Plot No 11 — दि 26/5/22

270/4336
Thursday,May 26 ,2022
12:41 PM

पावती

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

पावती क्र.: 5211 दिनांक: 26/05/2022

सादरचे नाव: पांढरी फार्म
दस्तऐवजाचा अनुक्रमांक: नशन7-4336-2022
दस्तऐवजाचा प्रकार : विक्रीपत्र
सादर करणाऱ्याचे नाव: अर्चना बाळिक देठे

नोंदणी फी	रु. 23000.00
दस्त हाताळणी फी	रु. 880.00
पृष्ठांची संख्या: 44	
एकूण:	रु. 23880.00

आपणास मूळ दस्त ,बंधनेल दि.२६/०५/२०२२ 12:58 PM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक वर्ग २
नागपूर ग्रामीण क्र. ७

बाजार मुल्य: रु.1619662 /-
मोबदला रु.2300000/-
भरलेले मुद्रांक शुल्क : रु. 138000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.880/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 2605202204880 दिनांक: 26/05/2022
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.23000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH002277566202223M दिनांक: 26/05/2022
बँकेचे नाव व पत्ता:

Plot No-11
26/5/22

CHALLAN
MTR Form Number-6

GRN	MH002277566202223M	BARCODE		Date	24/05/2022-12:55:49	Form ID	25.1

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	AOEPP6072M
Office Name	NGP7_JT NAGPUR NO 7 SUB REGISTRAR	Full Name	Archana Walmik Dethe
Location	NAGPUR		
Year	2022-2023 One Time	Flat/Block No.	Plot No 11 Kh No 10/1/KH/2
Account Head Details	Amount In Rs.	Premises/Building	
0030046401 Stamp Duty	138000.00	Road/Street	Mouza-Panjari
0030063301 Registration Fee	23000.00	Area/Locality	Nagpur
		Town/City/District	
		PIN	4 4 0 0 3 4
		Remarks (If Any)	PAN2=ABFPJ8940A~SecondPartyName=Ashok Natthuji Junankar and One~
Total	1,61,000.00	Amount In Words	One Lakh Sixty One Thousand Rupees Only

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	90040572022052464877	CPABROBYO6
Cheque/DD No.		Bank Date	RBI Date	24/05/2022-12:55:57	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 9923692457

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

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Page 1/1

Print Date 24-05-2022 01:28:27

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	2605202204880	Date	26/05/2022
Received from ARCHANA WALMIK DETHE, Mobile number 0000000000, an amount of Rs.880/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Nagpur 7 of the District Nagpur			
Payment Details			
Bank Name	MAHB	Date	26/05/2022
Bank CIN	10004152022052604015	REF No.	004240563
This is computer generated receipt, hence no signature is required.			

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SALE DEED

MARKET VALUE RS. 16,21,654/- ONLY

VALUE RS. 23,00,000/-

(RUPEES TWENTY THREE LACS ONLY)

STAMP DUTY RS. 1,38,000/- ONLY

REGISTRATION FEES RS. 23,000/- ONLY

Vibhag No. 9 Page No. 1368 Rate @ Rs. 8300 Per Sq. Mtr.

THIS DEED OF SALE is made on this 25th Day of MAY 2022 BETWEEN **(1) SHRI ASHOK S/O NATTHUJI JUNANKAR,** Aged 71years, Occupation – Business, Resident of Plot No. 70 – New Sneh Nagar, Wardha Road, Nagpur – 440015, Tahsil and District – NAGPUR **(PAN ABFPJ8940A & AADHAR 5123 8549 1266)**; AND **(2) MRS. JYOTI W/o PRAKASH TITARE,** Aged 62 Years , Occupation - Business, Resident of Plot No. 83 ,Sneh Nagar, Wardha Road, Nagpur – 440015, Tahsil and District – NAGPUR (**PAN AAUPT6528L & AADHAR 6331 9725 0510**), hereinafter both jointly called the VENDORS, which expression shall unless repugnant to the context or meaning thereof always mean and include the said VENDORS , as well as , their respective heirs, legal representatives, executors, administrators, successors and assigns of the ONE PART.

