200/6171
Wednesday,September
23 ,2015
10:39 AM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 8114 दिनांक: 23/09/2015

गावाचे नाव: नागपूर (खास)

दस्तऐवजाचा अनुक्रमांक: नसन3-6171-2015

दस्तऐवजाचा प्रकार : आममुखत्यारनामा

सादर करणाऱ्याचे नाव: श्री. अशोक कन्हैयालाल भिवापूरकर व. श्रीमती रिता अशोक भिवापूरकर तर्फे कबुली जबाब देणार श्री. कुणाल अशोक भिवापूरकर --

| | |
|---|---|
| नोंदणी फी | रु. 100.00 |
| दस्त हाताळणी फी | रु. 240.00 |
| पृष्ठांची संख्या: 12 | |
| एकूण: | रु. 340.00 |

DELIVERED

NGP3

बाजार मुल्य: रु.0 /-

मोबदला रु.0/-

भरलेले मुद्रांक शुल्क : रु. 500/-

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

2) देयकाचा प्रकार: By Cash रक्कम: रु 240/-

A - B - C -

Power of Attorney
from Bhiwapurkar & others
to
Mr. V. Naidu

भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA

NAGPUR ISSUED
P 367631
19 SEP 2015
Stamp Head Clerk / Sub Clerk

नगन -- 3
E/67 2094
9 92

SEAL OF THE PUBLIC REGISTRAR, CLASS-2, NAGPUR

## GENERAL POWER OF ATTORNEY

EXECUTANTS :

1. Shri Ashok, S/o Late Shri Kanhaiyalal Bhiwapurkar, aged about 74 years, Occupation : Business/Agriculturist, Resident of 130, Ramdaspeth, Nagpur-440 010, (PAN NO.ABRPB9022H)

21 SEP 2015.

| | |
|---|---|
| १) मुद्रक विक्री नोंद वही अनु.क्रमांक | 21907 /दिनांक 21/9/15 |
| २) दस्ताचा प्रकार | |
| ३) दस्त नोंदणी करावयाचा आहेत काय? | होय/नाही |
| ४) सिक्कारीचे खोडण्यात आलेले - | |
| ५) मुद्रांक विक्री घेणाऱ्याचे नाव व सही | अदिपके दिलीपराव |
| ६) दस्ती असल्यास त्यांचे नाव, पत्ता व सही | |
| ७) दुय्यम निबंधकाची सही | सह दु. नि. नागपूर |
| ८) मुद्रांक शुल्क रक्कम | |
| दिलीप अ. गावंडे | मुद्रांक विक्रेता, ला.क्र. १/७८, लॉट क्र. MEQ7043 जिल्हाधिकारी परिसर, त.क.कार्यालय, नागपूर (शहर) |

ज्या कारणासाठी उक्त मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.

रसिद पावती

**दिलीप अ. गावंडे**

(मुद्रांक विक्रेता) ला नं. १/७८

जिल्हा कचेरी, नागपुर

रजिस्टर पान क्र. 83 क्र. 030

रसिद पावती देण्यात येते की, श्री अदिपके दिलीपराव सह दु. नि. नागपुर यांनी माझे कडुन जनरल स्टॅम्प पेपर एकुण किंमत रुपये 500/- अक्षरी रुपये पाचशे फक्त खरेदी केलेले आहे व विकलेले स्टॅम्प पेपर खालील प्रमाणे नमुद आहे.

| नग | अ. क. | दिनांक. | मुल्य |
|---|---|---|---|
| 1 | 21907 | 21 SEP 2015 | 500/- |
| | नग्न - 3 ई 969 / 2094 2/22 | | |
| | | एकुण किंमत | 500/- |

वरील प्रमाणे माझे कडुन मुद्रांक खरेदी केलेले आहे व माझे रजिस्टर प्रमाणे नोंदणी करण्यात आलेले असुन करीता ही रसिद पावती देण्यात येत आहे.

