



Nagpur Improvement Trust

(Local Planning Authority constituted under Urban Development Department of GOM)
(www.nitnagpur.org)

Plot No. 32

Kh. No. 97

Mouza Bhamti

Stamp Duty (Rs.): 39000.00

Regn. Fee (Rs.) : 5700.00

INDENTURE OF LEASE RENEWAL

Premium Rs.: 246889.00

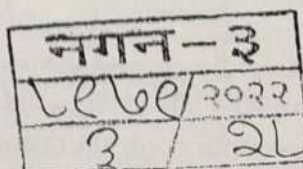
THIS INDENTURE made this 6th day of Dec. 2022 Between the Nagpur Improvement Trust, Nagpur. A Statutory Authority, constituted under the Nagpur Improvement Trust, Act 1936, acting through its Executive Officer (hereinafter called the "LESSOR" which expression shall, unless inconsistent with the context include its successors and assignee) of ONE PART, and

1) SHRI MANISH LAXMIKANT KOKNE Age: 50 Yrs. Occu: BUSINESS, 2) SMT. KALPANA DILIPJOSHI Age: 66 Yrs. Occu: HOUSEWIFE, 3) SMT ANAYA INDRANIL DAMLE Age: 41 Yrs. Occu: SERVICE, 4) SHRI. TANAJI VITHOBAJI DESHMUKH Age: 81 Yrs. Occu: RETIRED, 5) SHRI ASHISH NATTHUPRASADA TIWARI Age: 50 Yrs. Occu: BUSINESS, 6) SMT SAVITA NILKANTH PHADKE Age: 70 Yrs. Occu: HOUSEWIFE, 7) SHRI SHAHAJI VINAYAKRAO PAWAR Age: 52 Yrs. Occu: BUSINESS, 8) SHRI. VIRANDRA KUMAR SONY Age: 66 Yrs. Occu: RETIRED, 9) SHRI. BHALLAMUDI VENKAT RAMAN MURTY Age: 70 Yrs. Occu: RETIRED, 10) SHRI PRASAD GAJANAN VAISHAMPAYAN Age: 43 Yrs. Occu: BUSINESS, FOR SELF & AS A POWER OF ATTORNEY HOLDER FOR SR. NO.1 TO 9. 11) SMT MONALI NAHUSH GHATE Age: 44 Yrs. Occu: DOCTOR, R/O PLOT NO.32, NIRMAAL APARTMENT, RAM MANDIR ROAD SWALAMBI NAGARA NAGPUR-440022

(hereinafter referred to as the "LESSEE" which expression shall unless inconsistent with the context include his heirs, executors, administrators, representatives and assigness) of OTHER PART ;

Whereas as per original indenture dated the 22nd day of Dec-1989 the "Lessor" demised to KOYALA EMPLOYES CO OP SOC. LTD on lease hold rights the original "Lessee" all the plot containing by admeasurements area 682.720 Sq.Meter of hereabouts situated at, Nagpur within the limits of the Nagpur Corporation in Tahsil Nagpur, District Nagpur which said plot of the land is more particularly described in the Schedule 'A' hereunder written and with the boundaries thereof for greater clearness delineated on the plan hereto annexed and there on coloured and hatched in Red to hold the same for and commencing from the 16th day of JUL-1989 and ending on 31st day of MAR-2020 the said indenture containing a covenant for the renewal of demise on the expiry of the aforesaid term and it being expired.

Whereas subsequently the Lease Hold Rights got assigned and transferred from time to time during the lease period, and



(2)

Whereas presently the Apartments Building is constructed over the said plot No. 32 and the said building is submitted to the provisions of Maharashtra Apartments Ownership Act and the "Deed of Declaration" in respect of the same is duly registered with the Sub Registrar Nagpur on 21/01/2021 day at Serial No. 184

And Whereas as per the Deed of Declaration, the present lessee has got 83.288 percent undivided share and interest over the said plot of land, and has requested the lessor to renew the lease/execute the lease in respect of the said undivided share and interest in the said plot.