AND

MRS. ARCHANA WALMIK DETHE, Aged 44 years, Occupation – Service, (PAN AOEPP6072M & AADHAR 5835 1905 4768), Mobile No. 9923692457 Resident of PWD Quater No.1, Yavatmal Road Maregaon Tah-Maregaon Disdrict-Yevatmal 445303, And hereinafter called the PURCHASER , which expression shall unless repugnant to the context or meaning thereof always mean and include the said PURCHASER/S , as well as, her / his heirs, legal representatives, executors, administrators, successors and assigns of the THER PART.

WHEREAS ALL THAT Agricultural Land bearing Kh. No. 10/1/KH/2 of Mouza – PANJARI, having an area of 0.94 Hectors, Rental Rs. 2.79 held in Bhogwatdar Class – 1 Rights , situate at Village – Panjari, P. S. K. 42 in Tahsil – Nagpur (Rural) and District – NAGPUR, originally belonged to Shri. Shrawan S/o Maroti Neware and Smt. Leelabai W/o Ratan Borkar, being their separate property; AND



WHEREAS the said Shri Shrawan S/o Maroti Neware and Smt.Lilabai W/o Ratan Borkar lateron jointly effected a Partition of the aforesaid property in between them on 21-10-2000 and thereby a Piece of land having an area of 0.47 Hectors out of the aforesaid total extent was allotted to the exclusive share of Shri Shrawan S/o Maroti Neaware absolutely forever with heritable and transferable rights therein. By the same partition the remaining land of 0.47 Hectors out of the said land was allotted to the exclusive share of Smt. Lilabai W/o Ratan Borkar absolutely forever with heritable and transferable rights therein. The said Deed of Partition Dated 21-10-2000 is duly Registered in the Office of the Sub- Registrar, Nagpur in Book No. 1 at Sr. No. 5660(P) on even date; AND

WHEREAS the said Smt. Lilabai W/o Ratan Borkar lateron transferred a Piece of land having an area of 0.47 Hectors out of the aforesaid total extent by way of Sale to Shri Ashok S/o NathujiJunankar and Mrs.Jyoti W/o Prakash Titare, the Vendors herein above named, jointly by a Sale Deed Dated 30-4-2001, which is duly Registered in the Office of the joint Sub- Registrar, Nagpur rural in Addl. Book No. 1, Volume No. 970 on pages 71 to 74 at Sr. No. 1789 on even date. In the like manner the said Shri. Shrawan S/o Maroti Neware in his turn also transferred a Piece of land having an area of 0.47 hectors out of the aforesaid total extent by way of Sale to Shri. Ashok S/o Nathuji Junankar and Mrs.Jyoti W/o Prakash Titare, the Vendors herein above named jointly by a sale deed dated 16- 08-2001, which is duly Registered in the Office of the Sub – Registrar, Nagpur Rural in Book No. 1, which is duly Registered in the Office of the Sub- Registrar, Nagpur Rural in Book No. 1 at Sr. No. 599 on even date. As a Result therefore the Vendors hereinabove have now become the Joint/Co-owners of the aforesaid entire property with heritable and transferable rights therein and the same is also accordingly mutated in their joint names in all relevant records; AND

WHEREAS a Piece of land having an area of 0.16 Hector is acquired by Government for Road and 0.10 Hectors of land is acquired for Toll Plaza. The remaining land of 0.68 Hectors is now renumbered as Kh. No. 10/1/KH/2 of Mouza- Panjari; AND

WHEREAS the aforesaid land comprising Kh. No. 10/1/KH/2 of Mouza-Panjari is converted for Non- Agricultural Use by the Collector, Nagpur vide his Order Dated 21-7-2020 passed in Revenue Case No. 259/NAP-34/Mouza-Panjari/2019- 2020; AND

