation of our names on the said property in all relevant records and to do the needful.

(12) To apply to the Nagpur Improvement Trust, Nagpur/Nagpur Municipal Corporation for obtaining a No Objection Certificate/Consent Letter and to receive such Certificate, if considered necessary. To represent us before the concerned Officer/Authority of the Nagpur Improvement Trust/Nagpur Municipal Corporation/City Survey Department etc. regarding the development of the aforesaid property and to do the needful.

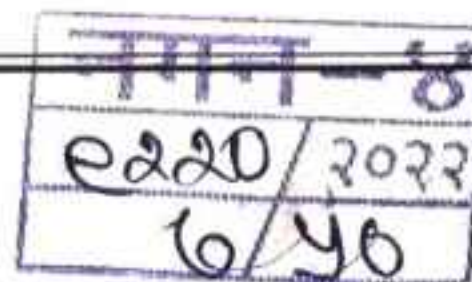
(13) To purchase the T.D.R. in our names and to load such T.D.R. on the building proposed to be constructed on the aforesaid Plot of land and to do the needful in this regard. To sell/transfer the unconsumed balance T.D.R. to any interested buyer and to execute a proper Deed of Transfer regarding the 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.

(14) To sign and verify applications, statements, declarations and affidavits etc. for us and on our behalf.

Contd.



- (15) To deposit money in the Court, Government and/or Semi-Government Departments and Offices.
- (16) To obtain refund of money so deposited in any Court, Department and Offices and to pass a valid receipt and discharge for the same.
- (17) To prepare and sign Plaints, Written Statements, Appeals, Returns, Affidavits, Declarations, Compromise Deeds, Pursis etc. and to submit the same to the concerned Civil/Revenue Courts. To Lead the evidence on our behalf in the Court of Law and to do the needful.
- (18) To represent us before any Civil and/or Revenue Courts regarding the aforesaid matters and to do the needful.
- (19) To complete all Administrative, Revenue and/or Legal requisition that may be required in this regard. To represent us before the various Government, Semi-Government Departments and Offices, Autonomous Bodies etc. and to do the needful.
- (20) To Mortgage the aforesaid property or any part thereof (excluding the Apartments chosen to be retained by us) to any Financial Institution by way of security for the repayment of loan. To sign, execute and register a mortgage deed relating to the aforesaid property in favour of any financial institution and/or banks including Co-operative Banks and to complete the registration formalities in all respects. To apply for loan, share certificate, membership of the bank and to execute promissory note, agreement, deeds and documents including guarantee deed as may be required by the bank including co-operative bank and financial institution.
- (21) To receive, accept, deliver and acknowledge post, letters, telegrams, fax and other correspondence addressed to us or care of the Attorney from the postal department, telecommunication department, courier and all other Government or other postal services.
- (22) To do all things necessary to complete the aforesaid transaction of Development relating ONLY to the said property and to observe and perform all the obligations on our part in accordance with the Agreement(s) to be made by us with any willing buyer/buyers.
- (23) To appoint Architect, Engineer and/or Supervisor for carrying on and completing the proposed work, if considered necessary.
- (24) To engage Advocate, Pleader, Vakil for completion of the aforesaid transaction smoothly and to fix his remuneration.



(25) Generally to act as our Attorney or Agent in relation to the matters aforesaid and all other matters connected thereto 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.

(26) 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.

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.

IN WITNESS WHEREOF WE, the aforesaid EXECUTANTS, have hereto set our respective hands and signed this DEED OF GENERAL POWER OF ATTORNEY at NAGPUR on this 17th Day of OCTOBER, 2022 in presence of the attesting witnesses signing as such.

Drafted by Adv. A.S. Wlay

WITNESSES :



(1)  1)





(2)  2)



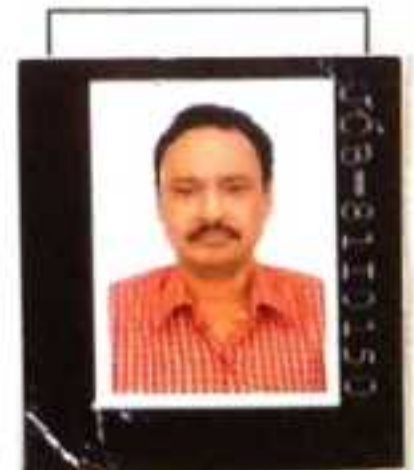


3)