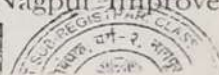
And Whereas the lessee has agreed to pay a yearly Ground Rent of Rs. 4938.00 and also agreed to abide by the terms and conditions of the original Indenture of Lease.

And Whereas the lessor has now granted the lease for the undivided share in the plot more specifically described in the Schedule-'B' written hereunder, on lease hold rights, in continuation of the original lease deed, for the renewed period commencing from the 01st day of APR-2020 and ending on 31st day of MAR-2050 date subject to the following terms and conditions.

TERMS AND CONDITIONS

- (a) That, the "Lessee" shall pay the yearly ground rent of Rs. 14813.00 (Rupees in Word Fourteen Thousand Eight Hundred Thirteen Rupees Only) on the undivided leasehold share of land and clear of all deduction on or before the first day of June in each year at the office of Nagpur Improvement Trust, Nagpur the "Lessor", during subsistence/continuance of the lease may revise the ground rent as per policy framed by the Board of Nagpur Improvement Trust, Nagpur as well as Government and shall be binding on "Lessee" and the "Lessee" has to pay such enhanced ground rent to the "Lessor" without any default or demur.
- (b) The first of such payment is to be made on the first day of June 2020. The "Lessee" at present Pays Rs. 16019.00 as prevailing Corporation Taxes per annum. Total annual average rent is Rs. 30832.00 per annum.
- (c) The "Lessee" shall pay corporation taxes as assessed by the Nagpur Municipal Corporation from time to time, N.A. assessment and any other taxes, levies charges whatsoever.
- (d) The "Lessee" shall not make any excavation upon any part of the said land or remove any stone, sand, gravel, bay or earth there from except for the purpose of forming the foundation or building or for the purpose of executing any work pursuant to the terms of this LEASE and in doing so the LESSEE shall exercises reasonable care to ensure that foundations of any building on the adjoining plots are not hereby adversely affected.
- (e) No erection re-erection or alteration shall be made in any building or part thereof on the said land except in accordance with the sanction of the Nagpur Improvement Trust under its Building Regulations and Development Control Rules, nor shall a building be put to any use in contravention of the provisions of any regulation made under clause (h) of section 90 of the Nagpur Improvement Trust Act, 1936.

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(f) That, after the expiry of the initial period of 30 years, at the time of every renewal of lease, the LESSEE/ASSIGNEE shall be liable to pay three (3) times minimum of existing ground rent after the expiration of every 30 years lease period in respect of demised plot at the time of renewal. The rate of the ground rent due shall be fixed as per the decision of the Trust/LESSOR.

(g) The LESSEE/ASSIGNEE shall take the building permission from Appropriate Planning Authority, for the construction of building before starting constructions on the demised land. The construction of the building should be as per the sanctioned plan approved by the Planning Authority. If any permission for multistoried building was granted, in that case, the Deed of Declaration should be in accordance with the sec. 4, 10, 11, 12 of the Maharashtra Apartment Ownership Act, 1970 and got registered.

(h) If the demised land is subjected for the development wherein the LESSEE executes the development agreement with the DEVELOPER/BUILDER under this circumstances after the completion of entire project the re-conveyance deed shall be executed by the DEVELOPER/BUILDER in favour of the LESSEE/ASSIGNEE/SOCIETY/ASSOCIATION as per the provisions of Registration Act and other relevant laws.

Provided any documents related with the lease plot should be registered before the Registrar under the relevant provisions of Registration Act, 1908 shall be treated as a valid document of evidence of title of LESSEE/ASSIGNEE.

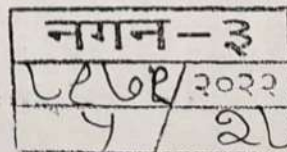
(i) The LESSEE shall permit the LESSOR, or any servant of the Nagpur Improvement Trust at all reasonable time of the day during the terms hereby granted to enter into and upon the demised premises and to inspect the site for repairs thereof and if upon such inspection it shall appear that any repairs are necessary the LESSOR may direct the LESSEE to execute the repairs and upon his failure to do so within a reasonable time to execute them at the expense in all respects of the LESSEE.

