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गावडी 6719 दिनांक 06/09/2018

गावडी ताल अरुली

अन्तर्भवना अनुक्रमणक सन 4-5395-2018

दस्तावेजाचा प्रकार आममुख्यालय

सादर करणाऱ्याचे नाव श्री. होम सेव्हिंग्स प्रोग्रामची खाती अशुतोष नाईक

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दस्त हस्ताक्षरीची

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वापरा मूल्या रु. 10/-

मोबाइल रु. 1/-

अरुली गावडी मूल्या = 500/-

1) देणगीचा प्रकार - बिलीटिंग फंडम रु. 100/-

इमेल/व्हाट्स/फोन नंबर - MH005B42712201819E दिनांक 06/09/2018

वैकिकेचा नाव देणगी:

2) देणगीचा प्रकार By Cash व्हाम रु. 380/-

अ. न. व. क.



CHALLAN
MTR Form Number-6



SRN: MH005842712301519B		BARCODE: 		Date: 05/09/2018-14:15:31	Form ID: 4800
Department: Inspector General Of Registration		Payer Details			
Stamp Duty		TAX ID (If Any)			
Type of Payment: Registration Fee		PAN No.(If Applicable)		AAMPD5771B	
Office Name: NSP4_JT NAGPUR NO 4 SUB REGISTRAR		Full Name		DRAKASH NARAYAN DEOSARKAR AND OTHERS	
Location: NAGPUR					
Year: 2018-2019 One Time		Flat/Block No.		Plot No. 1, Subplot 3C, Sec 14 (1253 221 Sq.Mtr.)	
Account Head Details		Amount in Rs.		Premises/Building	
0030041401 Stamp Duty		500.00		Ramp/Street	
0050061301 Registration Fee		100.00		Area/Locality	
				RANI LAXMINAGAR NAGPUR	
				Town/City/District	
				PIN	
				4 4 0 0 2 2	
		Remarks (If Any)			
		First Party Name: SHREE HOME MAKERS-			
		Second Party Name: SHREE HOME MAKERS-			
Total		600.00		Amount in Words: Six Hundred Rupees Only	
Payment Details: PUNJAB NATIONAL BANK		FOR USE IN RECEIVING BANK			
Cheque/DD Details		Bank CIN		Ref. No.	
				03006172018090500422 14573428	
Cheque/DD No.		Bank Date		Ref Date	
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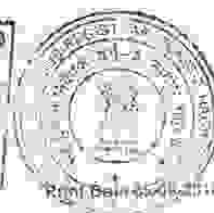
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 नगरपालिका क्षेत्रको दुरगम निवासीक कार्यवाहक नौगरी कार्यवाहको दस्तावेजी काम शुल्क नौगरी मे कार्यवाहको दस्तावेजी काम शुल्क राख्न लागेको छैन।

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नमून-४
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GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT WE, (1) SHRI. PRAKASH S/o LATE SHRI NARAYAN DEOSARKAR Aged 75 Years, Occupation - Business (PAN AAMPD5771B & AADHAR 9969 2650 5205), (2) SHRI. NIKHIL S/o PRAKASH DEOSARKAR Aged 45 Years, Occupation - Business (PAN AAMPD6772C & AADHAR 2348 1112 6593) AND (3) SHRI. MANGESH S/o PRAKASH DEOSARKAR Aged 40 Years, Occupation - Business (PAN ABMPD6923A & AADHAR 7000 0517 1159), All Residents of Purnya, Plot No. S-3, Suyog Mangal Karyalaya, West High Court Road, Laxmi Nagar, Nagpur-440022, Tahsil and District - NAGPUR, do hereby jointly and severally nominate, constitute and appoint M/S SHREE HOME MAKERS, represented through its Sole Proprietress MRS. SWATI W/o ASHUTOSH NAIK Aged 43 Years, Occupation - Business, Resident of M/B, Vasant Nagar, South Ambazari Road, Nagpur-440010, Tahsil and District - NAGPUR (PAN AFYPN6465P & AADHAR 6497 4465 2069), as our True and Lawful Attorney in our names and on our behalf

Contd.

WHEREAS we jointly own and possess ALL THAT Piece and Parcel of land bearing Plot No. 1 in Block 'S' out of the sanctioned layout of THE SCIENTIFIC CO-OPERATIVE HOUSING SOCIETY LIMITED, NAGPUR containing by admeasurement 13490 Sq. Ft. (OR 1283.221 Sq. Mtrs.) (As per City Survey Records the area is 128670 Sq. Mtrs.) being a portion of the entire land bearing Kh. Nos. 4/1, 4/2, 7/2, 24, 25 and 26/1-4 of Mouza - AJNI, P. S. K. 9, bearing Corporation House No. 348, City Survey No. 171 and Sheet No. 33 of Mouza - AJNI situate at Scientific Society, Rani Laxminagar, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District - NAGPUR; AND

