EE07/2023

CHALLAN

MTR Form Number-6

GRN	MH011834666202324E	**BARCODE**		**Date** 04/12/2023-11:21:03	**Form ID** 25 1

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	NAD3_NANDED 3 JOINT SUB REGISTRAR	**Full Name**	JAGNNATH BABURAO PHARANDE
Location	NANDED		
Year	2023-2024 One Time	**Flat/Block No.**	
		Premises/Building	
		Road/Street	NANDED
		Area/Locality	NANDED
		Town/City/District	
		PIN	4 3 1 6 0 5
		Remarks (If Any)	SecondPartyName=PHARANDE DEVELOPERS~
		Amount In Words	Six Hundred Rupees Only

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

DEFACED ₹ 600.00 SURFACE

Payment Details	BANK OF MAHARASHTRA	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	02300042023120431623	005041902
Cheque/DD No.		Bank Date	RBI Date	04/12/2023-11:21:43	Not Verified with RBI
Name of Bank		Bank-Branch		BANK OF MAHARASHTRA	
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 चलन फक्त दस्त नोंदणीसाठी 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)-556-6604	0006197481202324	04/12/2023-12:44:10	IGR290	100.00
2	(iS)-556-6604	0006197481202324	04/12/2023-12:44:10	IGR290	500.00
			Total Defacement Amount		**600.00**

THE SEAL OF JOINT SUB REGISTER * NANDED-3 *

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द.क्रं EE07 2023
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Print Date 04-12-2023 12:49:06

D ocument H andling C harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	1223045903438	Receipt Date	04/12/2023

Received from JAGNNATH BABURAO PHARANDE, Mobile number 0000000000, an amount of Rs.300/-, towards Document Handling Charges for the Document to be registered on Document No. 6604 dated 04/12/2023 at the Sub Registrar office Joint S.R.Nanded 3 of the District Nanded.

DEFACED
₹ 300
DEFACED

Payment Details

Bank Name	MAHB	Payment Date	04/12/2023
Bank CIN	10004152023120403258	REF No.	005194521
Deface No	1223045903438D	Deface Date	04/12/2023

This is computer generated receipt, hence no signature is required.

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GENERAL POWER OF ATTORNEY

This General Power of Attorney is made and executed at Nanded on 04th day of December, 2023.

EXECUTANTS : **M/s Pharande Developers**
Registered Partnership firm
Registration No. AU000000951 dt. 30.05.2014
Reg. off. Address – shop no. 1-7-466, Ashoknagar, Shopping complex, Bhagyanagar Road, Nanded
Through its partners
Pan No. AANFP 1967 C

1. Shri Jagannath S/o Baburao Pharande
Age : 79 years, Occ. Business,
R/o. 35 – Ashoknagar, Nanded
Pan No. AGBPP 5081 F

2. Shri Kaustubh S/o Jagannath Pharande
Age : 43 years, Occ. Business,
R/o. 35 – Ashoknagar, Nanded
Pan No. AAFPF 1098 Q

3. Sow. Ketiki W/o Kaustubh Pharande
Age : 41 years, Occ. Business,
R/o. 35 – Ashoknagar, Nanded
Pan No. ASRPP 3898 A
(hereinafter referred as Executant/party of the first part)

IN FAVOUR OF

EXECUTTEES : **Shri Jagannath S/o Baburao Pharande**
Age : 79 years, Occ. Business,
R/o. 35 – Ashoknagar, Nanded
Pan No. AGBPP 5081 F
(hereinafter referred to as Executee Attorney holder/ party of the second part)

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द.क्रं.६६०४ २०२३
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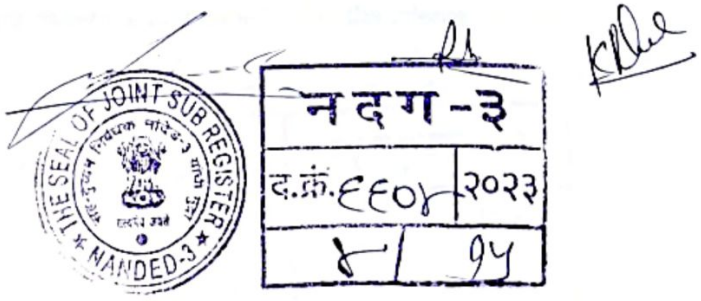
Whereas, Executant is registered partnership firm and the Executant No. 01 to 03 are its partners. The aim and object of the partnership firm is purchase land, develop the land, construct buildings, shops, flats, row-houses, bunglows, etc. and sale the same to proposed purchasers.

