

IRREVOCABLE GENERAL POWER OF ATTORNEY

This Irrevocable General Power of Attorney is made and executed at
Aurangabad on this 12th day of Jan 2023.

between :

1. Mr. Gautam s/o. Kachardas Sancheti

Age : 71 years, Occupation : Business,
R/o. 61, Samarthnagar, Aurangabad.
(PAN No.AMFPS2558C).

2. Mr. Pankaj Kantilal Lodha (Karta of HUF)

Age : 45 years, Occupation : Business,
R/o. Plot No.4, Mahavir Om Nagar,
Hirawadi Road, Panchvati, Nashik – 422 003.
(PAN No.AAJHP0252L).

Hereinafter referred to as "**the Owner / Grantor**" (Which expression shall unless repugnant to the context or meaning thereof shall mean include their legal heirs, successors, executors, administrators, survivors, and assignees).

First Party

AND

Nabhraj Builders and Developers Pvt.Ltd.

(CIN No.U70200MH2021PTC360567)

a private limited company incorporated under the Companies Act, 2013 having its registered office at G.No.735, Office No.1, Nabhraj Nandanvan Phase 1, Opp. Airport, Jalna Road, Aurangabad, through its authorised director :

1. MR. Rajesh S/o. Balabax Butole

Age: 55 Yrs, Occu: Business,
R/o. CIDCO, Aurangabad.

2. MR. Akash Rajesh Butole

Age: 30 Yrs, Occu: Business,
R/o. CIDCO, Aurangabad

Hereinafter referred to as "**The Builder / Developer**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors, executors and administrators and assignees in interest).

Second Party



AND



1. **Mrs. Varsha w/o. Pankaj Lodha**
Age : 44 years, Occupation : Household
(Aadhar No.9041 5036 5576)
2. **Miss. Rashi d/o. Pankaj Lodha**
Age : 21 years, Occupation : Student
(Aadhar No.2202 1415 5594)
3. **Mr. Krishi s/o. Pankaj Lodha**
Age : 18 years, Occupation : Student
(Aadhar No.7929 4834 1031)

All r/o. 8, Mahavir Bungalow, Om Nagar,
Adgaon Naka, Hirawadi, Panchwati, Nashik.

Hereinafter referred to as "**Consenting Party**" (which expression unless it be repugnant to the context or meaning thereof shall mean and include their legal heirs, successors, executors and assignees in interest).

Consenting Party

WHEREAS, the owner have executed a registered Development Agreement bearing document No. 415 dated 12-01-2023 in favour of the builder / developer for the purpose of development of Plot CTS No.12960/11 admeasuring 770.20 sq.mtrs., and CTS No.12960/12 admeasuring 990.00 sq.mtrs., i.e. totally admeasuring 1760.20 sq.mtrs., situated at Jafar Gate, Mondha, Aurangabad, (more particularly described in Schedule-I given below, hereinafter referred to as the "said plots") on the terms and conditions contained in the aforesaid Development Agreement.

Now, the owners Shri. Gautam Kachardas Sancheti and Shri. Pankaj Kantilal Lodha (Karta of HUF) do hereby authorise and appoint **Nabhraj Builders and Developers Pvt.Ltd.**, to be our lawful attorney for the purpose of carrying on the development work of said plots AND do or perform or cause to be done or performed all or any of the following acts, deeds, things and matters namely :

1. To appear and represent me before all concerned authorities and parties as may be necessary in connection with the development of the said plots as aforesaid.



2. To undertake the construction work according to the building plans approved by the Aurangabad Municipal Corporation / Competent authority and obtain completion certificate.
3. To purchase and use and utilise additional TDR (Transferable Development Rights) / FSI / Premium if any, to be purchased by the developer for the proposed construction on the said plots.
4. To appoint architects, engineers, supervisors, RCC consultants, construction labour etc. for the purpose of development of the said plots. The necessary fees, charges, salary & wages of the persons engaged by the builder shall be borne by the builder only. The developer may avail the services of legal adviser for drafting of documents and the expenses towards the advocate fees will be paid by the builder.
5. To apply to the M.S.E.D.C.L and other concerned authorities for obtaining electricity connection for the said plots and for the flats / shops / units in the building/s to be constructed thereon.
6. To apply for and obtain water connection from Aurangabad Municipal Corporation / Competent authority for the said plots for the Flats/Shops/Offices/Hospitals/Hotels/godowns/units in the building/s to be constructed thereon.
7. To fix or install or construct water storage & septic tank/s for the purpose of proposed development of the said plots.



