100Rs.



E396 9001 — 96/1991

G. B. BHOYAR
Stamp Vendor Collector
Compound NAGPUR.

No. Rs. Name

R. RS. Ramnathan

Nagpur

2864

दस्तऐवज नं. 11 ee नोंदवही 1 पृष्ठ 8 तारीख 8.30

दुय्यम निबंधक, नागपूर यांचे कार्यालयात आज दिला.

मुद्रांक शुल्क 20=00
नोंदणी फी 2=00
स्कॅनिंग फी 2=00
शेरे फी 2=00
पाहून पाहणे फी 34=00
अतिरिक्त करण फी 40=00
एकूण फी

दुय्यम निबंधक
नागपूर, क्रं. 4

दुय्यम निबंधक
नागपूर, क्रं. 4

IRREVOCABLE GENERAL POWER OF ATTORNEY

We I Vishveshwar G. Khadgi, aged, abovt 50 years occ, Contractor, R/o Ladpura Tandapeth Nagpur2. Suresh G. Khadgi aged above 40 years. occupation Business R/o Hazaripahad Nagpur 3. Manohar G. Khadgi aged above 32 years occ. Business R/o Ladpura Nagpur. and 4. Smt. Sitabai Wd/o Gopal Rama Khadgi occ. Household.R/o Hazaripahad Nagpur. do here by Constitute, Shri. K. Krishna Kumar S/o N.K. Swamy aged abovt 43 years,

पावती क्र. 014

नोंदणी ३९ म.
Regn. 39 m.

दस्तऐवजाचा अर्जाचा अनुक्रमांक २८६४ (१)

दिनांक १९-११- सन १९९९

दस्तऐवजाचा प्रकार – आम मुखत्यारपत्र

सादर करणाराचे नांव –

खालील प्रमाणे फी मिळाली :–

		रु.	पै.
नोंदणी फी	...	२०=	००
नक्कल फी (फोलिओ)	...		
पृष्ठांकनाची नक्कल फी	...		
टपाल खर्च	...	२=	००
नकला किंवा ज्ञापनें (कलम ६४ ते ६७)	...		
शोध किंवा निरीक्षण	...	२=	००
दंड कलम २५ अन्वये	...		
कलम ३४ अन्वये	...		
प्रमाणित नकला (कलम ५७) (फोलिओ)	...	२=	००
इतर फी (मागील पानावरील) वाव क्र.	...	१४=	००
एकूण ...		४०=	००

दस्तएंवज

नक्कल

रोज तयार होईल व नोंदणीकृत डाकेने पाठवला जाईल.
या कार्यालयात देण्यात येईल.

दुय्यम निबंधक
क्रमांक – २

दस्तऐवज खाली नांव दिलेल्या व्यक्तीच्या नावे नोंदणीकृत डाकेने पाठवावा
हवाली करावा.

सादरकर्ता

occupation, Business R/o 263 B Friends Colony Katol Road, Nagpur and Shri A.S. Ramanathan S/o Late A.S. Subramaniam aged abovt 38 years occupation Business Resident of Janaki Bhawan, Dharampeth ,Nagpur as our true and Lawful attorneys and we Jointly and Severaly, authorise and empower them to do Jointly and Severally the following acts, deeds and things for us and on our behalf.

WHEREAS we Jointly own the land bearing kh. 53/3 and 53/12 of Mouza Boregaon, Nagpur admeasuring area of 5019 Sq mtrs. and 1416 Sq mrs. respectively agreegating to 6535 Sq. mtrs. Which we in herited from late Gopal Rama Khadgi who died on 1.11.98

AND WHEREAS Shri Gopal S/o Rama Khadgi applied for exemption under section 20 of Urban Land Ceiling and Regulation Act 1976 in respect of the said excess land for providing plots and or Construction of tenements in accordance with the special dipensation issued by the Govt. Resolution Housing and special Assistance Dept. No. (SC/ULC /1091/5 (3977)/DX111DT/ 5.92 with the Competant Authority, who vide its order bearing No ATP/ULC/TD (130)/ 1210/1998 dt 16/12/98 declared an area admeasuring 5148 M^2 as Exempted.

AND WHEREAS Shri Gopal Rama Khadgi has executed an Unregistered Power of Attorney in favour of Shri. Kiran Singh Hubilal Hada & Shri Laxman Vinayakrao Katarpawar on 18/5/98. Shri. Gopal Rama Khadgi expired on 1.11.98 and consequently the General Power of Attorney executed on 18/5/98 in their favour stands cancelled.

