टिक रियल इस्टेट प्रा.लि.
एफ डायरेक्टर
नगर आजंदराव रोडके
इन्द्र तुळशिराम जवई
ग्रंथ शैलेन्द्र कमलकिशोर जैस्वाल
ते क्रमांक १३८

गांव नमुना आठ – अ

धारण जमिनीची नोंद वही

आसामीवार खतावणी – जमाबंदी पत्रक

तालुका हिंगणा

गांव शिरढ पं.ह.नं.७१

व नमुना हामधील नोंद १	भूमापन क्रमांक व उपविभाग क्रमांक २	क्षेत्र ३		वसुलीसाठी								एकुण ६	
				आकारणी किंवा जोड ५		दुमाला जमिनी-वरील सामान ६		स्थानिक उपकर					
								जि. प. ५ (अ)		ग्रा. प. ५ (ब)			
		हे.	आ.	रु.	पै.	रु.	पै.	रु.	पै.	रु.	पै.	रु.	पै.
	१०८/१०	२-	६४	६-८९		भो. वर्ग १							
	१०८/२	३-	८८	१२-४०									
	२	६-	२३	२१-३९		–	–	१४९-६३		२१-३९		१९२-	५१

तहसीलदार
हिंगणा जि. नागपूर
शिरढ
ता १/२०१३

हगना
२६४/२०१३
१५/५१

गांव नमुना आठ – अ

धारण जमिनीची नोंद वही

आसामीवार खतावणी – जमाबंदी पत्रक

नांव _____ तालुका _____

खाते क्रमांक _____ गांव _____

गांव नमुना सहामधील नोंद १	भूमापन क्रमांक व उपविभाग क्रमांक २	क्षेत्र ३		वसुलीसाठी								
				आकारणी किंवा जोड ५		दुमाला जमिनी-वरील सामान ६		स्थानिक उपकर				[illegible]
								जि. प. ५ (अ)		ग्रा. प. ५ (ब)		
		हे.	आ.	रु.	पै.	रु.	पै.	रु.	पै.	रु.	पै.	रु.

हगन
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१६ ५१

SUB-REGIS... SEAL OF THE ... HINGNA

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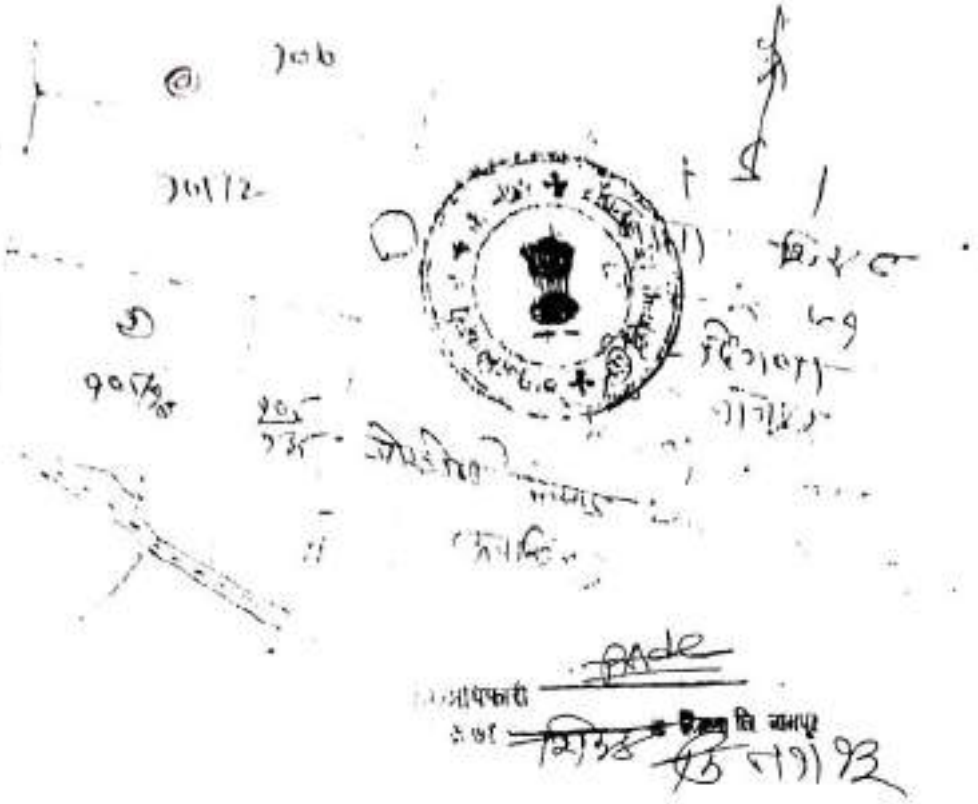