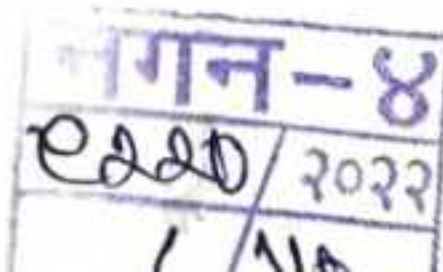
PS Joshi
(PRADEEP SHRIPAD JOSHI)

G. V. Deshkar
(GIRISH VASANTRAO DESHKAR)

Chinmay
(CHINMAY NISHIKANT KALE)



Cont





4)

Suresh
(SURESH MUKUNDRAO DESHMUKH)



5)

M. Bakal
(MAHESH RAMESH BAKAL)



6)

K. Kale
(KAMALAKAR LAXMIKANT KALE)



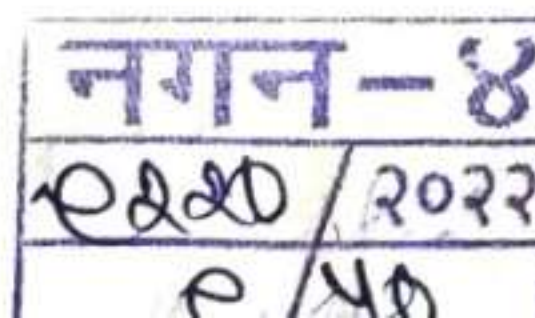
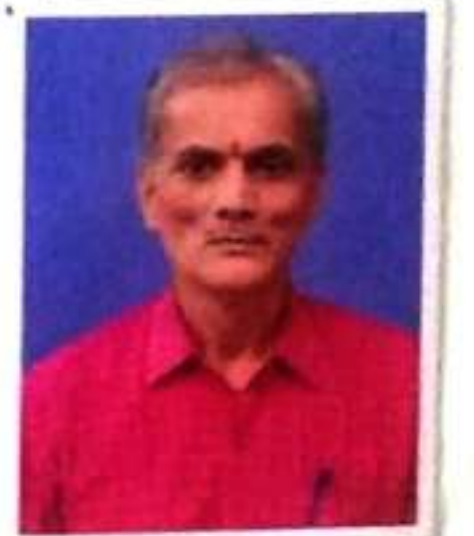
7)

P. Bokade
(PRLAHAD MAHADEORAO BOKADE)



8a)

M. Deshpande
(MUKUND PRAHAHD DESHPANDE)



8b)

(MRS. RADHIKA MUKUND DESHPANDE)



9)

(PRABHAKAR HARICHANDRA MOHADIKAR)



10)

14/05/2024 Neeta Dinkar Deshpande,
(MRS. NEETA DINKAR DESHPANDE)



11)

(SHASHANK MADHUKAR DESHPANDE)



12)

(MRS. SHASHI KAMALAKAR KALE)



13)




(ARUN NAYAN TIWARI)



14)

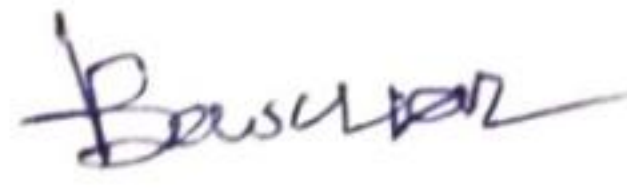



(VIKAS MAROTRAO BARAPATRE)



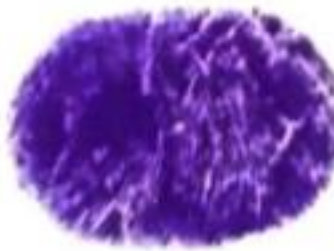
15)




(VIJAY PRABHAKAR SAWARKAR)
EXECUTANTS

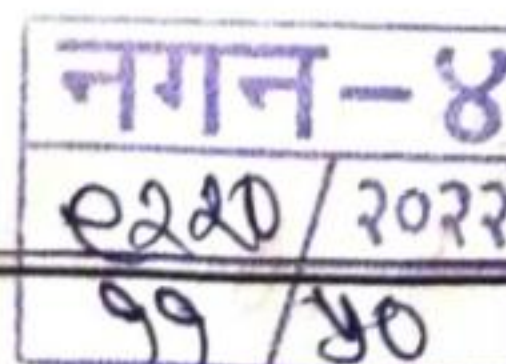


FOR M/S. LIFESTYLE INFRASTRUCTURE





(SANJAY LAXMANRAO NARAD)
Proprietor
DEVELOPER



नगन-४
९२२०/२०२२
९२/४०





महाराष्ट्र शासन
जमाबंदी आयुक्त आणि संचालक भूमिअभिलेख महाराष्ट्र राज्य, पुणे

मालमत्ता पत्रक

गाव/पेठ : खामला	तालुका/न.मु.का. : न.मु.अ.३ नागपूर	जिल्हा : नागपूर
नगर मुभापन क्रमांक	शिट नंबर	प्लॉट नंबर
२०९८/२३९		७३३.००
क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणाचा किंवा भाड्याचा तपशिल आणि त्याच्या फेरितपासणीची नियत वेळ
	क	