(j) The LESSEE shall permit the LESSOR or any person nominated by it or any servant or contractor of the Nagpur Improvement Trust, the Nagpur Corporation and Maharashtra State Electrical Board to enter into and upon the demised premises with such workmen, as may be necessary for the purpose of laying repairing or replacing a water pipe line, sewer line or an electric supply line or for any work connected therewith, as also for the purpose of making any connection from the house to those service lines laid in the premises.

(k) The LESSEE shall not disturb or build over or otherwise deal with so as to impair utility without previous permission of the LESSOR on survey marks or sub-traverse make existing on the land which are for clearness shown 'Nil' on the plan hereto annexed and which are specified in Schedule 'B' hereunder written.

(l) The LESSEE shall not disturb or build over or otherwise deal with or interfere with any of the service lines, referred to in sub-clause (c) without the previous permission in writing of the authority which laid the service line.

(m) The LESSEE shall not assign transfer or part with the possession of the demised premises so as to cause any sub-division therein or otherwise to alter nature of this present demise.



(4)

Provided however, that the LESSOR may subject to such terms and conditions, as it may fix grant permission to the LESSEE to part with permission of the demised premises so as to cause any subdivision therein, otherwise alter the nature of this present demise.

Provided further that, where sub-division of the demised plot is permissible as per the rules and LESSEE with an intention to sub-divide the demised plot and applies for sub-division and the permission to transfer/assign the sub-divide the demised plot and when such permission is granted the LESSEE shall have to pay 50% of the unearned income if the transfer/assignment is/was made within five years from the date of sub-division of plot, the unearned income shall be payable as per difference between premium paid and the market price of the land prevailing on the date of sale. In case there is dispute regarding market price of sub-divided plot, the decision of the Chairman shall be conclusive and final and binding to the LESSEE

(n) The LESSEE shall not without the previous permission in writing of the LESSOR, use or allow to be used the premises of the demised land in contravention of the regulation framed u/sec. 90 of the Nagpur Improvement Trust Act, 1936 and Development Control Rules.

(o) The LESSEE as also the assignee and the mortgagor/mortgage shall within one month of assignment, mortgage or transfer of the demised premises deliver a notice of such of assignment, mortgage or transfer to the LESSOR setting for the names and description of the parties to every such assignment, mortgage or transfer and particular and the effect thereof.

(o-1) The LESSOR, in case the notice referred to in sub-clause (o) is delivered to it, shall intimate to the LESSEE, assignee, and mortgagee or transferee about arrears of the trust due and its right of re-entry repossession over the demised premises to remedy breach of any or all clauses of condition of lease within a period of the three month of the date of the intimation of that effect.

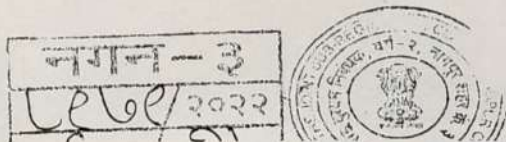
(p) The LESSEE shall use demised land/plot as per allotment order. If, the LESSEE/ASSIGNEE use the demised land other than that of order as per allotment it is to be treated as breach of condition of the Lease Deed under this circumstances the LESSEE/ASSIGNEE shall be liable for action for cancellation of lease including penalty.

(q) This INDENTURE of LEASE the conditions and terms contained therein would be subject to Nagpur Improvement Trust Land Disposal Rules 1983, which has overriding effect and further that if the plot is allotted on concessional rates additional conditions mentioned in Rules 24 would be applicable.

(q-1) The plot is allotted on the concessional premium and hence condition as described under Rules 24 of the Nagpur Improvement Trust Land Disposal Rules, 1983 and as may be imposed by the Chairman shall be applicable.

(r) The decision of the LESSOR or any person it may appoint in this behalf on any question, which may arise, concerning any alleged breach of any of the foregoing clauses shall be final.

(s) The LEASE of demised land shall be suspended or cancelled, if the LESSEE/ASSIGNEE files any false information/documents regarding title acquired by him/her.



(t) The LESSEE/ASSIGNEE shall have rights to transfer/assign/convey the leasehold rights of demised plot.

