

267/502

पावती

Original/Duplicate

Friday, January 12, 2024

नोंदणी क्र. :39म

2:51 PM

Regn.:39M

पावती क्र.: 787

दिनांक: 12/01/2024

गावाचे नाव: अजनी

दस्तऐवजाचा अनुक्रमांक: नगन4-502-2024

दस्तऐवजाचा प्रकार : पॉवर ऑफ अटर्नी

सादर करणाऱ्याचे नाव: यशवंत भालचंद्र देशपांडे

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 360.00

पृष्ठांची संख्या: 18

एकूण:

रु. 460.00

आपणास मूळ दस्त, घंबनेल प्रिंट, सूची-२ अंदाजे  
3:11 PM ह्या वेळेस मिळेल.**DELIVERED**  
NGP4

बाजार मुल्य: रु.0/-

मोबदला रु.1/-

भरलेले मुद्रांक शुल्क : रु. 500/-

तय्यम निबंधक, वर्ग-२,  
नागपूर शहर क्रं. ४

1) देयकाचा प्रकार: DHC रकम: रु.360/-

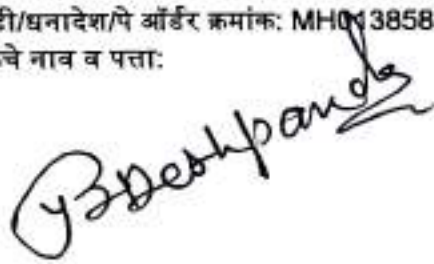
डीडी/घनादेश/पे ऑर्डर क्रमांक: 0124124502437 दिनांक: 12/01/2024

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH013858387202324E दिनांक: 12/01/2024

बँकेचे नाव व पत्ता:





CHALLAN  
MTR Form Number-6



|                                               |         |                                                      |                     |                                         |       |
|-----------------------------------------------|---------|------------------------------------------------------|---------------------|-----------------------------------------|-------|
| GRN: MH013868387202324E                       | BARCODE | Date                                                 | 11/01/2024-19:26:25 | 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)                               |                     | BAWPM1216M                              |       |
| Office Name NGP4_JT NAGPUR NO 4 SUB REGISTRAR |         | Full Name                                            |                     | GHARKUL INFRA                           |       |
| Location NAGPUR                               |         |                                                      |                     |                                         |       |
| Year 2023-2024 One Time                       |         | Flat/Block No.                                       |                     | City Survey No. 2879 Plot No. 242       |       |
| Account Head Details                          |         | Amount in Rs.                                        |                     | Premises/Building                       |       |
| 0030046401 Stamp Duty                         |         | 500.00                                               |                     | Road/Street                             |       |
| 0030053301 Registration Fee                   |         | 100.00                                               |                     | Mouza AJNI                              |       |
|                                               |         |                                                      |                     | Area/Locality                           |       |
|                                               |         |                                                      |                     | Nagpur                                  |       |
|                                               |         |                                                      |                     | Town/City/District                      |       |
|                                               |         |                                                      |                     |                                         |       |
|                                               |         | PIN                                                  |                     | 4 4 0 0 1 5                             |       |
|                                               |         | Remarks (If Any)                                     |                     |                                         |       |
|                                               |         | PAN2=ABMPD1864C-SecondPartyName=YASHWANT BHALCHANDRA |                     |                                         |       |
|                                               |         | DESHPANDE AND OTHERS-                                |                     |                                         |       |
|                                               |         |                                                      |                     |                                         |       |
|                                               |         |                                                      |                     |                                         |       |
|                                               |         |                                                      |                     |                                         |       |
|                                               |         |                                                      |                     |                                         |       |
| 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.                                |       |
|                                               |         | 00040572024011160350                                 |                     | BK0CPGFEO2                              |       |
| Cheque/DD No.                                 |         | Bank Date                                            |                     | RBI Date                                |       |
|                                               |         | 11/01/2024-19:24:27                                  |                     | 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. :

9970835722

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

सादर धलन केवल दुय्यम निबंधक कार्यालयत नौदणी करवायाच्या दस्तांसाठी लागू आहे . नौदणी न करवायाच्या दस्तांसाठी सादर धलन लागू नाही .