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WHEREAS the Vendors have prepared a Layout of the said entire land by carving out various Plots of different sizes therein and the same is duly sanctioned and approved by the executive engineer, Nagpur Metropolitan Region Development Authority vide his order Dated 26-03-2021 passed in Case No. EE/NMRDA/412; AND

WHEREAS the Vendors have registered the aforesaid project under the provision of The Real Estate (Regulation and Development) Act, 2016 with the Real Estate Regulatory Authority at Nagpur bearing Registration No. P505000 26665 Dated 21-10-2020 AND

WHEREAS the Executive Engineer, Nagpur Metropolitan Region Development Authority has Released Plot No.11 out of the aforesaid layout vide his Letter No A.E/-.(NMRDA)/ South/533 Dated 08-03-2022. As per the said Release letter Dated 08-03-2022, the dimension of the said Plot No.06 admeasuring 0.5x (11.28+12.02) Mtr x 16.75 Mtr equal to 195.138 Sq.Mtrs. AND

WHEREAS the Vendors do hereby declare that the aforesaid property is absolutely free from encumbrances of all kinds whatsoever. The Vendors have not availed any Project Finance /any Financial assistance against the aforesaid property from any Financial Institutions; AND

WHEREAS the Purchaser/s hereinabove named has satisfied herself/ himself In Respect of the Vendors title to the said property as good, valid and marketable; and

WHEREAS the purchaser/s has also seen and approved the plan of the said Layout; And

WHEREAS the purchaser/s herein above named being desirous of owning an independent plot in said Layout for her/ his Residential Use with heritable and transferable rights therein has now approached the Vendors and Expressed her/his desire and willingness to purchase the plot No. 11 AND

WHEREAS the proposed said land is earmarked for the purpose of residential plot project and said project shall be known as "**AKASH VIHAR**".



WHEREAS Considering her/his request and after detailed negotiations the Vendors have agreed to sell the aforesaid property to the purchaser for a total consideration **Rs. 23,00,000/- (Rupees Twenty Three Lacs)** Only upon the following terms and conditions.

NOW THERFORE THIS DEED OF SALE WITNESSES AS FOLLOWS:-

THAT in pursuance of the said Agreement and in Consideration of a total sum of Rs. 23,00,000/- (Rupees Twenty Three Lacs) Only paid by the purchaser/s to the Vendors in the manner appearing herein below , the receipt whereof the Vendors do hereby acknowledge , the Vendors as the absolute and full Owners in possession thereof do hereby grant, convey, assign and transfer by way of SALE to PURCHASER/S ALL THAT Piece and Parcel of Land bearing Plot No. 11 admeasuring 0.5 x (11.28 + 12.02) Mtr x 16.75 Mtr equal to 195.138 Sq.Mtrs. being a portion of the entire land in our scheme named "**AKASH VIHAR**" bearing Kh. No. 10/1/KH/2 of Mouza – Panjari , P.S.K. 42, include all easementary rights appurtenant and belonging thereto , situate at village Panjari, within the limits of the Grampanchayat Panjari in Tahsil Nagpur (Rural) and District – Nagpur and more Particularly described in the schedule hereunder written , TO HOLD THE SAME TO AND UNTO THE PURCHASER/S, as the absolute and full Owner therof forever , free from encumbrances of all kinds whatsoever and aslo free from payment of Non- Agricultural Assessment, Grampanchayat Taxes , Cesses and all other outgoings etc. levied theron and payable by the Vendors upto date.

MANNER OF PAYMENT :-

RS. 5,00,000/-	(Rupees Five Lac)Only Paid by the purchaser/s to the Vendors by Cheque bearing Nos. 012547 dated 28/01/2022for Rs. 5,00,000/-drawn on Bank Of India, The receipt whereof is hereby acknowledged by the Vendors.
RS. 18,00,000/-	(Rupees Eighteen Lacs) Only Paid by the purchaser/s to the Vendors by Cheque bearing Nos. 667687 dated 25/05/2022 drawn on HDFC bank Ltd.Branch Fort Mumbai availing housing loan from HDFC Ltd. Nagpur. The receipt is hereby acknowledged by the Vendors.
Rs. 23,00,000/-	TOTAL TWENTY THREE LACS ONLY)



The Vendors do hereby jointly and severally declare that they have received the entire agreed sale consideration from the purchaser and consequentially therefore they have now nothing to receive from the purchaser against the instant transaction of sale.

