

267/12086

पावती

Original/Duplicate

Tuesday, November 26, 2024

5:08 PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 18693 दिनांक: 26/11/2024

गावाचे नाव: वेलतरोडी

दस्तावेजाचा अनुक्रमांक: नगन4-12086-2024

दस्तावेजाचा प्रकार : पॉवर ऑफ अॅटर्नी

मादर करणान्याचे नाव: राज लक्ष्मी इन्फ्रा तर्फे भागीदार श्री राजेश रमेश राठी . .

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 480.00

पृष्ठांची संख्या: 24

एकूण:

रु. 580.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
5:26 PM ह्या वेळेस मिळेल.

DELIVERED

सह दुय्यम निबंधक, वर्ग-5, NGP4

नागपूर दि. ४

वाजार मुल्य: रु.0 /-

मोवदला रु.1/-

भरलेले मुद्रांक शुल्क : रु. 500/-

1) देयकाचा प्रकार: DHC रक्कम: रु.480/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1124262506947 दिनांक: 26/11/2024

वँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH011567368202425E दिनांक: 26/11/2024

वँकेचे नाव व पत्ता:

YH



CHALLAN
MTR Form Number-6



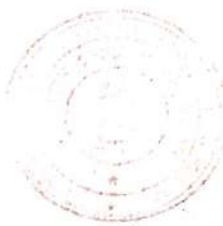
CHN	MH011567368202425E	BARCODE	Date 26/11/2024-12:30:39		Form ID	48(f)	
Department Inspector General Of Registration			Payer Details				
Type of Payment Stamp Duty			TAX ID / TAN (If Any)				
Office Name NGP4_JT NAGPUR NO 4 SUB REGISTRAR			PAN No.(If Applicable)				
Location NAGPUR			Full Name		BHAJANLAL BHIMANDAS KEWALRAMANI		
Year 2024-2025 One Time			Flat/Block No.				
Account Head Details		Amount In Rs.	Premises/Building				
30046401 Stamp Duty		500.00	Road/Street		MOUZA BELTARODI		
30063301 Registration Fee		100.00	Area/Locality		NAGPUR		
			Town/City/District				
			PIN		4 4 0 0 3 4		
			Remarks (If Any)				
			SecondPartyName=RAJ LAXMI INFRA-				
Total		600.00	Amount In Words		Six Hundred Rupees Only		
Payment Details IDBI BANK			FOR USE IN RECEIVING BANK				
Cheque-DD Details			Bank CIN	Ref. No.	69103332024112613086		2901000336
Cheque/DD No.			Bank Date	RBI Date	26/11/2024-12:31:30		Not Verified with RBI
Name of Bank			Bank-Branch		IDBI BANK		
Name of Branch			Scroll No. , Date		Not Verified with Scroll		

Department ID : Mobile No. : 0000000000
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चतल केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चतल लागू नाही.

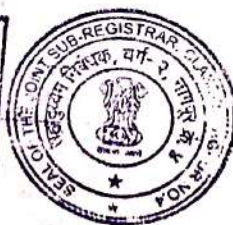
HK
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तलन-8
9206/2028
9/28