नगन-४  
M02/2028  
9/95



नगनि-४  
५०२/२०२४  
२०२



## GENERAL POWER OF ATTORNEY

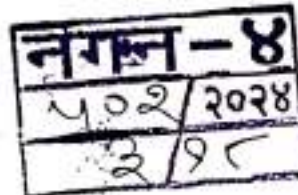
(That the requisite Stamp Duty of ₹. 10,74,200/- and Registration Fees of ₹. 30,000/- is already paid at the time of Registration of Agreement of Development Dated 12-01-2024, which is duly registered in the Office of the Sub-Registrar, Nagpur-4 in Book No. 1 at Registered Serial No. 501 /2024 on 12-01-2024)

KNOW ALL MEN BY THESE PRESENTS THAT WE, (1) **MR. YASHWANT S/o BHALCHANDRA DESHPANDE**, Aged about 59 Years, (Income Tax PAN – ABMPD1864C) (Aadhar No. 3525 8824 5894), (Mobile No. 9823689005) Resident of 9, Shri Swami Samarth Nagar, Bachelor Road, Behind New Arts College, Wardha, Pin Code No. 442001, Tahsil and District – WARDHA,

(2) **MRS. ANJALI alias KSHAMA W/o DATTATRAYA LONKAR**, Aged about 61 Years, (Income Tax PAN – ADNPL0513H) (Aadhar No. 5003 1556 1870), Resident of Plot No. 50, 51, Flat No. 302, Shiv Apartments, Near Kachore Lawn, Gitanjali Society, Manish Nagar, Nagpur, Pin Code No. 440015, Tahsil and District – NAGPUR,

(3) **MRS. ANITA W/o ANIL VIRODKAR**, Aged about 55 Years, Occupation – Housewife, (Income Tax PAN – AAUPV8938Q) (Aadhar No. 2165 6285 8397), (Mobile No. 9420252980) Resident of 74A, Rajiv Nagar, Wardha Road, Somwada, Nagpur, Pin Code No. 440025, Tahsil and District – NAGPUR and

(4) **MR. MANDAR S/o YASHWANT DESHPANDE**, Aged about 30 Years, (Income Tax PAN – BJMPD0322C) (Aadhar No. 6293 5694 8019), (Mobile No. 9561804102) Resident of 9, Shri Swami Samarth Nagar, Bachelor Road, Behind New Arts College, Wardha, Pin Code No. 442001, Tahsil and District – WARDHA, do hereby jointly and severally nominate, constitute and appoint **GHARKUL INFRA**, A Proprietary Concern, having it's Office at Plot No. 24/25, Mangalmurti Apartment, Flat No. 102, Parivartan Square, Vidnyan Nagar, Manewada Road, Nagpur, Pin Code No. 440034 and acting through its Sole Proprietor **SHRI. UMAKANT S/o VITTHALRAO MENDHE**, Aged about 40 Years, Occupation - Business, (Income Tax PAN - BAWPM1216M), (Aadhar Card No. 4186 6706 3230) (Mobile No. 9970835722), Resident of Plot No. 21, Shailesh Nagar, Wathoda Ring Road, Nagpur, Pin Code No. 440035, Tahsil and District – NAGPUR, as our True and Lawful Attorney in our joint names and on our behalf,



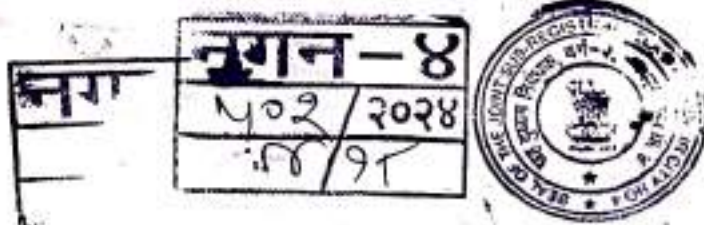
WHEREAS we jointly own and possess the property comprising ALL THAT Piece and Parcel of land bearing Plot No. 242, out of the sanctioned layout of The Chhatrapati Shivaji Co-operative Housing Society Limited, Nagpur, containing by admeasurement 315.00 Sq. Mtrs. (i.e. 3390.66 Sq. Ft.), being a portion of the entire land bearing Khasra Nos. 66, 67/2, 67/5 and 67/6 of Mouza – AJNI, P.S.K. 9, TOGETHERWITH the existing Residential House standing thereon, including all connections, fittings, electric and water meters and all other easementary rights appurtenant and belonging thereto, bearing City Survey No. 2879 and Sheet No. 82(669) of Mouza – Ajni, situated at Chhatrapati Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 5 in Tahsil and District – NAGPUR; AND

