Receipt (pavti)

160/5268 पावती Original/Duplicate

Monday,July 12 ,2021 नोंदणी क्रं. :39म

12:23 PM Regn.:39M

पावती क्रं.: 8713 दिनांक: 12/07/2021

गावाचे नाव: सातारा

दस्तऐवजाचा अनुक्रमांक: अगग3-5268-2021

दस्तऐवजाचा प्रकार : कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: मनिष शेषराव पाटील - -

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 360.00
पृष्ठांची संख्या: 18	
एकूण:	रु. 460.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे 12:42 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Aurangabad III

बाजार मुल्य: रु.1 /-

मोबदला रु.0/-

भरलेले मुद्रांक शुल्क : रु. 500/-

सह दुय्यम निबंधक वर्ग-२
औरंगाबाद शहर क्र.-३
औरंगाबाद.

1) देयकाचा प्रकार: DHC रक्कम: रु.360/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1207202102735 दिनांक: 12/07/2021
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.100/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH003446043202122E दिनांक: 12/07/2021
बँकेचे नाव व पत्ता:

1/1

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160/5268 इतर पावती Original/Duplicate

Monday,12 July 2021 5:56 PM नोंदणी क्रं. :39म

Regn.:39M

पावती क्रं.: 8753 दिनांक: 12/07/2021

गावाचे नाव: -सातारा

दस्तऐवजाचा अनुक्रमांक: अगग3-5268-2021

दस्तऐवजाचा प्रकार : कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: मनिष शेषराव पाटील - -

वर्णन

दस्त हाताळणी फी	रु. 60.00
एकूण:	रु. 60.00

Joint Sub Registrar Aurangabad III

सह दुय्यम निबंधक वर्ग-२
औरंगाबाद शहर क्र.-३
औरंगाबाद.

1); देयकाचा प्रकार: DHC रक्कम: रु.60/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1207202113813 दिनांक 12/07/2021
बँकेचे नाव व पत्ता:

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मुळ दस्तावेज परत केला

दस्त स्कॅन झाले.

CHALLAN

MTR Form Number-6

GRN	MH003448043202121E	BARCODE		Date	09/07/2021-15:29:18	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	ARB3_AURANGABAD 3 JT SUB REGISTRAR	Full Name	MANISH SHESHRAO PATIL
Location	AURANGABAD		
Year	2021-2022 One Time	Flat/Block No.	GUT NO.70 PLOT NO.3
Account Head Details	Amount In Rs.	Premises/Building	
0030048401 Stamp Duty	500.00	Road/Street	SATARA
0030060301 Registration Fee	100.00	Area/Locality	AURANGABAD
		Town/City/District	
		PIN	4 3 1 0 0 1
		Remarks (If Any)	SecondPartyName=PRAKASH BAPURAO KHAOKE AND OTHERS~
		Amount In Words	Six Hundred Rupees Only
Total	600.00		

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572021070999308	CKQ8368806
Cheque/DD No.		Bank Date	RBI Date	09/07/2021-15:24:30	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
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 केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

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Seal of the Jt.Sub-Registrar • Aurangabad no 3 • V.

Print Date 09-07-2021 03:30:57

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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1207202102735	**Date** 12/07/2021

Received from SELF, Mobile number 0000000000, an amount of Rs.360/-, towards Document Handling Charges for the Document to be registered(SARITA) in the Sub Registrar office Joint S.R.Aurangabad 6 of the District Aurangabad.

Payment Details	
Bank Name SBIN	**Date** 12/07/2021
Bank CIN 10004153021071202282	**REF No.** CHG0843828

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

Seal of the Jt.Sub-Registrar • Aurangabad • 3

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CHALLAN
MTR Form Number-6

GRN MH003446043202122E	BARCODE	Date 09/07/2021-15:29:18	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	ARB3_AURANGABAD 3 JT SUB REGISTRAR	Full Name	MANISH SHESHRAO PATIL
Location	AURANGABAD		
Year	2021-2022 One Time	Flat/Block No.	GUT NO 70 PLOT NO 3
Account Head Details	Amount In Rs.	Premises/Building	
0030046401 Stamp Duty	500.00	Road/Street	SATARA
0030063301 Registration Fee	100.00	Area/Locality	AURANGABAD
		Town/City/District	
		PIN	4 3 1 0 0 1
		Remarks (If Any)	SecondPartyName=PRAKASH BAPURAO KHADKE AND OTHERS~
		Amount In Words	Six Hundred Rupees Only
Total	600.00		