The LESSOR covenants that the LESSEE paying the rent thereby reserved and performing and observing the conditions herein contained shall peaceably hold and enjoy the said land during the said term without any lawful interruption or disturbance by the LESSOR or any person lawfully claiming through it.

Provided that if the said rent or any part thereof shall at any time be in arrears and unpaid for one Calendar month next after the date where on the same shall have become due whether they shall have been lawfully demanded or not, as also upon the breach or non-observance by the LESSEE of any of the said conditions, the LESSOR may notwithstanding the waiver of any previous causes or right of re-entry upon the said land and reposes it as if this demise had been made the LESSEE in such case being entitled within three Calendar months from the date of such re-entry.

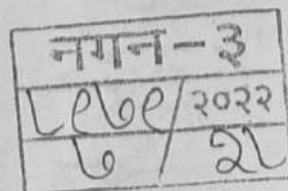
Provided further that when any cause or right of re-entry arise under the foregoing provision, it shall be lawful for the LESSOR, as the consideration for the non-exercise of the power of re-entry to receive from the LESSEE a sum of money not exceeding Two years ground rent plus interest @ 12% p.a. or as may be decided from time to time shall levied in case of payment of ground rent made after due date i.e. 1st of June of each year.

Provided also that when any cause or right off re-entry arises under the first provision, upon the breach or non-observance of the conditions of clause and sub clauses, thereof in respect of erection or alternation, it shall be lawful for the LESSOR to ask the LESSEE to demolish or alter the unauthorized construction, as it may deem necessary, within reasonable time, as a consideration for the non-exercise of the power of re-entry instead of receiving a sum of money as provided above.

(u) That, in case of any dispute between the LESSOR AND LESSEE regarding the breach of any term or condition of the Lease Indenture, the decision of the Chairman of LESSOR shall be final and binding on the parties.

(v) The LESSEE/ LESSESS, has/have read and understood the provisions of the Land Disposal Rules and agrees to abide by the provisions of Land Disposal Rules 1983, terms and conditions of this lease and the Resolutions passed/Policies framed by the LESSOR from time to time.

The LESSOR further covenants that, after the expiry of lease period, lease may be renewed as per the prevailing Rules & Regulations and policies framed by Nagpur Improvement Trust, Nagpur at the time of subsequent lease renewal.



'SCHEDULE "A"'

Plot No. 32 in Bhamti Parsodi Street Scheme
 N.I.T. Kh.No. 97 Mouza Bhamti layout/ Precinct
Nagpur / Ward No. 75 Division WEST Tahsil, and District Nagpur.
 Admeasuring 682.720 Sq.Meter 7349.00 Sq.ft Dimensions are marked on
 plan enclosed.

'SCHEDULE "B"'

83.288 % Undivided share in NIT Plot No. 32 in
Bhamti Parsodi Street Scheme N.I.T. Kh.No. 97
Nagpur / Ward No. 75 Division WEST Tahsil, and District Nagpur.
 Admeasuring 682.720 Sq.Meter 7349.00 Sq.ft Dimensions are marked on
 plan enclosed.

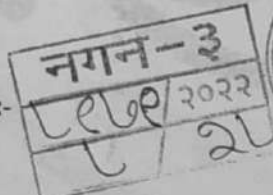
Sheet No. 285/40 City Survey No. 37

USER OF PLOT : RESIDENTIAL

Boundaries:-
 NORTH - ROAD
 SOUTH - ROAD
 EAST - PLOT NO. 31
 WEST - ROAD

IN WITNESS WHEREOF the parties hereto have set their hands the day and
 year written in each case.

WITNESSES :-



A. S. Balakrishna
 Executive Officer

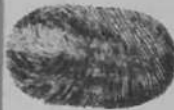
Nagpur Improvement Trust

LESSOR

Date 6/12/2022



W. R. Dhes
 1st Witness :-



P. S. Chavhan



S. P. Sewerker

2nd Witness :-



P. S. Chavhan



LESSEE

Date 6/12/2022

LAYOUT PLAN OF KH. NO. 97.