WHEREAS we have now jointly decided to Develop the said Plot No. 242 into a Residential Estate by demolishing the existing old Multistoreyed Building and by constructing a New Multistoreyed Building thereon consisting of various self contained separate Apartments therein. And accordingly by an Agreement of Development Dated 12-01-2024 we have entrusted the entire work of Development of our aforesaid property to M/s. Gharkul Infra, the Attorney Holder abovenamed upon the several terms and conditions contained therein; AND

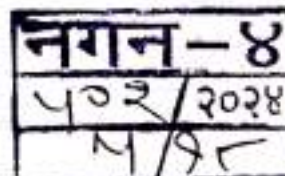
WHEREAS we being pre-occupied in our respective assignments, it is neither possible, nor convenient for all of us to do and execute various acts, deeds and things required in the matter of completion of the proposed transaction of Development/sale in all respects. It has therefore become expedient to 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 Proprietor to do all or any of the following acts, deeds and things for us and on our behalf that is to say –

(1) To apply to the Government/Semi-Government Departments/District Deputy Registrar/Nagpur Improvement Trust/Nagpur Municipal Corporation/City Survey Office and/or the Competent Authorities empowered in that behalf for obtaining various No Objection Certificates/Papers/documents as may be required for completion of the aforesaid proposed scheme in all respects. To sign various applications, forms, papers required to be submitted before such Government/Semi-Government Departments/Offices. To represent us before the Competent Sub-Registrar and to complete all the necessary formalities required for Registration of the various Deeds.

(2) To perform all the legal acts, deeds and things pertaining to our aforesaid property comprising Plot No. 242, situated at Chhatrapati Nagar, Nagpur, in Tahsil and District - NAGPUR.



- (3) To represent us before the Competent Sub-Registrar, Nagpur regarding the said transaction of Development and sale for Registration of various documents/papers regarding the said property and to do the needful.
- (4) To enter into an Agreement(s) to Sell the said property with willing buyer(s) (Excluding the 4 (Four) Apartments i.e. 1 (One) Apartment each on the THIRD, FOURTH, FIFTH and SIXTH FLOOR chosen to be retained by Executants) 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.
- (5) To receive the Earnest Money or Advance Sale Price from such buyer(s) and to pass a valid receipt and discharge for the same.
- (6) To sign Plan(s)/Revised Plan(s) 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, Nagpur for seeking sanction of such plans.
- (7) To deposit necessary sums in the Office of the Nagpur Improvement Trust/Nagpur Municipal Corporation, 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, Nagpur and to pass a valid receipt and discharge for the same.
- (8) 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.
- (9) 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.
- (10) To sign and execute a Sale Deed or various Sale Deeds (Excluding the 4 (Four) Apartments i.e. 1 (One) Apartment each on the THIRD, FOURTH, FIFTH and SIXTH FLOOR chosen to be retained by Executants) relating to said property or to sign various Apartment Deeds each relating to Undivided Proportionate variable shares and interest in the aforesaid property in favour of the respective individual existing owners or to sign various Sale Deeds each relating to 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.



(11) To sign and execute a Deed of Declaration and/or Revised 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.

(12) To apply and submit the aforesaid entire Scheme to the Real Estate (Regulation and Development) (RERA) Act, 2016 having come into force with effect from 01/05/2017 for its Registration and to obtain a Registration Certificate from the said Authority and to do the needful.

(13) To deliver the actual physical possession of the individual Apartments (Excluding the 4 (Four) Apartments i.e. 1 (One) Apartment each on the THIRD, FOURTH, FIFTH and SIXTH FLOOR chosen to be retained by the Executants) to the respective individual buyer(s) on Registration of the Sale Deed(s).

(14) To support all applications for mutation of names on the said property and to do all necessary things to procure the mutation thereof in our favour and also in favour of such individual prospective buyer(s), in all relevant records. To apply to the City Survey Office/Nagpur Municipal Corporation, Nagpur for mutating the aforesaid property in our names and to do the needful.

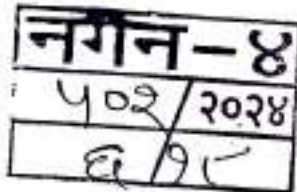
(15) To sign and verify Vakalatnama, Applications, Statements, Declarations and Affidavits etc. for us and on our behalf.

(16) To sign Complaints, 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 Civil/Criminal/Revenue Courts etc. and to do the needful.

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

(18) To deposit money in the Court, Government and/or Semi-Government Departments and Offices on our behalf.

(19) To deposit moneys in the Court, Government and/or Semi-Government Departments and Offices to pay amount required to be deposited in Development authority towards payment of amalgamation charges, premium charges, ancillary FSI, TOD, paid FSI or any others charges required for building sanction map.