DEFACED ₹600.00 DEFACED

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572021070999306	CKQ8368806
Cheque/DD No.		Bank Date	RBI Date	09/07/2021-03:30:51	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		191 , 12/07/2021	

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 केवळ दुय्यम निबंधक कार्यालय औरंगाबाद दस्तासाठी लागू आहे. औरंगाबाद या कार्यालया व्यतिरिक्त सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-160-5268	00016312912021 22	12/07/2021-12:23:21	IGR207	100.00
2	(IS)-160-5268	00016312912021 22	12/07/2021-12:23:31	IGR207	500.00
			Total Defacement Amount		600.00

Seal of the Jt.Sub-Registrar Aurangabad no.3

12/07/2021 06:00:51

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Document **H**andling **C**ha₹ges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	1207202102735	**Receipt Date**	12/07/2021

Received from SELF, Mobile number 0000000000, an amount of Rs.360/-, towards Document Handling Charges for the Document to be registered on Document No. 5268 dated 12/07/2021 at the Sub Registrar office Joint S.R. Aurangabad 3 of the District Aurangabad.

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₹ 360
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Payment Details

Bank Name	SBIN	**Payment Date**	12/07/2021
Bank CIN	10004152021071202282	**REF No.**	CHG9043826
Deface No	1207202102735D	**Deface Date**	12/07/2021

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

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IRREVOCABLE GENERAL POWER OF ATTORNEY

This Irrevocable General Power of Attorney is executed today on this 12th day of JULY, 2021 at Aurangabad by :-

1. **Prakash S/o Bapurao Khadke**
   Age: 70 years, Occup: Retired
   R/o.: 44, Chaitraban Colony, Gulmohor Road, Savedi
   Ahmadnagar-414203

2. **Ramesh S/o Bapurao Khadke**
   Age: 59 years, Occup: Service
   R/o Chinmay Plaza, New S.B.H. Colony, Jyoti Nagar, Aurangabad

(Hereinafter called as "EXECUTANT").

IN FAVOUR OF

Manish S/o Sheshrao Patil,
(Proprietor of Bhakti Builders and Developers)
Age: 41 years, Occup: Business,
R/o: Sena Nagar, (Musafabad), Beed bypass road, Aurangabad

(Hereinafter called as "ATTORNEY HOLDER")

WHEREAS, the executant executed registered development agreement in respect of plot no. 3, admg. 297 sq. mtrs. situated in gut no. 70 at Satara, Aurangabad in favour of the attorney holder today only.

AND WHEREAS as per the terms and conditions of Development agreement, the developer to develop the property, obtained construction permission to construct the building thereon, to obtain drainage connection, water connection, electric connection and to complete total development work and obtain completion certificate and also to execute declaration of Apartment Ownership Act, 1970 and it is impossible for the executant to accompany the developer to do all these things and therefore executant

Seal of the Jt.Sub-Registrar Aurangabad no.3

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hereby appoint and retain attorney holder as their power of attorney and authorized him, to do following acts and deeds on their behalf.

1. To obtain TDR, premium paid FSI, load it on the property under development, and for that purpose to sign all the applications, forms, maps and pay the amount of premium or TDR to the concern authority or transferor of TDR.

2. To obtain drainage connection and water connection, and for that purpose to sign all applications, forms, maps and deposit requisite charges with the concern authorities.

3. To obtain electric connection and for that purpose to sign all the forms, applications, maps and despite requisite charges with the concern authorities.

4. To obtain the construction permission from the town planning authority and for that purpose to sign all the applications, forms, affidavits, map and deposit requisite charges thereat.

5. To obtain completion / occupancy certificate from town planning authority and get refund of the deposit amount and for that purpose to sign all the applications, affidavits, maps etc.

6. To carry on the total construction and development of the property under development.

7. To register the project under RERA and to comply its requirement.

8. To execute Deed of declaration of apartment and to register the same.

9. To form the society of all unit purchasers and execute the conveyance deed of common areas and facilities in favour of the said society.

10. To execute the agreement to sale and sale deed in respect of the total construction, excepect the construction retained by the owners, and to deliver the possession of the same to the purchaser, to receive and retain the

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total consideration thereon to submit the documents for registration and give the admission of execution before the registering authority.

