

Thursday, August 01, 2019

Regn 39M

1:51 PM

Regn 39M

पावती क्र.: 4745 दिनांक 01/08/2019

गावाचे नाव: मानेवाडा

दस्तऐवजाचा अनुक्रमांक: नमन3-3746-2019

दस्तऐवजाचा प्रकार: पाँवर ऑफ, अँटर्नी

सादर करणाऱ्याचे नाव: मे. कल्याणी डेव्हलपर्स वर्क भागीदार श्री. कमलेश श्रीकृष्ण खासकर -

नोंदणी फी ₹. 100.00

दस्त हाताळणी फी ₹. 280.00

पृष्ठांची संख्या: 14

DELIVERED

एकूण: ₹. 380.00

आपणास मूळ दस्त, थंबनेल प्रिंट, मूची-२ अंदाजे

2:11 PM ह्या वेळेस मिळेल.

NGP3

बाजार मूल्य: रु. 1/-

मोबदला रु. 1/-

भरलेले मुद्रांक शुल्क : रु. 500/-

1) देयकाचा प्रकार: eChallan रकम: रु. 100/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH004751780201920E दिनांक: 01/08/2019

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: रु. 280/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 3107201908824 दिनांक: 01/08/2019

बँकेचे नाव व पत्ता:

CHALLAN
MTR Form Number-6



MH0047517EC201920L		BARCODE		Date 31/07/2019-18 50 41		Form ID 4815	
Department Inspector General of Registration				Payer Details			
Stamp Duty				TAX ID (If Any)			
Type of Payment Registration Fee				PAN No. (If Applicable)			
Office Name NGP3_JT NAGPUR NO 3 SUB REGISTRAR				Full Name		MS KALYANI DEVELOPERS	
Location NAGPUR				Flat/Block No.		PLOT NOS 12 13 18 19	
Year 2019-2020 One Time				Premises/Building		MOUZA MANEWADA	
Account Head Details				Amount In Rs.		Road/Street	
0030046401 Stamp Duty				500.00		Area/Locality	
0030063301 Registration Fee				100.00		Town/City/District	
						PIN	
						4 4 0 0 2 4	
						Remarks (If Any)	
						Second Party Name=SMT ASHA PRABHAKAR DIWAN-	
						Amount In Words	
						Six Hundred Rupees Only	
Total				600.00			
Payment Details BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque/DD Details				Bank CIN		Ref No	
Cheque/DD No.				Bank Date		RBI Date	
Name of Bank				Bank Branch		BANK OF INDIA	
Name of Branch				Scroll No.		Date	
						Not Verified with Scroll	

Department ID: 9326018332
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
संदर्भ चालन केवल दस्तावेज केवल नगरपालिका कार्यालयमा दर्ता गर्न मात्र उपयोगी छ। अन्य जहाँ-तहाँ नगरपालिका कार्यालयमा दर्ता गर्न नसकिने हुनाले यो चालन मान्य छैन।

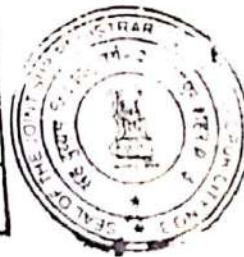
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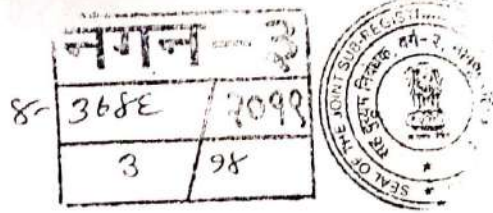


Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 3107201908824	Date 31/07/2019
Received from O. Mobile number 9373534477, an amount of Rs 280/- towards Document Handling Charges for the Document to be registered (iSARITA) in the Sub Registrar office Joint S R. Nagpur 3 of the District Nagpur.	
Payment Details	
Bank Name IBKL	Date 31/07/2019
Bank CIN 10904152019073107478	REF No. 225550327
This is computer generated receipt, hence no signature is required	

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WITHIN THE JURISDICTION OF SUB REGISTRAR NAGPUR (CITY)

MOUZA - MANEWADA

IRREVOCABLE GENERAL POWER OF ATTORNEY

THIS IRREVOCABLE POWER OF ATTORNEY is made and executed at Nagpur on this 01st day of August, 2019.