दिलीप अ. गावंडे
मुद्रांक विक्रेता ला नं. १/७८
जिल्हा कचेरी, नागपुर

नागपुर
दिनांक 21 SEP 2015. 21 SEP 2015

JOINT SUB-REGISTRAR, CLASS-2, NAGPUR-3
2 & E969 2095
3 92

2. Smt.Rita, W/o Shri Ashok Bhiwapurkar, aged about 67 years, Occupation : Business/Agriculturist, Resident of 130, Ramdaspeth, Nagpur-440 010, (PAN NO.ABXPB4031A)

Through their Constituted Attorney Shri Kunal Bhiwapurkar, S/o Shri Ashok Bhiwapurkar, aged about 39 years, Occupation : Business, Resident of 130, Ramdaspeth, Nagpur - 440 010, Special Power of Attorney registered on 16th day of September 2015 at Serial No.6022, before the Joint Sub Registrar, Nagpur-3.,

3. Shri Ashok, S/o Shri Avinash Chandra, aged about 67 years, Occupation : Business/Agriculturist, Resident of 45, Club Drive, M.G.Road, Ghitorni, New Delhi, (PAN NO.AAEPC6865H)

4. Shri Alok, S/o Shri Avinash Chandra, aged about 64 years, Occupation : Business/Agriculturist, Resident of 45, Club Drive, M.G.Road, Ghitorni, New Delhi, (PAN NO.AAFPC2042P)

Know all men by these presents that the Executants named above do hereby nominate, constitute and appoint M/s.Prateek Infrastructures, a Proprietorship Firm through its Proprietor Shri Vijay, S/o Shri Prabhakarrao Naidu, aged about 54 years, Occupation : Business/Agriculturist, Resident of 635, "Shri Ramkrishna Bhawan", Nagjibhai Town, Netaji Market, Sitabuldi, Nagpur-440 012, (PAN NO.AAMPN1325K), as our agent or attorney, for us and on our behalf, to do, cause to be done and perform any/all of the following acts, deeds and things pertaining to the properties more particularly described in the Schedule-I and IV herein, herein and hereinafter referred to and called as "THE SAID PROPERTIES".

SCHEDULE-I OF THE PROPERTY
(AGRICULTURE LAND OF THE EXECUTANT NO.1)

All that piece and parcel of Agriculture Land admeasuring 3.72 Hectares or 9.20 Acres, bearing Khasra No.99/2 (old), 30 (new), Patwari Halka No.6A, Mouza Nildoh of Occupancy Right Class-I, having a land revenue of Rs.10.00 paise, Tahsil Hingna, District Nagpur, and bounded as under :-

| | | |
|---|---|---|
| On the North | : | Kh.No.33/1 and 33/2 |
| On the South | : | Sheev of Wanadongri |
| On the East | : | Sheev of Wanadongri |
| On the West | : | Kh.No.31 |

SCHEDULE-II OF THE PROPERTY
(AGRICULTURE LAND OF THE EXECUTANT NO.2)

All that piece .and parcel of Agriculture Land admeasuring 0.87 Hectares or 2.15 Acres, bearing Khasra No.100 (old), 35 (new), Patwari Halka No.6A, Mouza Nildoh of Occupancy Right Class-I, having a land revenue of Rs.2.25 paise, Tahsil Hingna, District Nagpur, and bounded as under :-

| | | |
|---|---|---|
| On the North | : | Kh.No.36 |
| On the South | : | Kh.No.33 |
| On the East | : | Sheev |
| On the West | : | Kh.No.36 |

SCHEDULE-III OF THE PROPERTY

All that piece and parcel of Agriculture Land admeasuring 2.03 Hectares or 5.01 Acres, bearing Khasra No.98/1 (old), 33/1 (new), Patwari Halka No.6 A, Mouza Nildoh of Occupancy Right Class-I, having a land revenue of Rs.6.00 paise, Tahsil Hingna, District Nagpur, and bounded as under :-

| | | |
|---|---|---|
| On the North | : | Balance portion of Kh.No.33 i.e. 33/2 |
| On the South | : | Kh.No.30 |
| On the East | : | Sheev |
| On the West | : | Kh.No.32 and 34 |

SCHEDULE-IV OF THE PROPERTY

All that piece and parcel of Agriculture Land admeasuring 2.00 Hectares or 4.95 Acres, bearing Khasra No.98/1 (old), 33/2 (new), Patwari Halka No.6A, Mouza Nildoh of Occupancy Right Class-I, having a land revenue of Rs.5.00 paise, Tahsil Hingna, District Nagpur, and bounded as under :-

| | | |
|---|---|---|
| On the North | : | Kh.No.35 |
| On the South | : | Balance portion of Kh.No.33 i.e. 33/1 |
| On the East | : | Sheev |
| On the West | : | Kh.No.33 and 34 |

WHEREAS the Executants are the owners of the property described in Schedule I to IV hereinabove.

