

264/883

पावती

Original/Duplicate

Tuesday, February 03, 2015

नोंदणी क्र.: 39म

12:29 PM

Regn.: 39M

पावती क्र.: 910 दिनांक: 03/02/2015

पावतीचे नाव: जरीपटका

दस्तऐवजाचा अनुक्रमांक: नगन1-883-2015

दस्तऐवजाचा प्रकार: कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: मे. लक्ष्मी केशव कन्स्ट्रक्शन वर्क प्रो. प्रा. वी. अमय श्रीधर जोशी - -

नोंदणी फी ₹. 100.00

दस्त सहाळणी फी ₹. 380.00

पुष्ठांची संख्या: 19

एकूण: ₹. 480.00

आपणास मूळ दस्त, यंत्रणेने प्रिंट सूची-२ व सीडी अंदाजे 12:38 PM ला देऊन मिळेल.

NGP

बाजार मूल्य: ₹. 1/-

मोबदला: ₹. 0/-

भरलेले मुद्रांक शुल्क: ₹. 500/-

1) देवकाचा प्रकार: By Cash रकम: ₹. 100/-

2) देवकाचा प्रकार: By Cash रकम: ₹. 380/-

[Signature]

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भारतीय गैर न्यायिक

भारत INDIA

रु. 500

FIVE HUNDRED
RUPEES

पाँच सौ रुपये

Rs. 500

INDIAN NON JUDICIAL

महाराष्ट्र MAHARASHTRA

P 312469

27 JAN 2015

Stamp Head Clerk / Sr. Clerk

नगन-९
LL3/2094
9/98



GENERAL POWER OF ATTORNEY

[Signature]

[Signature]
Gehandekar
Bhatnagar
Bhatnagar
G. S. Chitravisi

दस्त नोंदणी बाबत मुद्रांकाची माहिती

- १) दस्ताचा प्रकार/अनुच्छेद क्रमांक.....
- २) दस्त नोंदणी करणार आहेत का.....
- ३) नोंदणी होणार असल्यास दुय्यम निबंधक कार्यालयाचे नाव.....
- ४) निबंधकताचे वर्ग.....
- ५) मोठेपणा/प्रकार.....
- ६) मुद्रांक विभागाच्या नावाचे नाव.....
- ७) मुद्रांक नोंदणी करणार्याचे नाव.....
- ८) दस्त असे काय करणारे दस्त याद्वारे.....
- ९) मुद्रांक नोंदणी करणार्याचे नाव.....
- १०) मुद्रांक नोंदणी करणार्याचे नाव/दिनांक.....
- ११) मुद्रांक नोंदणी करणार्याचे नाव.....
- १२) मुद्रांक नोंदणी करणार्याचे नाव.....
- सौ. सविता एन. चांदुरकर स्टॅम्प व्हेंडर
ला. नं. २०/१९९२, कोड नं. ४९०१०३१

मुद्रांक विक्रेता

सौ. सविता नरेश चांदुरकर

(ला.नं. २०/१९९२) हिरा नगर, ९९/१००, जरीपटका, नागपूर.

मुद्रांक (विक्रीबाबत) पावती

विक्री दिनांक	विक्री पुस्तकानुसार दिलेला अनु. नं.	मुद्रांक अनुक्रमांक	विक्री केलेले मुद्रांकाचे मूल्य	घेणाऱ्याचे नांव
३-२-१५	८८४९	P-312469	१००/-	मे. लक्ष्मी केशव कोंडकाम
				नागपूर, ना कोचे

वरीलप्रमाणे विक्री केलेले मुद्रांकाचे एकूण मूल्य रुपये १००/-

(अक्षरी रु. पाचशे रुपये फक्त)

दिनांक ३-२-२०१५

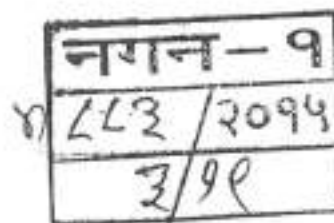
नागपूर

सौ. सविता नरेश चांदुरकर

स्टॅम्प व्हेंडर (मुद्रांक विक्रेता) ला.नं. २०/१९९२
हिरा नगर, ९९/१००, जरीपटका, नागपूर.