And whereas after the death of Shri Gopalrama Khadgi the landowners i.e Vishweshwar G. Khadgi ,Suresh G. Khadgi, Manohar G. Khadgi and Smt. Sitabai G. Khadgi, found that M/s. Shri Vinayak Developers have fabricated some power of Attorney in favour of Shri Kiran Singh Hubilal Hada and Shri Laxman Vinayakrao Katarpawar on 2.1.99.This power is also cancelled and surrendered to the landowners vide surrender deed dated 30-10-99 executed by M/s. Shri Vinayak Developers through its partners and which is duly signed by Shri. Kiran singh Hubilal Hada and Shri. Laxman Vinayakrao Katarpawar.

AND WHEREAS it is not possible for each of us to personally present ourselves in various Government and semi Government Department and Offices and deal with and prosecute the matters pertaining to aforementioned land. It has therefore became necessary for us to appoint an Attorney. Hence we jointly and severally appoint and Constitute i) Shri K. Krishnakumar aged abovt 43 years occ. Business Nagpur and (ii) Shri A.S. Ramanathan S/o Late A.S. Subramaniam aged abovt 38 years occ. Business R/o Dharampeth Nagpur as our Attorney to act for us and on our behalf and authorise and empower them to do jointly and severally the following acts, deeds and things for us and our behalf in respect of land admeasuring 6435 Sq. mtrs at Khasra No 53/3 & 53/12 at Mouza Boregaon, Tahsil and Destrict Nagpur.

1. To appear and plead in Civil , Criminial and Revenue Courts, Offices of Nagpur Munciapal Corporation, Nagpur Improvement Trust, State Eletricity Board,City Survey, Urban Land Ceiling and other government and Semi - Government Offices and Departments.



2. To sign and verify plaint, applications, Petitions, representations, Memorandums, Written Statement, Replies, submissions, affidavits, etc.

3. To appoint Advocates, Pleaders, etc. for the proper conduct of the proceedings in respect of aforementioned land.

4. To sign, verify, file and submit appeals, revisions, etc. against any judgement and Decree, Order, etc. pased by any court or Authority and before the Appellate and Revisional Courts and Authorities and to prosecute and conduct the same.

5. To appear, plead and conduct the suits complaints appeals,revisions, etc.

6. To deposit moneys in Courts, M.S.E.B., Municipal Corporation, N.I.T. and

other Government and Semi - Govt. offices and Departments and to obtain receipts for the same.

7. To apply for and obtain refunds of the compensation of moneys in respects of a forementioned land only and to give valid discharge for the same.

8. To apply for certified copies of the documents from the Court and other Govt. and Semi - Govt, offices and Departments.

9. To apply for and obtain original documents already filed in proceedings before the Government Authorities and Offices and Departments.

10. To prepare sign and submit layout and building plans, and other plans as may be required to procure the same and to obtain sanction thereof from the N.I.T., Nagpur Municipal Corporation and other planning Authorities.

11. To negotiate and enter into agreement of sale of developed plots, out of the layout of said land, or the houses / corehouses/ tenaments /flats/ bunglows/ duplex, etc. as the case may be, to be executed on the said land and execute agreements in favour of the prospective buyers, to receive earnest money and other amounts form them and also to register the said agreements in the offfice of Sub- Registrar, Nagpur and to do and execute or cause to be done and executed all acts, deeds and things for the same.

12. To submit the said property or any part thereof to the provisions of the Maharashtra Apartment Ownership Act, and for this purpose to prepare Declaration under the provisions of the said Act and to execute the same and register the same in the office of the Sub - Registar, Nagpur and to do and execute or cause to be done all acts, deeds and things necesary for the same.

13. To execute the sale deed and the Apartment Deeds of the plots, houses/ corehouses/ tenaments/ flats/ bungalows / duplex, etc, or the building to be constructed on the said land or any part thereof in favour of the prospective buyers and to receive consideration from them and to register the sale deeds as well as the Apatment Deeds in favour of the prospective purchasers and to do and execute or cause to be executed and done all acts, deeds and things

necessary for the same.

14. To apply for loan and obtain loan for development of the said land and construction of Houses Corehouses, Buildings, Flats, etc. thereon from bank, L.I.C. finance Ltd.,Project Finance, Co-operative Societies, Corporation and other Financial Institutions and to execute necessary documents including mortgage deeds for mortgaging the said property or any part thereof and to register the said documents and mortage deeds in the office of Sub Registrar, Nagpur and to do and execute and cause to be done and executed all acts, deeds and things necessary for the same.

15. To present for registration all such documents as may be executed by us in favour of others and admit execution thereof on our behalf and to do all things, acts, and deeds necessary to complete the registration of such documents.

16. That the Stamp Duty required for registration of this irrevocable power of Attorney amounting to Rs. 25000/- is fully paid in the Agreement dated 18.11.99. and registration fees vide document no. 2873 receipt no. 00013 dated 18.11.99. Rs. 20000/-

17. AND GENERALLY to do and execute or cause to be done and executed all acts, deeds and things which our aforesaid ATTORNEY shall deem fit and necessary under the circumstances for the implementation and achievement of the powers enumerated above and all such acts, deeds and things done and executed or cause to be done and executed by our aforesaid ATTORNEY and all such acts, deeds and things done and executed and cause to be done and executed by our ATTORNEY in pursuance of the Powers conferred on them by these presents shall be legal and binding on us and each of us and we agree to ratify the same.