AND WHEREAS the Executants desire to develop the said properties described in the Schedule I, II, III and IV above, but due to certain work commitments pertaining to their respective vocations they are not in a position to develop the said properties in the right perspective and have thus thought it expedient to delegate requisite powers and authorities to the attorney named above to do cause to be done and perform requisite acts, deeds and things to carry out the development work over the said properties.

NOW THEREFORE THE POWERS AND AUTHORITIES DELEGATED TO OUR SAID ATTORNEY PERTAINING TO THE PROPERTIES MORE PARTICULARLY DESCRIBED IN SCHEDULE-I, II, III AND IV ABOVE ARE AS FOLLOWS :-

1. To represent us and file necessary applications, representations, affidavits, indemnities, declarations, assurances, petitions etc. before the authorities herein named for any/all matters relating to the development proposed to be carried out over the said properties. For the said purpose our attorney is authorised to deal with the Maharashtra State Electricity Board, The Collector, Nagpur, Sub Divisional Officer, Nagpur, and other Sub-Ordinate Revenue Authorities, Nagpur Improvement Trust, Nagpur, Competent Authority Additional Collector ULC,



The Town Planning Authorities and/or all other concerned and relevant authorities of the State or Central Government that have jurisdiction, governance and statutory authority to administer the property and jurisdiction to matters concerned for developing the said properties or any part thereof.

2. To initiate appropriate proceedings with the Town Planning Authority/(ies), Urban Development Department/Ministry under various provisions of its ordinances, Circulars, Notifications, Rules and Regulations, issued and framed from time to time. In this regard our said attorney is/are authorised to execute and file all necessary applications, representations, petitions, affidavits, indemnities as per legal and administrative norms and conduct all necessary proceedings before all relevant government, semi government, Planning Authority/(ies) and/or judicial and revenue authority/(ies) that have governance and jurisdiction to entertain consider and adjudicate on any/all matter/(s) pertaining thereto, for the development of the said properties.

3. To file necessary applications, under relevant provisions of the Rules, Regulations and Law for the time being in force to remove/challenge any/all government, notifications, directions, reservations, plans and policies that have any restrictive effect for the use of the said properties. For this purpose our said attorney shall apart from making representations to the concerned Town Planning Authorities at Nagpur shall also be authorized to persue this matters with the Nagpur Improvement Trust, The Urban Development Department of the Government of Maharashtra, the Director Town Planning Authority/Nagpur/Pune/Mumbai, the Secretary Urban Development State of Maharashtra, Mumbai the State Cabinet Minister, Ministry of Urban Development, Mumbai or any other administrative, revenue or judicial forum that has the powers, authority and jurisdiction to adjudicate upon such issues.

4. To engage or disengage the services of an advocate or a pleader and file necessary petitions, plaints, representations, appeals reviews, revisions etc. and present the same before the appropriate administrative, revenue or judicial forum on relevant matters pertaining to the development of the said properties. To initiate appropriate administrative and legal proceedings pertaining to any matter which can adversely affect our interest in the said properties or any part thereof or any other issue pertaining to the development of the said properties in the right perspective.

5. To persue the aforesaid proceedings till its finality and participate in the proceedings at every stage on the advice of the advocate. To compromise the disputes if any with the previous written consent of the Executants pertaining to the said property/(ies) with any litigant person/(s), entity/(ies) as the case may be on such terms and conditions to be decided at our absolute discretion.

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6. To comply with all relevant provisions of the Maharashtra Regional and Town Planning Act, 1966, The Maharashtra Housing and Area Development Act, 1976, the proposed Maharashtra Housing Regulation and Development Act, 2012 and all other applicable rules, regulations and law for the time being in force for the development of the said properties and do, cause to be done and perform all necessary acts, deeds and things which may be requisitioned by the governing authorities for carrying out the development and transacting the sale of the said properties or any part thereof.