सुविधाधिकार
हक्काचा मुळ धारक
वर्ष: १९७१
पट्टेदार
इतर भार
इतर शेर

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(या) पट्टेदार(प) किंवा भार	साक्षात्करण
०९/०४/१९९४	मुळ मालक		H [श्री. गणपत बादवराव पांडे फे.क्र. ३६९९]	फेरफार क्र.६७६ प्रमाणे सही- ०९/०४/१९९४ न.मु.अ.क्र.३, नागपूर
२९/०९/२००५	खरेदीने कोर्ट ऑफ वॉर्डस कमिशनर छत्तीसगढ डिस्ट्रीजन आदेशाने र.द.क्र. २३९६ दि. १२/४/१९८३ अन्वये मु.क्र. १५८ व १५९ क्षेत्र १६१.५० चौ.फुट रु. ६००/- मध्ये खरेदीने नोंद.		H [श्री. रामचंद्र गंगाधर करडेकर फे.क्र.]	फेरफार क्र.३६९९ प्रमाणे सही- २९/०९/२००५ न.मु.अ.क्र.३, नागपूर
२९/०९/२००५	खरेदीने र.द.क्र. १०११ दि. १२/२/१९८८ अन्वये मु.क्र. १५८ क्षेत्र ८०७ चौ.फुट जागा रु. ३,२०,०००/- मध्ये खरेदी केलेले नोंद.		H श्री. जयंत माधव मोडक श्री. हेमंत माधव मोडक	फेरफार क्र.३७०० प्रमाणे सही- २९/०९/२००५ न.मु.अ.क्र.३, नागपूर
१२/०९/२००५	खरेदीने र.द.क्र. १०९० दि. ६/४/१९९४ अन्वये प्रिया अपार्टमेंट मधील पहीला माळ्यावरील गाळा क्र. ७ बा.क्षेत्र नाही अ.डी. १/१५ या रु. १,८९,०००/- मध्ये खरेदीने नोंद.		H श्री. रामचंद्र गणेश गोडबोले फे.क्र. १३६०	फेरफार क्र.३७०१ प्रमाणे सही- २९/०९/२००५ न.मु.अ.क्र.३, नागपूर
२३/०६/२००६	खरेदीने र.द.क्र. ५१० दि. १६/२/९४ अन्वये रु. १,५०,०००/-मध्ये अ.धा.श्री जयंत मोडक व इतर यांचेपासून प्रिया अपार्टमेंटचे तिसरा माळा गाळा क्र. ३०३ क्षेत्र ६१.३० चौ.मी.अ.वि. ६.६६६ टक्के सह खरेदीने नोंद.		H श्रीमती. अनीता अशोक कानगो	फेरफार क्र.४७८३ प्रमाणे सही- २३/०६/२००६ न.मु.अ.क्र.३, नागपूर
१२/०६/२०११	मृत्युपत्रान्वये अ. धारक श्री रामचंद्र गणेश गोडबोले हे दि ४/५/१० रोजी मृत्यु पावले तसेच श्री पशंग रामचंद्र गोडबोले हे दि ३/४/१० रोजी मृत्यु पावले असून मृत्युपुर्वी करून ठेवलेल्या मृत्युपत्रान्वये श्री गिरिश रामचंद्र गोडबोले नावाची नोंद.		H श्री. गिरीश रामचंद्र गोडबोले फे.क्र. १०५३२	फेरफार क्र.३३६० प्रमाणे सही- २४/०६/२०११ न.मु.अ.क्र.३, नागपूर
०५/१२/२०११	खरेदीने र. द. क्र २५८८ दि २४/४/०२ अन्वये रु २८०००००/- मध्ये प्रिया मधील गाळा क्र टी एफ १३ क्षेत्र ५७.६३५ चौ.मी. अ.वि ६.६६६ टक्के सह खरेदीने नोंद.		H श्री. अण्ण नयण गोविंद तिवारी	फेरफार क्र.९६७० प्रमाणे सही- ०५/१२/२०११ न.मु.अ.क्र.३, नागपूर
२८/०२/२०१३	खरेदीने र. द. क्र ५२५३ दि २९/४/२०११ अन्वये रु १९६२०००/- मध्ये प्रिय अपार्टमेंट मधील गाळा गाळा क्र ७ क्षेत्र ७०.६३ चौ मी अ.वि.हि ६.६६ टक्के सह शिशिर रामचंद्र गोडबोले यांचे पासून खरेदीने नोंद दर्ज.		H [१ संदिप मधुकर नातु] [रसी. कांचन संदिप नातु]	फेरफार क्र.१०५३२ प्रमाणे सही- २८/०२/२०१३ न.मु.अ.क्र.३, नागपूर