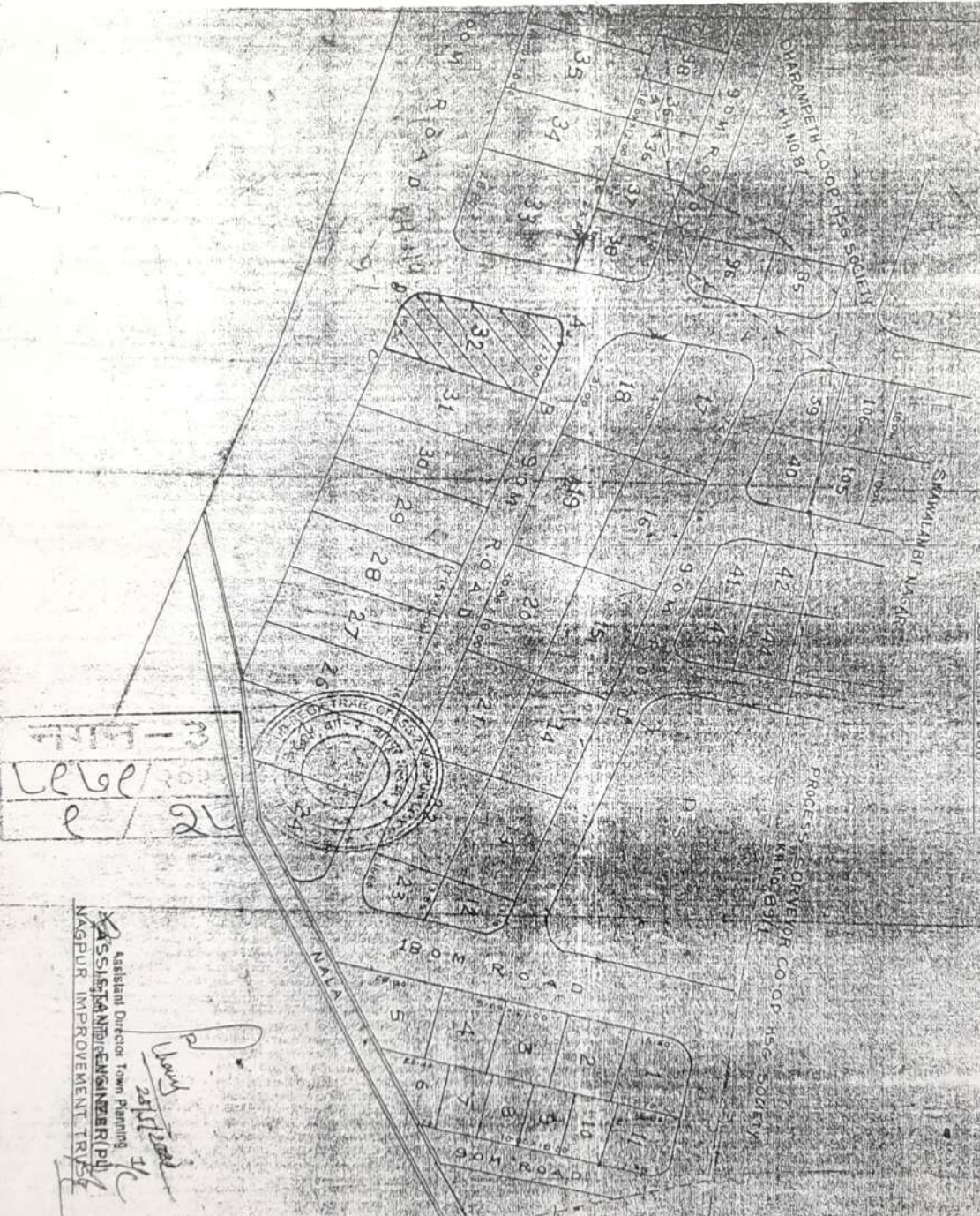
A. BHAMTI

NOTIFICATION -
DATED



SCALE 1:1000

NAME OF SCHEME BHAMTI PARSOBI ST. SCH
SITE NOTIFICATION NIT-670-697-C
NOTIONED DATED 18.09.74



3-1-11
Level 26

Assistant Director Town Planning
SASARANAGANGANGARI PU
NAGPUR IMPROVEMENT TRUST

25/11/2007
1/1

KH. NO. 97, M2-BHAMTI

PLOT NO - 32 (AS PER R. 207
DIMENSIONS RESIDENTIAL

A B 22.00 MTS
B C 39.60 MTS
C D 15.50 MTS
D A 15.50 MTS

PLOT AREA 721.28 SQ. M

DEDUCT FOR ROAD AREA 48.53 SQ. M

FINAL PLOT AREA 682.75 SQ. M

PLOT LEASED OUT TO

ARIEMT (AS PER R. 100 - 0-92)

1. Smt. Monali Sahash Chate
2. Smt. Shahaji Vinayakrao Pawar
3. Smt. Virendra Kumar Sonu
4. Smt. Manish Laxmikant Kohne
5. Smt. Ashish Narthuprasada Tiwari
6. Smt. Prasad Gajanan B. Vaidhampayan
7. Smt. Kalpana Dilip Joshi
8. Ku. Vasa INDRANIL DAWLE
9. Smt. Savita Vilasrao Phadke
10. Smt. Bhallamudi Venket Raman Murty
11. Smt. Janyaj Vibhava Deshmukh

EXECUTIVE OFFICER

NAGPUR IMPROVEMENT TRUST

LESSOR LESSOR

LESSEE

25/11/2007
1/1

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८८८/२०२२
१०/२८



Nagpur Improvement Trust

Partly Undivided Land Share List

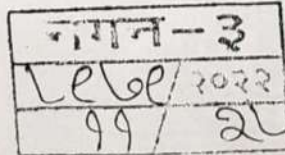
