

Index-2(सूची - २)



15/02/2020

सूची क्र. 2

दुयम निवर्तक : सुदुनि : मासिक 3
दस्त क्रमांक : 1368/2020
नोदणी :

Regn:63m

गावाचे नाव : संसारी

स्वयल पॉवर ऑफ अॅटॉर्नी

0

(3) बाजारमात/भाडेपट्टयाच्या बाबत/पट्टाकार आकारणी देणे की पट्टेदार ते नमुद करावे

(4) प्रमाण, पोटहिला व घुक्रमांक (असल्यास)

(5) क्षेत्रफळ

(6) आकारणी किंवा जुडी देण्यात असेल वेळ

(7) दस्तऐवज करून देणा-या/विहीन ठेवणा-या पत्रकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमानामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

(8) दस्तऐवज करून देणा-या पत्रकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमानामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

(9) दस्तऐवज करून दिल्याचा दिनांक

(10) दस्त नोंदणी केल्याचा दिनांक

(11) अनुक्रमांक, खंड व पृष्ठ

(12) बाजारमात/भाडेपट्टयाचे मुद्रांक शुल्क

(13) बाजारमात/भाडेपट्टयाचे नोंदणी शुल्क

(14) श्रेया

मुल्यांकनासाठी विचारात घेतलेला तपशील :-

मुद्रांक शुल्क आकारण-विहीनता

मुल्यांकनासाठी आवश्यकता नाही कारण स्वतंत्रकायुगार अवयवक नाही कारणचा ठरावीक दस्तप्रकायुसार आवश्यक नाही
(a) If given to the father, mother brother, sister, wife, husband, daughter, grandson, granddaughter or such other close relative

सह. दुयम निवर्तक : सुदुनि : मासिक 3

सूची क्र. 11
नोदणी नंतरची प्रथम प्रत
अदस्तल वरदुयम निवर्तक

Joint Sub Registrar Nashik 2
सह. दुयम निवर्तक : सुदुनि : मासिक 3
अदस्तल वरदुयम निवर्तक

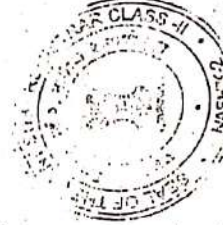
Sr. 1
Epayment Number
MH000511252201819E

Deplacement Number
0000340820201819
92/92 2572018

1. Verify Scanned Document for correctness through Numeral (4 pages on 8 side) printed after scan
2. Get print immediately after registration.

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

नसम-२
दस्त क्र. (3269) 2023
26/30



प्रमाणित करण्यात येते की,
हा दस्तप्रकाय 92-पाने
दस्तप्रकाय 9 पानांक 2572018
92/92 2572018

सह. दुयम निवर्तक : सुदुनि : मासिक 3

GENERAL POWER OF ATTORNEY

CHALLAN
MTR Form Number-5

[2] MR. VEERKUMAR RAMRICHPAL JAIN, Age 59 Years,
PAN ACKPJ 5696 D / AADHAR NO. 8554 5610 2222
C. 0204 8943 7226

[3] MR. ANSHUL VEERKUMAR JAIN, Age 28 Years,
PAN AKWPJ 2060 M/ AADHAR NO. 6946 2589 7554

[4] MR. JAY AMARKUMAR JAIN, Age 30 Years, PANNO
K/ AADHAR NO. 3460 0442 0492

All Occupation - Business, All R/o. Shah's Sal Residency, Jain Bhavan, Deolali Camp, Taluka and District Nashik-422502,
do hereby send greetings:

WHEREAS we have executed a Joint Venture agreement in respect of the said property which is more particularly described in the second schedule hereto written hereunder in favour of M/S. SHAH BUILDERS AND DEVELOPERS, A Partnership firm having its office at Bhagur, Tal. Dist. Nashik through its PARTNER MR. ATISH MAHENDRA SHAH, Age 30 Years, Occupation Business, R/o. Bhagur, Taluka and District Nashik.

AND WHEREAS as per the terms and conditions of the agreement, We are required to execute a general power of attorney in favour of a person nominated by the said developer and accordingly We do hereby appoint, nominate & constitute M/S. SHAH BUILDERS AND DEVELOPERS, A Partnership firm having its office at Bhagur, Tal. Dist. Nashik through its PARTNER MR. ATISH MAHENDRA SHAH, Age 30 Years, Occupation Business, R/o. Bhagur, Taluka and District Nashik, as our true and lawful attorney to act jointly or severally for and on our behalf to do the following acts, deeds and things in our name and on our behalf in respect of the said property.

(1) To prepare and revise the building plan on the said property as described in the schedule written hereunder and for that purpose to prepare and sign the building plan, submit the same for approved to

CRN	MH00051125201819VE	BARCODE			Date	13/04/2018-15:51:28	Form ID	480)
Department	Inspector General Of Registration							
Type of Payment	Stamp Duty							
Office Name	NSK3_NASHIK 3 JOINT SUB REGISTRAR							
Location	NASHIK							
Year	018-2019 One Time							
Account Head Details								
Amount In Rs.	500.00							
Stamp Duty								
PAN No.(If Applicable)								
TAX ID (If Any)								
Full Name								
Shah Builders And Developers Partnership Firm								
Through Partner								
S No	221/A2							
Flat/BLOCK No.								
Premises/Building								
Road/Street								
Area/Locality								
Town/City/District								
PIN								
Remarks (If Any)								
Second Party Name=Sunam Kumar R Jan And Other-								
Amount In Words	Five Hundred Rupees Only							
Bank CIN	Ref. No.							
Bank Date	RBI Date							
Bank Branch	BANK OF MAHARASHTRA							
Scroll No.	Date							
Cheque/DD Details								
Cheque/DD No.								
Name of Bank								
Name of Branch								

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 नोट:- इस चालान का दस्तावेज केवल उप-रजिस्ट्रार कार्यालय में ही दर्ज के लिए मान्य है। अनियोजित दस्तावेज के लिए यह चालान मान्य नहीं है।

8/92

manner as the power of attorney may determine from time to time in accordance with the plans and specifications and as per the terms and conditions as may be directed by the local authority.