नगन-४
२०२०
१३/४०



25/04/2019	खरेदीने- र. द. क्र 206 दि 25/4/1993 अन्वये रु 20,000/- मध्ये प्रिया अपार्ट मधील गाळा क्र जी 3 क्षेत्र 43.90 चौ.मी. अ.हि 6.66 टक्के सह श्री. अरुण माडेक व श्री. जयंत माडेक यांचे कडून खरेदीने नोंद दर्ज.	H श्री. महेश अर्जुनदास विडीपेदाणी फे. क्र 995,00	क्र.क्र. क्र. 995,00 प्रमाणे सही- 25/04/2019 न. पु. अ. क्र. 3, नागपूर
25/04/2019	खरेदीने- र. द. क्र 4002 दि 25/4/2009 अन्वये रुपये 400,000/- मध्ये तसेच दुरुस्ती दस्त क्र 8032 दि 25/4/1993 अन्वये प्रिया अपार्टमधील गाळा क्र जी 3 क्षेत्र 43.90 चौ.मी. अ.हि 6.66 टक्के सह श्री. महेश विडीपेदाणी यांचे कडून खरेदीने नोंद दर्ज.	H [श्री. कमल राम करण अप्रवाल फे. क्र. 92999]	क्र.क्र. क्र. 995,00 प्रमाणे सही- 25/04/2019 न. पु. अ. क्र. 3, नागपूर
30/12/2019	खरेदीने- र. द. क्र (छा) 9899 दिनांक 19/12/1992 अन्वये रुपये 9,32,000/- मध्ये प्रिया अपार्ट मधील तिसरा गाळा गाळा क्र एफ. 12, क्षेत्र 43.49 चौ.मी. अ.हि 6.66 टक्के सह श्री. जयंत हेमंत वलद भावव माडेक यांचे कडून खरेदीने नोंद दर्ज.	H श्रीमती. शशी कमलाकर काळे	क्र.क्र. क्र. 995,96 प्रमाणे सही- 30/12/2019 न. पु. अ. क्र. 3, नागपूर
30/12/2019	खरेदीने- र. द. क्र 906 दिनांक 25/4/1992 अन्वये रु 20,000/- मध्ये प्रिया अपार्ट मधील पहिला गाळा गाळा क्र एफ 8 क्षेत्र 43.49 चौ.मी. अ. हि 6.66 टक्के सह श्री. जयंत हेमंत वलद भावव माडेक यांचे कडून खरेदीने नोंद दर्ज.	H श्री. सुरेश मुकुंदराव देशमुख	क्र.क्र. क्र. 995,98 प्रमाणे सही- 30/12/2019 न. पु. अ. क्र. 3, नागपूर
30/04/2019	ना.जमबंदी आपुस्त आणि संबालक भुमि अधिकृतपुणे यांच्याकडील परिपत्रक क्र./न.पु.५/नि.प./अशरी नोंद 30/04/2019 पुणे दि. 9/2/2019 अन्वये मिळकत पत्रिकेचे अंकी क्षेत्र 633.00 अशरी सातशे तेहतीस चौ.मी. केले.		क्र.क्र. क्र. 92300 प्रमाणे सही- 30/04/2019 न. पु. अ. क्र. 3 नागपूर
19/04/2019	खरेदीने- र. द. क्र 6292 दि 10/12/2019 अन्वये रु 3000000/- मध्ये प्रिया अपार्ट मधील तळ गाळा वरील गाळा क्र जी 3 क्षेत्र 43.90 चौ.मी. अ. हि 6.66 टक्के सह मिळकत कमल रामकृष्ण अप्रवाल यांचे कडून खरेदीने नोंद दर्ज.	H [श्री. निशीकांत बाबुराव काळे फे.क्र. 94093] श्री. विनय निशीकांत काळे	क्र.क्र. क्र. 92999 प्रमाणे सही- 19/04/2019 न. पु. अ. क्र. 3 नागपूर
30/04/2019	वारसाने- श्री निशीकांत बाबुराव काळे हे दिनांक 2/4/2019 रोजी व सौ निशीका निशीकांत काळे हया दि 25/4/2019 रोजी मयत झाल्याने प्रातिज्ञा पत्र क्र 30049 दि 12/3/2019 अन्वये मयताचे नाव कमी वारसांचे नाव दर्ज.	H शकुमार विनय निशीकांत काळे	क्र.क्र. क्र. 94093 प्रमाणे सही- 30/04/2019 न. पु. अ. क्र. 3 नागपूर