7. To develop a marketing team for the sale of the residential/commercial/industrial blocks all layout plots in the said properties. To project and publicize the proposed development over the said properties for sale. To settle the remuneration of the marketing manager and his team. To appoint brokers for the sale of the residential/commercial units or plots in the layout alongwith open space and amenities in the said properties. To fix and settle their remuneration.

8. To file all such applications, representations, affidavits etc. before the Collector or Sub-Ordinate revenue authorities. To initiate process of Non Agriculture Assessment pertaining to the said property/(ies). To discharge Non-Agriculture Assessment. To prepare a Layout Plan or revised Layout Plan by an Architect and submit the same for approval and sanction of the appropriate sanctioning authority/(ies).

9. To initiate process of measurement or re-measurement before the SLR, DLR as the case may be and to obtain K-prat of the Measurement Sheet from such authority/(ies). To submit the Layout Plan for measurement of such authorities to prepare a Layout Plan or revised Layout Plan in terms of the Development Control Rules as applicable at the time sanctioning of the layout.

10. To execute an Agreement for Development with Nagpur Improvement Trust, Nagpur and agree to various terms and conditions as may be decided by the Nagpur Improvement Trust. To deposit Development Charges and other revenue impositions that may be imposed by the Nagpur Improvement Trust. To obtain receipt thereof in the name of the Executants. To carryout development work in terms of the conditions imposed by the Nagpur Improvement Trust.

11. To obtain extension of the Development Agreement for the Layout Plan or the revised Layout Plan approved by the Nagpur Improvement Trust.

12. To deploy skilled and unskilled staff for preparation of roads, make arrangement of sever lines, water pipe lines, water connection etc. in the layout after getting approval from Nagpur Improvement Trust or Nagpur Municipal Corporation. To arrange for installation of a Transformer to provide electricity to the entire layout from MIDC/MSEB as the case may be. To furnish necessary applications,

representations etc. in this regard to the concerned authority/(ies).

13. To demarcate each and every plot in the layout by putting a fence or boundary wall etc. and securing the same.

14. It is specifically provided that the powers and authorities are not given for the sale of the said property but only for presentation and admission of the documents for Agreement to Sell or Sale Deeds to be duly executed by the Executants either jointly or through the Power of Attorney Holder.

15. It is also specifically understood that all development activities are to be carried out by the attorney at his own cost and consequences and shall not entangle the Executants in any kind of dispute with any third party.

And generally to do cause to be done and perform any/all necessary acts, deeds and things to give valid and legal effect to the powers and authorities exercised by virtue of the authorities granted under this instrument to our said attorney.

And we do hereby agree to ratify and confirm all and whatever other acts, deeds and things done, cause to be done and performed by our said attorney by virtue of the powers and authorities delegated under this instrument.

Hence verified and signed at Nagpur on the 22nd day of September 2015.





Witnesses :

1. Y.S. Rantekar
Nagpur

Serial No.1 and 2 through their Constituted Attorney Shri Kunal Ashok Bhiwapurkar





2.