नगन-९
८८३/२०१५
२/१९





GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT WE, (1) SHRI. SHANKARRAO S/o LATE SHRI KRISHNARAO CHITNAVIS, Aged 82 Years, Occupation - Landlord, Resident of "Shankar Niwas", Chitnavis Nagar, Chhindwada Road, Nagpur-440013, Tahsil and District - NAGPUR (PAN ACJPC4260F); (2) MRS. TARINI W/o MANOJ SATPUTE, Aged 50 Years, Occupation - Housewife, Resident of E1/7, Grija Shankar Vihar, Next to Sharda Niketan Girls' Hostel, Pune-411052 (PAN AVIPS1583K); (3) MRS. CHANDRAPRABHA W/o DINESH KHANDEKAR, Aged 49 Years, Occupation - Housewife, Resident of Flat No. 8, Vaishali Apartments, Mahant Road Extension, Vile Parle (East), Mumbai-400057 (PAN ARMPK5515H); (4) MISS. GAURI D/o SHANKARRAO CHITNAVIS, Aged 46 Years, Occupation - Household, Resident of "Shankar Niwas", Chitnavis Nagar, Chhindwada Road, Nagpur-440013, Tahsil and District - NAGPUR (PAN AHIPC0266B); (5) MISS. RUPA D/o SHANKARRAO CHITNAVIS, Aged 44 Years, Occupation - Household, Resident of "Shankar Niwas", Chitnavis Nagar, Chhindwada Road, Nagpur-440013, Tahsil and District - NAGPUR (PAN AHHPC5088N); AND (6) MRS. GAYATRI W/o VIKRAM INAMDAR, Aged 42 Years, Occupation - Housewife, Resident of Flat No. 412, Opposite State Bank of Hyderabad, Anand Nagar Colony, Khairatabad, Hyderabad (A.P.)-500004 (PAN AAJPI0041G), do hereby jointly and severally nominate, constitute and appoint M/S. LAXMI KESHAV CONSTRUCTIONS, represented through its Sole Proprietor SHRI. ABHAY S/o LATE SHRI. SHRIDHAR JOSHI, Aged 45 Years, Occupation - Business, Resident of Tikekar Road, Dhantoli, Nagpur-440012, Tahsil and District - NAGPUR (PAN AAOPJ8949H), as our True and Lawful Attorney in our joint names and on our behalf.

Contd.

WHEREAS we alongwith Mrs. Nayantara W/o Shashank Pradhan jointly own and possess ALL THAT Piece and Parcel of land bearing Plot No. 3 out of the sanctioned layout known and styled as "CHITNAVIS NAGAR" admeasuring $1/2 (63.594 \times 21.696) + 1/2 (58.733 \times 7.246) + 1/2 (58.733 \times 32.730)$ equal to 1864.447 Sq. Mtrs. being a portion of the entire land bearing Kh. Nos. 72 and 73 of Mouza - JARIPATKA, bearing Corporation House No. 597, City Survey No. 2066/1 and Sheet No. 39 of Mouza - JARIPATKA, situate at Chitnavis Nagar, Jaripatka, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 60 in Tahsil and District - NAGPUR; AND

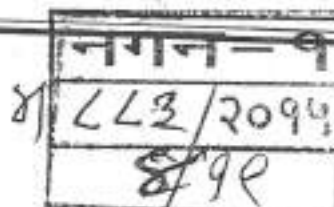
WHEREAS for cogent reasons and good causes we alongwith Mrs. Nayantara W/o Shashank Pradhan have now jointly decided to develop the aforesaid Plot of land through M/s. LAXMI KESHAV CONSTRUCTIONS, A Proprietary Concern, having its Office at Tikekar Road, Dhantoli, Nagpur and M/s. SHRIKA DEVELOPERS (P) LIMITED, A Company duly Incorporated under the Companies Act, having its Registered Office at Bhojraj Lawns, Shradhanandpeth, Nagpur. And accordingly we have executed an Agreement of Development and Promotion in favour of M/s. Laxmi Keshav Constructions and M/s. Shrika Developers (P) Limited and on 3-2-2015 upon the several terms and conditions contained therein. The said Agreement of Development and Promotion Dated 3-2-2015 is duly Registered in the Office of the Sub-Registrar, Nagpur-1 in Book No. 1 at Sr. No. 882 on even date on payment of requisite Stamp Duty of Rs. 73,99,000/- and Full Registration Fees of Rs. 30,000/- Only payable thereon; AND