26/02/2019	डिड ऑफ अपार्टने- र. द. क्र 204 दि 25/4/1993 अन्वये प्रिया अपार्ट मधील तळ गाळा वरील गाळा क्र. जी-2 क्षेत्र 43.49 चौ.मी. अ.हि 6.66 टक्के सह मिळकतीवर डीड ऑफ अपार्टने नोंद दर्ज.	H [श्रीमती. रत्ना किशोर कंधारी फे. क्र. 94149]	क्र.क्र. क्र. 94149 प्रमाणे सही- 26/02/2019 न. पु. अ. क्र. 3 नागपूर
26/02/2019	खरेदीने- र. द. क्र 862 दि 12/3/2002 अन्वये 800000/- मध्ये तसेच दुरुस्ती दस्त क्र 9890 दि 26/2/2009 अन्वये प्रिया अपार्ट मधील तळ गाळावरील गाळा क्र जी-2 क्षेत्र 43.49 चौ.मी. अ.हि 6.66 टक्के सह मिळकत श्रीमती रत्ना किशोर कंधारी यांचे कडून खरेदीने नोंद दर्ज.	H श्री. गिरीष वसंतराव देशकर	क्र.क्र. क्र. 94149 प्रमाणे सही- 26/02/2019 न. पु. अ. क्र. 3 नागपूर
06/08/2019	डिड ऑफ अपार्टने- र. द. क्र 990 दि 31/3/1993 अन्वये प्रिया अपार्ट मधील दुसरा गाळा गाळा क्र एस. एफ 00 क्षेत्र 43.49 चौ.मी. अ.हि 6.66 टक्के सह मिळकतीवर डीड ऑफ अपार्टने नोंद दर्ज	H [श्री. विलास मिळकेंठराव रनवडकर फे. क्र. 94266]	क्र.क्र. क्र. 94266 प्रमाणे सही- 06/08/2019 न. पु. अ. क्र. 3 नागपूर
06/08/2019	खरेदीने- र. द. क्र 9622 दि 20/2/1995 अन्वये रु 390000/- मध्ये प्रिया अपार्ट मधील दुसरा गाळा गाळा क्र एस एफ. 00 क्षेत्र 43.49 चौ.मी. (900 प्रमाणे) अ.हि 6.66 टक्के सह मिळकत श्री विलास मिळकेंठराव रनवडकर यांचे कडून खरेदीने नोंद दर्ज.	H [प्रभाकर पुरुषोत्तम संत फे. क्र. 94268]	क्र.क्र. क्र. 94266 प्रमाणे सही- 06/08/2019 न. पु. अ. क्र. 3 नागपूर
01/08/2019	खरेदीने- र. द. क्र 9632 दि 26/3/2008 अन्वये रु 600000/- मध्ये प्रिया अपार्ट मधील दुसरा गाळा गाळा क्र एस एफ. 00 क्षेत्र 43.49 चौ.मी. अ.हि 6.66 टक्के सह मिळकत श्री प्रभाकर पुरुषोत्तम संत यांचे कडून खरेदीने नोंद.	H [सौ. सविता रमेश धराते फे. क्र. 96190]	क्र.क्र. क्र. 94268 प्रमाणे सही- 01/08/2019 न. पु. अ. क्र. 3 नागपूर
20/04/2019	खरेदीने- र. द. क्र 6498 दिनांक 30/10/2019 अन्वये रु 3999900/- मध्ये प्रिया अपार्ट मधील दुसरा गाळा गाळा क्र एस एफ 00 क्षेत्र 43.49 चौ.मी. अ. हि 6.66 टक्के सह मिळकत सविता रमेश धराते यांचे कडून खरेदीने नोंद.	H श्री. मुकुंद प्रल्हादराव देशपांडे श्री. राधीका मुकुंद देशपांडे गहान रोझ फे. क्र. 96309	क्र.क्र. क्र. 96190 प्रमाणे सही- 20/04/2019 न. पु. अ. क्र. 3 नागपूर

