WHEREAS lateron, the above named, **Smt. Sakwar Bai Laxman Taiwade** sold the said **Plot No. 33**, total containing by admeasurement **302.86 Sq. Mtrs.** (3260.00 Sq. Fts.) to **1) Shri Dnyaneshwar Shankarao Gawande** and **2) Shri Ashimkumar Nonigopal Ghosh** by virtue of **Sale Deed**, which is registered at **Serial No. 4155 / 2008** on **10-07-2008** in the office of **Sub - Registrar No. 7, Nagpur** (Gramin).

WHEREAS lateron, the above named, **Shri Bhagwat Tukaram Hadke** sold the said **Plot Nos. 38** and **39**, total containing by admeasurement **232.25 Sq. Mtrs.** (2500.00 Sq. Fts.) to **1) Shri Ashimkumar Nonigopal Ghosh** and **2) Shri Dnyaneshwar Shankarao Gawande** by virtue of **Sale Deed**, which is registered at **Serial No. 5970/2009** on **31-08-2009** in the office of **Sub-Registrar No. 7, Nagpur** (Gramin).

WHEREAS in above referred **Sale Deed**, registered at **Serial No. 877 (P)** on **31-01-2002** in the office of **Sub-Registrar No. 1, Nagpur** pertaining to **Plot No. 27**, the **Boundaries** of the said **Plot No. 27** were inadvertently stated incorrectly, hence the same were rectified by and between **Shri Vinayak Keshavrao Karalkar** and **Shri Ashimkumar Nonigopal Ghosh** by virtue of a **Deed of Correction**, which is duly registered at **Serial No. 05899/2009** on **27-08-2009** in the office of **Sub-Registrar No. 7, Nagpur** (Gramin).

WHEREAS in above referred **Sale Deed**, which is registered at **Serial No. 4155/2008** on **10-07-2008** in the office of **Sub-Registrar No. 7, Nagpur** (Gramin) pertaining to **Plot No. 33**, the **Boundaries** of the said **Plot No. 33** were inadvertently stated incorrectly, hence the same were rectified by and between **Smt. Sakwar Bai Laxman Taiwade** and **1) Shri Dnyaneshwar Shankarao Gawande** and **2) Shri Ashimkumar Nonigopal Ghosh** by virtue of a **Deed of Correction**, which is registered at **Serial No. 05898/2009** on **27-08-2009** in the office of **Sub-Registrar No. 7, Nagpur** (Gramin).

WHEREAS lateron, **1) Shri Ashimkumar Nonigopal Ghosh** and **2) Shri Dnyaneshwar Shankarao Gawande** jointly decided to develop the said Plots by constructing a multi-storied **Residential** cum **Commercial Apartment scheme** thereon and accordingly they entrusted the entire work of development and construction of the said Plots to **Vanshree Infrastructure**, a Sole Proprietorship Firm, having its Office at Apartment No. 11, Ground Floor, Nidhi Palace, Amravati Road, Dattawadi, Nagpur, acting through its Sole Proprietor, **Shri Anil Vandeo Patil**, Resident of Nidhi Palace, Amravati Road, Dattawadi, Nagpur by virtue of a deed of an **Agreement of Development & Promotion**, which is registered at **Serial No. 4876 / 2016** on **06-09-2016** in the office of **Sub-Registrar No. 10, Nagpur** (Gramin).

WHEREAS in confirmation of the said **Agreement of Development, Promotion & Sale**, dated **06-09-2016, 1) Shri Ashimkumar Nonigopal Ghosh** and **2) Shri Dnyaneshwar Shankarao Gawande** appointed and constituted **Shri Anil Vandeo Patil**, acting as Sole Proprietor of **Vanshree Infrastructure** as their true and lawful Power of Attorney Holder to commence and carryout development work of the said Plots and they have also empowered him to complete various administrative, government and statutory formalities in respect of the said Plots with specific powers, right and authority to transfer/ convey / assign all Commercial **Shops** and Residential **Apartments** in proposed **Residential** cum **Commercial Apartment scheme** to / in favour of prospective buyers who may be nominated by **Vanshree Infrastructure** by executing a

R. H. AGRAWAL Regn No. Mah./2594/ 2000 Advocate, Nagpur

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