Shri Ashok Avinash Chandra







नमुना - 3
5 ED6? 2094
6 92

SUB-REGISTRAR, CLASS-2, NAGPUR



Shri Alok Avinash Chandra

EXECUTANTS



M/s.Prateek Infrastructures
Through its Proprietor
Shri Vijay Prabhakarrao Naidu

POWER OF ATTORNEY HOLDER

नागपूर - 3
8 2969 2079
6 92
SEAL OF JOINT SUB-REGISTRAR CLASS-I, NAGPUR CITY NO.3



ALOK CHANDRA
ABINASH CHANDRA
AARPC2042P



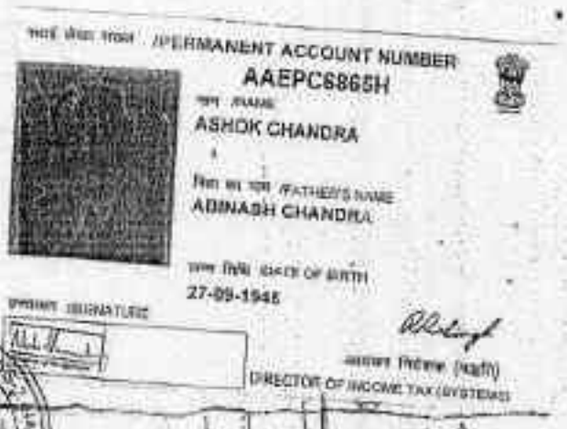
PERMANENT ACCOUNT NUMBER
ABUPB3051H
NAME
KUNAL ASHOK BHIWAPURKAR
FATHER'S NAME
ASHOK KANAIYALAL BHIWAPURKAR
DATE OF BIRTH
30-02-1976
SIGNATURE
COMMISSIONER OF INCOME-TAX, VIZAG



भारत सरकार
GOVERNMENT OF INDIA
Pravin Bhaurao Rajankar
Year of Birth : 1972
Male
9593 1878 8227
— सामान्य माणसाचा अधिकार







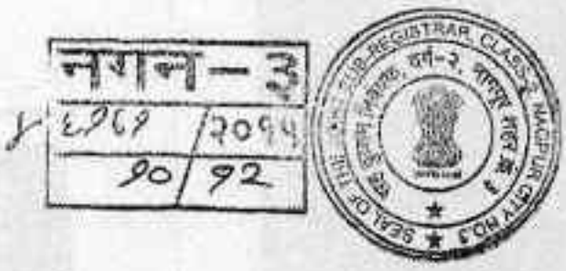
PERMANENT ACCOUNT NUMBER
AAEPC6865H
NAME
ASHOK CHANDRA
FATHER'S NAME
ABINASH CHANDRA
DATE OF BIRTH
27-09-1945
SIGNATURE
DIRECTOR OF INCOME TAX (SYSTEMS)



PERMANENT ACCOUNT NUMBER
ABRPB9022H
NAME
ASHOK KANAIYALAL BHIWAPURKAR
FATHER'S NAME
KANAIYALAL BISANDAYAL BHIWAPURKAR
DATE OF BIRTH
14-12-1945



PERMANENT ACCOUNT NUMBER
ABXPB4031A
NAME
RITA ASHOK BHIWAPURKAR
FATHER'S NAME
BIRICHAND BABULAL SINGHAL
DATE OF BIRTH
05-11-1948
SIGNATURE
COMMISSIONER OF INCOME-TAX, VIZAG


नगद – 3
2969 / 2094
90 / 92
SEAL OF THE SUB-REGISTRAR, CLASS-I, IMPHAL CITY NO.1

Index-III( सूची - 3 )

266/6171
बुधवार,23 सप्टेंबर 2015 10:39 म.पू.

दस्त गोषवारा भाग-1

नगन3 99192
दस्त क्रमांक: 6171/2015

दस्त क्रमांक: नगन3 /6171/2015

बाजार मुल्य: रु. 00/- मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. नगन3 यांचे कार्यालयात

अ. क्र. 6171 वर दि.23-09-2015

रोजी 10:27 म.पू. वा. हजर केला

पावती:8114 पावती दिनांक: 23/09/2015

सादरकरणाराचे नाव: श्री. अशोक कन्हैय्यालाल भिवापूरकर व श्रीमती रिता अशोक भिवापूरकर तर्फे कबुली जवाब देणार श्री कुणाल अशोक भिवापूरकर - -

| | |
|---|---|
| नोंदणी फी | रु. 100.00 |
| दस्त हाताळणी फी | रु. 240.00 |
| पृष्ठांची संख्या: 12 | |
| एकूण: | 340.00 |

दस्त हजर करणाऱ्याची सही:

सह दुय्यम निबंधक, वर्ग-२,
नागपूर शहर क्र. ३.

सह दुय्यम निबंधक, वर्ग-२,
नागपूर शहर क्र. ३.