गन-४
२२०/२०२३
१०/५०



१८/०४/२०१९	गहाण बोझाने - नोटीस ऑफ ईन्टी फाईल क्र ४०६ दि ३/१/२०१९ अन्वये कर्ज रु ३१७८४८०/- मध्ये प्रिया अपार्ट मधील गाळा क्र एस एफ क्षेत्र ५७.५१ चौ मी अ.हि ६.६६ टक्के सह मिळकत श्री मुकुंद प्रल्हाद देशपांडे व इतर यांनी गहाण केल्याने बोझा नोंद.	H	स्टेट बँक ऑफ इंडिया शाखा नागपूर बोझा नोंद दर्ज	क्रमांक क्र.१६३०९ प्रमाणे सही- १८/०४/२०१९ न.मु.अ. क्र ३ नागपूर
१६/०२/२०२२	विशेष फेरफार खरेदी नोंद - सह दु.नि.नागपूर ३ यांचेकडील र.द.क्र. १४७८/२०२१ दिनांक २३/०२/२०२१ अन्वये रुपये ४०,००,००० मध्ये प्रिया अपार्टमेंट मधील गाळा क्र ७ पहिला माळा बा.क्षेत्र ७०.६३ अवि हि ६.६६ टक्के सह मिळकत संदिप मधुकर नातु व इतर १ कडून खरेदीने नोंद दर्ज.	सह दु.नि.नागपूर ३ १४७८/२०२१ २३/०२/२०२१	H प्रल्हाद महादेवराव बोकडे	क्रमांक क्र.१८३०५ प्रमाणे सही- १६/०२/२०२२ न.मु.अ. नगर भूमापन अधिकारी क्र.३ नागपूर

हे माहिती पत्रक डिजिटली तपासले आहे

हि मिळकत पत्रिका (दिनांक २/१६/२०२२ ४:४४:३० PM रोजी) डिजिटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही शिक्क्याची आवश्यकता नाही.
मिळकत पत्रिका डाऊनलोड दिनांक ८/२३/२०२२ ३:००:४५ PM
वैधता पडताळणी साठी <http://aapleabhilekha.mahabhumi.gov.in/DSLRF/propertycard> या संकेत स्थळावर जाऊन ०९१७१००००१८८७९४८ हा क्रमांक वापरावा.



नगन-४
२२२० २०२२
१५/५०



नगन-४
२२० / २०२२
१६४०





CHALLAN
MTR Form Number-6

1



GRN	MH004117927202122E	BARCODE			Date	27/07/2021-12:28:23	Form ID	48(f)
Department		Inspector General Of Registration		Payer Details				
Stamp Duty		Type of Payment		Registration Fee		TAX ID / TAN (If Any)		
						PAN No.(If Applicable)		
Office Name		NGP4_JT NAGPUR NO 4 SUB REGISTRAR		Full Name		PRADEEP SHRIPAD JOSHI		
Location		NAGPUR		Flat/Block No.		-		
Year		2021-2022 One Time		Premises/Building		-		
Account Head Details		Amount in Rs.		Road/Street		-		
0030046401 Stamp Duty		500.00		Area/Locality		NAGPUR		
0030063301 Registration Fee		100.00		Town/City/District		NAGPUR		
				PIN		4 4 0 0 2 5		
				Remarks (If Any)				
				SecondPartyName=VIKAS DATTATRAY SARWATE-				
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.		00040572021072768905		IK0BEVCZE3
Cheque/DD No.		Bank Date		RBI Date		27/07/2021-12:24:29		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 :

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

Mobile No. : 9730414589

सदर चलन केवल मुख्य निबंधक कार्यालयात नोंदणी करण्याच्या दस्त्यासाठी लागू आहे. नोंदणी न करण्याच्या दस्त्यासाठी सदर चलन लागू नाही.