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

(21) To apply to any Financial Institution for Project Finance/Loan for completion of the proposed Project/Scheme. To mortgage the aforesaid property or any part thereof (Excluding the 4 (Four) Apartments i.e. 1 (One) Apartment each on the THIRD, FOURTH, FIFTH and SIXTH FLOOR chosen to be retained by the Executants) to any Financial Institution by way of security for the repayment of loan and to sign and execute Mortgage Deed and all other relevant deeds and documents on our behalf to secure the finance. To borrow/obtain the Project Finance from such Financial Institutions and do the needful.

(22) To mortgage the aforesaid Plot with undivided share of land to any Financial Institution by way of security for the repayment of loan.

(23) To do all things necessary to complete the aforesaid development/sale transaction relating ONLY to the said property (excluding the 6 Apartments chosen to be retained by us) 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.

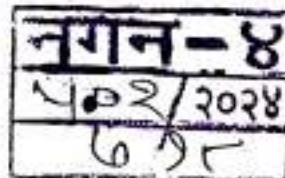
(24) To appoint Architect, Engineer and/or Supervisor for carrying on and completing the proposed works, if considered necessary.

(25) To represent us before the Government/Semi Government Departments/Offices, Nagpur Improvement Trust/Nagpur Municipal Corporation, City Survey, Water Works Department of N.M.C./M.S.E.D.C.L. Office/SPANCO Office etc. for obtaining various documents/papers/clearances, connections etc. and to do the needful.

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

(27) To delegate all the above powers on our behalf to any competent Authority/ person of the Attorney's choice if circumstances necessitate without our further consent. To delegate powers for admission of the documents to any person/agent for execution of Sale Deed(s), Agreements to Sell, Correction Deeds. etc.

(28) In performing the acts, deeds and things as mentioned hereinabove, if any additional work duty is required to be done, our said Attorney is hereby authorized to do and perform all such acts, deeds and things, which are not specifically mentioned here. All such acts, deeds and things lawfully done by the said Attorney shall be binding on us.



(29) That the Power of Attorney Holder hereby assures the Owners of the property (i.e. Executants hereinabove named) that it shall always indemnify them against any dispute/litigation regarding the Agreement(s) to Sell with the willing buyer(s).

(30) 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.

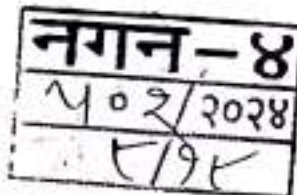
(31) We do hereby declare that we will not withdraw, cancel or revoke this General Power of Attorney until the matters aforesaid are fully completed and duly complied with in all respects. Till such time this Power of Attorney shall remain IRREVOCABLE.

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.

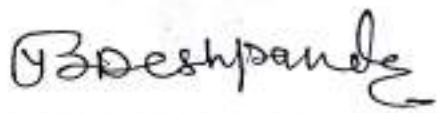
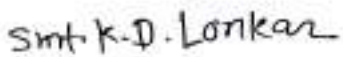
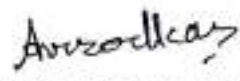
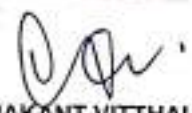
**SCHEDULE REFERRED TO ABOVE**  
**(RESIDENTIAL)**

ALL THAT Piece and Parcel of land bearing Plot No. 242, out of the sanctioned layout of The Chhatrapati Shivaji Co-operative Housing Society Limited, Nagpur, containing by admeasurement 315.00 Sq. Mtrs. (i.e. 3390.66 Sq. Ft.), being a portion of the entire land bearing Khasra Nos. 66, 67/2, 67/5 and 67/6 of Mouza – AJNI, P.S.K. 9, TOGETHERWITH the existing Residential House standing thereon, including all connections, fittings, electric and water meters and all other easementary rights appurtenant and belonging thereto, bearing City Survey No. 2879 and Sheet No. 82(669) of Mouza – Ajni, situated at Chhatrapati Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 5 in Tahsil and District – NAGPUR and bounded as under:

|              |   |                   |
|--------------|---|-------------------|
| ON THE EAST  | - | Plot No. 274/275, |
| ON THE WEST  | - | 15 Mtrs. Road,    |
| ON THE NORTH | - | Plot No. 241,     |
| ON THE SOUTH | - | Plot No. 243.     |



