264/5157
Tuesday,August 01 ,2017
1:56 PM

पावती

Original/Duplicate
नोंदणी क्रं. :39म
Regn.:39M

पावती क्रं.: 5227 दिनांक: 01/08/2017

गावाचे नाव: Somalwada
दस्तऐवजाचा अनुक्रमांक: नगन1-5157-2017
दस्तऐवजाचा प्रकार : कुलमुखत्यारपत्र
सादर करणाऱ्याचे नाव: श्री. संजू उर्फ संजीव जगन्नाथ धोटे - -

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 320.00
पृष्ठांची संख्या: 16	
एकूण:	रु. 420.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे 2:09 PM ह्या वेळेस मिळेल.

NGP1

बाजार मुल्य: रु.1 /-
मोबदला रु.0/-
भरलेले मुद्रांक शुल्क : रु. 100/-

1) देयकाचा प्रकार: By Cash रक्कम: रु 100/-
2) देयकाचा प्रकार: By Cash रक्कम: रु 320/-

CHALLAN

MTR Form Number-6

GRN	MH004001893201718E	BARCODE		Date	29/07/2017-16:13:37	Form ID	25.1

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Sale of Non Judicial Stamps IGR Rest of Maha	TAX ID (If Any)	
		PAN No.(If Applicable)	
Office Name	NGP1_HQR SUB REGISTRAR NAGPUR 1	Full Name	SANJIV J DHOTE
Location	NAGPUR		
Year	2017-2018 One Time	Flat/Block No.	26, 27
		Premises/Building	
		Road/Street	SOMALWADA
		Area/Locality	510.83 SQ.MTRS
		Town/City/District	
		PIN	4 4 0 0 2 5
		Remarks (If Any)	SecondPartyName=Ms SHRI YOGESHWAR DEVELOPERS THROUGH SATISH A WANKHEDE~
		Amount In Words	Five Hundred Rupees Only

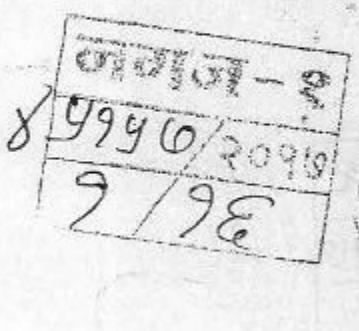
Account Head Details		Amount In Rs.
0030046401	Sale of NonJudicial Stamp	500.00
Total		500.00

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572017072901529	CKD1567950
Cheque/DD No.		Bank Date	RBI Date	29/07/2017-16:13:58	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. : Not Available

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 लागु आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागु नाही.





Print Date 29-07-2017 04:58:34

नगज - २

४९४६/२०१७

२/१९E

GENERAL POWER OF ATTORNEY

KNOW ALL MEN by these present that **SHRI. SANJU @ SANJEEV S/O. JAGANNATH DHOTE,** Aged about : 49 Years, Occupation : Business, Resident of :- Plot No. 192/B, Pande Layout, Khamala, Nagpur - 4440025. Presently Residing At :- 36, Malviya Nagar, Khamala, Nagpur - 440025, PAN NO. :- ABKPD3154H, hereinafter called and referred to as the **"THE EXECUTANT",** does hereby constitute and appoint and nominated my **M/s. Shri Yogeshwar Builders & Developers Through It's Pro. :- Shri. Satish S/o. Ajabrao Wankhede,** Aged about : 50 Yrs., Occ. : Business, Resident of :- Plot No. 2, Doctor Colony, Chhatrapati Nagar, Nagpur - 440015, in my name and on my behalf to do intter alia all or any of the acts, deeds and things mentioned below :-

बुक नं. - ४
४१९४६/२०१७
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WHEREAS, the land comprised in Khasra No. 93/1, 93/2 of Mouza - Somalwada, P. H. No. 44, Ward No. 15, originally belonged to Guruchaya Gruh Nirman Sahakari Santha Ltd., Nagpur who prepared a layout comprising of various plot, out of which Plot No. 26 sold to **SHRI. SANJU @ SANJEEV S/O. JAGANNATH DHOTE,** for valuable consideration vide registered Sale Deed dated 01.11.1994 duly registered at Serial No. 8700 (P) in Additional Book No. 1 in the Office of Sub - Registrar Nagpur No. 11 and Plot No. 27 sold to **SHRI. SANJU @ SANJEEV S/O. JAGANNATH DHOTE**, for valuable consideration vide registered Sale Deed dated 01.11.1994 duly registered at Serial No. 8696 (P) in Additional Book No. 1 in the Office of Sub - Registrar Nagpur No. 11 on even date. In the mean time aforesaid layout comes under the scheme of 572 Unauthorized Layout of N.I.T. & N.I.T. Nagpur has issued Regulerised Letter bearing No. BE(W)/572/395/67/1785 on dated 16.04.2003 in respect of Plot No. 26. And Plot No. 27 bearing No. 283 on dated 23.06.2014 in respect of Plot No. 27.

WHEREAS, I has made a decision to develop the aforesaid plot of land into an building of multistoried Residential Apartment with the help of Developer Viz. **M/s. Shri Yogeshwar Builders & Developers.** This Property is more fully described in the schedule of property hereunder I have therefore executed an Agreement of Development in this respect with the said developer today, and the same is registered in the office of Sub - Registrar, Nagpur - 01 at Sr. No. 5156 / 2017 on dated 01.08.2017.