11. To appear in any Court, Tribunal, Offices and to sign the pleadings such as plaint, written statement, writ petition, say etc., and to verify the same, to appoint the Advocate, to lead evidence to compromise the matter or withdraw the matter or to deposit the amount or withdraw the money from the Court in respect of the property referred above.

12. To obtain project loan by creating charge on the units retained by the developer.

13. To do all other things, acts and deeds, which are essential and necessary to discharge the above acts and deeds.

14. All above acts and deeds if did by the Attorney Holder will be binding on the Executant as if the Executant herself did it.

15. That, all above powers are given by the Executant to the Attorney Holder for the valuable consideration as stated in development agreement and therefore, the Executant hereby agrees that they will not do any of the act in respect of which the powers are given to the Attorney Holder. Similarly, this power of attorney will be binding upon the heirs of executant, as if they themselves executed this power of attorney.

Seal of the Sub-Registrar Aurangabad

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IN WITNESSETH WHEREOF THIS IRREVOCABLE POWER OF ATTORNEY IS EXECUTED ON THIS 12th DAY OF JULY, 2021 AT AURANGABAD.

WITNESSES :-



1. Sau V Vijaya Khadke
Vijaya Prakash Khadke
Age-68 Years,Occ-Household
R/o.Savedi,Ahmadnagar

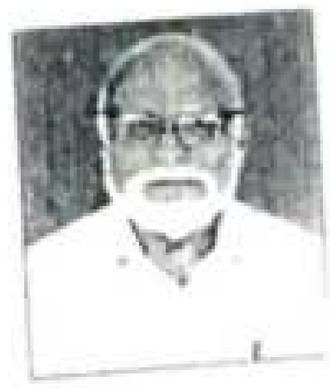


2.
Abhijeet Prakash Khadke
Age-45 Years,Occ-Business
R/o.Savedi,Ahmadnagar



3.
Sandesh Shaligram Sonwane
Age-44 Years,Occ-Service
R/o.Pisadevi,Aurangabad

EXECUTANTS





1. Prakash S/o Bapurao Khadke

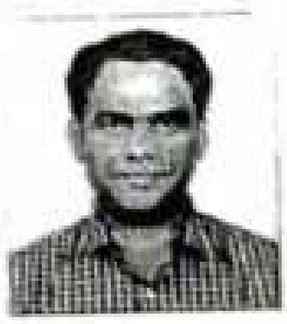


2. Ramesh S/o Bapurao Khadke

ATTORNEY HOLDER



Manish S/o Sheshrao Patil.



Seal of the Jt.Sub-Registrar Aurangabad no.1

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महाराष्ट्र शासन

सेवालय तलाठी सजा
तालुका औरंगाबाद

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Aurangabad

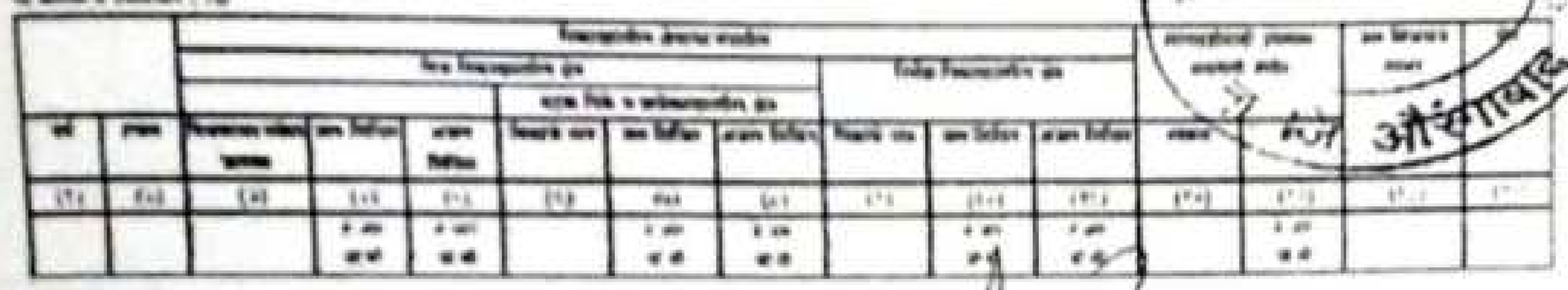
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कार्यालय तलाठी सजा
जि. औरंगाबाद.

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Aurangabad

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