1) THAT THE VENDORS do hereby covenant with purchaser as follows :-

i) THAT the vendors have Good, valid and marketable title to the property hereby sold and that they have absolute right and full authority to convey assign and transfer the same by way of sale to the purchase absolutely forever.

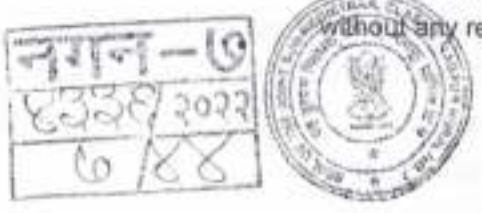
ii) THAT the Vendors further assure the Purchaser that the property hereby sold is their separate and self-acquired property belonging to them alone having purchased the same by them exclusively from and out of their own earning and savings and that none except them has acquired any manner of right, title and/or interest of any kind whatsoever in respectof the same.

iii) THAT the property hereby sold shall be quietly entered into and upon and held and enjoyed and the rents and profits received therefrom by the Purchaser without any interruption or disturbance by the Vendors or any person claiming through under or in trust for them and without any lawful disturbance or interruption by any other person whosoever.

iv) THAT the Vendors will at the cost of the person requiring the same execute and do every such assurance or thing necessary for further and more perfectly assuring the said property to the purchaser and her/his/heirs, successors and assigns etc. as may reasonably be required.

v) THAT the Vendors have paid up to this date all dues with respect to Non- Agricultural Assessment, Grampanchayat Taxes, Cesses and all other outgoings etc. levied on the property hereby sold and in the event if it is discovered that there remain any arrears to the paid, the Vendors undertake to pay the same and keep the Purchaser always indemnified against such payments.

vi) THAT the Vendors have this day delivered the actual physical possession of the entire property hereby sold to the Purchaser in Vacant Condition at the time of Registration of this Sale Deed, without any reservations or limitations whatsoever.



vii) THAT the vendors will support any application made by the purchaser for mutation of name on the property hereby sold and shall render necessary assistance to the purchaser for obtaining the mutation in respect there in favour of the purchaser in all relevant records.

viii) THAT the property hereby sold is believed and shall be taken to be correctly described in the Schedule hereunder written and if any mis - statement, error or omission shall be discovered the same shall not annul this sale, but all the same such mis - statement, error or omission will always be subject to correction by the parties hereto.

ix) THAT the Vendors have delivered all the Original/Relevant documents relating to the property hereby sold to the purchaser at the time of Registration of this Sale Deed.

x) THAT in case the purchaser is deprived of the whole or any part of the property hereby sold by reason of any defect found in the title of the Vendors or of any encumbrance or charge on the same to which this sale is not subject to, the Vendors will pay to the Purchaser by way of damages the whole amount of sale price or such part of it, as shall bear the same proportion to the whole property, as such part of the property shall bear to the whole property, as the case may be.

xi) THAT the purchaser specifically agrees to pay to the Vendors the Goods and Services Tax etc. if any , levied by Government of Maharashtra or Union of India on the Plot hereby sold to her/him and she/he shall always keep the Vendors indemnified against such payments/dues/ penalties etc.