WHEREAS for cogent reasons and good causes we have now jointly decided to develop the aforesaid Plot of land through M/S SHREE HOME MAKERS, A Proprietary Concern having its Office at M-8, Vasant Nagar S. A. Road, Nagpur. And accordingly we have executed an Agreement of Development and Sale in favour of M/s Shree Home Makers on 6-9-2018 upon the several terms and conditions contained therein. The said Agreement of Development and Sale Dated 6-9-2018 is duly Registered in the Office of the Sub-Registrar, Nagpur-4 in Book No. 1 at Sl. No. 5395 on even date on payment of requisite Stamp Duty of Rs. 90,00,000/- and Full Registration Fees of Rs. 30,000/- Duly payable thereon; AND

WHEREAS we being pre-occupied in our respective assignments, it is neither possible nor convenient for us to do and execute various acts, deeds and things required in the matter of completion of the proposed transaction of development in all respects. It has therefore become expedient to appoint some one as our Attorney or Agent, who shall observe and fulfil all the obligations on our part. We therefore do hereby jointly and severally nominate, constitute and appoint our aforesaid Attorney and empower it to do all or any of the following acts, deeds and things for us and on our behalf that is to say:-

(1) To enter into an Agreement(s) to Sell the said property (excluding the Apartments chosen to be retained by us) with willing buyer(s) and to sign and execute such Agreement(s) to Sell and to get the same duly registered in accordance with the law in force, if considered necessary.

(2) To receive the Earnest Money or Advance Sale Price from such buyer(s) and to pass a valid receipt and discharge for the same.

(3) To sign Plans/Revised Plans of the Building proposed to be constructed on the said Plot of land and also to sign/execute indemnity bonds, various forms and applications and also to swear an Affidavit(s) required to be submitted to the Nagpur Improvement Trust/Nagpur Municipal Corporation for seeking sanction to such Plans.

Contd.



- (4) To deposit necessary sums in the Office of the Nagpur Improvement Trust/Nagpur Municipal Corporation in our names and to apply for refund thereof and to receive back such money as may be refunded to us by the Nagpur Improvement Trust/Nagpur Municipal Corporation and to pass a valid receipt and discharge for the same.
- (5) To apply for water and electricity connections, etc. and to pay/deposit necessary sums in the Office of the concerned authorities.
- (6) To sign various Applications/Forms regarding commencement of working stage progress and completion of works etc. and to submit the same in the Office of the Nagpur Improvement Trust/Nagpur Municipal Corporation.
- (7) To sign and execute a Sale Deed relating to the said property OR to sign and execute various Sale Deeds each relating to the Undivided proportionate variable shares and interest in the aforesaid property (excluding the Apartments chosen to be retained by us) in favour of the respective individual buyers and to receive the balance sale price from such buyer(s) and to get such Sale Deeds duly registered in accordance with the law in force.
- (8) To sign and execute Deeds of Correction/Supplementary Deeds; Deed of Assignment; Deed of Cancellation, etc. and to get the same duly Registered in accordance with the law in force.
- (9) To sign and execute a deed of Declaration Under Section 2 of The Maharashtra Apartment Ownership Act, 1970 and also to sign/execute various Apartment Deeds in favour of respective individual Apartment Owners and to get the same duly registered in accordance with the law in force.
- (10) To deliver the actual physical possession of the said property to the respective individual buyer(s) on Registration of the Sale Deed(s).
- (11) To support all applications for mutation of name on the said property and to do all necessary things to procure the mutation thereof in favour of such individual buyers in all relevant records. To apply for mutation of our names on the aforesaid property in all relevant records and to do the needful.
- (12) To apply to the Nagpur Improvement Trust, Nagpur/Nagpur Municipal Corporation for obtaining a No Objection Certificate/Consent Letter and to receive such Certificate. To represent us before the concerned Officer/Authority of the Nagpur Improvement Trust/Nagpur Municipal Corporation/City Survey Department etc. regarding the aforesaid property and to do the needful.



- (13) To apply to The Scientific Co-operative Housing Society Limited, Nagpur for obtaining a No Objection Certificate/Consent Letter and to receive such Certificate, if considered necessary.
- (14) To sign and verify applications, statements, declarations and affidavits etc. for us and on our behalf.
- (15) To deposit money in the Court, Government and/or Semi-Government Departments and Offices.
- (16) To purchase the T.D.R. either in our names or in the name of the Developer Firm i.e. M/s. Shree Home Makers and to issue such T.D.R. on the building proposed to be constructed on the aforesaid Plot/land and to do the needful in this regard. To sell/transfer the Unconsumed balance T.D.R. to any interested buyer and to execute a proper Deed of Transfer regarding the same in favour of such interested buyer and to get the same duly registered in accordance with the law in force and also to receive the consideration for such T.D.R. from such interested buyer and to pass a valid receipt and discharge for the same.
- (17) To obtain refund of money so deposited in any Court, Department and Offices and to pass a valid receipt and discharge for the same.
- (18) To prepare and sign Plaints, Written Statements, Returns, Affidavits, Appeals, Declarations, Compromise Deeds, Purses etc. and to submit the same to the concerned Civil/Revenue Courts. To Lead the evidence on our behalf in the Court of Law and to do the needful.
- (19) To represent us before any Civil and/or Revenue Courts regarding the aforesaid matters and to do the needful.
- (20) To complete all Administrative, Revenue and/or Legal requisition that may be required in this regard. To represent us before the various Government, Semi-Government, Departments and Offices, Autonomous Bodies etc. and to do the needful.
- (21) To Mortgage the aforesaid property or any part thereof (excluding the Apartments chosen to be retained by us) to any Financial Institution by way of security for the repayment of loan.
- (22) To receive, accept, deliver and acknowledge post letters, telegrams, fax and other correspondence addressed to us or care of the Attorney from the postal department, telecommunication department, courier and all other Government or other postal services.