दस्ताचा प्रकार: आममुखत्यारनामा

मुद्रांक शुल्क: (48-ड) जेव्हा त्यामुळे ठेका व्यतीला एकापेक्षा अधिक संव्यवहारांत किंवा सरासरी काम चालविण्याचा प्राधिकार मिळत असेल तेव्हा

शिक्का क्र. 1 23 / 09 / 2015 10 : 26 : 36 AM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 23 / 09 / 2015 10 : 28 : 02 AM ची वेळ: (फी)

REGISTRAR, CLASS-2 NAGPUR CITY

Summary-2( दस्त गोषवारा भाग - २ )

दस्त गोषवारा भाग-2

नगन3 92122
दस्त क्रमांक:6171/2015

23/09/2015 10:32:05 AM

दस्त क्रमांक :नगन3/6171/2015
दस्ताचा प्रकार :-आममुखत्यारनामा

| अनु क्र. | पक्षकाराचे नाव व पत्ता | पक्षकाराचा प्रकार | छायाचित्र | अंगठ्याचा ठसा |
|---|---|---|---|---|
| 1 | नाव:मे. प्रविक इन्फ्रास्ट्रक्चर तर्फे पार्टनर श्री. विजय प्रभाकरराव नागपूरे - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: - , रोड नं: 635, श्री. रामकृष्ण भवन नागवीराई टाऊन नेताजी मार्केट सीताबर्डी नागपूर , महाराष्ट्र, नागपूर. पॅन नंबर:AAMPN1325K | पॉवर ऑफ अटॉर्नी होल्डर वय :-54 स्वाक्षरी:- |  |  |
| 2 | नाव:श्री. अशोक कन्हैय्यालाल भिवापूरकर व. श्रीमती रिता अशोक भिवापूरकर तर्फे कबुली जबाब देणार श्री. कुणाल अशोक भिवापूरकर - - पत्ता:-, -, -, -, 130, रामदासपेठ नागपूर , आद्:जगदाद नगर , MAHARASHTRA, NAGPUR, Non-Government पॅन नंबर: | कुलमुखत्यार देणार वय :-39 स्वाक्षरी:- |  |  |
| 3 | नाव:श्री. अशोक अविनाश चंद्रा - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: - , रोड नं: 45, क्लब ड्राव एम.जी. रोड घोटोर्णी न्यू दिल्ली , महाराष्ट्र, नागपूर. पॅन नंबर:AAEPC6865H | कुलमुखत्यार देणार वय :-67 स्वाक्षरी:- |  |  |
| 4 | नाव:श्री. आलोक अविनाश चंद्रा - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: - , रोड नं: 45, क्लब ड्राव एम.जी. रोड घोटोर्णी न्यू दिल्ली , महाराष्ट्र, नागपूर. पॅन नंबर:AAFPC2042P | कुलमुखत्यार देणार वय :-64 स्वाक्षरी:- |  |  |

वरील दस्तऐवज करुन देणार तथाकथीत आममुखत्यारनामा चा दस्त ऐवज करुन दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:23 / 09 / 2015 10 : 29 : 27 AM

ओळख :-
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करुन देणा.याना व्यक्तीश: ओळखतात. व त्यांची ओळख पटविलेली आहे.

| अनु क्र. | पक्षकाराचे नाव व पत्ता | | छायाचित्र | अंगठ्याचा ठसा |
|---|---|---|---|---|
| 1 | नाव:श्री. जयंत हरिशचंद्र हिवसे - - वय:39 पत्ता:सोमवारी क्लॉ नागपूर पिन कोड:440009 | स्वाक्षरी |  |  |
| 2 | नाव:श्री. प्रविण भाऊराव राजनकर - - वय:42 पत्ता:नरेन्द्र नगर नागपूर पिन कोड:440015 | स्वाक्षरी |  |  |

8 नंबराचे बुकाचे
5969 नंबरी नोंदला

शिक्का क्र.4 ची वेळ:23 / 09 / 2015 10 : 30 : 21 AM

शिक्का क्र.5 ची वेळ:23/09/2015 10 : 30 : 32 AM नोंदणी पुस्तक 4 मध्ये प्रमाणित करण्यात येते कि, या दस्तऐवजात एकूण 12 पाने आहेत.

सह दुय्यम निबंधक, वर्ग-२, नागपूर शहर क्र. 3.

सह दुय्यम निबंधक, वर्ग-२, नागपूर शहर क्र. ३, दि. 23 माहे 9 सन २०१५

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