2) THAT all expenses on account of Preparation of this Sale Deed including the cost of Stamp Duty and Registration Fees payable thereon have been borne and paid by the Purchaser/s

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SCHEDULE REFERRED TO ABOVE

(RESIDENTIAL)

ALL THAT Piece and Parcel of land bearing Plot No. 11 admeasuring 0.5x (11.28+12.02) Mtr x 16.75 Mtr equal to 195.138 Sq.Mtrs... Being a portion of the entire land in our scheme named **"AKASH VIHAR"** bearing Kh. No. 10/1/KH/2 of Mouza - PANJARI, P.S.K. 42, including all easementary rights appurtenant and belonging thereto, situate at village panjari, with the limits of the Grampanchayat Panjari in Tahsil Nagpur (Rural) and District – NAGPUR and bounded as under:

ON THE EAST	-	9.00 METER WIDE ROAD
ON THE WEST	-	KH. NO. 10/1K/3
ON THE NORTH	-	KH. NO. 07/2
ON THE SOUTH	-	PLOT NO. 10

That, the vendor has appointed a constituted power of attorney holder (for admission) to **MR. PRAKASH GAJANANRAO TITARE,** Aged about 63 years, Occupation – Service, Aadhaar No. 711148940365. R/o Block No. Plot No. N-83, Suprajyot, Wardha Road, Near Uttle Flower Convent, New Sneh Nagar, Nagpur - 440015. Power Of Attorney registered in the office of Sub-Registrar, Nagpur (Gramin)- 04 on dated 14/02/2022 has Sr. No. 1473/2022.

IN WITNESS WHEROF the VENDORS and the PURCHASER/S hereinabove named have hereto set their respective hands and signed this DEED OF SALE at NAGPUR in presence of the attesting witnesses signing as such on the day first above written.



Drafted by Adv. Pravin Shende,

WITNESSES:



1) .....





(1) SHRI ASHOK S/O NATTHUJI JUNANKAR









SHARAD DETHE

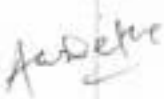
2) .....

(2) MRS. JYOTI W/o PRAKASH TITARE,

VENDORS



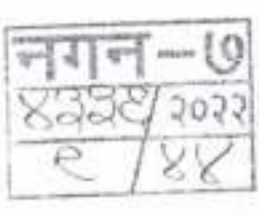






(MRS. ARCHANA WALMIK DETHE)

PURCHASER






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अवलोन दिनांक : 30/07/2021

महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिनियम अधिनियम अनि नोंदवहया (सनद करणे व सुधिकरण इत्यादी) नियम, १९८१ चे नियम ६८(A अनि ब]

गाव :- पांजरी फार्म (535884) तालुका :- नागपूर (ग्रामीण) जिल्हा :- नागपूर

भूमापन क्रमांक व उपविभाग : 10/1/ब/2/11

भू-धारणा पध्दती : भोगवटदार वर्ग -1 सीमाने स्थायिक नाव :

क्षेत्र, एकक व आकारणी		खाते क्र.	भोगवटदाराचे नाव	क्षेत्र	आकार रु.प.	पै.पा.	फेरफार, खंड व इतर अधिकार
क्षेत्राचे एकक	आर.चौ.मी	1750	अशोक मनुजी कुमरेकर			(3526)	कुलमुखत्यार व खंड
आकारित	रु.		आजची अकारक शिल्लक			(3526)	
बिन शेती	1.95.14		——सरासरीक क्षेत्र——	1.9514	20.00		इतर अधिकार
आकारणी	20.00						फेरफार क्रमांक : 3526 व दिनांक : 07/07/2021
धूर शिल्लक क							शेरा आणि मुल्यांकन विभाग

गाव नमुना सात (विकल्पी नोंदवही)

[महाराष्ट्र जमीन महसूल अधिनियम अधिनियम नोंदवहया (सनद करणे व सुधिकरण इत्यादी) नियम, १९८१ चे नियम ६८]

गाव :- पांजरी फार्म (535884) तालुका :- नागपूर (ग्रामीण) जिल्हा :- नागपूर

भूमापन क्रमांक व उपविभाग : 10/1/ब/2/11

वर्ष	हंगाम	खाता क्रमांक				पिकाचे नाव	जल सिंचित	जल सिंचित	पिकाचे नाव	जल सिंचित	जल सिंचित	स्वरूप	क्षेत्र	
(१)	(२)	(३)	F_2	F_1		(४)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)
							आर. चौ.मी	आर. चौ.मी		आर. चौ.मी	आर. चौ.मी		आर. चौ.मी	