IN WITNESS WHEREOF WE, the Executants hereinabove named, have hereto set our hand and signed this DEED OF GENERAL POWER OF ATTORNEY at NAGPUR on this 12<sup>th</sup> Day of JANUARY, 2024 in presence of the attesting witnesses signing as such  
*Drafted by Mr. Ashwin Patil as per instruction by the parties hereto*

| SR. NO. | FINGER PRINT (LEFT THUMB)                                                           | PASSPORT SIZE PHOTOGRAPHS                                                           | SIGNATURE & FULL NAME                                                                                                                                                                     |
|---------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 01      |    |    | 1) <br>(YASHWANT BHALCHANDRA DESHPANDE)                                                                 |
| 02      |    |    | 2) <br>(MRS. ANJALI alias KSHAMA DATTATRAYA LONKAR)                                                     |
| 03      |  |  | 3) <br>(MRS. ANITA ANIL VIRODKAR)                                                                     |
| 04      |  |  | 4) <br>(MANDAR YASHWANT DESHPANDE)<br><u>EXECUTANTS</u>                                               |
| 05      |  |  | FOR M/s GHARKUL INFRA<br><br>(UMAKANT VITTHALRAO MENDHE)<br>Sole Proprietor<br><u>ATTORNEY HOLDER</u> |



| SR. NO.             | FINGER PRINT (LEFT THUMB)                                                         | PASSPORT SIZE PHOTOGRAPHS                                                         | SIGNATURE & FULL NAME                                                              |
|---------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------|
| <b>WITNESSES :-</b> |                                                                                   |                                                                                   |                                                                                    |
| 01                  |  |  |  |
| 02                  |  |  |  |

नगन-४  
 ५०२ / २०२४  
 २०/१८





मोहन शंकर कास्डे  
Mohan Shankar Kaskde  
जन्म वर्ष / Year of Birth : 1948  
पुरुष / Male



6209 1309 2311

आधार - सामान्य माणसाचा अधिकार



अजय गिरिधकार बडगे  
Ajay Giridhakar Badga  
जन्म तारीख / DOB : 18/01/1976  
पुरुष / MALE



5849 8741 0198

आधार - सामान्य माणसाचा अधिकार



अशा क्षामाबाई लोणकर  
Kshama Dattabhai Lonkar  
जन्म तारीख / DOB : 09/04/1962  
महिला / FEMALE



5003 1556 1871

आधार - सामान्य माणसाचा अधिकार



अनिता अनिल विरोडकर  
Anita Anil Virodkar  
जन्म तारीख / DOB : 22/08/1968  
महिला / FEMALE



2165 6285 8397

आधार - सामान्य माणसाचा अधिकार



यशवंत भालचंद्र देशपांडे  
Yashwant Bhalchandra Deshpande

जन्म वर्ष / Year of Birth : 1964  
पुरुष / Male



3525 8824 5894

आधार - सामान्य माणसाचा अधिकार



मंडार यशवंत देशपांडे  
Mander Yashwant Deshpande  
जन्म वर्ष / Year of Birth : 1992  
पुरुष / Male



6293 5694 8019

आधार - सामान्य माणसाचा अधिकार



आय सेवा संख्या / PERMANENT ACCOUNT NUMBER  
AAUPV8938Q

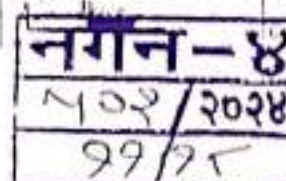


नाम / NAME  
ANITA ANIL VIRODKAR

पिता या मातेचे नाव / FATHER'S NAME  
BHALCHANDRA NARAHAR  
DESHPANDE

जन्म तारीख / DATE OF BIRTH  
22-08-1968

हस्ताक्षर / SIGNATURE





पता:  
म.प.प. राजीव नगर वर्धा रोड  
सोमवडा, खाम्ना, नागपुर,  
महाराष्ट्र, 440025

भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:  
74-A, rajeev nagar wardha road  
somawada, Khamsa S.O,  
Nagpur, Maharashtra, 440025



1947  
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

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



पता:  
W/O दत्तात्रय लोकर, प्लॉट नं. 50, 51 फ्लॉट  
नं. 302, शिव अपार्टमेंट, काचोरी लॉन बाग,  
गीर्तानजी सोसायटी, मनीष नगर, नागपुर,  
महाराष्ट्र, 440015

भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:  
W/O Dattatraya Lonkar, Plot  
no.50,51 Flat no. 302, Shiv  
Apts., Near Kachori Lawn,  
Geertanjali Society, Manish  
Nagar, Nagpur, Maharashtra,  
440015



