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CHALLAN
MTR Form Number-6

GRN	MH017888532022326E	BARCODE		Date 30/03/2023-09:21:20	Form ID 35A

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	ASOPB1605J
Office Name	HVL19_HAVELI 19 JOINT SUB REGISTRAR	Full Name	SUNIL RAMESHLAL BORA
Location	PUNE		
Year	2022-2023 One Time	Flat/Block No.	FLAT NO. 201
Account Head Details	Amount In Rs.	Premises/Building	
0030046401 Stamp Duty	1800.00	Road/Street	AUNDH
0030063301 Registration Fee	1000.00	Area/Locality	PUNE
		Town/City/District	
		PIN	4 1 1 0 0 7
		Remarks (If Any)	
		PAN2=AEAPP6347R~SecondPartyName=YOGESH RAMESH POPHALI~	
		Amount In Words	Two Thousand Eight Hundred Rupees Only
Total	2,800.00		

DEFACED ₹2800.00 DEFACED

Payment Details	INDIAN OVERSEAS BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	027004520230330601711	202303300931677
Cheque/DD No.		Bank Date	RBI Date	30/03/2023-09:22:01	Not Verified with RBI
Name of Bank		Bank-Branch		INDIAN OVERSEAS BANK	
Name of Branch		Scroll No. , Date		202303301 , 31/03/2023	

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 चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-396-6995	00080114020222S	31/03/2023-12:23:00	IGR026	1000.00
2	(IS)-396-6995	00080114020222S	31/03/2023-12:23:00	IGR026	1800.00
			Total Defacement Amount		2,800.00

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Print Date 03-04-2023 03:24:56

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LEAVE AND LICENCE AGREEMENT

This LEAVE and LICENCE AGREEMENT is executed here at Pune on this 01st day of March of the year 2023,

between

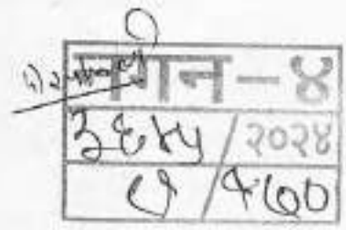
1. Mr. Sunil Rameshlal Bora, aged about 49 years, occupation: business, residing at M/P : Kukana Tal, Nevasa Dist: Ahmednagar,

2. Mr. Anil Rameshlal Bora, aged about 45 years, occupation: business, residing at 1585, Sadashiv Peth, Opp. Hira Photo Colour Lab, Tilak Road, Pune 411030, hereinafter referred to as the "**LICENSOR**", which expression shall, unless repugnant to the context or meaning thereof mean and include his heirs, successors, survivors, legal representatives, executors and assigns, of the ONE PART;

and

Mr. Yogesh Ramesh Pophali, aged 56 Years, (Pan:AEAPP6347R) occupation: service, R/o H No.4, A-2/3, New railway offices colony, near titlee chowk, Railway Colony Bilaspur, Chhattisgarh 495004.
hereinafter referred to as the "**LICENSEE**", which expression shall, unless repugnant to the context or meaning thereof mean and include his heirs, successors, survivors, legal representatives, executors and assigns, of the OTHER PART;

WHEREAS:



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a. all that piece and parcel of the Residential Flat bearing No.201 having carpet area admeasuring 89.63 sq.mtrs. along with adjacent terrace admeasuring 19.62 sq.mtrs., alongwith fixture and furniture provided therein, as per list annexed hereto as Annexure A, located on the Second Floor together with Car Park space No.9, admeasuring 10 sq.mtrs. in the building known as "Pine Wood Residency", constructed on the land bearing City Survey No.2562 and its corresponding Survey Nos.2/2/A & 2/2/C, situated at village Aundh, Taluka Haveli, District Pune, within limits of Pune Municipal Corporation and Registration District Pune, Sub Registrar, Haveli, Pune (hereinafter collectively referred to as the said **Premises**) is vested in the ownership of the Licensor;

b. the Licensee is in need of a suitable residential premises for the purposes of his residence and proposed the Licensor to permit the Licensee to use and occupy the said Premises on leave and license basis, which is accepted by the Licensor;

c. pursuant to negotiations taken place between the parties hereto, the Licensor has allowed and permitted the Licensee to use and occupy the said Premises, on leave and license basis, for a period of 24 (twenty-four) months commencing **from 01.04.2023 and expiring on 31.03.2025** (the said "**TERM**"), subject to the payment of licence fees and such other charges as mutually agreed upon.

NOW THIS LEAVE AND LICENCE AGREEMENT WITNESSETH:

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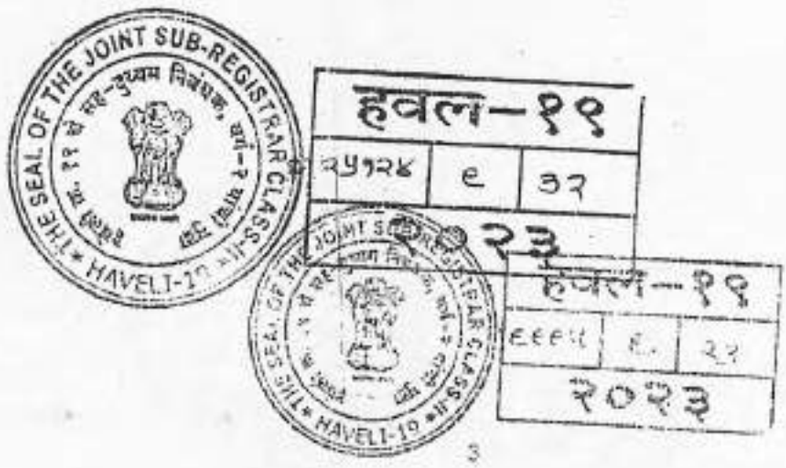

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1. **GRANT OF LICENCE :**

The Licensor hereby permits, allows and grants unto and in favour of the Licensee, a license to use and occupy the said Premises for a period of 24 (twenty-four) months commencing **from 01.04.2023 and expiring on 31.03.2025**, only for the residential purpose of the Licensee.

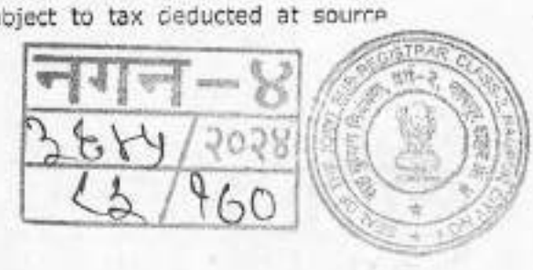
2. **DURATION:**

(a) The duration of this leave and licence agreement shall be for a period of 24 (twenty-four) months commencing **from 01.04.2023 and expiring on 31.03.2025** (i.e. the said "**TERM**").

3. **LICENCE FEES:**

(a) In consideration of the grant of this licence in favour of the Licensee by the Licensor, to use and occupy the said Premises, the Licensee hereby agrees to pay to the No. 1 of the Licensor, during the said term, as and towards **compensation and licence fees including society maintenance charges as follows:**

1. for the period from 01.04.2023 to 31.03.2024 : **Rs.29,000/- (Twenty Nine Thousand only) per month,** subject to tax deducted at source (TDS), as may be applicable
2. for the period from 01.04.2024 to 31.03.2025 : **Rs.30,450/- (Thirty Thousand Four Hundred Fifty only) per month,** subject to tax deducted at source



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(b) The Licensee has agreed to pay **Rs. 29000/-(Rs. Twenty Nine Thousand Only)** through NEFT/RTGS/IMPS/UPI transfer of Funds on or before 05.04.2023 towards the license fees for the period from 01.04.2023 to 30.04.2023 and agreed to pay to the No. 1 of the licensor the monthly license fees for the period from **01.05.2023 to 31.03.2025** under this agreement through cheque payment or payment through online transfer of funds using NEFT/RTGS/IMPS/UPI mode of payment. It is expressly agreed herby between the parties that, the license fees under this agreement shall be paid by the Licensee to the Licensor on or before **5th day of each respective month, in advance.**

(c) In case any of cheque towards license Fees is not honored by the bank after its presentation, the Licensor shall inform the Licensee about the same. Thereafter, within next 3 days the licensee shall be under an obligation to pay the equivalent amount to the licensor towards the payment of license fee for which such post dated cheque is so dishonoured and simultaneously the Licensor shall return such dishonoured cheque to the Licensee.

(d) In case the Licensee fails to pay the license fees in the aforesaid manner, upon such event the Licensor shall be entitled to claim interest @ 24% per annum, from its due date till actual realization thereof, by a written demand notice of 15 days to the Licensee. After receipt of such notice, the Licensee shall be under an obligation to pay the arrears of licence fee with interest @ 24% per annum to the Licensor, within the aforesaid notice period, failing with the Licensor shall be entitled to terminate the licence in respect of the said Premises and upon such event this Agreement shall be deemed to have been terminated with effect from the day following the aforesaid notice period of 15 days following which the Licensee shall be under an

obligation to stop user of the said Premises and hand over its vacant and peaceful possession to the Licensor.

(e) The GST, if applicable, shall be payable and borne by the Licensee.

4. OTHER CHARGES PAYABLE BY THE LICENSEE:

(a) The Licensee shall also bear/ pay and/or reimburse to the Licensor if compelled/ required to be paid by the Licensor, the MSEDCL electricity consumption bills in respect of the said Premises.