I am unable to do the various acts deeds and things which are required for executing the entire work of development of the aforesaid plot of land and hence I does hereby and hereunder nominate, appoint and constitute **M/s. Shri Yogeshwar Builders & Developers Through It's Pro. :- Shri. Satish S/o. Ajabrao Wankhede,** Aged about : 50 Yrs., Occ. : Business, Resident of :- Plot No. 2, Doctor Colony, Chatrapati Nagar, Nagpur - 440015, as my true and lawfull attorney for me, in my name and on my behalf, to do and execute all or any of the following acts, deeds and things, that is to say.

1. To prepare plans/revised plans of the said building and to get the same duly sanctioned from the Nagpur Improvement Trust Nagpur and any other authority.



2. To search various interested buyers for the sale of Apartments out of the proposed building and to negotiate the price therefore.

3. To enter into an agreement/s to sell the said property except Apartment No. 201 Second Floor built - up area 72.793 Sq. Mtrs. together with undivided land share and interest in the said plot of land or any Apartment therein with willing buyers and to sign and execute such agreement/s to sell and to get the same duly registered in accordance with the law a force in the office of Sub - Registrar Nagpur. However the power to execute and registered the sale deed in favour of the prospective purchasers have also been given to the power of attorney holder.

4. To receive the earnest money or advance sale price from such buyer/ s and to pass a valid receipt and discharge for the same.

5. To sign plans/revised plans of the building proposed to be constructed on the sale deed of land and also to sign / execute indemnity bonds, various forms and appointments and also to swear an affidavit required to be submitted to the Nagpur Improvement Trust, Nagpur for seeking sanction to such plans.

6. To deposit necessary sums in the office of the Competent Authority in our joint names and to apply for refund thereof and to receive back such moneys as may be refunded to us by the said Authority and to pass a valid receipt and discharge for the same.

7. To apply for the electricity connections etc. and to pay / deposit necessary sums in the office of the concerned authorities.

8. To sign various applications / forms regarding commencement etc. of working stage of progress and completion of works etc. and to submit the same in the office of the Competent Authority.

9. To sign and execute a Agreement to Sale, Sale Deed relating to the said property or to sign and execute various agreement to each relating to the undivided proportionate variable shares and interest in the aforesaid property except Apartment No. 201 Second Floor built - up area 72.793 Sq. Mtrs. together with undivided land share and interest in the said plot of land and R. C. C. construction of individual Apartment in favour of the respective individual buyers and to receive the balance sale price from such buyers and to get such Agreement to Sale, Sale Deed duly registered in the office of concerned Sub - Registrar, Nagpur.

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4946/2016
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10. To deliver the actual physical possession of the said property to the respective individual buyers on registration of the sale deeds or prior to it.

11. To support all applications for mutation of names on the said property and to do all ncessary things to procure the mutation thereof in favour of such individual buyers in all relevant records.

12. To sign and verify applications, statements declarations and affidavits etc. for me and on my behalf.

12. To sign plaints, written statements, replies, returns etc. for me and on my behalf and to submit the same to the concenred civil / criminal / revenue courts etc. in respect of any litigation concerned with the aforesaid plot and to represent me in such courts civil / criminal / revenue etc. and to do the needful.

13. To mortgage the aforesaid property which developed by the Developer and after that any financial institution way of security for the repayments.

14. To do all things necessary to complete the aforesaid transaction of development and sale relating only to the said property except Apartment No. 201 Second Floor built - up area 72.793 Sq. Mtrs. together with undivided land share and interest in the said plot of land and to observe and perform all the obligations on my part in accordance with the agreement to be made by me with any willing buyer/s except Apartment No. 201 Second Floor built - up area 72.793 Sq. Mtrs. together with undivided land share and interest in the said plot of land.

15. To appointment and engineer and / or supervisors for carrying on and completing the proposed works, if considered necessary.

16. To apply to the Competent Authority for getting occupancy Certificate.

17. Generally to act as my attorney or agent in relation to the matters aforesaid and all other matters connected therewith and on my behalf, to execute and do all acts, deeds agreement thing as fully and effectually in all respects as in myself would do if personally present.

बुकनं. - २
4946/2019
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SEAL OF THE JOINT SUB-REGISTRAR, CLASS-II

18. That the executants of this Power of Attorney have entered into a registered Agreement of Development in respect of the above mentioned property today with **M/s. Shri Yogeshwar Builders & Developers** which is registered Sr. No. 5156 /2017 in the office of Sub - Registrar, Nagpur. The entire Stamp Duty @ 5 % Rs. ₹ 50,000 /- has been paid alongwith registeration Fees on the said Registered Agreement of Development and hence the instant Power of Attorney has bee executed on a Stamp paper Rs. 500/- being related with the same property.

AND I hereby ratify, confirm and agree to confirm whatsoever our said Attorney shall lawfully and bonafide do or support to do to virtue of this General Power of Attorney.

SCHEDULE OF PROPERTY

ALL THAT PIECE AND PARCEL of land bearing **Plot No. 26,** total admeasuring 278.58 Sq. Mtrs. and **Plot No. 27,** total admeasuring 232.25 Sq. Mtrs. both plot total admeasuring about 510.83 Sq. Mtrs. out of Khasra No. 93/1, 93/2 of **MOUZA - SOMALWADA,** P. H. No. 44, Ward No. 15, City Survey No. 585, Sheet No. 725 And in the layout Guruchaya Gruh Nirman Sahakari Sanstha Ltd., Nagpur situated at Manish Nagar within the limits of Nagpur Municipal Corporation House No. 3527/B/26 & 3527/B/27 & Nagpur Improvement Trust, Tahsil and District Nagpur, and the said **Plot No. 26 & 27 is bounded as under :-**

TO THE EAST	:	Plot No. 25,
TO THE WEST	:	Plot No. 28,
TO THE NORTH	:	Road,
TO THE SOUTH	:	Other Layout.

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SEAL OF THE JOINT SUB-REGISTRAR, CLASS-2