ह	ग	न
२६८		२०१३
९६		५९

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गा. न. क्र. ७, ७-अ व १२

नांव - मुरझडी / प.ह.न. ७७

तालुका हिंगणा / जि. नागपूर

भूमिपान क्रमांक	६७	धारणा प्रकार	गा. न. क्र. ७
भूमिपान क्रमांकाचे स्थानिक नांव	—	भोवर्ग-१	मालकांचे नांव अग्रवाल श्री सुरेश-कुशीलाल रा. नागपूर

खाते क्रमांक ८

कुळाचे नांव

खरेदी हक्काचे नावदर्ज
फे.फा.क्र. ४५ दि. २१/१/

इतर अधिकृत

खरेदी हक्काचे नावदर्ज
फे.फा.क्र. २०९
७/९/०५

लागवडी योग्य क्षेत्र	एकर हेक्टर	गुंठेआर.
जिरायत ...	१	६८
बागायत ...		
मालशेती ...		
एकूण	१	६८
पो.क्र.		
वर्ग (अ)...		
वर्ग (ब)...		
एकूण	—	

	रुपये	पैसे
आकार	४	००
अूडी किंवा विशेष यांच्या बाबत आकार		
एकूण	४	००

वर्ष	जमीन करणाऱ्याचे नांव	रीत	हंगाम	पिकातील क्षेत्र: मिश्र पिकांचे एकूण क्षेत्र: मिश्र पिकांचा संकेतांक	जल सिंचित	अजल सिंचित	मिश्र पिकातील प्रत्येक पिकांचे क्षेत्र: पिकांचे नांव	जल सिंचित	अजल सिंचित	अमिश्र पिकांचे क्षेत्र: पिकांचे नांव	जल सिंचित	अजल सिंचित	पडीत व पिकास निरुपयोगी अशा जमिनीचा तपशील: प्रकार	क्षेत्र	पाणी पुरवठा साधन	[illegible]
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६	१
११...	—	—	—	—	—	—	भोवर्ग बि१	१	००	-	-	पडीत	०.६८	-	-	
१२																

[illegible]

[illegible]

हगान	
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१८	५१

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देवगड़ी ग.नं. ४८४ — नाशिक (२१)

		गावठाणचे नाव: नाशिक शासकीय तंत्रनिकेतन मा. धारणेकडे, नाशिक.	भाग नकाशा ८
पूर्ण क्षेत्र आकारीत नाही ३१२/ब	Nmaf		भूधारक नाव
जमीनीचा प्रकार	आकार रुपये	पै. आना	
जिरायत	४	८ ०	
बागायत			
पाट भात			
एकूण	४	८ ०	
इनाम			
वर्ग अ			
वर्ग ब			
एकूण	—	—	
	रुपये	पै.	
	२१	४०	
	२१	४०	

इतर अधिकार
जे.क्र. ५७/ २१/१/८१



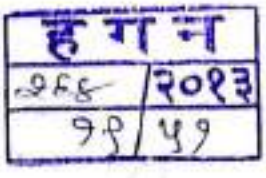
वर्ष	अकृषक झालेल्याचे नाव	रोख	हलाम	विकासासाठी क्षेत्र									पोहोत व विकास नियंत्रणासाठी अरक्षा अधीनीकृत तपशील		शासनाचे नाव	शेरा
				निव्व विकासाचे संपादित क्षेत्र			निव्व विकासीत प्रत्यक्ष विकासाचे क्षेत्र			अनिव्व विकासाचे क्षेत्र						
				निव्व विकासाचे संपादित	अंश संपादित	अप्रत संपादित	विकासाचे नाव	अंश संपादित	अप्रत संपादित	विकासाचे नाव	अंश संपादित	अप्रत संपादित	आकार	क्षेत्र		
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६	१७
२०१२													रुपये ४	आ. ८		

सत्य प्रतिलिपी



ग्राम अधिकारी
साक्षा क्र. ७५ तालुका नाशिक(ग्रा.)