18. That this GENERAL POWER OF ATTORNEY Shall be IRREVOCABLE. However, in case of death of any executant, the powers shall not be excerised on behalf of the deceased executant only and the instant power of attorney shall be valid for surviving executants.

IN WITHNESS WHEREOF we have put our respective hands at Nagpur on the 18th day of November 1999.



WITNESSES :

1. D.S.Borsekar

2.

1. Smt. Sitabai wd/o Gopal Khadgi.
2. Shri Vishweshwar S/o Gopal Khadgi.
3. Shri Suresh S/o Gopal Khadgi.
4. Shri Manohar S/o Gopal Khadgi.

EXECUTANTS

1) K-Khadgi

2) A.R.Gamandi



20

1] विश्वेश्वर गोपालराव रवडगी
वय- ५० वर्षे, हेकेदारी
रा. लाडपुरा, लांजापेठ, नागपूर

2] सिताबाई वि. वल्द गोपालराव रवडगी
3] मनोहर वय- ७२, ३२, ४० वर्षे
4] सुरेश धंदा- दारुकाम, व्यापार व्यापार

निवेदी रा० हजारीपहाड, नागपूर

5] के. हरणकुमार वल्द एन. के. स्वामी
वय- ४३ वर्षे, व्यापार
रा०रा० जानकीभवन, धरमपेठ, नागपूर

6] ए० एस० रामनाथन वल्द ए० एस० सुब्रमनिअम
वय- ३८ वर्षे, व्यापार
रा०रा० जानकीभवन, धरमपेठ, नागपूर

7] श्री. ज्ञानेश्वर सिताराम बोरीकर
व्यापार
रा० अयोध्यानगर, नागपूर

8] श्री. पद्माकर नारायणराव पातोडे
व्यापार
रा० विवीपेठ, नागपूर

हे वरिल दस्ताऐवज करून देणारे स्वत: ओळखत असल्याचे सांगतात, त्यांची ओळख देतात.

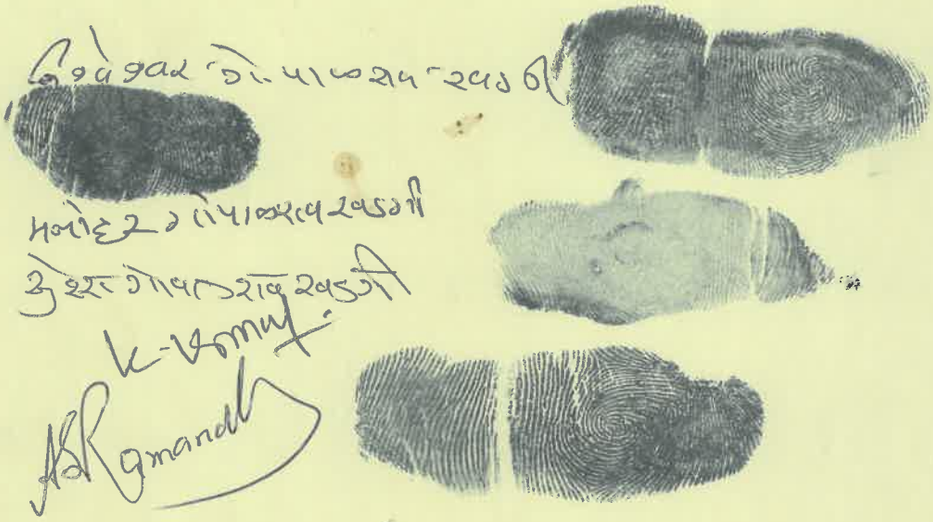
1. [signature]
2. [signature]

दिनांक- ३८-११-१९९९

[signature]
दुय्यम निबंधक
नागपूर क्रं. ४

दस्तऐवज करुण देणार
आम मुरलीधर
तथाकथित पत्राचा
दस्तऐवज करुन दिल्याचे कबूल करतात. ह. (२) आगहा करतात

1) [signature] दि. ५।११।१९९९
2) [signature]
3) मनोहर गोपालराव रवडगी
4) सुरेश गोपालराव रवडगी
5) [signature]
6) [signature]



अ-४ नंबराचे बुकाचे ९
व्हालुमाचे १९९ ते २०१ पृष्ठाचे
(सौ) ८१ नंबरी सोंदला

[signature]
दुय्यम निबंधक नागपूर-४
दि. ३८ माहे ११ सन १९९९

SEAL OF THE SUB-REGISTRAR OF ASSURANCE
दुय्यम निबंधक, नागपूर क्र. ४