G. S. Chitnavis.

WHEREAS we being pre-occupied in our respective assignments, it is neither possible nor convenient for us to do and execute various acts, deeds and things required in the matter of completion of the proposed transaction of development in all respects. It has therefore become expedient to appoint some one as our Attorney or Agent, who shall observe and fulfill all the obligations on our part. We therefore do hereby jointly and severally nominate, constitute and appoint our aforesaid Attorney and empower it to do all or any of the following acts, deeds and things for us and on our behalf that is to say -

[Handwritten signatures and names: Jash, Shashank, Alexander, D. Gupta, Chitnavis]

- (1) To enter into an Agreement(s) to Sell the said property (excluding the Apartments chosen to be retained by us) with willing buyer(s) and to sign and execute such Agreement(s) to Sell and to get the same duly registered in accordance with the law in force, if considered necessary.
- (2) To receive the Earnest Money or Advance Sale Price from such buyer(s) and to pass a valid receipt and discharge for the same.
- (3) To sign Plans/Revised Plans of the Building proposed to be constructed on the said Plot of land and also to sign/execute indemnity bonds, various forms and applications and also to Swear an Affidavit(s) required to be submitted to the Nagpur



Contd.

Improvement Trust/Nagpur Municipal Corporation for seeking sanction to such Plans.

(4) To deposit necessary sums in the Office of the Nagpur Improvement Trust/Nagpur Municipal Corporation in our names and to apply for refund thereof and to receive back such money as may be refunded to us by the Nagpur Improvement Trust/Nagpur Municipal Corporation and to pass a valid receipt and discharge for the same.

(5) To apply for water and electricity connections etc. and to pay/deposit necessary sums in the Office of the concerned authorities.

(6) To sign various Applications/Forms regarding commencement of working stage progress and completion of works etc. and to submit the same in the Office of the Nagpur Improvement Trust/Nagpur Municipal Corporation.

(7) To sign and execute a Sale Deed relating to the said property OR to sign and execute various Sale Deeds each relating to the Undivided proportionate variable shares and interest in the aforesaid property (excluding the Apartments chosen to be retained by us) in favour of the respective individual buyers and to receive the balance sale price from such buyer(s) and to get such Sale Deeds duly registered in accordance with the law in force.

(8) To sign and execute Deeds of Correction/Supplementary Deeds, Deed of Assignment etc. and to get the same duly Registered in accordance with the law-in-force.

(9) To sign and execute a Deed of Declaration Under Section 2 of The Maharashtra Apartment Ownership Act, 1970 and also to sign/execute various Apartment Deeds in favour of respective individual Apartment Owners and to get the same duly registered in accordance with the law in force.

(10) To deliver the actual physical possession of the said property to the respective individual buyer(s) on Registration of the Sale Deed(s)

(11) To support all applications for mutation of names on the said property and to do all necessary things to procure the mutation thereof in favour of such individual buyers in all relevant records. To apply for mutation of our names on the aforesaid property in all relevant records and to do the needful.

(12) To apply to the Nagpur Improvement Trust, Nagpur/Nagpur Municipal Corporation for obtaining a No Objection Certificate/Consent Letter and to receive such Certificate. To represent us before the concerned Officer/Authority of the Nagpur Improvement Trust/Nagpur Municipal Corporation/City Survey Department etc. regarding the aforesaid property and to do the needful.

नगर-९
४८३/२०९५
५/९९



Contd. . .

(13) To sign and verify applications, statements, declarations and affidavits etc. for us and on our behalf.

(14) To deposit money in the Court, Government and/or Semi-Government Departments and Offices.