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भारतीय गैर न्यायिक

एक सौ रुपये

रु. 100

Rs. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA

Pramod Supsa...
Stamp Vendor
... No. 12/95
Sub Registrar Off...

93432 97/5/99

इनफ्रेक्ट रियल इस्टेट

IRREVOCABLE GENERAL

POWER OF ATTORNEY

BE IT KNOWN TO ALL BY THESE PRESENTS THAT,

INFRATECH REAL ESTATE PVT. LIMITED (PAN NO. AABCI7377J)

A Company incorporated under the provisions of Companies Act 1956.

Through Director/s –

1) SHRI VIJAY ANANDRAO SHELKE
Aged about 40 years, Occupation – Business
R/o. No. 7, Pioneer Society,
Sawawlambi Nagar, Nagpur.

2) SHRI MAHENDAR TULASHIRAM GAWAI
Aged about 40 years, Occupation – Business
R/o Kukade Lay-out, Nagpur.

3) SHRI SHALENDRA KAMALKISHOR JAISWAL
Aged about 42 years, Occupation – Business
R/o. N-8, Keshaw Nagar, Reshambag, Nagpur.

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IRREVOCABLE GENERAL POWER OF ATTORNEY

BE IT KNOWN TO ALL BY THESE PRESENTS THAT,

INFRATECH REAL ESTATE PVT. LIMITED (PAN NO. AABCI7377J)
A Company incorporated under the provisions of Companies Act 1956.
Through Director/s
SHRI VIJAY ANANDRAO SHELKE
Aged about 40 years, Occupation – Business
R/o. No. 7, Pioneer Society,
Sawawlambi Nagar, Nagpur.
SHRI MAHENDAR TULASHIRAM GAWAI
Aged about 40 years, Occupation – Business
R/o Kukade Lay-out, Nagpur.
SHRI SHALENDRA KAMALKISHOR JAISWAL
Aged about 42 years, Occupation – Business
R/o. N.8 Keshaw Nagar, Reshambag, Nagpur.

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(Hereinafter referred to and called the "EXECUTANT"), does hereby through this Irrevocable General Power of Attorney executed at Nagpur on This Day 12th of September August 2011 appoint, authorize, constitute, nominate and empower

1. SHRI SURESH S/O. CHUNNILAL AGRAWAL [PAN NO. ABJPA9445R]
   Aged about 61 years, Occupation --Business,
2. SHRI RAJIV S/O. CHUNNILAL AGRAWAL [PAN NO. ABJPA9450C]
   Aged about 50 years, Occupation –Business,
   Both R/o. Khare Town, Nagpur – 10.
   as it's joint, true and lawful "**ATTORNEY/S**".

Where the context so requires, words and expression referring to the parties hereto jointly or individually also include the plural and vice versa. Any reference to masculine gender shall wherever required include feminine gender and vice versa.

WHEREAS; the EXECUTANT, being sole and absolute owner of ALL THAT piece and parcel of Agricultural land having area of 2.02 Hectors, being Southern side part/portion of entire land having total area of 3.48 Hector bearing Khasra No. 108/2 Bhogwatdar rights I (Bhu - swami) Patwari Halka No. 71, Mouza - Shirur, Tahsil Hingana, District, Nagpur, having purchased the same from Shri Ramesh S/o. Lahanuji Yerne as per sale deed duly registered in the office of the sub registrar, Hingana, at serial No. 330 dated 11/01/2008, has entered in an agreement of sale of the said property in favour of **SHRI SURESH S/O. CHUNNILAL AGRAWAL** and **SHRI RAJIV S/O. CHUNNILAL AGRAWAL** which is duly registered in the office of Sub–Registrar Hingana, bearing serial/registration No. 4759 /2011 dated 13/09/2011, upon payment of full stamp duty of Rs. 5,45,400/- and registration fee of Rs. 30,000/- on valuation of Rs. 1,21,20,000/- as per law and full settled amount has been paid by the said purchasers/ATTORNEY/S as mentioned in the agreement for sale. The sale deed is not executed for want of certain formalities, however, the EXECUTANT has also agreed to execute this Irrevocable General Power of Attorney, so as to enable the said purchasers/ATTORNEYS to get the sale deed in his/their name or any of their/his nominee/s, accordingly through this Irrevocable General Power of Attorney, the EXECUTANT constitute, nominate, appoint, authorize and empower the aforesaid ATTORNEY/S to do or execute or cause to be done or executed lawfully the following acts or deeds including the acts and deeds incidental or ancillary thereto for and on behalf of the EXECUTANT, to wit, to say:

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1) To appear and attend any Governmental or Public Authority including Collector, Nazul, City Survey, S.D.O., U.L.C., Sub-Registrars, N.I.T., N.M.C., Tahsildar, Towns Planning, or any Governmental or Public Agency for or any other Office and in relation to property in question, apply for mutation of the property, deletion or addition of names, tax purpose, obtain any permission or clearance or raise any objection as to excessive taxes or to obtain the compensation against acquisitions or apply for any clearance and permission/license/permit/approvals/NOC for the use, occupation, sale of said property, issue any consent, apply for regularization of the said property or for grant of release, lease of the same including renewal thereof, measurement, correction in area, impounding, compounding, clubbing, division, etc.; and for this purpose to do all required acts, sign and execute all required deeds, lease deed, documents, applications, forms, undertakings, notices, agreements, designs, forms, bonds, drawings, affidavits etc., and to deposit or pay such required sums for the said purpose/s to any department or office as may be required.

) To apply before Electricity Board/department and Water Work or any other Concerned Department for transfer of Electricity Meter and Water Meter or to apply for New Electricity Connection or Water Connection, execute such deeds, forms, affidavits, applications before any Magistrate or Authority and submit the same under their/his signature as may be required.

) To dispose of or transfer the above said property or any part of it by way of sale, agreement, lease or otherwise in favour of themselves/himself or any other persons as their/his nominee/s and to enter into any agreement or transactions, with any person or persons and complete transaction in any manner and in all respect and to execute or sign such deed/s or documents including sale deed, agreements, Power Of Attorney, exchange deeds, correction deed, consent deeds, lease deed, settlements, memorandum of understanding, confirmation deeds, lease deed/s, rent agreement, affidavits, declarations forms, Power Of Attorney etc. or any other deeds, and if required or desired to get the said agreement or transactions registered before Notary, Sub - Registrar or any other Authority by presenting the required deed/s before any such authority and to admit execution thereof and complete the registration process in all respects.

To apply for regularization of any deeds/documents, supply of any kind of stamps, court fee or refund, before stamps, Collectors, Treasury Officer or before any other concerned Department and for to receive the same and this purpose to execute the required deeds, affidavits, statements or applications or forms etc.

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5) To apply for, receive and collect any original deed or document or certified copies, notices, demands etc., from any office, court or authority.

6) To pay or deposit any quantum of sums to any Governmental or private Agency for any purpose such as fees, duty, fine, charges etc., for any purpose in relation to above said property. Similarly, the ATTORNEY/S shall be entitle to receive any amount, money, refund from any department, authority, persons on any account what so ever and issue receipt, acknowledgment or valid discharge, if required.

7) To file, conduct, pursue against any person or persons or defend any legal proceedings whether Civil or criminal or Revenue including withdrawal or compounding any case are other acts before any Court, Tribunal, Authority or Officer whether having original or appellate jurisdiction and for this purpose to appoint any, Pleader or Advocate and to sign or execute any deeds, applications, plaints appeals, review or revision applications or any other kinds of documents on affidavit or solemn affirmation before any court or authority and if required to swear before any such court or authority and depose before it or lead, adduce or produce any evidence whether documentary or oral.

8) To represent me the EXECUTANT in or before any governmental, statutory or public office, department, board, court or any authority by signature or otherwise and to sign all necessary deeds, documents, forms etc. as the ATTORNEY/S deems fit for completion of sale formalities as well as mutation process or for any purpose in relation to aforesaid property or for any other purpose as the ATTORNEY/S deems fit.