B E T W E E N

- 1) SMT. ASHA Wd/O PRABHAKAR DIWAN,
aged 78 years, occ. Household, PAN. ABGPD 6373C
- 2) SHRI RAJESH S/O PRABHAKAR DIWAN,
aged 50 years, occ. Private, PAN. AIPPD 9753 L
- 3) SHRI SACHIN S/O PRABHAKAR DIWAN,
aged 46 years, occ. Private, PAN. AKCPD 8178 J
- 4) SMT. RAJSHREE D/O PRABHAKAR DIWAN,
Married Name
SMT. RAJSHREE W/O MADHAV KANAQO *Say. R. Kanango*
aged 49 years, occ. Household, PAN. CPKPK 1902 E
All R/o Plot No. 105, Bank Colony, Bhagwan Nagar, Nagpur-27

hereinafter referred to as "THE OWNERS" of THE ONE PART.

M/S KALYANI DEVELOPERS, a partnership firm having its office at 66, Banerjee Layout, Bhagwan Nagar, Nagpur - 440 027, PAN. AAMFK 1895 P acting through its Partners :

- 1) SHRI KAMLESH S/O SHRIKRISHNA KHANORKAR,
aged about 50 years, Occ. Business,
R/o Ekdant Apartment, Flat No. G 1, Shriram Wada,
Ayodhya Nagar, Nagpur - 440 024
- 2) SHRI NITIN S/O EKNATHRAO BHALEY,
aged about 51 years, Occ. Business,
R/o. 101, Kalyani Apartment, Plot No. 66,
Banerjee Layout, Bhagwan Nagar, Nagpur - 440 027

hereinafter referred to as "THE DEVELOPER " of THE OTHER PART, AND

WHEREAS, the Owners are the absolute owners of all that piece and parcel of land bearing **Plot Nos. 12, 13, 18 & 19**, admeasuring **557.41 Sq. Mtrs.** of Khasara No. 99, P.S.K. No. 39 A, Mouza - Manewada, Sheet No. 40, City Survey No. 398, Ward No. 14, situated in the layout of Shri Geeta Gruh Nirman Sahakari Sanstha, Nagpur, within the limits of Nagpur Municipal Corporation, Nagpur and Nagpur Improvement Trust, Nagpur, Tah. and Dist. Nagpur and bounded as under :-

On the East by	:	Road
On the West by	:	Road
On the North by	:	Plot Nos. 14 & 17
On the South by	:	Plot Nos. 11 & 20

AND WHEREAS the said owners executed Agreement of Development of the aforesaid Property in favour of **M/S KALYANI DEVELOPERS**, Nagpur.

AND WHEREAS the Agreement of Development for Plot Nos. 12 & 13 is executed on 01/08/2019 and the same is registered on the same date in the office of Sub Registrar Nagpur No. 3 having Registration No. 3744-2019 and the Developer has paid Stamp Duty of Rs. 2,69,900/- and Registration fees of Rs. 30,000/- on the said document. 3

AND WHEREAS the Agreement of Development for Plot Nos. 18 & 19 is executed on 01/08/2019 and the same is registered on the same date in the office of Sub Registrar Nagpur No. 3 having Registration No. 3745-2019 and the Developer has paid Stamp Duty of Rs. 2,69,900/- and Registration fees of Rs. 30,000/- on the said document. 3

AND WHEREAS every time it is not possible for the Owners to sign the necessary papers in respect of the said property. Therefore the Owners do hereby appoint and constitute the Developer i.e. **M/S KALYANI DEVELOPERS**, a partnership firm having its office at 66, Bauerjee Layout, Bhagwan Nagar, Nagpur - 440 027, **PAN. AAMFK 1895 P** acting through its Partners :

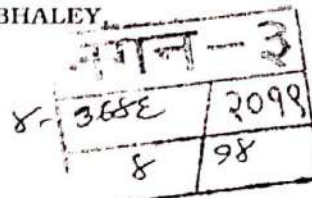
1) SHRI KAMLESH S/O SHRIKRISHNA KHANORKAR,

aged about 50 years, Occ. Business,

R/o. Ekdant Apartment, Flat No. G-1, Shriram Wada,

Ayodhya Nagar, Nagpur - 440 024

2) SHRI NITIN S/O EKNATHRAO BHALEY,



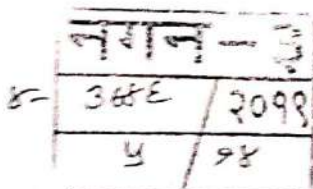
aged about 51 years. Occ. Business.

R/o. 101, Kalyani Apartment, Plot No. 66.