8. To identify the purchaser/s, negotiate & finalise sale price with him in respect of the Flats/Shops/Offices/Hospitals/Hotels/godowns/units etc. in the proposed building.
9. To execute the Agreement to Sale and Sale Deeds in respect of the Flats/Shops/Offices/Hospitals/Hotels/godowns/units etc. in the proposed building / scheme in favour of the purchasers and to receive the consideration in the name of **Nabhraj Builders and Developers Pvt.Ltd.,** for depositing the same in RERA account to be opened by the developer in any Scheduled or Co-operative Bank.
10. To represent us and carryon correspondence with Aurangabad Municipal Corporation, or any Government, Semi-Government or Local Authority or private party / person as and when required in respect of the development of the said plots.
11. To receive compensation in case of any acquisition or requisition proceedings in respect of the said plots and give valid receipt for the same and deposit the same in account.
12. To mortgage the said plots and construction thereon in favour of any Bank or Financial Institution for obtaining loans in accordance to the conditions contained in the said Development Agreement.
13. To institute, prosecute, defend, compromise or withdraw any civil dispute or criminal proceeding in any court or before any judicial, quasi judicial,



[Handwritten signature]

government, semi-government or local authority on my behalf in respect of the said plots and for that purpose appoint advocate/s and pay their fees.

14. To do all other acts, deeds, matters and things, which may be necessary to be done for effective execution of aforesaid registered Development Agreement and this General Power of Attorney valid and effectual to all its intents and purposes according to the laws and customs in India.

15. That, the powers given to the developer firm can be exercised by any one authorised director of the developer company **Nabhraj Builders and Developers Pvt.Ltd.**

Schedule – I (a)
(Description of said plots)

All piece and parcel of Plot CTS No.12960/11 admeasuring 770.20 sq.mtrs., situated at Jafar Gate, Mondha, Aurangabad, bounded as under :-

East : 6 Mtr. Wide Lane
West : Holy cross church (CTS NO. 12960/15)
North : 12 Mtr. Road
South : CTS NO. 12960/12

Schedule – I (b)
(Description of said plots)

All piece and parcel of Plot CTS No.12960/12 admeasuring 990.00 sq.mtrs situated at, Jafar Gate, Mondha, Aurangabad, bounded as under

East : 6. Mtr. Wide Lane
West : Holy Cross Church (12960/15)
North : CTS NO. 12960/11
South : Bagadiya Oil Mill



In witness whereof the parties hereto have subscribed their hands, seal and signatures on the date and place mentioned hereinabove.

OWNERS / FIRST PARTY :

1. Mr. Gautam s/o. Kachardas Sancheti

2. Mr. Pankaj s/o. Kantilal Lodha (Karta of HUF)

DEVELOPER/BUILDER/SECOND PARTY :

Nabhraj Builders and Developers Pvt.Ltd.
Through its authorised director :

1. Mr. Rajesh S/o. Balabax Butole

2. Mr. Akash S/o. Rajesh Butole

CONSENTING PARTY/THIRD PARTY :

1. Mrs. Varsha w/o. Pankaj Lodha

2. Miss. Rashi d/o. Pankaj Lodha

3. Mr. Krishi s/o. Pankaj Lodha

WITNESSES:-

1. MR.SAI PRASAD SUDHAKARRAO DESHPANDE

Age:- 33 Years, Occ:- Service

R/O Garkheda, Aurangabad

2. Mr. SANTOSH SHANTILAL GANGWAL

Age:- 63 Years, Occ:- Service

R/O Samyak Plaza, Cannaught Place,
Cidco, Aurangabad.