Plot Number : 32

Layout Name : KH. NO. 97 MOUZA BHAMTI

Sr No	Account Id	Owner Name	Flat No	Land Share%
1.	2019082910	SHRI MANISH LAXMIKANT KOKNE	FLAT NO. G-2 GF	8.3
2.	2014102733	SHRI ASHISH NATTHUPRASADA TIWARI	FLAT NO.F-2 FF	8.33
3.	2011092913	SMT MONALI NAHUSH GHATE	FLAT NO.G-1 GF	8.33
4.	202112229	SHRI. BHALLAMUDI VENKAT RAMAN MURTY	FLAT NO. S - 4 SF	8.333
5.	202112228	SHRI PRASAD GAJANAN VAISHAMPAYAN	FLAT NO. S - 3 SF	8.333
6.	202112227	SHRI. VIRANDRA KUMAR SONY	FLAT NO. S - 2 SF	8.333
7.	202112226	SHRI SHAHAJI VINAYAKRAO PAWAR	FLAT NO. S - 1 SF	8.333
8.	202112224	SMT SAVITA NILKANTH PHADKE	FLAT NO. F- 3 FF	8.333
9.	202112222	SHRI. TANAJI VITHOBAJI DESHMUKH	FLAT NO. G- 4 GF	8.333
10.	202112211	SMT. KALPANA DILIP JOSHI; SMT ANAYA INDRANIL DAMLE	FLAT NO. G- 3 GF	8.33

Partly Land Share Total 83.288

ASPAKode
Executive Officer 6-12-2022
Nagpur Improvement Trust
Nagpur
LESSOR



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८६६९	०२२
१२	२८



घोषणापत्र

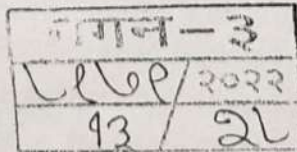
मी प्रसाद गजानन वैशंपायन या द्वारे घोषित करतो की,
दुय्यम निबंधक क्र. ३ यांचे कार्यालयात गुलमीकरणी या
शिर्षकाचा, दस्त नोंदणीसाठी सादर करण्यात आला आहे.