नगन-४
५९६०/२०२१
९/१२



नगन-४
९६६०/२०२२
९६/४०





नगन-४	
५६६०	२०२१
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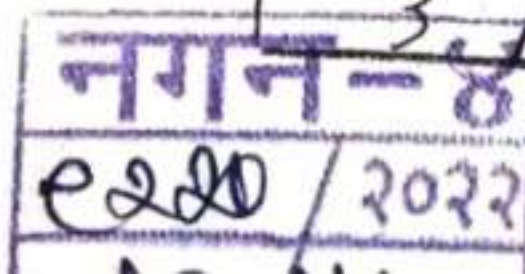
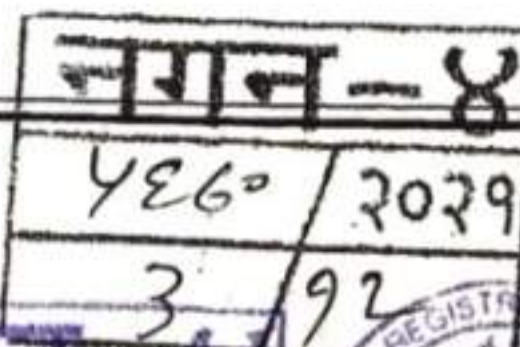
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POWER OF ATTORNEY
(FOR ADMISSION)

KNOW ALL MEN BY THESE PRESENTS THAT I, PRADEEP S/o SHRIPAD JOSHI, Aged 67 Years, Occupation – Retired, Resident of Apartment No. G-1, Priya Apartments, Plot No. 159, Pande Layout, Khamla Road, Nagpur, Tahsil and District - NAGPUR (PAN AAXPJ0407H & AADHAR 3689 5952 8144), do hereby nominate, constitute and appoint SHRI. VIKAS S/o DATTATRAY SARWATE, Aged 69 Years, Occupation – Retired, Resident of 201, Keshav Rukhmini Apartments, Plot No. G-10, Scientific Society, Laxmi Nagar, Nagpur-440022, Tahsil and District – NAGPUR (PAN AEYPS4142R & AADHAR 4871 8916 5780), as my True and Lawful Attorney in my name and on my behalf.



WHEREAS I own and possess THE UNDIVIDED 6.66 PERCENT share and interest in ALL THAT Piece and Parcel of land bearing Plot No. 159 containing by admeasurement 741.22 Sq. Mtrs. being a portion of the entire land bearing Kh. Nos. 71, 72, and 73 of Mouza - KHAMLA, P.S.K. 9 TOGETHERWITH the entire R.C.C. Superstructure comprising Apartment No. G-1 covering a Built-up area of 57.635 Sq. Mtrs. on the GROUND FLOOR of a building constructed thereon and known and styled as "PRIYA APARTMENTS" alongwith an Otta covering an area of 12.16 Sq. Mtrs. attached to the said Apartment, bearing Corporation House No. 3803/G/F/1, City Survey No. 2092 and Sheet No. 243/32 of Mouza - KHAMLA, situate at Pande Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District - NAGPUR; AND

WHEREAS I alongwith other Apartment Owners of Priya Apartments have now decided to re-develop the aforesaid Plot No. 159 through M/S. LIFESTYLE INFRASTRUCTURE, A Proprietary Concern, having its Office at Apartment No. C-2-3-1, Radha Krishna Apartments, Jaiprakash Nagar, Nagpur and as such propose to execute suitable and proper Deeds relating to the redevelopment of aforesaid Plot No. 159; AND

WHEREAS I being pre-occupied in my assignments, it is neither possible nor convenient for me to attend the Sub-Registrar Office at Nagpur at the time of Registration of the such Deeds in respect of the said property. 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 him to do all or any of the following acts, deeds and things for me and on my behalf that is to say :-

(1) To present for Registration all Deeds, Documents, Instruments/Papers such as Agreement of Redevelopment, Power of Attorney, Agreement to Sell, Sale Deed, Correction Deed, Deed of Apartment, Cancellation Deed, Supplementary Agreement or any other suitable and required deed/document etc. as may be executed by me and to get such deeds/documents duly Registered in accordance with the Law-in-force and to admit the execution of such deeds/documents before the competent Sub-Registrar, Nagpur at the time of Registration and to do the needful.

(2) To present before the competent Sub-Registrar at Nagpur and to record and admit the admission of such documents and deeds.

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

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Contd.

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

IN WITNESS WHEREOF I, PRADEEP S/o SHRIPAD JOSHI, the Executant hereinabovenamed, have hereto set my hand and signed this DEED OF GENERAL POWER OF ATTORNEY (for Admission) at NAGPUR on this 27th Day of JULY, 2021 in presence of the attesting witnesses signing as such.

WITNESSES


$$4 \overline{) 92}$$

सम्बरहू दस्तावर....१.. ते....४.... पानाकरील
अक्षर ओळीवर कुठल्याही प्रकारची अक्षर
ओळी समाविष्ट नाही.
तसेच काढण्यात आढळून आली नाही.