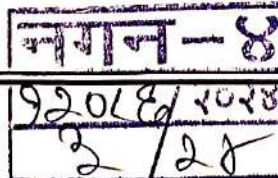


नगन-४
१२०६/२०२४
२/२४



GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT WE, (1) **SHRI. BHAJANLAL S/o BHIMANDAS KEWALRAMANI**, Aged 49 Years, Occupation - Business, PAN ADOPK0143K, AADHAR UID 5699 6991 9054; (2) **SMT. VANDANA BHAJANLAL KEWALRAMANI**, Aged 48 Years, Occupation - Business, PAN AJIPK6802B, AADHAR UID 6964 1348 3472; (3) **SHRI. YOGESHKUMAR BHIMANDAS KEWALRAMANI**, Aged 42 Years, Occupation - Business, PAN AIIPK8883B, AADHAR UID 6764 7933 2382; AND (4) **SMT. BINDIYA YOGESHKUMAR KEWALRAMANI**, Aged 42 Years, Occupation - Business, PAN ATFPK4004J, AADHAR UID 7812 7137 5428, the aforesaid Nos. 1 to 4 all Residents of Block 9B, Behind Mahatma Gandhi School, Jaripatka, Nagpur-440014, Tahsil and District – NAGPUR, do hereby jointly and severally nominate, constitute and appoint **RAJ LAXMI INFRA**, A Partnership Firm, having its Office at S-01, Yashoda Apartment, Dharampeth, Nagpur-440010 (PAN ABJFR9135K), acting through its Partners, (1) **SHRI. RAJESH S/o RAMESH RATHI**, Aged 51 Years, Occupation – Business, PAN ABGPV3870N & AADHAR UID 2241 2535 9130, Resident of Plot No. 20, Yashoda Mata Mandir Road, Dharampeth, Nagpur-440010, Tahsil and District – NAGPUR, AND (2) **SHREE LAXMI VENTURE PRIVATE LIMITED**, having Company Incorporation No. U45209MH2012PTC236287, PAN No - AASCS2883G, having its registered office at Plot No.14/A, Shop No.1, Taj Vaibhav Complex, Dighori Square, Umred Road, Nagpur, 440024, representing through its Director **MR. RAJESH HOMRAJ ROKADE** (DIN No. 06361743), Aged 49 Years, Occupation – Business, PAN AEPPR5540F, AADHAR UID 3069 3708 1105, Resident of Plot No. 40, Kharbi Road, Kharbi Chowk, Bhagyashree Nagar, Nagpur-440024, Tahsil and District – NAGPUR, as our True and Lawful Attorney in our name and on our behalf to ACT JOINTLY OR SEVERALLY/INDIVIDUALLY.



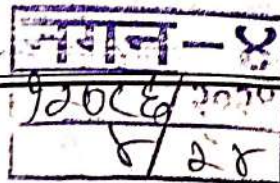
WHEREAS we jointly own and possess ALL THAT Piece and parcel of land bearing Amalgamated Plot No. 1, 2 containing by admeasurement 2547.06 Sq. Mtrs. out of the sanctioned layout being a portion of the entire land bearing Khasra No. 42/A/6 (plots identified as Kh. Nos. 42/A/6/1 & 42/A/6/2) of MOUZA – BELTARODI, P.S.K. 38, including all other easementary rights appurtenant belonging thereto, situated at Village – Beltarodi, within the limits of Nagar Panchayat Besa-Pipla Ward No. 2 in Tahsil – Nagpur (Rural) and District – NAGPUR; AND

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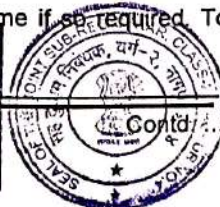
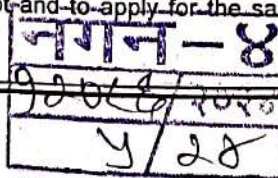
WHEREAS for cogent reasons and good causes we have now jointly decided to develop the aforesaid Plot of land through RAJ LAXMI INFRA, A Partnership Firm, having its Office at S-01, Yashoda Apartment, Dharampeth, Nagpur-440010. And accordingly we have executed an Agreement of Development in favour of RAJ LAXMI INFRA, on 26-11-2024, which is duly Registered in the Office of the Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 12085 on even date on payment of requisite Stamp Duty of Rs. 39,30,000/- and Full Registration Fees of Rs. 30,000/- Only payable thereon; AND

WHEREAS in terms of the aforesaid Agreement of Development, it has 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 Units 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 Nagar Panchayat Besa-Pipla/Planning Authority/Regional Development Authority for seeking sanction to such Plans.
- (4) To deposit necessary sums in the Office of the Nagar Panchayat Besa-Pipla/Planning Authority/Regional Development Authority in our name and to apply for refund thereof and to receive back such money as may be refunded to us by the Nagar Panchayat Besa-Pipla/Planning Authority/Regional Development Authority 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 Nagar Panchayat Besa-Pipla/Planning Authority/Regional Development Authority.
- (7) To sign and execute various Sale Deeds each relating to the Undivided proportionate variable shares and interest in the aforesaid property (excluding the Units chosen to be retained by us) in favour of the respective individual buyers and to receive the balance sale price from such buyer(s) and to get such Sale Deeds duly registered in accordance with the law in force.
- (8) To sign and execute Deeds of Correction/Supplementary Deeds, Deed of Assignment etc. 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 name 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 name on the aforesaid property in all relevant records and to do the needful.
- (12) To represent us before the concerned Officer/Authority of the Nagar Panchayat Besa-Pipla/Planning Authority/Regional Development Authority/Revenue or City Survey Department etc. regarding the aforesaid property and to do the needful.
- (13) To sign and verify applications, statements, declarations and affidavits etc. for us and on our behalf.
- (14) To deposit money in the Court, Government and/or Semi-Government Departments and Offices.
- (15) To purchase the T.D.R./ToD either in our names or in the name of the Developer and to load such T.D.R./ToD on the building proposed to be constructed on the aforesaid Plot and to do the needful in this regard. To apply to the concerned authorities for obtaining Transferable Development Rights (TDR) and to utilize the same for construction to be undertaken on the Plot and to apply for the same if so required. To