The licensee in addition to the license fee which includes society / maintenance charges will also have to pay the monthly electricity bills for the electricity consumed by him during the tenure of this agreement.

5. PROPERTY TAXES PAYABLE BY THE LICENSOR:

The Property Taxes payable to the Pune Municipal Corporation in respect of the said Premises shall be borne and paid by the Licensor.

6. INTEREST FREE SECURITY DEPOSIT:

(a) The Licensee has deposited with the No. 2 of the Licensor an amount of **Rs.87,000/- (Eighty Seven Thousand only)** through NEFT/RTGS/IMPS transfer of funds as Rs.29000/- on 24.03.2023 & Rs.58,000/- on 29.03.2023, as and towards interest free security deposit (the said **"SECURITY DEPOSIT"**). The Licensor hereby acknowledge the receipt of the same.

(b) The said security deposit is returnable by the Licensor to the Licensee, immediately either on expiration of the said term or termination by either party and simultaneously on the Licensee handing over possession thereof, to the Licensor.

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(c) The security deposit shall be subject to deduction of arrears of license fees, interest on arrears of licence fee, electricity bills and/or damage caused to the said Premises, if any, by the Licensee at the time of vacating the same, excluding normal wear and tear and natural deterioration.

7. COVENANTS OF THE LICENSOR:

The Licensor hereby confirms and assures the Licensee that,

(a) the Licensor owns, and is fully seized and possessed of and is otherwise perfectly entitled to the said Premises,

(b) the said Premises is free from encumbrances of any nature and there is no impediment of any nature for the Licensor to enter into this agreement with the Licensee,

(c) the Licensor is entitled to deal with the said Premises in any manner he chooses,

8. COVENANTS OF THE LICENSEE:

(a) The Licensee shall observe and comply with all rules, regulation and bye laws as applicable to occupants of the organization of the building in which the said Premises is situated.

(b) The Licensee shall use the said Premises with due care and caution and keep the same in the good and tenantable condition and also use the fixtures and furniture's in proper way.

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(c) The Licensee shall carry out all minor repairs, such as water leakage/ seepage/ internal plumbing, if any, in the said Premises.

(d) The Licensee shall not do or suffer to be done in the said

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Premises any act, deed, matter or thing which may cause nuisance or annoyance to the owners or the occupants of the building in which said Premises is located.

(e) The Licensee shall not make any structural alteration or additions to the said Premises. However, the Licensee at its cost and without disturbing the interior of the said Premises is entitled to set-up temporary furniture in the said Premises and removes the same on expiry of the Licence or sooner determination thereof.

(f) The Licensee shall not store any article of a combustible or hazardous or inflammable nature except LPG gas cylinders for cooking purpose in the said Premises and not expose the said Premises to the risk of fire or other accident.

(g) The Licensee shall not part with the possession of the said Premises, nor create any third party interest or sub-license the same to any other person.

(h) The Licensor shall not be responsible or liable for any theft, loss, damages or destruction of any property of the Licensee or any other person lying in the said Premises nor for any bodily injury to any person in the said Premises on account of any cause whatsoever unless directly attributable to actions of the Licensor.

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9. **LOCK-IN PERIOD:**

a. It is agreed between the parties hereto that the first period of [illegible] months of the said Term shall be a "lock-in period", meaning thereby, during the said period of 6 months the Licensee shall not be entitled to terminate this agreement (the said "**LOCK-IN PERIOD**"). This "lock-in period" shall be the essence of this agreement.

b. Upon termination of this agreement before the expiry of the said lock-in period either by the Licensee or by the Licensors due to breach of the terms and conditions of this agreement by the Licensee, the Licensee shall be liable to pay to the Licensors, the license fees in respect of the remaining duration of the said lock-in period.

10. TERMINATION AND REPOSSESSION:

a. On expiry of the said term, the Licensee shall cease to use and occupy the said Premises, and shall handover possession thereof, to the Licensor and the Licensor shall immediately refund the Security Deposit, subject to deduction, if any, as stipulated in this agreement, to the Licensee upon the Licensee handing over the possession of the said Premises to the Licensor.

b. After Initial Lock-In-Period, either of the parties hereto are entitled to terminate this agreement by issuing two months notice in advance to the other party and upon such event, the Licensee shall be liable to stop the user of the said Premises and handover its vacant and peaceful possession unto the Licensor and simultaneously, the Licensor is liable

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to refund the security deposit to the Licensee, subject to deduction if any, as stipulated in this agreement. The Licensor will also return to the Licensee all unutilized postdated cheques corresponding to the period for which the licence is prematurely terminated. If Licensor fails to return the balance post dated cheques, to the Licensee, upon such event, the Licensee shall be entitled to stop the payment for such post dated cheques and the Licensor, will have no right to object or claim any compensation in this regards.

c. In the event of the failure on the part of the Licensee to vacate the said Premises on expiry of the said term or earlier termination thereof by the Licensor, the Licensor shall be entitled to claim twice the monthly licence fees, as compensation, from the Licensee, without prejudice to any other claims available to the Licensor in law.

d. In the event of termination of this licence, either by the efflux of time or otherwise, the Licensee being ready and willing to vacate the said Premises and hand over the possession thereof to the Licensor and further willing to pay the arrears of license fees and other outgoings mentioned in this agreement and the Licensor fails to refund the Security Deposit, subject to deduction if any, to the Licensee, upon such event, the Licensee shall be entitled to claim interest thereon @ 24% per month from the Licensor, until such time as it shall have received refund of the Security Deposit.

11. LICENSOR PREVILAGES:

(a) The Licensor shall be at liberty and entitled to sell or otherwise dispose of or mortgage the said Premises

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without affecting the rights of the Licensee herein or any of the terms and conditions of this agreement, which shall be binding upon such transferee of the Licensor.

(b) In the event of such sale/transfer/mortgage of the said Premises by the Licensor, the Licensor shall intimate one month in advance to the Licensee and upon such event the licence granted in respect of the said Premises shall stand terminated and the Licensee shall be under an obligation to vacate the said Premises and deliver its vacant possession to the Licensor along with all outstanding dues till then payable.

12. DECLARATION OF THE PARTIES:

The parties hereto unequivocally declare that, this is merely a bare permission to use and occupy the said Premises without any interruption or obstruction and no tenancy rights and/or any other rights have been conferred upon the Licensee by the Licensor nor the parties hereto have any intention to do so. The parties further declare that this is purely a permission to use and occupy the said Premises for the purposes, period and terms hitherto before mentioned, and nothing contrary to this shall be contended anywhere by any of the Parties hereto. This shall always be taken to have been admitted by the parties hereto.

13. GENERAL:

(a) The parties hereto have executed this agreement of Leave and licence on non-judicial stamp paper of Rs.2800/-. The original of this agreement shall remain with the Licensor and a true copy thereof, with the Licensee.

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(b) All expenses for this agreement, such as stamp duty, registration fees, expenses thereof and the professional charges of law consultants, have been agreed to be borne 50:50 by the Licensor & Licensee.

4/4 Vakil

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(c) The Licensee shall present this agreement at the concerned and permissible Sub-Registration Office, Pune, within the time prescribed by the Registration Act, 1908 and intimate the Licensor, upon which the Licensor shall admit the execution thereof.

o-o-o-o-o

SCHEDULE-I

(Description of the "**Property**")

All that piece and parcel of the property bearing City Survey No.2562, admeasuring 2500 sq.mts., and its corresponding Survey No.2/2/A (Old S.No.2/1/2/2), admeasuring 4 Are assessed at Rs.0=31 Ps. and Survey No.2/2/C (Old S.No.2/2/1/2), admeasuring 20 Are assessed at Rs.1=87 Ps., situates at village Aundh of City of Pune, Taluka Pune City, District Pune, within the limits of the Pune Municipal Corporation and Registration District of Pune, Sub-Registrar, Haveli, which is bounded by as under:

East	:	land of Paya Housing Society.
South	:	Out of S.No.2,
West	:	University Road,
North	:	Internal Road.

alongwith buildings constructed thereon as well as all pathways, right of easement, ingress and egress and all complimentary and incidental rights thereof

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(Description of the said **Premises**)

All that piece and parcel of the Residential **Flat bearing No.201** having carpet area admeasuring 89.63 sq.mtrs. along with adjacent terrace admeasuring 19.62 sq.mtrs., alongwith fixture and furniture provided therein, as per list annexed hereto, Annexure A, located on the Second Floor, which is bounded by as under:

East: Passage, Staircase, lift & marginal open space below
South: Flat No.201,
West: Marginal open space below
North: Marginal open space below

as shown in floor plan annexed hereto together with Car Park space bearing No.9, admeasuring 10 sq.mts. in the building known as "Pine Wood Residency", constructed on the said Property

Annexure A

List of Furniture and Fixture provided in the said Premises

1. Granite Kitchen Platform with four trolleys
2. Ceiling Fan 6 Nos.
3. Tube 6 Nos.
4. Furniture (All Furniture)

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In witness whereof, the parties hereto have signed and executed this Licence on the date and at the place herein before first mentioned.