Whereas, the firm M/s Pharande developers is intending to purchase, sale, develop, etc various lands and the construction thereon in future and to develop the same for the business of firm. The firm has commenced construction of apartment buildings, independent bunglows, row houses etc. on various lands.

Whereas, Partner No. 02 namely Kaustubh S/o. Jagannath Pharande is required to travel continuously for his business activities and Partner No. 03 namely Sow. Ketki W/o Kaustubh Pharande is having small kids and is involved in her day to day household activities and it is very inconvenient for both of them to manage day to day work and affairs of the partnership firm. It is also very difficult and inconvenient for all partners of the firm to assemble together and complete their work so for speedy work, better management and to avoid hardship, firm in consultation and consent of all partners decided and agreed to appoint nominate and constitute executees i.e. Partners No. 1 of the firm namely Mr. Jagannath S/o. Baburao Pharande to be lawful general power attorney holder of the firm to do for firm, in the name of firm and on our behalf or any of the following acts deeds things in respect of the property.

1. The executee is empowered and authorize to prepare scheme for development of property with a view to construct buildings, shops, flats any accommodations, row-houses, independent bunglows, play ground, temples, amenities, etc. in the land owned and possessed by the firm and in proposed purchased land of the firm as the attorney may deems fit as they may desire.

2. The executee is empowered to appear and apply for grant of N.A. permission, construction permission to carryout and complete all such activities which may be required to be done in this behalf.



3. To file or defend any suit, legal proceedings and to settle are compound to same, to engage to lawyer and to give statement on oath, swear and affidavit and to do all other legal acts in respect of property described below.

4. The executee may enter into contracts with the prospective purchasers of shops, flats, office accommodations, independent bunglows, row houses or open plots etc. to receive and appropriate amounts from the said purchasers and to do all such acts deed, matters and things for the development of said properties and for conveyance of the said property in favour of the purchasers. Executee is empowered to receive consideration amount and to pass receipts and execute any document before registering authority and to sale, transfer and convey the said property.

5. Executee is authorized to present any such documents, deed of convenes for registration and to admit, execute and reserve consideration amount of the said transaction and to do all such acts. Deeds which shall be necessary for convincing the sold out property in favour of the purchasers.

6. The executee is empowered to apply for loan, for any bank, financial institution and sign and execute all required document, mortgage etc. in favour of the bank in respect of property described below, the executee also authorized to entered into labour contract for completion of firm activities. The executee is authorized to constitute any endowment, privet trust, organization, society, association management supervision and control of any property, common amenities, open space etc. and for that the executee is authorized to prepare draft, scheme and sign any deed document and submit it for its registration before any government, semi government, local bodies authorities as an when required for.

7. The executee is also empowered to purchase any property in the name of firm and to make the payment for the same. The executee is empowered and authorized to do complete and perform any or all acts, specifically described above which are not incorporated this deed of attorney but same are essential any beneficial in the interest of firm.

THE SEAL OF JOINT SUB REGISTER ★ NANDED-3 ★

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8. The executee is empowered to receive court summons, notices on our behalf and firm before any of the court, tribunal, sale tax, income-tax office and arbitrator.

Whereas, the executants hereby agree and undertake to rectify all a deeds, assurances done given executed all made by our attorney holder under powers conferred by this deed of attorney as if the same were performed, completed made by the executants personally.