mutate the name on T.D.R. certificate and to receive the same from the concerned Development Authority. To sign all application, Forms, Agreement, document to give no objection certificate and to complete all other formalities necessary for mutation of name of the transferee on behalf of the executants and their legal heirs. To sell/transfer the unconsumed balance T.D.R./ToD 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./ToD from such interested buyer and to pass a valid receipt and discharge for the same.

(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, Returns, Affidavits, Appeals, 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 by giving us prior information.

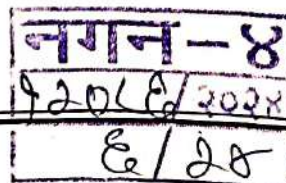
(18) To represent us before any Civil and/or Revenue Courts regarding the aforesaid matters and to do the needful by giving us prior information.

(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 Units 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 me 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.

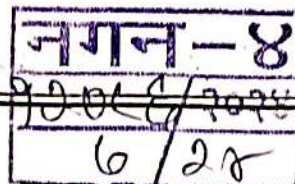
SCHEDULE REFERRED TO ABOVE

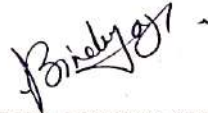
ALL THAT Piece and parcel of land bearing Amalgamated Plot No. 1, 2 containing by admeasurement 2547.00 Sq. Mtrs. out of the sanctioned layout being a portion of the entire land bearing Khasra No. 42/A/0 (plots identified as Kh. Nos. 42/A/0/1 & 42/A/0/2) of MOUZA – BELTARODI, P.S.K. 30, including all other easementary rights appurtenant belonging thereto, situated at Village – Beltarodi, within the limits of Nagar Panchayat Desa-Pipla Ward No. 2 in Tahsil – Nagpur (Rural) and District – NAGPUR and bounded as under :

ON THE EAST	-	BY 0.00 MTRS. WIDE ROAD,
ON THE WEST	-	BY 24.00 MTRS. D.P. ROAD,
ON THE NORTH	-	BY KH. NO. 42/A/5,
ON THE SOUTH	-	BY KH. NO. 42/A PART.

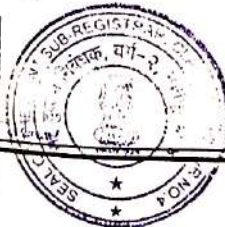
IN WITNESS WHEREOF WE, the EXECUTANTS named hereinabove have fully examined and read over this DEED OF GENERAL POWER OF ATTORNEY before execution and the same is drafted as per our own say & instructions and the contents whereof are found to be true, correct and hereby signed the same, without any coercion, undue influence, threat, intoxication, misrepresentation and fraud of any kind, at NAGPUR on this 26 Day of NOVEMBER, 2024 In presence of the attesting witnesses signing as such.

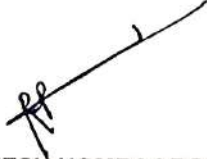
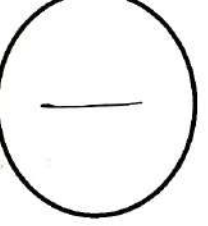
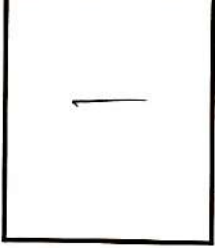
Drafted by Sandeep Shastri, Advocate, at the instruction of parties to this Deed.