9) AND GENERALLY to do any act or deed which act or deed can be done by the EXECUTANT in relation to the said property as owner thereof. The ATTORNEY/S is empowered to do all or any of the above said acts and to achieve the above said objects to do any incidental acts in relation to schedule property. The EXECUTANT authorize the said ATTORNEY/S to substitute himself with any other persons for any or all the power conferred herein and he shall be entitled to delegate all or any of the powers conferred herein to any such delegatee/substitute by executing such deeds & documents including Power of Attorney as may be required. The ATTORNEY/S are empowered to act on behalf of the EXECUTANT personally or through any nominee as per their convenience and requirement. The EXECUTANT undertake to confirm all such acts and deeds done or executed by the said ATTORNEY/S or any of their delegatee/substitute, in relation to the property in question on behalf of the EXECUTANT and as that acts, deeds, performance shall be deemed to have

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been done or executed by the EXECUTANT and shall be deemed to have been ratified, confirmed by the EXECUTANT and shall be binding to the EXECUTANT as well as it's, legal representatives, successors, administrators, liquidators, directors including existing directors, new directors, their respective heirs, legal representatives, successors, assigns etc, as done or executed by the EXECUTANT personally. The EXECUTANT declare that the EXECUTANT shall not revoke this Power of Attorney at any point of time for any reasons what so ever as it is irrevocable. The EXECUTANT make it clear that any deference or change in the measurement, area or numbering position, location, area, description of the said property as may be occurred due to any writing/printing mistake or change in record of public authorities or otherwise from time to time, that shall not annul this General Power Of Attorney and this Power Of Attorney shall be applicable to the property with such description and modification as may occur from time to time. The full stamp duty and registration fee has been paid on agreement for sale as referred above and this power of Attorney is executed in furtherance of the above referred agreement between same parties and same property, therefore, no separate stamp duty is required to be paid on this Power of Attorney. Similarly no stamp duty will required to be paid on sale deed in the name of ATTORNEYS/PURCHASER or any of their/his nominee/s to the extent of stamp duty paid, however, in case of additional or extra consideration amount payable by prospective buyer, being assignee/nominee of the PURCHASER, the stamp duty required on that additional amount shall be born and paid by the prospective buyer/s.

SCHEDULE OF PROPERTY REFERRED ABOVE:-

ALL THAT piece and parcel of Agricultural land having area of 2.02 Hectors, being Southern side part/portion of entire land having total area of 3.48 Hector bearing Khasara No. 108/2, Bhogwatdar rights I (Bhu - swami) Patwari Halka No. 71, Mouza- Shirur, Tahsil Hingana, District, Nagpur, bounded as under –

TO THE EAST	-:-	ROAD TOWARDS MOHGAON
TO THE WEST		KHASRA NO. 113 AND 109
TO THE NORTH		PART/PORTION OF KHASRA NO. 108/2
TO THE SOUTH		KHASRA NO. 108/1A, 2B.

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IN WITNESS WHEREOF this IRREVOCABLE GENERAL POWER OF ATTORNEY SIGNED, EXECUTED AND DELIVERED BY THE WITHIN NAMED EXECUTANT at Nagpur in the presence of the following attesting witnesses signing as such on the day, month and year first above mentioned.

WITNESSES :-

1. _____

For INFRATECH REAL ESTATE PVT. LIMITED
Through Director /s

1. _____
SHRI VIJAY ANANDRAO SHELKE

2. _____
SHRI MAHENDAR TULASHIRAM GAWAI

3. _____
SHRI SHALENDRA KAMALKISHOR JAISWAL
[THE EXECUTANT]

2. _____

We Accept This General Power Of Attorney

1. _____
SHRI SURESH S/O. CHUNNILAL AGRAWAL

2. _____
SHRI RAJIV S/O. CHUNNILAL AGRAWAL
(THE ATTORNEY/S)

Drafted as per the instructions & documents of parties.