सूचना :- सदरचे क्षेत्र अकृषक क्षेत्रामध्ये रूपांतरीत झाले असल्याने या क्षेत्रासाठी गाव नमुना ८-१२ ची आवश्यकता नाही

"या उतारावर अधिकारी यी स्वाक्षरी ग्राह्य नसून Digitally Signed."
दिनांक :- 30/07/2021
कार्यालय क्रमांक :- 27090809010858000072021129T

(नाव :- मुलभा नमुनी कार्ये)
सजाची संख्या :- खापरी रिसोड :- नागपूर (ग्रामीण) जि :-नागपूर

30/07/2021

ग्राम अधिकारी
मौजा क्र 42 तालुका

नगन Form 7
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नगन-७
२३४/२०२२
१४/१२

घोषणापत्र

मी ..... या द्वारे घोषित करतो की, दुय्यम निबंधक ..... यांचे कार्यालयात ..... या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री ..... व इतर यांनी दिनांक 14/2/22 रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी सदर दस्त नोंदणीस सादर केला आहे/निष्पादीत करुन कबुली जवाब दिला आहे. सदर कुलमुखत्यारपत्र लिहुन देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहुन देणार व्यक्तीपैकी कोणीही मयत झालेले नाही. किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सदर कुलमुखत्यारपत्र पुर्णपणे वैद्य असून उपरोक्त कृती करण्यास मी पुर्णत: सक्षम आहे. सदर चे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्यवे शिक्षेस मी पात्र राहीन. याची मला जाणीव आहे.

दिनांक :- 26/5/22

कुलमुखत्यारपत्र धारकाचे नांव
व सही

नगन-७
४३३६ / २०२२
१२ / ४४

CHALLAN
MTR Form Number-6

GRN	MH011089534202122E	BARCODE		Date	09/01/2023-13:37:57	Form ID	46(f)

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	ABFPJ8840A
Office Name	NGPA_J1 NAGPUR NO 4 SUB REGISTRAR	Full Name	ASHOK NATHUJI JURANKAR AND ONE
Location	NAGPUR		
Year	2021-2022 One Time	Flat/Block No.	-
Account Head Details	Amount In Rs.	Premises/Building	
0030040401 Stamp Duty	900.00	Road/Street	-
0030063301 Registration Fee	100.00	Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 1 0 0 2
		Remarks (If Any)	
		PAN2=AAJPT5159K~SecondPartyName=MR PRAKASH GAJANANRAO	
		TITARE~	
Total	1000.00	Amount In Words	One Hundred Rupees Only

Payment Details	UNION BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00801752022013889137	0378110165
Cheque/DD No.		Bank Date	RBI Date	09/01/2023-13:38:37	Not Verified with RBI
Name of Bank		Bank-Branch		UNION BANK OF INDIA	
Name of Branch		Scroll No., Date		Not Verified with Scroll	

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Register office only. Not valid for unregistered documents.
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Mobile No. : 8055462859

Print Date 09-01-2023 01:39:38

नगन-४
९४८३/२०२२
९/१२

नगन-७
४३३६/२०२२
९३/४६


नगन-४
9862/2022
2/9E


नगन-७
४३६/२०२२
१४/४८

BEFORE THE SUB REGISTRAR NAGPUIR RURAL
(PRESENTATION POWER OF ATTORNEY)