SR. NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	SIGNATURE & FULL NAME
01			1)  (BHAJANLAL BHIMANDAS KEWALRAMANI)
02			2)  (SMT. VANDANA BHAJANLAL KEWALRAMANI)
03			3)  (YOGESHKUMAR BHIMANDAS KEWALRAMANI)
04			4)  (SMT. BINDIYA YOGESHKUMAR KEWALRAMANI) <u>EXECUTANTS</u>
05			For RAJ LAXM INFRA, 1)  (RAJESH RAMESH RATHIL) Partner

नगल-४
92048/2020
4/28



05			2)  (MR. RAJESH HOMRAJ ROKADE) Director of SHREE LAXMI VENTURE PRIVATE LIMITED Partner <u>ATTORNEYS</u>
WITNESSES :-			
I			 <u>WITNESS NO. 1</u>
II			 <u>WITUSHAR S. BHATT</u> <u>WITNESS NO. 2</u>

नगन-४
 १२०८८/२०२४
 ९/२४



Contd. ...

नगन-४
१२०८६/२०२४
१०/२४





महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुविधेतील ठेवणे) नियम १९७१ यातील नियम ३.५.६ आणि ७]

गाव :- बेलसरोडी (५३५८६७)

तालुका :- नागपूर (ग्रामीण)

जिल्हा :- नागपूर



34601383547

FU-ID : 34601383547

भुमापन क्रमांक व उपविभाग ४२/अ/६/१

जरणा पद्धती भोगवटादार वर्ग - १

शेताचे स्थानीक नाव :

व. एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क	कुळ, खंड व इतर अधिकार
गावे एकक आर.घो.मी	१०१८	[अभिप्रेत राखिलेला अक्षर]	३३.५३.००	६८.००		(३१०४)	कुळाचे नाव व खंड
अकृषिक क्षेत्र	२२४१	बिंदीया योगेश केवलरामानी				(३१०४)	इतर अधिकार
१ शेती १३.५३.००		भजनलाल भिमनदास केवलरामानी				(३१०४)	अकृषिक बापर - रहिवास (गावठाणाबाहेरील)
		योगेशकुमार भिमनदास केवलरामानी				(३१०४)	मा. जिल्हाधिकारी नागपूर यांचे आदेश
१ शेती ६८.००		बंदना भजनलाल केवलरामानी				(३१०४)	रा.मा.क्र.४२/एन.ए.पी.३४/०३-०४ आ.
कारणी		-----सामाईक क्षेत्र-----	१३.५३.००	६८.००			दि.२०/१०/२००४ अन्वये निवासी अकृषिक
							करण यात आली. फे.क्र.४९३ दि.०३/११/२००४ (४९३)
							इतर
							वाटणीपत्र ७८७ दि.२९/७/२००७ (७८७)
							इतर
							खरेदी नोंद १२६१ दि.१२/०२/२००७ (१२६१)
							इतर
							खरेदी नोंद दि.२२/०१/२०२१ (३१०४)
							प्रलंबित फेरफार : नाही.
							शेपट्या फेरफार क्रमांक : ३१०४ व दिनांक : ०४/०३/२०२१
							सीमा आणि भुमापन चिन्हे :

जुने फेरफार क्र. : (४९३) (७८७) (१२६१) (२९२०)



हा गाव नमुना क्रमांक ७ दिनांक ०४/०३/२०२१ १२:२४:०० AM तेजी डिजिटल स्वाक्षरीत केला आहे व गाव नमुना क्रमांक १२ चा केंद्र स्वयंसेवागृह असल्यामुळे ७/१२ अभिलेखावर वर कोणत्याही सही शिक्क्याची आवश्यकता नाही.
७/१२ डाउनलोड दि. : २६-१०-२०२४ : १६:४२:३८ PM. वैयक्त पत्रकाकडील <https://digitalsabara.mahabhum.gov.in/dsh/> या संकेत स्थळावर जाऊन 8999100001136286 हा क्रमांक वापरावा.

पृष्ठ क्र. १/२

नगन-४
१२०८६/२०२४
९१/२४



गाव नमुना बारा (पिकांची नोंदवही)
[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवही (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम २९]

गाव :- बेलतरोडी (५३५८६७) तालुका :- नागपूर (ग्रामीण) जिल्हा :- नागपूर

भूमापन क्रमांक व उपविभाग ४२/अ/६/१

पिकाखालील क्षेत्राचा तपशील								लागवडीसाठी उपलब्ध नसलेली जमीन		टीप
वर्ग	हंगाम	खाते क्रमांक	पिकाचा प्रकार	पिकाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
					आर.ची.मी	आर.ची.मी			आर.ची.मी	

टीप : ** सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे



नगन-४
१२०८/२०२४
१२/२४