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सह दुय्यम विधि-२
नामधूर सहज, क. ४

गन्तव्य निर्णायक वर्ग -
गन्तव्य शहर क. ४

तारीख: 26/07/2029

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गान-४	
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६	१२





भारत सरकार
GOVERNMENT OF INDIA



विकास दत्तात्रय सार्वते
Vikas Dattatray Sarvate
जन्म तारीख / DOB: 24/10/1952
पुरुष / Male

4871 8916 5780

माझे आधार, माझी ओळख

Vikas Sarvate

L.

19/08/2011

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

AEYPS4142R



नाम / NAME
VIKAS DATTATRAY SARVATE

पिता का नाम / FATHER'S NAME
DATTATRAY RAGHUNATH SARVATE

जन्म तिथि / DATE OF BIRTH
24-10-1952

हस्ताक्षर / SIGNATURE



आयकर आयुक्त, विदर्भ
COMMISSIONER OF INCOME-TAX, VIDARBH



भारत सरकार
GOVERNMENT OF INDIA



प्रदीप श्रीपाद जोशी
Pradeep Shripad Joshi
जन्म तारीख / DOB: 19/07/1954
पुरुष / MALE

3689 5952 8144

P.S. Joshi

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

AAXPJ0407H



नाम / NAME
PRADEEP SRIPAD JOSHI

पिता का नाम / FATHER'S NAME
SRIPAD RAGHUNATH JOSHI

जन्म तिथि / DATE OF BIRTH
19-07-1954

हस्ताक्षर / SIGNATURE

P.S. Joshi

COMMISSIONER OF INCOME-TAX, VIDARBH



भारत सरकार



अभय विजयराव सावरकर
Abhay Vijayrao Sawarkar
जन्म तिथि / DOB: 26/06/1986
पुरुष / MALE

2181 0636 7705

आम आदमी का अधिकार

Abhay

नगन-8

0220/2022

22/40

जन्म तिथि: 27/02/1976



शशिकान्त सुदामराव मटे
Shashikant Sudamrao Mate

जन्म तारीख / DOB: 27/02/1976
पुरुष / MALE

7393 7072 6057

मेरा आधार, मेरी पहचान



नगन-8
15/04/2029
6/92



नगन-8
2023

पता: 801 BARCU V. SARVATE, 801
KESHAV RUKMINI APARTMENT, PLOT 8 10
SCIENTIFIC SOCIETY LAXMINAGAR, POORTI
BAAZAR LANE, LAXMI NAGAR, NAGPUR,
Rajnagar Nagar, Nagpur, Maharashtra,
440022



4871 8916 5780



1947



help@uidai.gov.in



www.uidai.gov.in



भारतीय विधिक प्रमाण प्रमाणिकरण
भारतीय विधिक प्रमाणिकरण

पता:
22, श्रीराम अपार्टमेंट, 69,
हिंमणे होम कॉलनी, स्टेट बँके
नगर, कर्वेनगर, पुणे शहर,
पुणे,
महाराष्ट्र - 411052

Address:
22, Shriram Apartment, 69, Hingane
Home Colony, State Bank Nagar,
Karnenagar, Pune City, Pune,
Maharashtra - 411052

3689 5952 8144



भारतीय विधिक प्रमाण प्रमाणिकरण
भारतीय विधिक प्रमाणिकरण

पता:
प्लॉट न-159, प्रिया अपार्टमेंट, फ्लॉट
न-15, खमला रोड, पंडे लेआउट,
खमला, नागपुर, महाराष्ट्र, 440025

Address:
plot NO-159, priya apartment,
falt no-15, khamla road, pande
layout, Khamla, Nagpur,
Maharashtra, 440025



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1800 300 1947



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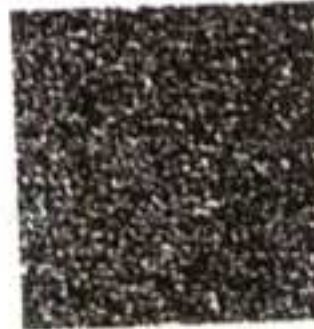


P.O. Box No. 1947,
Bengaluru-560 001

नगन-४
२२२०/२०२२
२४/५०



पता: S/O Sedamrao Malsey, V.T
convent road, shalabdi chowk, plot no. 67,
narmadapur, near raksha vikas colony,
Bhamburda Nagar, Nagpur, Maharashtra,
440027



7393 7072 5057

नगन-४
५६६०/२०२१
८/१२