1947  
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

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



पता:  
S/O सुधाकर बडगे, प्लॉट नं. 368, शंकर  
नगर, नागपुर, महाराष्ट्र, 440010

भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:  
S/O Sudhakar Bodge, PLOT  
NO.368, SHANKAR NAGAR,  
NAGPUR, Nagpur, Maharashtra,  
440010



1947  
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

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

**आयकर विभाग**  
INCOME TAX DEPARTMENT

**भारत सरकार**  
GOVT. OF INDIA

**UMAKANT VITTHAL MENDHE**  
VITTHAL MENDHE

01/07/1983  
Permanent Account Number  
**BAWPM1216M**

Signature

**आयकर विभाग**  
INCOME TAX DEPARTMENT

**भारत सरकार**  
GOVT. OF INDIA

**MANDAR YASHWANT DESHPANDE**  
YASHWANT BHALCHANDRA  
DESHPANDE

17/09/1993  
Permanent Account Number  
**BJMPD0322C**

Signature

14



पता श्री स्वामी समर्थ नगरी, न्यू आर्ट्स  
कॉलेज रोड, वर्धा, महाराष्ट्र, 442001

भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address: shri swami samarth  
nagari, behind new arts college,  
Wardha, Maharashtra, 442001

1947  
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

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



पता श्री स्वामी समर्थ नगरी बॅचलर रोड, न्यू आर्ट्स कॉलेज रोड, वर्धा, महाराष्ट्र,  
442001

भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address : S SHRI SWAMI SAMARTH NAGARI BACHELOR ROAD, BEHIND NEW  
ART COLLEGE, Wardha, Maharashtra, 442001

**Aadhaar - Samanya Maansacha Adhikaar**

**भारतीय विशिष्ट पहचान प्राधिकरण**  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

**AADHAAR**

Address: S/O Vitthalrao Mendhe, Plot no  
21, Wadhwa Ring Road, Near Latta Public  
School, Sakesh Nagar, Vathoda, Nagpur,  
Maharashtra, 440035

**4186 6706 3230**

1947 help@uidai.gov.in www.uidai.gov.in



पता प्लॉट नं. 18, अभय नगर, मानेवडा  
रिंग रोड, पारवली नगर स.ओ, नागपुर,  
महाराष्ट्र, 440027

भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address: Plot No 18, Abhay  
Nagar, Manewada Ring Road,  
Parvati Nagar S.O, Nagpur,  
Maharashtra, 440027

**संगन-४**  
५०२/२०२४  
२२/१८





नगन-४  
५९२/२०२४  
९४/९५





12/01/2024

सूची क्र.2

दुसरे निवेदन : मह. दु. नि. नागपूर 4

रज. क्रमांक : 501/2024

नोंदणी :