Mr. Sunil Rameshlal Bora
Licensor (1)

Photo	Signature & LHTI

Mr. Anil Rameshlal Bora
Licensor (2)

	Signature & LHTI

Mr. Yogesh Ramesh Pophali
Licensee

	Signature & LHTI

Witnesses	
Shaikh	S. Z. Bhor Income Tax
S. S. Deshmukh	S. S. Deshmukh Income Tax

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C2/960

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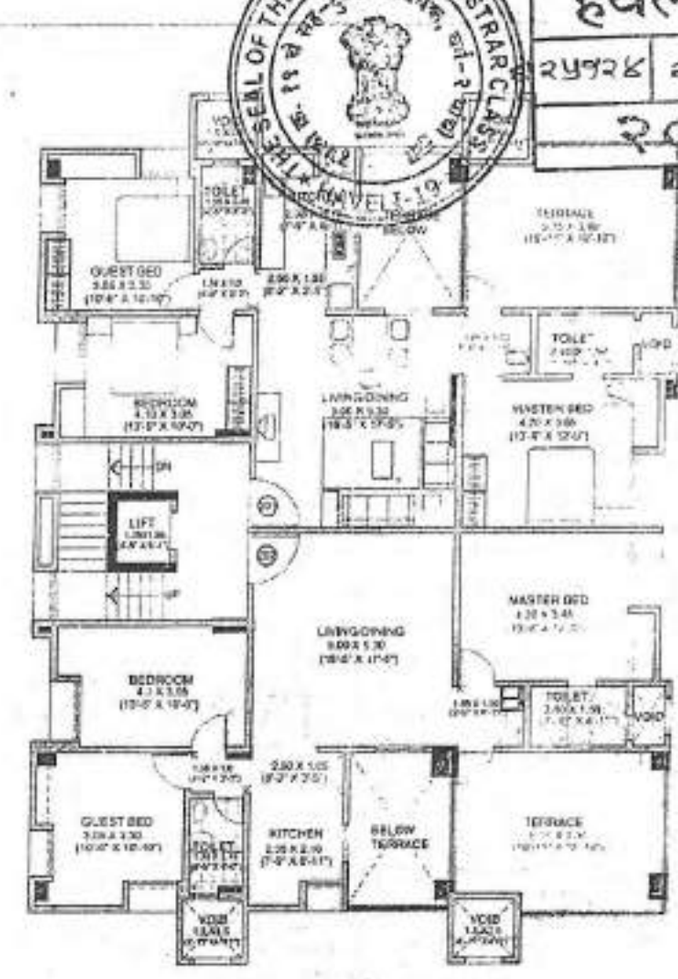

SECOND FLOOR PLAN

PROJECT : PROPOSED PINEWOOD(RES.)
AT C.T.S NO 2562, AMBOLI, PUNE

FOR : ASSOCIATE BUILDERS

NOTES

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(property tax.pcmcorporation.org)

Property ID:	[illegible]	Financial Year:	2023-2024	Bill No:	[illegible] Meter No:
Assessment Date:	01/10/2011	Last Payment:	Rs.26900/- 15/02/2021	Ward: Aundh-	Bill Print Date:

Name: [illegible]

Address: F NO 201 2ND FL "B" WING "B B C/ PINEWOOD "CTS NO 2582 & NO 2/2A/2/2B/2/2C/2B S.NO. 82/1 AUNDH PUNE

Property Description: F NO 201 2ND FL "B" WING "B B C/ PINEWOOD "CTS NO 2582 & NO 2/2A/2/2B/2/2C/2B S.NO. 82/1 AUNDH PUNE

Resident	Non Resident	General Exemption	Open Plot	Total
[illegible]	0	1		

Tax Head	Tax Percentage	April-September	October-March
General Tax	32.75	2890	2890
Water Tax	-	2436	2433
Conservancy Tax	20.5	1809	1809
Fire Tax	1.5	132	132
Tree Tax	1	88	89
Water Benefit	5.75	507	508
Water Sewerage	9.5	838	839
Street Tax	10	883	882
Special Conservancy Tax	0	0	0
Pmc Edu Tax Amt	1.75	154	154
Education Tax Resi	6	530	529
Education Tax Non Resi	0	0	0
Employee Guarantee Tax	0	0	-
Total Property Tax		0	-
Total		10265	10262
Current Demand			20527
Solar/Vermi/Rain Harvest Disc	Discount:- 0		0
Arrears + Penalty			0
Deposited			44
Discount Applied			525
Net Amount			20486
Up to 30-09-2023			19910

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नग-४
३६५/२०२३
६६/१६०

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Government of India

सुनील रमेशलाल बोरा
Sunil Rameshlal Bora
जन्म तारीख / DOB : 19/06/1970
पुरुष / Male

7809 4594 6345

माझे आधार, माझी ओळख

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२०२३		

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२०२३

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२०२३

To
योगेश र पोफली
Yogesh R Pophali
S/O Ramesh T Pophali
HNO-4 A-2/3 New Railway Officers Colony
Near Tilak Chowk Railway Colony Bilaspur
Bilaspur R S. Bilaspur
Chhattisgarh 495004
9406254456

23/01/2012

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Sys-6995
शुक्रवार,31 मार्च 2023 12:23 म.नं.

दस्त गोषवारा भाग-1

हवली19 २५१२३
दस्त क्रमांक: 6995/2023

दस्त क्रमांक: हवली19 /6995/2023

बाजार मुल्य: रु. 87,000/- मोबदला: रु. 29,735/-

भरलेले मुद्रांक शुल्क: रु.1,800/-

दु. नि. सह. दु. नि. हवली19 यांचे कार्यालयात

अ. क्र. 6995 वर दि.31-03-2023

रोजी 12:16 म.न. वा. हजर केला.

पावती:7164 पावती दिनांक: 31/03/2023

सादरकरणाऱ्याचे नाव: श्री सुनील रमेशचंद्र योगा

नोंदणी फी रु. 1000.00

दस्त हाताळणी फी रु. 460.00

पृष्ठांची संख्या: 23

एकूण: 1460.00

दस्त हजर करणाऱ्याची सही:

सह दुय्यम निबंधक, हवेली-19

सह दुय्यम निबंधक, हवेली-19

दस्ताचा प्रकार: 36-अ-लिव्ह अँड लायसन्सेस

मुद्रांक शुल्क: Stamp Duty at 0.25 per cent on sum of rent payable for the period of agreement and the amount of non-refundable deposit and interest calculated at the rate of 10 per cent per annum on the refundable deposit will be charged throughout the state.

सिद्धा क. 1 31 / 03 / 2023 12 : 16 : 16

सिद्धा क. 2 31 / 03 / 2023 12 : 17

THE SEAL OF THE JOINT SUB-REGISTRAR CLASS-II HAVELI-19

हवली--१९
२५९२४ | २५ | ३२
२०२३

लिहून देणारे:

लिहून घेणारे:

THE SEAL OF THE JOINT SUB-REGISTRAR CLASS-II HAVELI-19

नगन-४
३६५ / २०२३
९९/१६०

31/03/2023 12:42:59 PM

दस्त नोंदणी भाग-2

दस्त क्रमांक: दस्त19/6995/2023

दस्त क्रमांक: 6995/2023

दस्त क्रमांक: दस्त19/6995/2023

दस्ताचा प्रकार :-36-अ-निखळ अ‍ॅड पावरमुखत्यार

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:श्री सुनील रमेशलाल बोरा फ्लॅट नं: -, माळा नं: -, इमारतीचे नाव: -, सर्वेक्षण नं: -, गाव: - दुकान का वेयरहाउस ,अहमदनगर , महाराष्ट्र, अहमदनगर पॅन नंबर:ABQPB4505J	सांगेमार्फत वय :-49 स्वाक्षरी:-		
2	नाव:श्री प्रविण लक्ष्मणराव जोशी फ्लॅट नं: -, माळा नं: -, इमारतीचे नाव: -, सर्वेक्षण नं: -, गाव: - 1585 ,सदाशिव पेठ ,जिल्हा पोलीस कवर मॅन सोसेट ,विजयी गेट ,पुणे , महाराष्ट्र, पुणे. पॅन नंबर:ABOPB7125L	सांगेमार्फत वय :-45 स्वाक्षरी:-		
3	नाव:श्री गोविंद गोपाल पोतदार फ्लॅट नं: -, माळा नं: -, इमारतीचे नाव: -, सर्वेक्षण नं: -, गाव: - सब लेवल 4 ,प 2/3 ,नवी मेम्बे अॅडिशन कॉलनी ,तिलेली चौक डायट ,म्हाडे डोंगली विमानतळ ,दत्तवाडी, दत्तवाडी, पिंपळपुर (बद्द). पॅन नंबर:AEAPP6347R	सांगेमार्फत वय :-56 स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार त्याअर्थी कलम 36-अ-निखळ अ‍ॅड पावरमुखत्यार चा दस्त लिहुन करुन दिल्याचे कबुल करतात.
सिद्धा क.3 ची वेळ:31 / 03 / 2023 12 : 36 : 21 PM

ओळख:-
सदर इसम दुय्यम निबंधक यांच्या ओळखीचे असून दस्तऐवज करुन देणा-यांचा चेहरामोहरा ओळखतात, व त्यांची ओळख पटविली आहे

अनु क.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:वकील संतोषकुमार के दासलकर वय:58 पत्ता:कसबा पेठ ,पुणे पिन कोड:411011		

स्वाक्षरी

सिद्धा क.4 ची वेळ:31 / 03 / 2023 12 : 36 : 53 PM

सह दुय्यम निबंधक, हवेली-19

THE SEAL OF THE JOINT SUB-REGISTRAR CLASS-II

हवल-१९
२५१२६ | २९ | ३२
२०२३

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	CRN/Challan	Amount	Used At	Defaca Number	Defaca Date
1	SUNIL RAMESHLAL BORA	eChallan	02700452023033060171	MH017888853232223E	1800.00	SD	0006601140202223	31/03/2023
2		DHC		3003202300887	460	RF	3003202300887D	31/03/2023
3	SUNIL RAMESHLAL BORA	eChallan		MH017888853202223E	1000	RF	0006601140202223	31/03/2023

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

प्रमाणित करणेत येते की, या दस्तऐवजात

एकुण 23 पृष्ठे आहेत.