दस्त गोषवारा भाग-2

अगग3

दस्त क्रमांक:416/2023

24/23

12/01/2023 12 08:14 PM

दस्त क्रमांक :अगग3/416/2023

दस्ताचा प्रकार :-इरिक्वेटेबल पॉवर ऑफ अटॉर्नी

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:नभराज बिल्डर्स अँड डेव्हलपर्स प्रा.लि. तर्फे डायरेक्टर श्री. राजेश बालाबक्स बुटोले - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सिडको, औरंगाबाद, महाराष्ट्र, औरंगाबाद. पॅन नंबर:	पॉवर ऑफ अटॉर्नी होल्डर वय :-55 स्वाक्षरी:-		
2	नाव:नभराज बिल्डर्स अँड डेव्हलपर्स प्रा.लि. तर्फे डायरेक्टर श्री. आकाश राजेश बुटोले - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सिडको, औरंगाबाद, महाराष्ट्र, औरंगाबाद. पॅन नंबर:	पॉवर ऑफ अटॉर्नी होल्डर वय :-30 स्वाक्षरी:-		
3	नाव:श्री. गौतम कचरदास संचेती - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: समर्थनगर, औरंगाबाद, महाराष्ट्र, औरंगाबाद. पॅन नंबर:	कुलमुखत्यार देणार वय :-71 स्वाक्षरी:-		
4	नाव:श्री. पंकज कांतीलाल लोढा (एचयुएफ कर्ता) - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: महावीर ओम नगर, हिरेवाडी रोड, पंचवटी, नाशिक - 422003, महाराष्ट्र, णासु:ईक्र. पॅन नंबर:	कुलमुखत्यार देणार वय :-45 स्वाक्षरी:-		
5	नाव:संमतीदेणार - सौ. वर्षा पंकज लोढा - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: महावीर ओम नगर, हिरेवाडी रोड, पंचवटी, नाशिक - 422003, महाराष्ट्र, णासु:ईक्र. पॅन नंबर:	कुलमुखत्यार देणार वय :-44 स्वाक्षरी:-		
6	नाव:संमतीदेणार - राशी पिता पंकज लोढा - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: महावीर ओम नगर, हिरेवाडी रोड, पंचवटी, नाशिक - 422003, महाराष्ट्र, णासु:ईक्र. पॅन नंबर:	कुलमुखत्यार देणार वय :-21 स्वाक्षरी:-		
7	नाव:संमतीदेणार - क्रिशी पिता पंकज लोढा - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: महावीर ओम नगर, हिरेवाडी रोड, पंचवटी, नाशिक - 422003, महाराष्ट्र, णासु:ईक्र. पॅन नंबर:	कुलमुखत्यार देणार वय :-18 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथित इरिक्वेटेबल पॉवर ऑफ अटॉर्नी चा दस्त ऐवज करून दिल्याचे कबुल करतात.

शिक्का क्र.3 ची वेळ:12 / 01 / 2023 12 : 05 : 46 PM

ओळख:-

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

अनु क्र. पक्षकाराचे नाव व पत्ता

छायाचित्र

अंगठ्याचा ठसा

- 1 नाव:संतोष शांतीलाल गंगवाल - -
वय:63
पत्ता:कनाट प्लेस, सिडको, औरंगाबाद
पिन कोड:431001

B. S. Santosh
स्वाक्षरी

- 2 नाव:साई प्रसाद सुधाकरराव देशपांडे - -
वय:33
पत्ता:गारखेडा, औरंगाबाद
पिन कोड:431001

स्वाक्षरी



शिक्का क्र.4 ची वेळ:12 / 01 / 2023 12 : 07 : 42 PM

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	NABHRAJ BUILDERS AND DEV PVT LTD THRU DIRECTOR RAJESH B BUTOLE AND OTHER	eChallan	02300042023011078526	MH013509616202223E	500.00	SD	0006762050202223	12/01/2023
2		DHC		1001202305835	460	RF	1001202305835D	12/01/2023
3	NABHRAJ BUILDERS AND DEV PVT LTD THRU DIRECTOR RAJESH B BUTOLE AND OTHER	eChallan		MH013509616202223E	100	RF	0006762050202223	12/01/2023

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

416 /2023

Know Your Rights as Registrants

- 1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
- 2. Get print immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com



प्रमाणित करण्यात येते की,
सदर दस्तावेजात एकूण २३ पाने आहेत.
२२९
नंबररी नोंदवला तरीच १२/१२/२३

सह मुख्यम निबंधक वर्ग १
औरंगाबाद क ३