In witness whereof parties sign and execute this deed on the 04th day of December, 2023 at Nanded,

Adv. Bhakkad

Witnesses

EXECUTANTS

M/s Pharande Developers
Registered Partnership Firm
Through its Partners



ARKulkarni

1. Arun Ramrao Kulkarni
R/o. Pharande Park, Nanded

1. Jagannath S/o Baburao Pharande
R/o. 35 – Ashoknagar, Nanded



2. Kaustubh S/o Jagannath Pharande
R/o. 35 – Ashoknagar, Nanded

2. Gangadhar Anasaji Ghatol
R/o. Hanmangad, Nanded



3. Sow. Ketki W/o Kaustubh Pharande
R/o. 35 – Ashoknagar, Nanded

EXECUTEE



Jagannath S/o Baburao Pharande
R/o. 35 – Ashoknagar, Nanded

THE SEAL OF JOINT SUB REGISTER NANDED-3

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द.क्रं.६६०१ | २०२३
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FORM 'H' / नमुना 'ह'

(See rule 17 / नियम १७ पहा)

CERTIFICATE OF REGISTRATION

नोंदणीचे प्रमाणपत्र

सत्यमेव जयते

THE INDIAN PARTNERSHIP ACT, 1932
(ACT NO. IX OF 1932)

भारतीय भागीदारी अधिनियम, १९३२
(सन १९३२ चा अधिनियम क्रमांक ९)

Registration No. AU000000951

It is certified that a firm by name " PHARANDE DEVELOPERS "
with its head office at SHOP NO. 1-7-466 , ASHOKNAGAR SHOPING COMPLEX , BHAGYANAGAR ROAD , NANDED , Nanded , Nanded , Maharashtra , 431605.
India
has this day been duly registered under The Indian Partnership Act, 1932 (Act No. IX of 1932).

याद्वारे असे प्रमाणित करण्यात येत आहे की, दुकान न. 1-7-466 , अशोकनगर शॉपिंग कॉम्पलेक्स , भाग्यनगर रोड , नांदेड , नांदेड , नांदेड , महाराष्ट्र , 431605.
India

येथे मुख्यालय असलेल्या " फरान्दे डेव्हलपर्स "

या नावाच्या संस्थेची 30 May, 2014 या दिवशी भारतीय भागीदारी अधिनियम, १९३२ (१९३२ चा अधिनियम क्रमांक ९) अन्वये योग्य रीतीने नोंदणी करण्यात आली आहे.

Given under my hands this 30 May, 2014

दिनांक 30 May, 2014 of या दिवशी माझ्या सहीने देण्यात आले.

SEAL OF THE ASST. REGISTRAR OF FIRMS JOINT SUB REGISTER HANDED AURANGABAD

नदगा ३

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Registrar/Deputy Assistant Registrar of Firms-Mumbai/Pune/Nagpur/Aurangabad.
सहायक निबंधक, फर्म्स संस्थांचे निबंधक/उपनिबंधक संस्था, मुंबई/पुणे/नागपूर/औरंगाबाद.

ASST. REGISTRAR OF FIRMS
AURANGABAD

दस्त गोषवारा भाग-1

नदग3
दस्त क्रमांक: 6604/2023
9319

023 12:45 म.नं.

नदग3 /6604/2023

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

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. नदग3 यांचे कार्यालयात

अ. क्र. 6604 वर दि.04-12-2023

रोजी 12:43 म.नं. वा. हजर केला.

पावती:7303 पावती दिनांक: 04/12/2023

सादरकरणाराचे नाव: **जगन्नाथ बाबुराव फरांदे**

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 300.00
पृष्ठांची संख्या: 15	
	एकूण: 400.00

दस्त सादर करणाऱ्याची सही:

सह दुय्यम निबंधक
नांदेड क्र.-०३

THE SEAL OF JOINT SUB REGISTER NANDED

सह दुय्यम निबंधक
नांदेड क्र.-०३

दस्ताचा प्रकार: कुलमुखत्यारपत्र

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

शिक्का क्रं. 1 04 / 12 / 2023 12 : 43 : 13 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 04 / 12 / 2023 12 : 43 : 58 PM ची वेळ: (फी)