(15) To purchase the T.D.R. either in our names or in the name of the Developer Firm i.e. M/s. Laxmi Keshav Constructions and M/s. Shrika Developers (P) Limited and to load such T.D.R. on the building proposed to be constructed on the aforesaid Plot of land and to do the needful in this regard. To sell/transfer the unconsumed balance T.D.R. to any interested buyer and to execute a proper Deed of Transfer regarding the same in favour of such interested buyer and to get the same duly registered in accordance with the law in force and also to receive the consideration for such T.D.R. from such interested buyer and to pass a valid receipt and discharge for the same.

(16) To obtain refund of money so deposited in any Court, Department and Offices and to pass a valid receipt and discharge for the same.

(17) To prepare and sign Plaints, Written Statements, Returns, Affidavits, Appeals, Declarations, Compromise Deeds, Pursis etc. and to submit the same to the concerned Civil/Revenue Courts. To Lead the evidence on our behalf in the Court of Law and to do the needful.

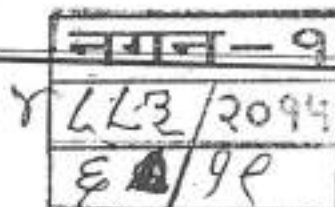
(18) To represent us before any Civil and/or Revenue Courts regarding the aforesaid matters and to do the needful.

(19) To complete all Administrative, Revenue and/or Legal requisition that may be required in this regard. To represent us before the various Government, Semi-Government Departments and Offices, Autonomous Bodies etc. and to do the needful.

(20) To Mortgage the aforesaid property or any part thereof (excluding the Apartments chosen to be retained by us) to any Financial Institution by way of security for the repayment of loan.

(21) To receive, accept, deliver and acknowledge post, letters, telegrams, fax and other correspondence addressed to us or care of the Attorney from the postal department, telecommunication department, courier and all other Government or other postal services.

(22) To do all things necessary to complete the aforesaid transaction of Development relating ONLY to the said property and to observe and perform all the obligations on our part in accordance with the Agreement(s) to be made by us with any willing buyer/buyers.



(23) To appoint Architect, Engineer and/or Supervisor for carrying on and completing the proposed work, if considered necessary.

(24) To engage Advocate, Pleader, Vakil for completion of the aforesaid transaction smoothly and to fix his remuneration.

(25) Generally to act as our Attorney or Agent in relation to the matters aforesaid and all other matters connected therewith and on our behalf to execute and do all acts, deeds and things as fully and effectually in all respects, as we ourselves would do, if personally present.

(26) We do hereby declare that we will not withdraw, cancel or revoke this General Power of Attorney until the matters aforesaid are fully completed and duly complied with in all respects. Till such time this Power of Attorney shall remain IRREVOCABLE.

AND we hereby ratify, confirm and agree to confirm whatsoever our said Attorney shall do or purport to do by virtue of this General Power of Attorney.

IN WITNESS WHEREOF We, the aforesaid EXECUTANTS, have hereto set our respective hands and signed this DEED OF GENERAL POWER OF ATTORNEY at NAGPUR on this 3rd Day of FEBRUARY, 2015 in presence of the attesting witnesses signing as such. *Drafted by Ad. A.S. Nayak*

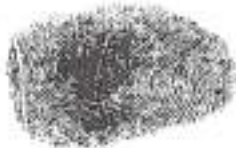
WITNESSES :



(1) *[Signature]*

1)

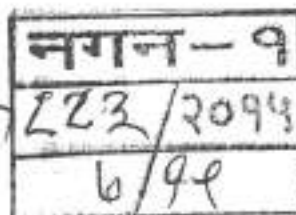
[Signature]
(SHANKARRAO KRISHNARAO CHITNAVIS)



(2) *[Signature]*

2)

[Signature]
(MRS. TARINI MANOJ SATPUTE)



Contd.