OM HARIRAMANI
ADVOCATE
"HARIRAMANI ASSOCIATES"
15-16, NMC Complex, J.B. Wing,
Mangalwari, Sadar, NAGPUR - 01.
Ph. 0712- 3298584, Mo.- 9373107039
E-Mail:- adv.om_hariramani@rediffmail.com

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गा. न. क्र. ७, ७-आ व १२

मिळकत पत्रिका नं. ७१

तालुका हिंगणा जि. नागपूर

[illegible] क्रमांक	१०८/२	धारणा प्रकार	गा. न. क्र. ७
[illegible] क्रमांकाचे [illegible] नांव	–	मो. १	मालकाचे नांव: इन्फाटेक रिअल इस्टेट प्रा. ली. तर्फे डायरेक्टर १) विजय आनंदराव शेळके २) महेन्द्र तुळशिराम गवई ३) शैलेन्द्र कमलकिशोर जेम्बाला रा. नागपूर

खाते क्रमांक ४३८

कुळाचे नांव

[illegible] क्षेत्र	एकर हेक्टर	गुंठेआर.
[illegible]	३	४८
एकूण	३-	४८
वर्ग (अ)...		
वर्ग (ब)...		
एकूण		
	रुपये	पैसे
[illegible] किंवा विशेष [illegible] आकार	१२-	५०
एकूण	१२-	५०

खरेदी प्रकरण फे.क. १०७८ / २०१५/०८

इतर अधिकृत

जमीन करणाऱ्याचे नांव	रीत	हंगाम	पिकातील क्षेत्र: मिश्र पिकांचे एकूण क्षेत्र: मिश्र पिकाचा संकेतांक	जल सिंचित	अजल सिंचित	मिश्र पिकातील प्रत्येक पिकाचे क्षेत्र: पिकांचे नांव	जल सिंचित	अजल सिंचित	अमिश्र पिकांचे क्षेत्र: पिकांचे नांव	जल सिंचित	अजल सिंचित	पडीत व पिकास निरुपयोगी अशा जमिनीचा तपशील: प्रकार	क्षेत्र	पाणी पुरवठा साधन	शेरा
२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६	१७
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हगन
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/PERMANENT ACCOUNT NUMBER
ABSPG5989M
/NAME
MAHENDRA TULSIRAM GAWAI
/FATHER'S NAME
TULSIRAM BALIRAM GAWAI
/DATE OF BIRTH
09-10-1969
/SIGNATURE
आयकर आयुक्त, विदर्भ
COMMISSIONER OF INCOME-TAX, VIDARBH



/PERMANENT ACCOUNT NUMBER
ANZPS0451R
/NAME
VIJAY ANANDRAO SHELKE
/FATHER'S NAME
ANANDRAO PANDURANG SHELKE
/DATE OF BIRTH
08-08-1971
/SIGNATURE
आयकर आयुक्त - ५, नागपुर
COMMISSIONER OF INCOME-TAX - I, NAGPUR



/PERMANENT ACCOUNT NUMBER
ABJPA9450C
/NAME
RAJEEV CHUNNILAL AGRAWAL
/FATHER'S NAME
CHUNNILAL MAKHANLAL AGRAWAL
/DATE OF BIRTH
25-10-1960
/SIGNATURE
आयकर आयुक्त, विदर्भ
COMMISSIONER OF INCOME-TAX, VIDARBH



/PERMANENT ACCOUNT NUMBER
ABJPA9445R
/NAME
SURESHCHANDRA CHUNNILAL AGRAWAL
/FATHER'S NAME
CHUNNILAL MAKHANLAL AGRAWAL
/DATE OF BIRTH
12-07-1949
/SIGNATURE
आयकर आयुक्त, विदर्भ
COMMISSIONER OF INCOME-TAX, VIDARBH



/PERMANENT ACCOUNT NUMBER
ACCPJ9355K
/NAME
SHAILENDRA KAMALKISHORE JAISWAL
/FATHER'S NAME
KAMALKISHORE NATHULAL JAISWAL
/DATE OF BIRTH
26-10-1966
/SIGNATURE
आयकर आयुक्त, विदर्भ
COMMISSIONER OF INCOME-TAX, VIDARBH

हगन
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९ / १४

SUB. REGISTRAR CLASS-2, KINGA

हगन
२६४ / २०१२
२८ / ५१

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