Contd.



(23) To do all things necessary to complete the aforesaid transaction of Development and Sale relating ONLY to the said property and to observe and perform all the obligations on our part in accordance with the Agreements to be made by us with any willing buyer/buyers.

(24) To appoint Architect, Engineer and/or Supervisor for carrying on and completing the proposed work, if considered necessary.

(25) To engage Advocate, Pleader, Vakil for completion of the aforesaid transaction smoothly and to fix his remuneration.

(26) Generally to act as our attorney or Agent in relation to the matters aforesaid and all other matters connected thereto and on our behalf to execute and do all acts, deeds and things as fully and effectually in all respects, as we ourselves would do if personally present.

(27) We do hereby declare that we will not withdraw, cancel or revoke our General Power of Attorney until the matters aforesaid are fully completed and duly complied with in all respects. Till such time this Power of Attorney shall remain IRREVOCABLE.

AND we hereby ratify, confirm and agree to confirm whatsoever our said Attorney shall do or purport to do by virtue of this General Power of Attorney.

IN WITNESS WHEREOF WE the Executants hereinabove named, have hereto set our respective hands and signed this DEED OF GENERAL POWER OF ATTORNEY at NAGPUR on this 5th Day of SEPTEMBER, 2018 in presence of the attesting witnesses signing as such: *Attested by Adv. A. S. Indori*

WITNESSES :



(1) *Prakash*  *Prakash Narayan Deosarkar*
(PRAKASH NARAYAN DEOSARKAR)

(2) *Nikhil*  *Nikhil Prakash Deosarkar*
(NIKHIL PRAKASH DEOSARKAR)

Deosarkar

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3)

M. Deosarkar

(MANGESH PRAKASH DEOSARKAR)
EXECUTANTS



FOR M/s. SHREE HOME MAKERS



S. Naik

(MRS. SWATI ASHUTOSH NAIK)

Proprietress
ATTORNEY



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बालमत्ता पत्रक

महाराष्ट्र - नारायण

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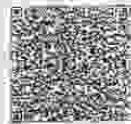
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Government of India

Enrollment No. 118018039101655

To
Swati Ashutosh Naik
स्वाती अशुतोष नाईक
1001, N. C. Road, Near Jambhulkatti
K. S. Road, Vasanti Nagar
Shrinagar
Shrinagar, Mumbai - 400011



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आपका क्रमांक / Your No.
6497 4465 2069

- आम आदमी का अधिकार



भारत सरकार
Government of India

स्वाती अशुतोष नाईक
Swati Ashutosh Naik



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- आम आदमी का अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT

SWATI ASHUTOSH NAIK

VILASRAO JHONODPANT DESHMUKH

18/05/1975

ABL/PN5455P

ABL/PN5455P

भारत सरकार
GOVT. OF INDIA



भारत सरकार
Government of India

Enrollment No. 11827773281000102

To
Arvind Vasudev Naik
अरविंद वासुदेव नाईक
1001, N. C. Road, Near Jambhulkatti
K. S. Road, Vasanti Nagar
Shrinagar
Shrinagar, Mumbai - 400011

Enrollment No. 11827773281000102



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आपका क्रमांक / Your No.

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- सामान्य माणसाचा अधिकार



भारत सरकार
Government of India

अरविंद वासुदेव नाईक
Arvind Vasudev Naik
1001, N. C. Road, Near Jambhulkatti
K. S. Road, Vasanti Nagar
Shrinagar
Shrinagar, Mumbai - 400011



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- सामान्य माणसाचा अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT

ASHUTOSH ARVIND NAIK

ARVIND VASUDEV NAIK

06/10/1970

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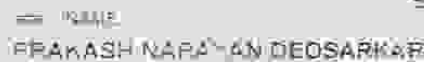
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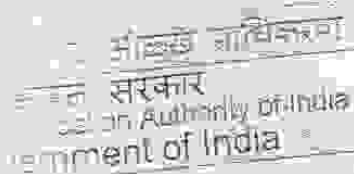
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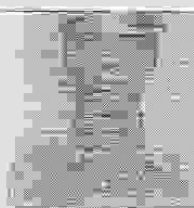
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Age Group	Number of People (Millions)
18-24	35
25-34	30
35-44	25
45-54	20
55-64	15
65-74	10
75-84	8
85+	5

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MANGESH PRAKASH

PRAKASH NARAYAN DE

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