6995 /2023

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2. Get print immediately after registration. पुस्तकी नोंदी
3. For any query/feedback, please write to us at feedback.iserve@gmail.com

THE JOINT SUB-REGISTRAR CLASS-II HAVELI-19

सह दुय्यम निबंधक, (वर्ग २) हवेली क्र.१९ पुणे

https://10.10.248.39/Marathi/Reports/HTML/reportSummary2.aspx?crcss=f0hhYnDq

दिनांक 31/3/2023

1/1

नगन-४
३६०४५/२२
१००/१६०

CHALLAN

MTR Form Number-6

GRN	MH178630532022E	BARCODE		Date	30-03-2023-09:21:20	Form ID	25A

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	ABQPB4505J
Office Name	HVL19_HAVELI 19 JOINT SUB REGISTRAR	Full Name	SUNIL RAMESHLAL BORA
Location	PUNE		
Year	2022-2023 One Time	Flat/Block No.	FLAT NO. 201
Account Head Details	Amount in Rs.	Premises/Building	
0030046401 Stamp Duty	1800.00	Road/Street	AUNDH
0030063301 Registration Fee	1000.00	Area/Locality	PUNE
		Town/City/District	
		PIN	4 1 1 0 6 7
		Remarks (If Any)	PAN2=ABAPR1434N~SecondPartyName=JOGESHWARESH POPHALI~
Total	2,800.00	Amount In Words	Two Thousand Eight Hundred Rupees Only

Payment Details	INDIAN OVERSEAS BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	0270945202303090171	20230330053697
Cheque/DD No.		Bank Date	RBI Date	30/03/2023 09:22:01	Not Verified with RBI
Name of Bank		Bank-Branch		INDIAN OVERSEAS BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Mobile No. : 0000000000

Department ID :

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

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन वापरू नये.

हवेली-१९

२५१२४ | २७ | ३२

२०२३

Page 1/7

Print Date 30-03-2023 09:22:03

नमुना-४

३६४५ / २०२४

१०१ / १६०

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	3003102303d07	Date	30/03/2023
Received from SUNIL RAMESHLAL BORA, Mobile number 0000000000 an amount of Rs.460/-, towards Document Handling Charges for the Document to be registered(SARITA) in the Sub Registrar office Joint S.R. Haveli 19 of the District Pune.			
Payment Details			
Bank Name	SBIN	Date	30/03/2023
Bank CIN	10004153021031000829	REF No.	32831917371
This is computer generated receipt, hence no signature is required.			

THE SEAL OF THE JOINT SUB-REGISTRAR CLASS-II * HAVELI-19

हवल–१९
२५९५ | २ | २३
२०२३

THE SEAL OF THE JOINT SUB-REGISTRAR CLASS-II * HAVELI-19

हवल–१९
२५१२८ | २८ | ३२
२०२३

नमुना – ४
३६५ / २०२३
१०२ / १६०

७१६/६०६
२०२३/५३६६
हवेली-४

399/6995
Friday,March 31 ,2023
12:23 PM

पावती

Original/Duplicate
नोंदणी क्रं. :39म
Regn.:39M

पावती क्रं.: 7164 दिनांक: 31/03/2023

गावाचे नाव: मौजे
दस्तऐवजाचा अनुक्रमांक: हवल19-6995-2023
दस्तऐवजाचा प्रकार : 38-अ-लिव्ह अँड लायसन्सेस
सादर करणाऱ्याचे नाव: श्री सुनिल एसेसलाल बोरा

नोंदणी फी	रु. 1000.00
दस्त हाताळणी फी	रु. 460.00
पृष्ठांची संख्या: 23	
एकूण:	रु. 1460.00

आपणास मूळ दस्त ,सेंमनेल चिट,सूची-२ अंकाचे 12:37 PM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक, हवेली-19

बाजार मुल्य: रु.67000 /-
मोबदला रु.29725/-
भरलेले मुद्रांक शुल्क : रु. 1800/-

सह-दुय्यम निबंधक
(वर्ग-२) हवेली क्र. १९, पुणे

1) देयकाचा प्रकार: DHC रक्कम: रु.460/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 30032023000887 दिनांक: 31/03/2023
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.1000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH017888853202223E दिनांक: 31/03/2023
बँकेचे नाव व पत्ता:

मुळ दस्त परत मिळाला

६८०८
८९ | ७७ | ४२८५८
१६-४७३१

3/31/2023

78m

Government of India

Yogesh Ramesh Pophali
DOB : 25/07/1967
Male

9474 4425 8429

मेरा आधार, मेरी पहचान

Aadhar 383252075962

PERMANENT ACCOUNT NUMBER
AFKPP7542M

NAME
GIRISH RAMESH POPHALI

FATHER'S NAME
RAMESH TRIMBAK POPHALI

DATE OF BIRTH
29-03-1969

SIGNATURE

आयकर आयुक्त, विशेष
COMMISSIONER OF INCOME-TAX, VISAKHA

THE SEAL OF THE JOINT SUB-REGISTRAR CLASS-II HAVELI-19

हवल--१९
२५९२६ | 30 | 37
२०२३

R.R.Pophali

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

हवल-४
3884 / 2024
908/460

Adhar No. 251251136129

396/25124
बुधवार,22 नोव्हेंबर 2023 1:51 म.नं.

दस्त नोंदवहीचा भाग-1

हवल19 [illegible]
दस्त क्रमांक: 25124/2023

दस्त क्रमांक: हवल19 /25124/2023

बाजार मूल्य: रु. 00/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. हवल19 यांचे कार्यालयात
अ. क्र. 25124 वर दि.22-11-2023
रोजी 1:50 म.नं. वा. हजर केला.
R.R Pophali.

पावती:24073 पावती दिनांक: 22/11/2023

सादरकरणाऱ्याचे नाव: -- कुलमुखत्यार देणार श्रीमती रश्मी रमेश पोफळी

नोंदणी फी रु. 100.00
दस्त हाताळणी फी रु. 500.00
पृष्ठांची संख्या: 25
एकूण: 600.00

दस्त हजर करणाऱ्याची सही:

दस्त हजर केल्याची वेळ: 22/11/2023 01:50:01 PM

सह दुय्यम निबंधक, हवेली-19

दस्ताचा प्रकार: कुलमुखत्यारपत्र

मुद्रांक शुल्क: a नेपडा नं प्रतिज्ञापत्रावर देण्यात आलेला असून@ त्यामुळे कोणतीही स्वाक्षरी मालमत्ता लिहून घेण्याचा प्राधिकार मिळत असल्या नेपडा

शिक्का क्र. 1 22 / 11 / 2023 01 : 50 : 01 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 22 / 11 / 2023 01 : 50 : 54 PM ची वेळ: (फी)

पावती क्र. 9601.
पावती दि.- 25071 (OHC)
बाजारे वसूल.-
सह.मुख्य निबंधक (वर्ग-२) हवेली क्र. १९, पुणे.

सह दुय्यम निबंधक हवेली क्र. १९

प्रतिज्ञा पत्र

लिहून देणारे: R.R. Pophali. लिहून घेणारे:

नगन-४
३४५ / २०२४
१०५ / १६०

THE SEAL OF THE JOINT SUB-REGISTRAR CLASS-II
HAVELI-19

दस्त नोंदणी भाग-2 | दस्त19 | ८१३२१३२
दस्त क्रमांक:25124/2023

22/11/2023 1 55:49 PM

दस्त क्रमांक :दस्त19/25124/2023
दस्ताचा प्रकार :-कुलमुखत्यारपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठा ठसा/सही
1	नाव:- - कुलमुखत्यार देणार श्रीमती स्वाती रमेश पोफळी पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: द्वारा अनिल वीरा फ्लॅट नं 201 सिटी इंटरनॅशनल स्कूल जवळ औंध पुणे, महाराष्ट्र, पुणे. पॅन नंबर:	कुलमुखत्यार देणार वय :-84 स्वाक्षरी:- R.R. Pophali		
2	नाव:- - कुलमुखत्यारधारक श्री गिरीश रमेश पोफळी पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: द्वारा अनिल वीरा फ्लॅट नं 201 सिटी इंटरनॅशनल स्कूल जवळ औंध पुणे, महाराष्ट्र, पुणे. पॅन नंबर:	कुलमुखत्यार देणार वय :-56 स्वाक्षरी		
3	नाव:- - कुलमुखत्यारधारक श्री गिरीश रमेश पोफळी पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: द्वारा अनिल वीरा फ्लॅट नं 201 सिटी इंटरनॅशनल स्कूल जवळ औंध पुणे, महाराष्ट्र, पुणे. पॅन नंबर:	पॉवर ऑफ अटर्नी होल्डर वय :-54 स्वाक्षरी		

वरील दस्तऐवज करुन देणार यांच्याकडील कुलमुखत्यारपत्र या दस्त लिहून करुन दिल्याचे कबुल करणार.
सिद्धा क 3 ची वेळ:22 / 11 / 2023 01 : 55 : 03 PM

ओळख:-
वरील दस्त दुय्यम निबंधक यांच्या ओळखीचे असुन दस्तावेज करुन देणा-यांनी व्यक्तीश: ओळखलयाचे, व त्याची ओळख पटविलेली आहे.