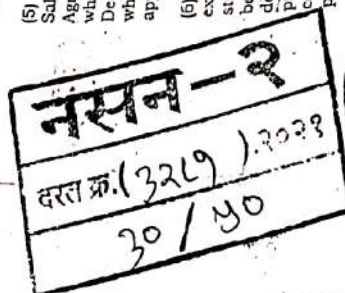
- (12) To execute the declaration of apartment and subject the property to the provisions of Apartment Ownership Act and register the same before the Office of Sub Registrar, Nashik.
- (13) To apply and obtain the necessary permissions from Collector, Competent Authority, ULC, Nashik, Income Tax Department and such other offices for the proper conveyance of the said property and building thereon after completion of development.
- (14) To appoint, advocate, solicitors, attorney to appear and act in any Court of justice or before any revenue or other officer of the State or Central Govt.
- (15) All costs, charges and expenses of and incidental to any acts, deeds matter or things done or caused to be done by our said attorney in or about the exercise of any power or powers herein contained shall be borne and paid by our said attorneys alone and we shall not be responsible for the same and my said attorneys effects from and against the payment of aforesaid costs, charges and expenses and from and against the payment of aforesaid costs, charges and caused due to the doing or causing to be done any act, deeds, omission commission, default, alter or thing by virtue of these presents. We have not liable to any illegal Act of attorney and any Losses made by attorney.
- (16) To complete the work of development on the said property, to obtain the completion certificate from the Deolali Cantonment Board to pay the penalty, obtain receipts and such other acts as may be required.

AND GENERALLY to do and perform all the other acts, deeds and things as may be found necessary and convenient for giving full effects to the authority given hereinabove.

AND we do hereby agree to ratify and confirm all the aforesaid and any such other acts, deeds and things done by the said power of attorney for us and or as may be directed by the said developer and we do hereby declare that the said power of attorney and all the powers and authorities granted under this power of attorney shall be irrevocable till the said property is fully and properly developed as per the joint venture agreement and is duly conveyed in the name of the organization, society, apartment, company.

SCHEDULE OF THE PROPERTY

All that piece and parcel of the property land area admeasuring 800.00 Sq. Mtrs. out of S. No. 221/A/2 total admeasuring 1700.00 Sq. mtrs. situated at Village Sansari, Taluka and District Nashik within Deolali Cantonment Board within registration district of Nashik and sub registration taluka Nashik boundaries are as follows:-



- Deolali Cantonment Board, pay the development and betterment charges, to pay any such other charges, sign the necessary applications, affidavits, declarations and such other indentures, to get the same approved.
- (2) To pay the deposit of electricity and water charges if require to the authority, to appoint architects for the said purpose, pay his fees and obtain receipts.
- (3) To pay all tax, cesses, expenses and other outgoing with respect to the said property.
- (4) To sign the necessary application as may be required for formation of association of apartment owners of constructed premises in the building to be constructed on the said property and to sign all the necessary affidavits, indemnity bonds and such other indenture as may be required for formation of the association.
- (5) To jointly sell the constructed premises, enter into Agreement for Sale, Sale Deed, Correction Deed, Cancellation Deed, Supplementary Agreement and such other agreement & deeds as may be required while developing the property, confirmation Deed, Deed of Apartment Declaration of Apartment, of constructed premises in the building which will be constructed on the said property and to sign all appropriate the sale proceeds thereof.
- (6) To jointly sell and dispose off the constructed premises and to execute being the developer the necessary documents, to purchase stamps, to admit the execution thereof to register the documents before the Sub Registrar, Nashik and admit the execution thereof, to deliver the possession of the constructed premises and the said property unto the purchasers, to sign the possession receipts, to collect and receive the amount of consideration, to discharge the purchasers from the amount of consideration, to discharge the things as may be required for registration in the office of Sub Registrar, Nashik, as our power of attorney.
- (7) To sign the registration book and do all such other acts, deeds and things as may be required for registration in the office of Sub Registrar, Nashik, as our power of attorney.
- To appoint surveyors, architects, engineers, labourers, developers commencing the construction of the building on the said property, to pay the charges, fees, wages, etc. to execute development agreement and such other contracts as may be required.
- (9) To carry on the correspondence and approach personally to all the concerned local authorities or bodies as may be required for the purpose of commencing and completing the work.
- (10) To pay the necessary deposits to Deolali Cantonment Board as may be necessary for the purpose of carrying out the work on the said property and construction of buildings thereon and to claim refund of such deposits as may be sanctioned.
- (11) To supervise the construction work commenced on the said property and to carry out through contractors, the necessary developments the said development and construction and to claim refund of such deposits as may be sanctioned.