श्री मनीष लक्ष्मीकांत कोकन व ई. यांनी दि. 20/10/22
रोजी मला कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला
आहे/निष्पादीत करुन कबुलीजवाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार
यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी
कोणीही मय्यत झालेली नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र
रद्दाबद्दल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पुर्णपणे वैद असुन उपरोक्त कृती
करण्यास मी पुर्णतःसक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी
अधिनियम १९०८ चे कलम ८२ अन्वेय शिक्षेस मी पात्र राहीन याची मला जाणीव
आहे.

दिनांक :- 23/12/22

Prasanna

कुलमुखत्यारपत्रधारकाचे
नाव व सही



नगन-३
८६६/२०२३
१४/२८





महाराष्ट्र MAHARASHTRA

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NAGPUR TREASURY
BK 673864

22 JUL 2022

NOTARIAL REG

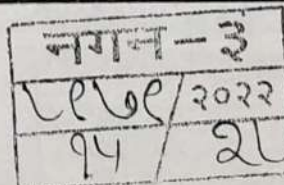
ENTRY NO 961

DATE 20.10.22

Stamp Head Clerk / Sr Clerk

SPECIAL POWER OF ATTORNEY

BE IT Known That we, 1) Shri. Manish S/o. Laxmikant Kokne, aged about 49 year, Occupation Business, (Pan-FCFPK2034A, Aadhar No. 9365 7584 0780, R/o. Plot No. 32, Flat No. G-2, Nirmal Apartment, Ram Mandir Road, Opp. Krishna Dairy, Swawalambi Nagar, Nagpur-440022, 2) a) Mrs. Kalpana Wd/o Dilip Joshi, Aged about 65 years, Occupation – Housewife (Pan-ANPPJ5464M, Aadhar No. 7356 5341 0878, 2) b) Miss. Anaya D/o Dilip Joshi (After Marriage Mrs. Anaya W/o Indranil Damle) aged about 41 years, Occupation – Service (Pan-ATNPD5007G, Aadhar No. 875975413229, both R/o. Plot No. 32, Flat No. G-3, Nirmal Apartment, Ram Mandir Road, Opp. Krishna Dairy, Swawalambi Nagar, Nagpur-440022, 3) Shri. Tanaji S/o Vithobaji Deshmukh, aged about 80 years, Occupation – Retired (Pan-ABGPD5850N, Aadhar No. 925320058110). R/o. Plot No. 32, Flat No. G-4, Nirmal Apartment, Ram Mandir Road, Opp. Krishna Dairy, Swawalambi Nagar, Nagpur-440022, 4) Ashish S/o Natthuprasad Tiwari, aged about 49



मुद्रांक क्र. ६६६९ / दिनांक २२/०६/२०२२

१) मुद्रांक प्रकृत ५१९२

२) मुद्रांक विक्रेता करणार आहेत काय? होय/नाही

३) मुद्रांक विक्रेता शोधक्यात वर्णन

४) मुद्रांक विक्रेता वेळापत्राचे नोंद व सही प्रसाद प्रसादपायन म.नागपूर

५) हस्त अस्तव्यास त्याचे नाव, पत्ता व सही

६) दुर या पक्षकाराचे नाव

७) मुद्रांक शुल्क रक्कम ५००

मुद्रांक विक्रेता, ला.क्र. ९९/८६, कोड नं. ४६०९०४०
जिल्हाधिकारी परिसर, त. कावांतय, नागपूर (शहर)

प्रसाद प्रसादपायन म.नागपूर
मुद्रांक विक्रेता, ला.क्र. ९९/८६, कोड नं. ४६०९०४०
जिल्हाधिकारी परिसर, त. कावांतय, नागपूर (शहर)

प्रमाणपत्र

जी. बी. भीयर, मुद्रांक विक्रेता

कलेक्टर परिसर, नागपूर. ला.नं. ११/८६

प्रमाणपत्र देण्यात येते की, श्री. प्रसाद प्रसादपायन

रा. नागपूर यांनी माझे कडून जनरल स्टॅम्प पेपर एकुण किंमत रुपये

(अक्षरी रुपये पाचशे)) दिनांक २२/६/२०२२

ला खरेदी केलेले आहे व विकलेले स्टॅम्प पेपर खालीलप्रमाणे नमुद आहे.