अनु क.	पक्षकाराचे नाव व पत्ता	स्वाक्षरी	छायाचित्र	अंगठा ठसा/सही
1	नाव:- - अ ंड अनिल बुर्डेले वय:36 पत्ता:शिवाजीनगर पुणे पिन कोड:411005			

शिक्का क्र.4 ची वेळ:22 / 11 / 2023 01 : 55 : 37 PM

सह दुय्यम निबंधक, हवेली-19

प्रमाणित करणेत येते की, या दस्तऐवजात
एकुण ३२ पृष्ठे आहेत.
प्रहिल्या नंबरचे पुस्तकापध्ये २५१२५
हा नंबरी नोंदविला आहे.

सह दुय्यम निबंधक, हवेली क्र.१९ पुणे
दिनांक २२/११/२०२३

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licenc	Amount	A/c	Deface Number	Deface Date
1	GIRISH RAMESH POPHALI	eChallan	02300042023112208787	MH011277919202324E	500.00	SD	0005901259202324	22/11/2023
2	GIRISH RAMESH POPHALI	eChallan		MH011277919202324E	100	RF	0005901259202324	22/11/2023
3		DHC		1123227708044	500	RF	1123227708044D	22/11/2023

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

25124 /2023

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2. Collect immediately after registration.

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THE SEAL OF THE JOINT SUB-REGISTRAR ASSURANCE * HAVELI-19 *

नगन-४
३६७५ / २०२४
१०६/१६०

CHALLAN

MTR Form Number-6

GRN	MH012847101202324P	BARCODE		Date	22/12/2023-16:34:20	Form ID	

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Registration Fee Ordinary Collections IGR	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	NGP4_JT NAGPUR NO 4 SUB REGISTRAR	Full Name	MR RADHEYSHYAM PALIWAL
Location	NAGPUR		
Year	2023-2024 One Time	Flat/Block No.	NAGPUR
		Premises/Building	
		Road/Street	NAGPUR
		Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 1 5

Account Head Details	Amount In Rs.
0030063301 Amount of Tax	100.00
Total	100.00

Remarks (If Any)

SecondPartyName=MRS KANAK SHASHANK PALIWAL~

Amount In Words	One Hundred Rupees Only

Payment Details	STATE BANK OF INDIA
Cheque-DD Details	
Cheque/DD No.	
Name of Bank	
Name of Branch	

FOR USE IN RECEIVING BANK

Bank CIN	Ref. No.	10000802023122206685	6649877457025
Bank Date	RBI Date	22/12/2023-16:35:00	Not Verified with RBI
Bank-Branch		STATE BANK OF INDIA	
Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 9423104472

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

सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

नग-४ 9933C/२०२३ 2 20

Print Date 22-12-2023 04:36:30

नगन-४ ३६५/२०२४ १०६/१६०

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	1223226016216	Date	22/12/2023
Received from SELF, Mobile number 9999999999, an amount of Rs.400/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office Joint S.R. Nagpur 4 of the District Nagpur.			
Payment Details			
Bank Name	SBIN	Date	22/12/2023
Bank CIN	10004152023122215337	REF No.	335859391900
This is computer generated receipt, hence no signature is required.			

नगन-४
११३३६ / २०२३
2 / 20

नगन-४
३६७५ / २०२४
१०८ / ₹60

महाराष्ट्र MAHARASHTRA ◐ 2023 ◐

NAGPUR TREASURY
CD 546442
28 DEC 2023

GENERAL POWER OF ATTORNEY

Know all men my these presents (Shri. Nilesh Clerk / Sr. Clerk)

Mrs. Kanak Paliwal W/o. Shashank Paliwal, resident of Flat No.102, Savitri Niwas, Wardha Road, Khata Layout, New Sneh Nagar, Wardha Road, Nagpur, (Aadhar Card No. 674047451734) referred to as appointer :

Whereas I am owner of Flat No. A/3, Shubhangi Apartment, Plot No. 120-121-A, Pandey Layout, Khamla, Nagpur-440025.(Known as **"Flat"**)

And whereas being I am leaving at Bangalore and it is not possible to come at Nagpur very frequently but desire to maintain the aforesaid Flat in my capacity as absolute owner with the intention of redevelopment of Shubhangi Building at Plot No. 120-121-A, Pandey Layout, Khamla, Nagpur-440025 with others Apartment Owners.

नगन - ४
21330 / 2023
3 / 20

नगन - ४
3865 / 2023
90960

१) मुद्रांक विक्री नोंद वही अनु.क्रमांक 4756 /दिनांक 20 DEC 2023	
२) दस्ताचा प्रकार पावर	
३) दस्त नोंदणी करणार आहेत काय ? होय/नाही	
४) शिक्षकतीये थोडक्यात वर्णन	
५) मुद्रांक विकत घेणाऱ्याचे नाव व सही फडके ऑप्टीक पार्थलाल	
६) हस्ते असल्यास त्यांचे नाव, पत्ता व सही 343. रोशिनी पार्थलाल	
७) दुसऱ्या पक्षकाराचे नाव	
८) मुद्रांक शुल्क रक्कम 500/-	
सतिश एच. पाटील	मुद्रांक विक्रेता, ला.क्र. १८/८९, कोड क्र. ४६०५०४५ जिल्हाधिकारी परिसर, ल.कार्यालय, नागपूर(शहर)
ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.	

नगन-४
९१३१६/२०२३
४/२०

नगन-४
३४५५/२०२४
१९०/१६०

0

रसिद पावती / प्रमाणपत्र

सतिश एच. पाटील (मुद्रांक विक्रेता)

तहसिल कार्यालय रामटेक, नागपूर (शहर) ला.नं. 16/89

प्रमाणपत्र देण्यात येते की, श्री. कनक व्यंकटेश पाळीतील
रा. नागपूर यांनी माझे कडून जनरल स्टॅम्प पेपर एकुण किंमत रु. 500/-
(अक्षरी रुपये पाचशे फक्त) 20 DEC 2023
ला खरेदी केलेले आहे व विकलेले स्टॅम्प पेपर खालील नमुद आहे.