TO ALL WHOM THESE PRESENT SHALL COME **(1) SHRI ASHOK S/O NATHUJI JUNANKAR, PAN No. ABFPJ8940A, Aadhaar No. 5123 8549 1266** aged 71 years Occ.- Business, Resident of Plot No. 70 – N, Sneh Nagar, Wardha Road, Nagpur – 440015, Tahsil and District – Nagpur. **And (2) MRS. JYOTI W/O PRAKASH TITARE, PAN No. AAUPT6528L Aadhaar No. 6331 9725 0510,** aged 62 years Occ.- Business, Resident of Plot No. 83 Sneh Nagpur, Wardha Road , Nagpur – 440015, Tahsil and District – NAGPUR hereinafter referred to as THE PRINCIPAL, DO HEREBY APPOINT, CONSTITUTE AND NOMINATE **MR. PRAKASH GAJANANRAO TITARE,** Pan Card No. AASPT8789K **Aadhaar No. 711148940365,** Aged about 63 Yrs. Occ. Service, R/o Plot No. N-83, Suprajyot, Wardha Road, Near Uttle Flower Convent, New Sneha Nagar, Nagpur Maharashtra - 440015 as our ATTORNEY to do following acts, deeds and things on our behalf.

WHEREAS, the above executants owns an possess the Plots No. 1, 2, 5, 6, 7, 8, 9, 10, 11, 13, 14, 15 and 16 which are carved in land bearing **Kh. No. 10/1/KH/2 total admeasuring 0.68 HR.** in the layout known as **"AKASH VIHAR"** situated at **Mouja - PANJARI, P.H. No. 42** in Tahsil- Nagpur (Rural), District- Nagpur. That both the above executants are busy in their respective daily affairs. The executants are joint owner of above property, which they intend to sell to the prospective purchaser. Therefore, the executants required to execute and register the Agreement to Sell, Sale Deed of Transfer, correction deed, or any required documents which is to be present before Sub-registrar, Nagpur, Office of Patwari, Concern Revenue department, or any other government Office, or to sign any application, affidavit, indemnity, bond, declaration etc. required for that purpose on behalf of executants.

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नागन-४
9863/2022
3/9E

नागन-७
8538/2022
94/88

AND WHEREAS, That both the above executants are busy in their day to day affairs and it is inconvenient and rather difficult for them to remain present at the time before Sub-registrar to fulfill the formalities of registration of documents or any other official formalities and therefore the executants have decided to execute power of attorney for presentation in favour of **MR. PRAKASH GAJANANRAO TITARE** (hereinafter called "Attorney" who has subscribed his signature hereunder in token of Edification), to do all acts, deeds and things necessary in respect the said property.

By this power of attorney, the executants do hereby appoint the above named attorney to do the work of presentation the said documents in the name of executants and on behalf of executants to appear **before the Sub-registrar for Agreement to Sell, Sale Deed, Deed of Transfer, Correction Deed, Possession latter etc. to the intending buyers/ purchaser executed and signed by the executants in favour of prospective buyers and purchasers** and to admit their signature and execution thereof and do any act, deed or any things as may be necessary to complete the registration of the said documents in the manner required by law and when it has been return to the purchaser after being duly registered to give proper receipt and discharge the same.

All the documents executed by us before the Sub-registrar for presentation by the executants do hereby declare and affirm that all acts, deed and things executed, done or perform by the executants said attorney shall be valid and binding on the executants to all intents and purpose as if done by the executants personally which the executants undertake to ratify and confirm all and whatsoever that the executants said attorney shall lawfully do or cause to be done for the firm by virtue of this power hereby given shall be binding upon the as co-owner of the property

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नगन-७ 4228/2022 १६/४८

IN WITNESSES WHEREOF the executants have jointly signed this power of attorney at Nagpur on the day, month and year written herein above in presence of the attending witnesses, after reading and understanding the same which is according to the executan's instructions and desire.

Drafted by:- Adv. Ruby M. Chaudhari.



(1) _____

(SHRI ASHOK S/O NATHUJI JUNANKAR)



(2) _____

(MRS. JYOTI W/O PRAKASH TITARE)

THE EXECUTANTS

I accept the powers given herein



_____

(MR. PRAKASH GAJANANRAO TITARE)

THE ATTORNEY HOLDER



WITNESSES

1) _____

1) MR. BALAJI NARAYANRAO REWATKAR



2) _____

2) MR. SUNNY KASHINATH PAKHIDDE

नगन-४
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५ / १६

नगन-७
४३२४ / २०२२
९६ / ४४