Banerjee Layout, Bhagwan Nagar, Nagpur - 440 027

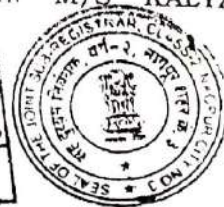
as their true and lawful ATTORNEY and the Owners authorize and empower the said Developer to do the following acts, deeds and things, for the Owners and on behalf of the Owners.

- ii To deposit moneys in Courts, M.S.E.B., Municipal Corporation, M.T. and other Government and Semi Government offices and Departments and to obtain receipts for the same.
- iii To prepare all the necessary applications, affidavits, undertakings which are necessary and essential for processing the loan case/cases of the prospective purchaser/purchasers.
- iv To execute and sign the necessary mortgage deed/deeds to be executed in favour of Financial Institution for securing the loan/loans of the prospective purchaser/purchasers & also for project Loan for completion of the scheme, and fulfill all formalities for obtaining Project loan including, Affidavit, Power of attorney, Mortgage deed, etc.
- v To execute Agreement to Sell, Sale Deed (s), Correction Deed (s) of variable proportionate undivided shares of land, correction Deed or shall execute Deed of Declaration under the Maharashtra Apartments Ownership Act, 1970 of each Family units pertaining to each of prospective purchasers along with purchaser being confirming party.
- vi To sign proposed Building Map, execute and sign Deed of Declaration under Maharashtra Apartment Ownership Act, 1970, Agreement to Sell & Sale Deed, Correction Deed, and all other documents, deem fit necessary in favour of the prospective purchaser/purchasers and to register the same in the office of Sub-Registrar, Nagpur and to do and executed all acts, deeds, sign and things necessary for the registration of the same.
- vii To receive the amount from prospective purchaser, to issue valid receipt for the same, to deliver the possession of the said property to the prospective purchaser.



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- vii) To sign and verify applications, petitions, returns, written statements, etc. before the Competent Court of Law in Nagpur.
 - viii) To appear and plead in the office of Nagpur Improvement Trust, Nagpur Municipal Corporation City Survey and other Government and semi Govt. offices and records. And imitate the names on relevant record.
 - ix) To sign and verify plaint, application, Petition, representation, Memorandums, written statement, replies, submissions, affidavits etc.
 - x) To appoint Advocate, Pleaders, etc for the proper conduct of the proceedings in respect of the aforementioned land.
 - xi) To sign and verify file and submit appeals, revisions etc. against any judgement and decree, order, etc. passed by any court or authority/ and before the appellate and Revisional courts and Authorities and to prosecute and conduct the same.
 - xii) To appear and plead and conduct the appeals, revisions, etc. and to withdraw the cases or settle the disputes out of the Court.
 - xiii) And generally to do and execute or cause to be done and executed all acts deeds and things necessary for the implementation of the above said specific object as its aforesaid attorney shall deem fit and proper and all such acts, deeds and things done and executed by our aforesaid Power of Attorney Holder in pursuance of the powers conferred on the Developer by these present shall be legal and binding on us and as if the Owners personally present and have done and executed the same and agree to ratify the same.
 - xiv) The Power of attorney holder shall have right to give power of presentation and admission all documents signed by the Power of attorney holder and to complete all procedure of registration.

I, Kishor Shivalaji Gautam, Reshimbag, Nagpur Advocate do hereby state that This **IRREVOCABLE GENERAL POWER OF ATTORNEY** is drafted by me as per instructions and documents provided by client **M/S. KALYANI DEVELOPERS, Nagpur.**



IN WITNESS WHEREOF We the executant (Owners) AND Developer above named do hereby set our hand and signed this **IRREVOCABLE GENERAL POWER OF ATTORNEY** on the date first above written and in the presence of the attesting witnesses.

WITNESSES:

1) SMT. ASHA Wd/O PRABHAKAR DIWAN,

1) 
(Rahul S. Muthal)

2) SHRI RAJESH S/O PRABHAKAR DIWAN,

3) SHRI SACHIN S/O PRABHAKAR DIWAN,

4) SMT. RAJSHREE D/O PRABHAKAR DIWAN
Married Name
SMT. RAJSHREE W/O MADHAV KANAGO
OWNERS

M/S KALYANI DEVELOPERS
Partners:

1) SHRI KAMLESH S. KHANORKAR

2) SHRI NITIN E. BHALEY
DEVELOPER
POWER OF ATTORNEY HOLDER

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