अ.क्र.	दिनांक	मुद्रांकाचे मुल्य
41456	20 DEC 2023	500/-
	एकुण किंमत	500/-

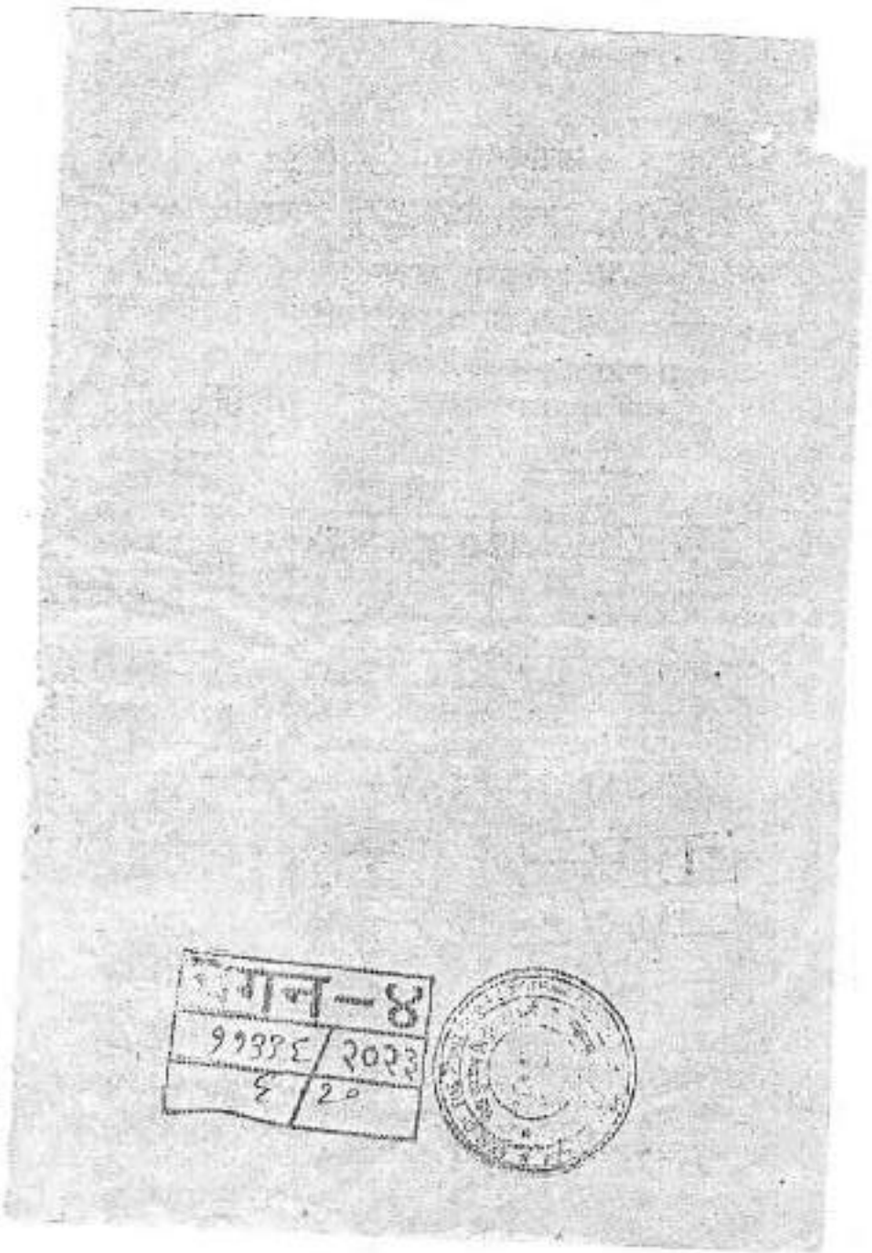
नगन-४
11335/2023
4/2

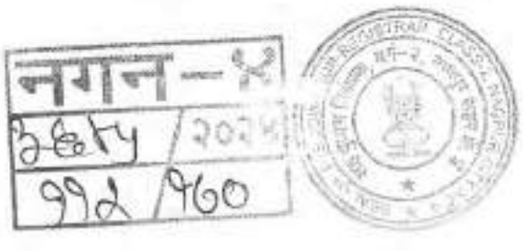
जनरल स्टॅम्प पेपर खरेदी करणाऱ्याची सही
नाव :

सतिश एच. पाटील
(मुद्रांक विक्रेता)

नागपूर, 20 DEC 2023

नगन-४
3845/2024
991/960


नगन – ४
१११३६ / २०२३
६ / २०


नगन – ४
३७६५ / २०२४
११८ / १६०

And whereas discussion of redevelopment of the Shubhangi Building is in full swing and needs a constant watch for which a competent and suitable person is required.

And whereas one **Mr. Radhey Shyam Paliwal** S/o Late Shri Rajaram Paliwal resident of Flat No. 102, Savitri Niwas, Plot No. 24, Khcta Layout, New Snchanagar Nagpur-440015 (Aadhaar Card No. 483254495044) is well known to me being my father (who is Chartered Accountant) in whom I have full faith and confidence and I wish to appoint him as my constituted power of attorney.

Now this General Power of Attorney witnesseth that I do hereby constitute, nominate and appoint the said **Mr. Radhey Shyam Paliwal** as my constituted attorney for the following purposes :

(1) To look after, manage and control the redevelopment of Shubhangi Building and affairs of the demised premises and to do all acts necessary for the purposes which I am obliged to do including my representation for all purposes.

(2) To present the deeds and documents executed by me before the Competent registering Authority and to admit the contents of the said Documents to the extent of my execution only.

(3) To enter into an Agreement to Sale/Sale Deed, Correction Deed, Cancellation Deed, Development

नगन-४
९९३३६/२०२३
6/20

नगन-४
३६४
९९३/१६०

Agreement, Power of Attorney in favour of Developer, Deed of Apartment etc. in respect of the aforesaid property on my behalf with such developer/buyer and sign the execute such Deeds on my behalf and to re-develop/sale my aforesaid property and to get the Agreement to Sale/Sale Deed, Correction Deed, Cancellation Deed, Development Agreement, Power of Attorney in favour of Developer, Deed of Apartment etc. duly registered in accordance with law in force.

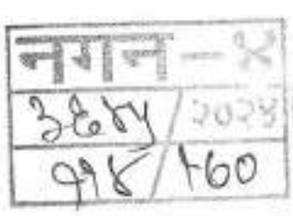
(4) To get the construction completed in accordance with the approved plans.

(5) To obtain, water, electric and sewerage connections, and also to obtain completion certificate and to get possession in respect of the demised premises or any portion thereof.

(6) To pay the necessary charges, fees, taxes, and levies in respect of the said jobs for the devised premises.

(7) To deal with municipal authorities, land and building department, sales tax, and income tax department on behalf of me in respect of the said premises.

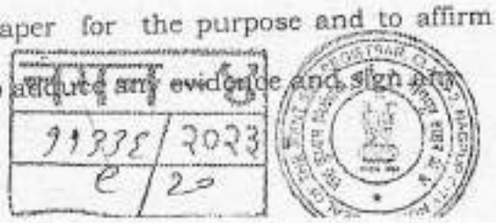
(8) To do everything touching and concerning the said building including depositing of money and taking refund from all concerned.



(9) To enter to agreement with the redeveloper of Shubhangi Building in respect of the apartment(s) and flat(s) or any portion of the demised premises.

(10) To sell, transfer, lease out, mortgage, keep as security or alienate in any way any portion of the demised premises or any right connected therewith on any consideration at the absolute discretion of the constituted attorney but to account for the consideration to me and on my behalf to sign and execute any deeds of sale, conveyance, lease deed, mortgage deed or any other deed, document or papers, as may be necessary and without any restrictions and also to register the same before the appropriate registration authorities, and grant valid receipt and to do all and every act necessary for the purpose.

(11) To institute, or defend any legal proceedings in any court of law whether civil, criminal or before any quasi judicial authority or Tribunal or taxation authorities or any arbitration proceedings and for the purpose to do all acts and engage any advocate, or agent and to sign and execute any plaint, petition, written statement, memorandum, appeal, claim petition, counter claim, application and paper for the purpose and to affirm any affidavit and to adduce any evidence and sign and



Vakalatnama, and to do all acts to protect my rights and entitlement and also to compound or compromise any such proceedings at his absolute discretion as my constituted attorney and to receive or pay any sum in this behalf and to give valid receipt and to sign any terms of settlement or petition of compromise and in general to do all and every act in this behalf that I am obliged to do.

In general my constituted attorney shall be fully entitled to do all and every act in respect of the demised premises. Provided my constituted attorney shall not be entitled to do any act, deed or thing by this general power of attorney that is pre-judicial to my interest, contrary to or prejudicial to my contractual rights and ne rights of my constituted attorney shall always be ubject to my rights and entitlements, provided further lways that subject to the limitation as stated herein all cts, deeds and things done by my constituted attorney is provided in this general power of attorney shall be eemed to be act, deeds, and things done by me and I hall ratify them at all times in future.

11132/20
90/20

नगन-४
3864/2024
998/960

In witness whereof I, the appointer above named have hereunto set and subscribed my hand and signature on this 22nd day of December, 2023

(MRS. KANAK PALIWAL)
Signature of Appointer

WITNESSES

1) Mr. Ghanshyam Rajaram Paliwal
Plot No. 3,
Shree Radhakrishna Apartment
RPTS Road, Surendra Nagar,
NAGPUR-440015
Aadhaar No. 848864877943

2) Mr. Garvit Ghanshyam Paliwal
Plot No. 3,
Shree Radhakrishna Apartment
RPTS Road, Surendra Nagar,
NAGPUR-440015
Aadhaar No. 868988079047

I accept the aforesaid General Power of Attorney

(MR. RADHEY SHYAM PALIWAL)

नगन-४
९१३३५ / २०२३
९१ / २०

नगन-४
३६४ / २०२४
९९६ / १६०

नगर - ४
२१३३८/२०२३
९२/२०

नगर - ४
३६४/२०२४
९९८/१६०

आधार

भारत सरकार

Unique Identification Authority of India
Government of India

नोंदणी क्रमांक / Enrollment No: 1190/10517/87798

To,
कनक शशांक पाणिवाल
Kanak Shashank Paliwal
C/O Radheshyam Paliwal
Plot No.24, Flat No-102 Savitri Niwas
Wardha Road
Khela layout, New Shah Nagar
Nagpur
Nagpur
Maharashtra 440025
9423104472

30/11/2012

Ref: 162 / 03C / 130265 / 130308 / P

UE127005687IN

आपला आधार क्रमांक / Your Aadhaar No. :

6740 4745 1734

आधार – सामान्य माणसाचा अधिकार

भारत सरकार

6740 4745 1734

आधार – सामान्य माणसाचा अधिकार

नगन-४
११३३९/२०२३
१३/२०

नगन-४
३६७५/२०२३
११९/१६०

आधार

भारतीय विशिष्ट ओळख प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

नोंदणी क्रमांक/ Enrolment No.: 0983/98546/01230

To
राधे श्याम राजाराम पलिवाल
Radhey Shyam Rajaram Paliwal
S/O Rajaram Paliwal
FLAT NO. 102, PLOT NO. 24 KHETA LAYOUT NEW SNEH NAGAR
SAVITRI NIWAS
Vivekanand Nagar S.O
Nagpur Maharashtra - 440015
9423184472

आपला आधार क्रमांक / Your Aadhaar No. :

4832 5449 5044

माझे आधार, माझी ओळख

भारत सरकार
Government of India

राधे श्याम राजाराम पलिवाल
Radhey Shyam Rajaram Paliwal
जन्म तारीख/DOB: 01/07/1955
पुरुष/ MALE

4832 5449 5044

माझे आधार, माझी ओळख

AADHAAR

सूचना

- आधार ओळखीचे प्रमाण आहे, नागरिकत्वाचे नाही.
- ओळखीचे प्रमाण ऑनलाइन ऑथेंटीकेशन द्वारा प्राप्त करा.
- हे इलेक्ट्रॉनिक प्रक्रिये द्वारा तयार झालेले एक पत्र आहे.