अ.क्र.	दिनांक	मुल्य
६६६९	२२/६/२०२२	५००/-
नागपूर-३ ६६६/२०२२ १६/२६		५००/-
	एकुण किंमत	५००/-

वरीलप्रमाणे मुद्रांक खरेदी केलेले आहे व माझे

प्रमाणे सत्य आहे. करिता हे प्रमाणपत्र देण्यात जी. बी. भीयर

नागपूर

मुद्रांक विक्रेता ला. नं. ९९/८६
कोड नं. ४६०९०४० सही
कलेक्टर परिसर नागपूर



years, Occupation-Business/Service, (Pan-ADNPT2046H, Aadhar No. 760951989703), R/o Plot No. 32, Flat No. F-2, Nirmal Apartment, Ram Mandir Road, Opp. Krishna Dairy, Swawalambi Nagar, Nagpur-440022, 5) Mrs. Savita W/o Nilkanth Phadke, aged about 69 years, Occupation-Retired, Pan-DCEPP5953E, Aadhar No. 849888455271, R/o. Plot No. 32, Flat No. F-3, Nirmal Apartment, Ram Mandir Road, Opp. Krishna Dairy, Swawalambi Nagar, Nagpur-440022, 6) Shri. Shahaji S/o Vinayak Pawar, aged about 51 years, Occupation-Business/Service, Pan-AJIPP3042N, Aadhar No. 400542372874, R/o. Plot No. 32, Flat No. S-1, Nirmal Apartment, Ram Mandir Road, Opp. Krishna Dairy, Swawalambi Nagar, Nagpur-440022, 7) Shri. Virendra alias Virendrakumar Soni S/o Biharilal Soni, Aged about 64 Years, Occupation-Retired, Pan-ANSPS1286P, Aadhar No. 9525 9335 9350, R/o Plot No. 32, Flat No. S-2, Nirmal Apartment, Ram Mandir Road, Opp. Krishna Dairy, Swawalambi Nagar, Nagpur-440022, 8) Shri. Bhallamudi Venkata Ramana Murty, Aged about 69 years, Occupation- Retired, R/o. Plot No. 32, Flat No. S-4, Nirmal Apartment, Ram Mandir Road, Opp. Krishna Dairy, Swawalambi Nagar, Nagpur-440022, (Pan-ADSPM7296F, Aadhar No. 548162300344), hereinafter jointly called as Executants, the term unless repugnant to the context there of shall always mean and include the Executants, their legal heirs, legal representatives, agents, executors, successors and assigns etc, do hereby appoint and constitute Shri. Prasad Vaishampayan S/o Gajanan Vaishampayan, aged about 42 years, Occupation Business, R/o Plot No. 32, Flat No. S-3, Nirmal Nirmal Apartment, Ram Mandir Road, Opp. Krishna Dairy, Swawalambi Nagar, Nagpur-440022, (Pan-ACWPV7089G, Aadhar No. 247967890883, as our true and lawful attorney and we hereby authorize and empower him to do all and /or any of the following acts, deeds and things for us and on our behalf as under :

1. WHEREAS, the Executants alongwith Shri. Prasad Vaishampayan S/o. Gajanan Vaishampayan are the joint owners and in possession of the above said plot owing to their ownership of respective flats in the building known and styled as Nirmal Apartments built on the NIT Plot No. 32 totally admeasuring about 682.72 sq.ft. (7348.19 sq.ft.) in the Civil Station Expansion Scheme being a portion of entire land of Khasra No. 97 of Mouza-Bhamti, City Survey No. 37/191, Sheet No. 285/40, Mouza-Bhamti, owned under leasehold rights from the Nagpur Improvement Trust, Nagpur Municipal House No. 4201/B/32 of Ward No. 75, situated in Civil Station Expansion Scheme, Swawalambi Nagar, Nagpur, Tah. & Dist. Nagpur alongwith each holding 8.33% undivided share in the above said plot Apartments as listed below etc. having acquired by them respectively as per the sale deeds which are detailed as under.

444/2022
16/21