Regn:63m

## वाचने नाव : अजनी

|                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (1) विवेकाचा प्रकार                                                                                                    | विकसनकराच्या नावा                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| (2) मोजकता                                                                                                             | 12238958                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| (3) वाज्यान्नास(पाईपटपान्या वाळवितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)                                      | 21482100                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| (4) भू-मापन, पोटहिस्सा व परतक्रमांक(अमन्याम)                                                                           | 1) पालिकेचे नाव: नागपूर म. न. पा. इतर वर्णन : , इतर माहिती: , इतर माहिती: मीना बजनी, प. इ. क. 9, महानि व त्रिपुळा नागपूर येथील खमरा क. 66, 67/2, 67/5 आणि 67/6 मधील भुखंड क्र. 242 याचे क्षेत्रफळ 315.00 चौ.मीटर याचा नगर भुमापन क्र. 2878, शिट क्र. 82(669) आहे. ( C.T.S. Number : 2878 ; )                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| (5) क्षेत्रफळ                                                                                                          | 1) 315.00 चौ.मीटर                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| (7) दस्तावेज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अदेश अमन्याम, प्रतिवादिचे नाव व पत्ता. | 1): नाव:- यशवंत धानवंत देशपांडे वय:-59; पत्ता:- प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं: 9, श्री स्वामी समर्थ नगर, बेंबलूर रोड, न्यू आर्ट्स कॉलेज मार्गे, बर्धा, महाराष्ट्र, बर्धा. पिन कोड:-442001 पॅन नं:-<br>2): नाव:- अंजली डुर्फे क्षामा दत्तात्रय लोणकर वय:-61; पत्ता:- प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं: , रोड नं: प्लॉट नंबर 50, 51, प्लॉट नंबर 302, शिव अपार्टमेंट्स, काचोरे लॉन जवळ, मीना बजनी सोसायटी, धर्मीय नगर, नागपूर, महाराष्ट्र, नागपूर. पिन कोड:-440015 पॅन नं:-ADNPL0513H<br>3): नाव:- अमिता अमिन विरोडकर वय:-55; पत्ता:- प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं: , रोड नं: 74ए, राजीव नगर, बर्धा रोड, मोसलवाडा, नागपूर , महाराष्ट्र, नागपूर. पिन कोड:-440025 पॅन नं:-AAUPV8938Q<br>4): नाव:- संदार यशवंत देशपांडे वय:-30; पत्ता:- प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं: , रोड नं: 9, श्री स्वामी समर्थ नगर, बेंबलूर रोड, न्यू आर्ट्स कॉलेज मार्गे, बर्धा, महाराष्ट्र, बर्धा. पिन कोड:-442001 पॅन नं:-BJMPD0322C |
| (8) दस्तावेज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अदेश अमन्याम, प्रतिवादिचे नाव व पत्ता  | 1): नाव:- भरकुल इन्क्या तर्फे प्रोप्रायटर उमकांत वितेनराव मेंडे वय:-39; पत्ता:- प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं: , रोड नं: प्लॉट क्रमांक 21, शंख नगर, बाघोडा रिंग रोड, नागपूर, महाराष्ट्र, नागपूर. पिन कोड:-440015 पॅन नं:-                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| (9) दस्तावेज करून दिल्याचा दिनांक                                                                                      | 11/01/2024                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| (10) दस्त नोंदणी केल्याचा दिनांक                                                                                       | 12/01/2024                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| (11) अनुक्रमांक, खंड व पृष्ठ                                                                                           | 501/2024                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क                                                                                   | 1074200                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| (13) बाजारभावाप्रमाणे नोंदणी शुल्क                                                                                     | 30000                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| (14) शेष                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारला ना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

नगन-8  
492/2028  
98/94





267/502

शुक्रवार, 12 जानेवारी 2024 2:51 प.नं.

दस्त गोपबारा भाग-1

नगन4

१६/१८

दस्त क्रमांक: 502/2024

दस्त क्रमांक: नगन4 /502/2024

बाजार मुल्य: रु. 00/-

मोबदला: रु. 01/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. नगन4 यांचे कार्यालयात

अ. क्र. 502 वर दि.12-01-2024

रोजी 2:49 प.नं. वा. हजर केला.

पावती:787

पावती दिनांक: 12/01/2024

सादरकरणाचे नाव: यशवंत भानुचंद्र देशपांडे

मोदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 360.00

पृष्ठांची संख्या: 18

एकुण: 460.00

दस्त हजर करणाऱ्याची सही:

सह दुय्यम निबंधक, वर्ग-२,

नागपूर शहर क्रं. ४

दस्ताचा प्रकार: पांवर ऑफ अटर्नी

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

शिक्का क्र. 1 12 / 01 / 2024 02 : 49 : 38 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 12 / 01 / 2024 02 : 51 : 14 PM ची वेळ: (फी)