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- आधारला देशभरात मान्यता आहे.
- आधार अधिष्ठित सरकारी व खाजगी सेवांचे फायदे मिळविण्यास उपयुक्त आहे
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

Address:
S/O Rajaram Paliwal, FLAT NO. 102, PLOT NO. 24 KHETA LAYOUT NEW SNEH NAGAR, SAVITRI NIWAS, Vivekanand Nagar S.O, Nagpur, Maharashtra - 440015

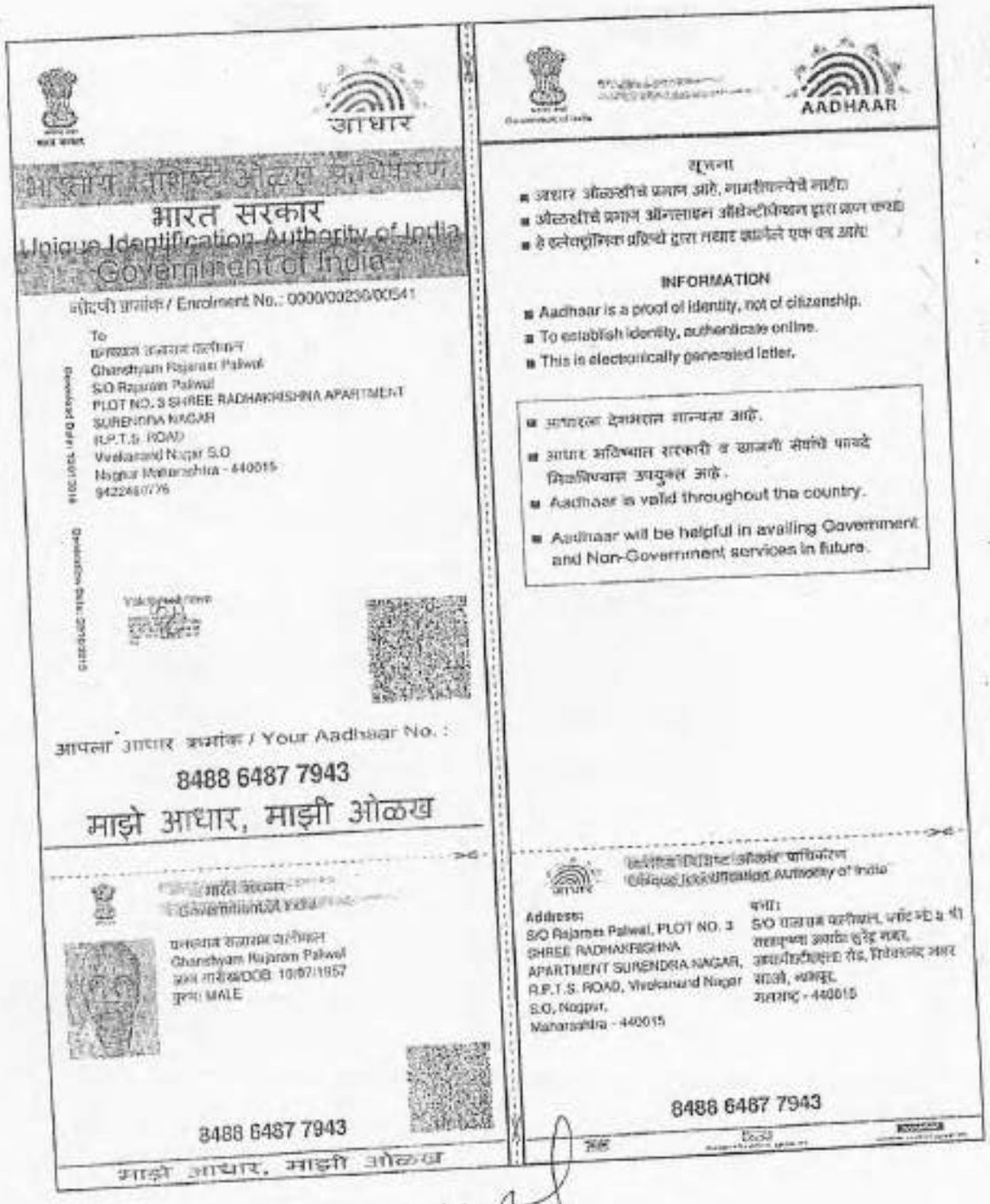
पत्ता:
S/O राजाराम पलिवाल, फ्लॅट नं. १०२ प्लॉट नं. २४ खेटा लेआउट न्यू स्नेह नगर, सावित्री निवास, विवेकानंद नगर पो. ऑ., नागपूर, महाराष्ट्र - 440015

4832 5449 5044

Radhey Shyam Paliwal

नगन-४
१२३३९/२०२३
१४/२०

नगन-४
३६५/२०२३
१२०/१६०



भारत सरकार
Unique Identification Authority of India
Government of India

नोंदणी क्रमांक / Enrolment No.: 0000/00230/00541

To
Ghanshyam Rajaram Palwal
S/O Rajaram Palwal
PLOT NO. 3 SHREE RADHAKRISHNA APARTMENT
SURENDRA NAGAR
R.P.T.S. ROAD
Vivekanand Nagar S.O
Nagpur Maharashtra - 440015
9422460776

आपला आधार क्रमांक / Your Aadhaar No. :
8488 6487 7943
माझे आधार, माझी ओळख

Ghanshyam Rajaram Palwal
DOB: 10/07/1957
MALE

8488 6487 7943
माझे आधार, माझी ओळख

AADHAAR

सूचना
- आधार ओळखीचा प्रमाण आहे, नागरिकत्वाचे नाही.
- ओळखीचे प्रमाण ऑनलाइन ऑथेन्टीकेशन द्वारा प्राप्त करावे.
- हे इलेक्ट्रॉनिक प्रक्रियेद्वारा तयार झालेले एक पत्र आहे.

INFORMATION
- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- आधारला देशभरात मान्यता आहे.
- आधार अधिष्ठित शासकीय व खाजगी सेवांचे फायदे मिळविण्यास उपयुक्त आहे.
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

Address:
S/O Rajaram Palwal, PLOT NO. 3
SHREE RADHAKRISHNA
APARTMENT SURENDRA NAGAR,
R.P.T.S. ROAD, Vivekanand Nagar
S.O, Nagpur,
Maharashtra - 440015

पत्ता:
S/O राजाराम पलवाल, प्लॉट नं 3 श्री राधाकृष्णा अपार्ट सुरेंद्र नगर,
आरपीटीएस रोड, विवेकानंद नगर
डाओ, नागपूर,
महाराष्ट्र - 440015

8488 6487 7943

नगन-४
११३३६/२०२३
१४/२००

नगन-४
३८४५/२०२४
१२१ १६०

भारत सरकार
GOVERNMENT OF INDIA

Garvit Ghanshyam Paliwal

Year of Birth : 1992
पुरुष / Male

0669 8807 9047

आधार – सामान्य माणसाचा अधिकार

नगन-४
११३३५/२०२३
१९/२०

भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता : S/O घनश्याम पलीवाल, आर.पी.टी.एस. रोड, प्लाट न : ३ श्री राधाकृष्णा अपार्टमेंट सुरेंद्र नगर, विवेकानंद नगर स.ओ., नागपुर, महाराष्ट्र, 440015

Address:S/O Ghanshyam Paliwal, R.P.T.S. ROAD, PLOT NO. 3 SHREE RADHAKRISHNA APARTMENT SURENDRA NAGAR, Vivekanand Nagar S.O, Nagpur, Maharashtra, 440015

1947
1800 180 1947

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

नगन-४
३६५/२०२४
९२२/९६०

नगन-४
११३३६/२०२३
९६/२०

नगन-४
३६५/२०२४
१२२/१६०

CHALLAN
MTR Form Number-6

GRN	MH012847101202324P	BARCODE	Date	22/12/2023-16:34:20	Form ID

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Registration Fee Ordinary Collections IGR	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	NGP4_JT NAGPUR NO 4 SUB REGISTRAR	Full Name	MR RADHEYSHYAM PALIWAL
Location	NAGPUR		
Year	2023-2024 One Time	Flat/Block No.	NAGPUR
		Premises/Building	
		Road/Street	NAGPUR
		Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 1 5
		Remarks (If Any)	SecondPartyName=MRS KANAK SHASHANK PALIWAL~
		Amount In Words	One Hundred Rupees Only

Account Head Details	Amount In Rs.
0030063301 Amount of Tax	100.00
Total	100.00

DEFACED ₹100.00 DEFACED

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	10000502023122206685	6649877467025
Cheque/DD No.		Bank Date	RBI Date	22/12/2023-16:35:00	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		1014153 , 27/12/2023	

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered Document.
Mobile No. : 9423104472

दस्त नोंदणी करावयाचा दुय्यम निबंधक कार्यालयात नोंदणी करावयाचा दस्तासाठी हा चलन वापरावा. दस्त नोंदणी न करावयाचा असल्यास हा चलन वापरू नये.

नागपूर - 8
22336 / 2023
2C / 20

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(pS)-367-11336	0006890495/02324	28/12/2023-17:17:26	IGR386	100.00
			Total Defacement Amount		100.00

नागपूर - 8
38474 / 2023
928 / 960

267/11336
शुक्रवार,28 डिसेंबर 2023 5:17 म.नं.