3) *Chandekar*

(MRS. CHANDRAPRABHA DINESH KHANDEKAR)



4)

G. S. Chitnavis

(MISS. GAURI SHANKARRAO CHITNAVIS)



5)

R. Chitnavis

(MISS. RUPA SHANKARRAO CHITNAVIS)



6)

G. Inamdar

(MRS. GAYATRI VIKRAM INAMDAR)

SIGNATURES



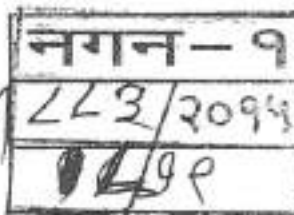
FOR M/S. LAXMI KESHAV CONSTRUCTIONS

A. Shridhar Joshi

(ABHAY SHRIDHAR JOSHI)

Proprietor

ATTORNEY





03/02/2015 12:33:24 PM

दस्त गोषवारा भाग-2

नगन 92198
दस्त क्रमांक:883/2015

दस्त क्रमांक :नगन1/883/2015

दस्ताचा प्रकार :-कुलमुखत्यारपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मे. लक्ष्मी केशव कन्ट्रक्शन तर्फे प्रो.प्रा. श्री. अभय श्रीधर जोशी - - पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: धंतोली, नागपूर., महाराष्ट्र, नागपूर. पॅन नंबर:AAOPJ8949H	पॉवर ऑफ अटॉर्नी होल्डर वय :-45 स्वाक्षरी:-		
2	नाव:श्री. शंकरराव ब्रीणराव चिटणवीस - - पत्ता:-, -, -, छिंदवाडा रोड, नागपूर, Bargaon Road, MAHARASHTRA, NAGPUR, Non-Government. पॅन नंबर:ACJPC4260F	कुलमुखत्यार देणार वय :-82 स्वाक्षरी:-		
3	नाव:सौ. वारिणी मनोज सातपुते - - पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: गिरीजा शंकर विहार, पुणे, महाराष्ट्र, पुणे. पॅन नंबर:AVIPS1583K	कुलमुखत्यार देणार वय :-50 स्वाक्षरी:-		
4	नाव:सौ. चंद्रप्रभा दिनेश खांडेकर - - पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: विले पार्ले पूर्व, मुंबई., महाराष्ट्र, मुंबई. पॅन नंबर:ARMPK5515H	कुलमुखत्यार देणार वय :-49 स्वाक्षरी:-		
5	नाव:कु. गौरी शंकरराव चिटणवीस - - पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: छिंदवाडा रोड, नागपूर., महाराष्ट्र, नागपूर. पॅन नंबर:AHIPC0266B	कुलमुखत्यार देणार वय :-46 स्वाक्षरी:-		
6	नाव:कु. रुपा शंकरराव चिटणवीस - - पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: छिंदवाडा रोड, नागपूर., महाराष्ट्र, नागपूर. पॅन नंबर:AHHPC5088N	कुलमुखत्यार देणार वय :-44 स्वाक्षरी:-		
7	नाव:सौ. गायत्री विक्रम इनामदार - - पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: खैरतबाद, हेवराबाद, आंध्र प्रदेश, हैदराबाद. पॅन नंबर:AHHPC5088N	कुलमुखत्यार देणार वय :-42 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तयाकधीत कुलमुखत्यारपत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:03 / 02 / 2015 12 : 21 : 18 PM

ओळख:-

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

अनु पक्षकाराचे नाव व पत्ता

छायाचित्र

अंगठ्याचा ठसा



पक्षकाराचे नाव व पत्ता

पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: धंतोली, नागपूर., महाराष्ट्र, नागपूर.

पॅन नंबर:AAOPJ8949H

सह दुय्यम निवेद्यक, वर्ग-२,
नागपूर शहर क्र. १

स्वाक्षरी



वय:45

पता:लोकमान्य नगर, हिंसा रोड, नागपूर.

पिन कोड:440016

नगन-१
८८३/२०१५
१२/१९

Handwritten signature
स्वाक्षरी



शिवका क्र.4 ची वेळ:03 / 02 / 2015 12 : 21 : 55 PM

शिवका क्र.5 ची वेळ:03 / 02 / 2015 12 : 22 : 18 PM नोंदणी पुस्तक 4 मध्ये

सह दुय्यम निबंधक, वर्ग-२,
नागपूर शहर क्र. १

८ नंबराचे बुकाचे
नंबरी नोंदला
प्रमाणित करण्यात येते की,
या दस्ताला एकूण १९ पाने आहेत.

सह दुय्यम निबंधक, वर्ग-२,
नागपूर शहर क्र. १,

883 / 2015

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