सह दुय्यम निबंधक, वर्ग-२,

नागपूर शहर क्रं. ४



दस्तावेज प्रकार-2

नमून4

96196

दस्तावेज क्रमांक:502/2024

12/01/2024 3 05:27 PM

दस्तावेज क्रमांक :नमून4/502/2024

दस्तावेज प्रकार :-पॉवर ऑफ अटॉर्नी

| अनु क्र. | पक्षकारांचे नाव व पत्ता                                                                                                                                                                                                                                     | पक्षकारांचा प्रकार                               | छायाचित्र | उत्ता प्रमाणित |
|----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|-----------|----------------|
| 1        | नाव:पद्मवंत भावचंद्र देशपांडे<br>पत्ता:प्लॉट नं. , माळा नं. , इमारतीचे नाव: , प्लॉट नं. , रोड नं: 9, श्री स्वामी समर्थ नगर, वंचलर रोड, न्यू आर्टस कॉलेज मार्गे, बर्धा, महाराष्ट्र, बर्धा.<br>पिन नंबर:                                                      | कुलमुखापार देणार<br>वय :-59<br>स्वाक्षरी:        |           |                |
| 2        | नाव:अंजली ऊर्फ लाला दत्तात्रय गोणकर<br>पत्ता:प्लॉट नं. , माळा नं. , इमारतीचे नाव: , प्लॉट नं. , रोड नं: प्लॉट नंबर 50, 51, फ्लॅट नंबर 302, शिव अपार्टमेंट्स, काचोरे लॉन जवळ, शीतांजली सोसायटी, मनीष नगर, नागपूर, महाराष्ट्र, नागपूर.<br>पिन नंबर:ADNPL0513H | कुलमुखापार देणार<br>वय :-61<br>स्वाक्षरी:-       |           |                |
| 3        | नाव:अनिता अनिल विराडकर<br>पत्ता:प्लॉट नं. , माळा नं. , इमारतीचे नाव: , प्लॉट नं. , रोड नं: 74ए, राजीव नगर, बर्धा रोड, सोमनवाडा, नागपूर, महाराष्ट्र, नागपूर.<br>पिन नंबर:AAUPV8938Q                                                                          | कुलमुखापार देणार<br>वय :-55<br>स्वाक्षरी:-       |           |                |
| 4        | नाव:मंदार पद्मवंत देशपांडे<br>पत्ता:प्लॉट नं. , माळा नं. , इमारतीचे नाव: , प्लॉट नं. , रोड नं: 9, श्री स्वामी समर्थ नगर, वंचलर रोड, न्यू आर्टस कॉलेज मार्गे, बर्धा, महाराष्ट्र, बर्धा.<br>पिन नंबर:BJMPD0322C                                               | कुलमुखापार देणार<br>वय :-30<br>स्वाक्षरी:-       |           |                |
| 5        | नाव:परकुल इन्फा तर्फे प्रोफायटर इमरान बिलेसराव मेंडे<br>पत्ता:प्लॉट नं. , माळा नं. , इमारतीचे नाव: , प्लॉट नं. , रोड नं: प्लॉट क्रमांक 21, जेष्ठ नगर, बायोडा रिंग रोड, नागपूर, महाराष्ट्र, नागपूर.<br>पिन नंबर:                                             | पॉवर ऑफ अटॉर्नी होल्डर<br>वय :-39<br>स्वाक्षरी:- |           |                |

वरील दस्तऐवज कलम देणार तयारकीत पॉवर ऑफ अटॉर्नी चा दस्त एवज कलम दिव्याचे करवुन करतात.  
मिळता क्र.3 ची वेळ:12 / 01 / 2024 03 : 03 : 52 PM

शेवटचा:-

आधीन इमज असे निवेदीत करतात की ते दस्तऐवज कलम देणा-यांना व्यक्तींना ओळखतात, व त्यांची ओळख पटवितात

| अनु क्र. | पक्षकारांचे नाव व पत्ता                                                        | छायाचित्र | उत्ता प्रमाणित |
|----------|--------------------------------------------------------------------------------|-----------|----------------|
| 1        | नाव:अजय सुधाकर बडगे .,<br>वय:48<br>पत्ता:छत्रपती नगर, नागपूर<br>पिन कोड:440015 |           |                |
| 2        | नाव:मोहन शंकर काकडे .,<br>वय:75<br>पत्ता:छत्रपती नगर, नागपूर<br>पिन कोड:440015 |           |                |

मिळता क्र.4 ची वेळ:12 / 01 / 2024 03 : 05 : 12 PM

अध्यक्ष निवेदक, वर्ग-2,  
नागपूर शहर अ. ४



## Payment Details.

| sr. | Purchaser     | Type     | Verification no/Vendor | GRN/Licence        | Amount | Used At | Deface Number    | Deface Date |
|-----|---------------|----------|------------------------|--------------------|--------|---------|------------------|-------------|
| 1   | GHARKUL INFRA | eChallan | 00040572024011160350   | MH013858387202324E | 500.00 | SD      | 0007330572202324 | 12/01/2024  |
| 2   |               | DHC      |                        | 0124124502437      | 360    | RF      | 0124124502437D   | 12/01/2024  |
| 3   | GHARKUL INFRA | eChallan |                        | MH013858387202324E | 100    | RF      | 0007330572202324 | 12/01/2024  |

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

502 /2024

## Know Your Rights as Registrants

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.marita@gmail.com](mailto:feedback.marita@gmail.com)

१ नंबराचे मुकाचे  
 ५०२ नंबरी नोंदला  
 प्रमाणित करण्यात देते कि,  
 या दस्ताला पूर्ण १८ पाने आहेत.  
 सह दुय्यम निबंधक, वर्ग-२,  
 नागपूर शहर क्र. ४  
 दि. १२ माह. ०१ सन २०२४

|       |      |
|-------|------|
| नगन-४ |      |
| ५०२   | २०२४ |
| १८    | १८   |