दस्त गोषवारा भाग-1

नगन4 १९/२०
दस्त क्रमांक: 11336/2023

दस्त क्रमांक: नगन4 /11336/2023

बाजार मुल्य: रु. 00/- मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. नगन4 यांचे कार्यालयात
अ. क्रं. 11336 वर दि.28-12-2023
रोजी 5:15 म.नं. वा. हजर केला.

पावती:17300 पावती दिनांक: 28/12/2023

सादरकरणाराचे नाव: राधेश्याम राजाराम पालीवाल . .

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 400.00
पृष्ठांची संख्या: 20	
एकुण:	500.00

Radheshyam Paliwal
दस्त हजर करणाऱ्याची सही:

सह दुय्यम निबंधक वर्ग-२
नागपूर-शहर क्र. ४

सह दुय्यम निबंधक वर्ग-२
नागपूर-शहर क्र. ४

दस्ताचा प्रकार: जनरल पॉवर ऑफ अॅटर्नी

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

शिक्का क्रं. 1 28 / 12 / 2023 05 : 15 : 55 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 28 / 12 / 2023 05 : 17 : 18 PM ची वेळ: (फी)

SUB REGISTRAR, CLASS-2 HAGPUR CITY, NO. 4

नगन-४
३६५/२०२४
१२५/१६०

दस्त गोषवारा भाग-2

नगन4 २०/२०

दस्त क्रमांक:11336/2023

28/12/2023 5 28:03 PM

दस्त क्रमांक :नगन4/11336/2023

दस्ताचा प्रकार :-जनरल पॉवर ऑफ अॅटर्नी

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:राधेश्याम रामाराम पालीवाल . . पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: रा प्लॉट नं २४ फ्लॅट नं १०२ सावित्री निवास खेता लेआऊट नवीन सेह नगर नागपूर, महाराष्ट्र, नागपुर. पॅन नंबर:	पॉवर ऑफ अटॉर्नी होल्डर वय :-68 स्वाक्षरी:-		
2	नाव:कलाक शशांक पालीवाल . . पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: रा प्लॉट नं २४ फ्लॅट नं १०२ सावित्री निवास खेता लेआऊट नवीन सेह नगर नागपूर , महाराष्ट्र, नागपुर. पॅन नंबर:	कुलमुखत्यार देणार वय :-40 स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार तथाकथीत जनरल पॉवर ऑफ अॅटर्नी या दस्त ऐवज करुन दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:28 / 12 / 2023 05 : 27 : 16 PM

सह दुय्यम निबंधक वर्ग-२
नागपूर शहर क्र. ४

ओळख:-
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करुन देणा-यांना व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव:सर्वित घनश्याम पालीवाल . . वय:31 पत्ता:प्लॉट न ३ श्री राधाकृष्ण अपार्टमेंट सुरेंद्र नगर आरपीटीएस रोड विवेकानंद नगर नागपूर पिन कोड:440015 स्वाक्षरी		
2	नाव:घनश्याम रामाराम पालीवाल . . वय:66 पत्ता:प्लॉट न ३ श्री राधाकृष्ण अपार्टमेंट सुरेंद्र नगर आरपीटीएस रोड विवेकानंद नगर नागपूर पिन कोड:440015 स्वाक्षरी		

९ नंबरचे मुद्रांक
१९३३ नंबरी नोंदला
प्रमाणित करण्यात येते कि,
या दस्ताला एकूण २० पाने जोडण्यात

शिक्का क्र.4 ची वेळ:28 / 12 / 2023 05 : 27 : 58 PM

सह दुय्यम निबंधक वर्ग-२
नागपूर शहर क्र. ४

सह दुय्यम निबंधक वर्ग-२
नागपूर शहर क्र. ४,
दि. २८ डिसेंबर २०२३

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1		Mudrank	41756	16/89	500	SD		
2		DHC		1223226016216	400	RF	1223226016216D	28/12/2023
3		eChallan		MH012847101202324P	100	RF	0006890495202324	28/12/2023

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

11336 /2023

नगन - ४
३८१५
१२६ / १६०

Know Your Rights as Citizens
1. Verify Scanned Document for correctness through thumbnail print on reverse side of the duplicate after scanning.

(9)

CHALLAN
MTR Form Number-6

GRN MH010407542202324E	BARCODE	Date 01/11/2023-12:23:23	Form ID 48(f)

Department Inspector General Of Registration	Payer Details
Type of Payment Stamp Duty / Registration Fee	TAX ID / TAN (If Any)
	PAN No.(If Applicable)
Office Name NGP4_JT NAGPUR NO 4 SUB REGISTRAR	Full Name: SARAL BABARAO alias BABASAHEB ADGAONKAR
Location NAGPUR	
Year 2023-2024 One Time	Flat/Block No.: AS PER DOCUMENT
	Premises/Building
	Road/Street: AS PER DOCUMENT
	Area/Locality: NAGPUR
	Town/City/District
	PIN: 4 4 0 0 0 1

Account Head Details	Amount In Rs.
0030046401 Stamp Duty	500.00
0030063301 Registration Fee	100.00
Total	600.00

Remarks (If Any)

SecondPartyName=HEMANT BABASAHEB ADGAONKAR~

Amount In Words: Six Hundred Rupees Only

Payment Details	STATE BANK OF INDIA
Cheque-DD Details	
Cheque/DD No.	
Name of Bank	
Name of Branch	

FOR USE IN RECEIVING BANK

Bank CIN	Ref. No.	00040572023110148184	IK0CMYIVD9
Bank Date	RBI Date	01/11/2023-12:24:24	Not Verified with RBI
Bank-Branch		STATE BANK OF INDIA	
Scroll No. , Date		Not Verified with Scroll	

Mobile No. : 9823050557

Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

नगन-४
ई११ / २०२३
9 / 12

Print Date 01-11-2023 12:24:50

नगन-४
३६४५ / २०२४
926 960

(2)

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	1123011018728	Date	01/11/2023
Received from SARAL BABARAO ALIAS BABASAHEB ADGAONKAR, Mobile number 9823050557, an amount of Rs.240/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office Joint S.R. Nagpur 4 of the District Nagpur.			
Payment Details			
Bank Name	SBIN	Date	01/11/2023
Bank CIN	10004152023110117538	REF No.	IGAOJWOOR5
This is computer generated receipt, hence no signature is required.			

नगन-४
३६४/२०२३
१२८/१६०

नगन-४
८६१/२०२३
२/१२

(2)

POWER OF ATTORNEY
(FOR ADMISSION)

This POWER OF ATTORNEY is made and executed at NAGPUR on this 02nd day of **NOVEMBER, 2023** BY : **(1) SMT. SARAL W/o BABARAO alias BABASAHEB ADGAONKAR,** Aged about 78 Years, (Aadhar No. 7047 8164 4322) (Mobile No. 9823050557), **(2) SHRI. ABHIJIT S/o BABASAHEB ADGAONKAR,** Aged about 49 Years, (Income Tax PAN ADMPA1681J), (Aadhar No. 4017 4506 1180) (Mobile No. 9740069486), (Email – abhijitadgaonkar@gmail.com) and **(3) MRS. MONA W/o DUSHYANT GOEL (before marriage KU. MONA D/o BABASAHEB ADGAONKAR),** Aged about 51 Years, (Income Tax PAN AINPG0149B), (Aadhar No. 4649 0819 1526) (Mobile No. 9717623253), (Email – goelmona12@gmail.com), All Residents of Plot Nos. 120 & 121-A, Apartment No. D-3 on Second Floor, "Shubhangi Apartments", Pande Layout, Khamla, Nagpur, Pin Code No. 440025, Tahsil and District – NAGPUR (Maharashtra State).

WHEREAS We alongwith Attorney holder jointly own and possess the property comprising **THE PROPORTIONATE UNDIVIDED** share and interest in ALL THAT Piece and Parcel of land bearing **Plot Nos. 120 & 121 A**, out of the sanctioned layout of The Khamla Plot Holders Co-operative Housing Society Limited, Nagpur, containing by admeasurement **1323.87 Sq. Mtrs. (OR 14250 Sq. Ft.)**, being a portion of the entire land bearing Kh. Nos. 71, 72 and 73 of **Mouza – KHAMLA**, P.S.K. 9, TOGETHERWITH the entire R.C.C. Superstructure comprising **Apartment No. D-3** on the **SECOND FLOOR** of a building standing thereon, including all connections, fittings, electric and water meters and all other easementary rights appurtenant and belonging thereto and including also the proportionate share in the common areas and facilities provided to the said building, bearing **City Survey No. 2098, 2098/181** and Sheet No. 40 (Old No. 234/1), situated at Pande Layout, Khamla, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, in Tahsil and District – NAGPUR and we are required to execute Re-Development Agreement, Development Power of Attorney, Agreement to Sell, Sale Deed, Correction Deed, Cancellation Deed, Deed of Declaration etc. and any other related documents being the capacity of Sellers / Owners / Grantors of the aforesaid property and to register the same in accordance with the law in force; AND

WHEREAS due to pre-occupation and other assignments, it is neither possible nor convenient for us to remain present before Competent registration Officer / Authorities and it has therefore become expedient and necessary for me to appoint someone to admit the execution of the documents executed and signed by us on our

नागपूर – ४
९९११ / २०२३
३ / १२

नागपूर – ४
२६०५ / २०२३
१२९ / १६०