कार्यालय :- नगर भूमापन अधिकारी क्र ३ नागपूर

मौजा :- [illegible] — म.ह.नं. :

न.भू.क्र. :- [illegible] पु.मि.प.क्र. :-

दिनांक	व्यवहार नोंदणी खंड व क्रमांक	नवीनधारक (धा) पटटेदार (प) इतर भार: (भा)	शासकिय
२८।२ २०१९	[illegible]	[illegible]	[illegible]

नगभू-४
२६८२ / २०१९
१५ / ५८

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Nagpur Improvement Trust

(Regularisation of Unauthorised Consln./Plot/Layout)

Permit for Regularisation of Unauthorised construction of the House/Plot Layout as per Maharashtra Gunthewari Developments (Regulation, Upgradation and Control) ordinance, 2001 and NIT Board Resolution No. 15 dated 27.1.2001

TRIPLICATE Permit No. (GF(W)G1 / 1154) 04 / 553) of 2003 Dated 8.3.04

File No. 572 / G1/1154 / 04

1. Name of the Applicant & Address	SHRI RAJU BHASKARRAO KOTPALLIWAR C/O. PAYAL G.N.S.S. A/3, MULIK COMPLEX, WARDHA ROAD, SOMALWADA, NAGPUR.	
2. Date of Application	—	Details of Development Charges/ Penal Amount Paid Cash/Cheque/D.D. DT. 25/05/2002 RS. 77,442/-
3. Kh. No. / Mouza	159/2 – 9 SOMALWADA	
4 Name of Layout	PAYAL CO.OP. HSG. SOC.	
5. Plot No.	4	
6. Plot area	471.43M²	
7. Built up area Regularised	NIL	

1. Regularisation is accorded on the conditions enumerated in the plan/sketch.
2. This Regularisation will neither establish the Ownership nor effect the Ownership over the land.
3. This Regularisation will not bar the application of provisions of Urban Land (Ceiling & Regulation) Act, 1976.
4. N.I.T. has every right to take up the demolition of affected structures and portion of site as and when required by N.I.T. in future.
5. The applicant should not make any construction without obtaining sanction plan from the N.I.T. in future.
6. The applicant should not sale / mortgage the plot without N.O.C. from N.I.T.
7. The applicant should not sub-divided the plot without prior approval of N.I.T.
8. NA assessment and ground rent is applicable for N.I.T. owned plots and the plots which are vested with N.I.T. under Urban Land Ceiling Act.

Enclosure 1) One copy / one set of sanctioned plan & copy of undertaking (Hamipatra)
2) Copy of part Layout plan.

Building Engineer (W/S/N-E)
Nagpur Improvement Trust,
Nagpur.

Copy forwarded to :

1) Executive officer, Nagpur Improvement Trust.
2) The Assessor Nagpur Municipal Corporation for information. The estimated cost of proposed/ existing building as per party's statement's Rs. _____
3) The Divisional officer _____ Division _____ Nagpur Improvement Trust for information with a copy of sanctioned (enclosed herewith) for record.
4) City Engineer N.M.C. Nagpur for information
5) Tahsildar, Nagpur, for non agricultural assessment place.

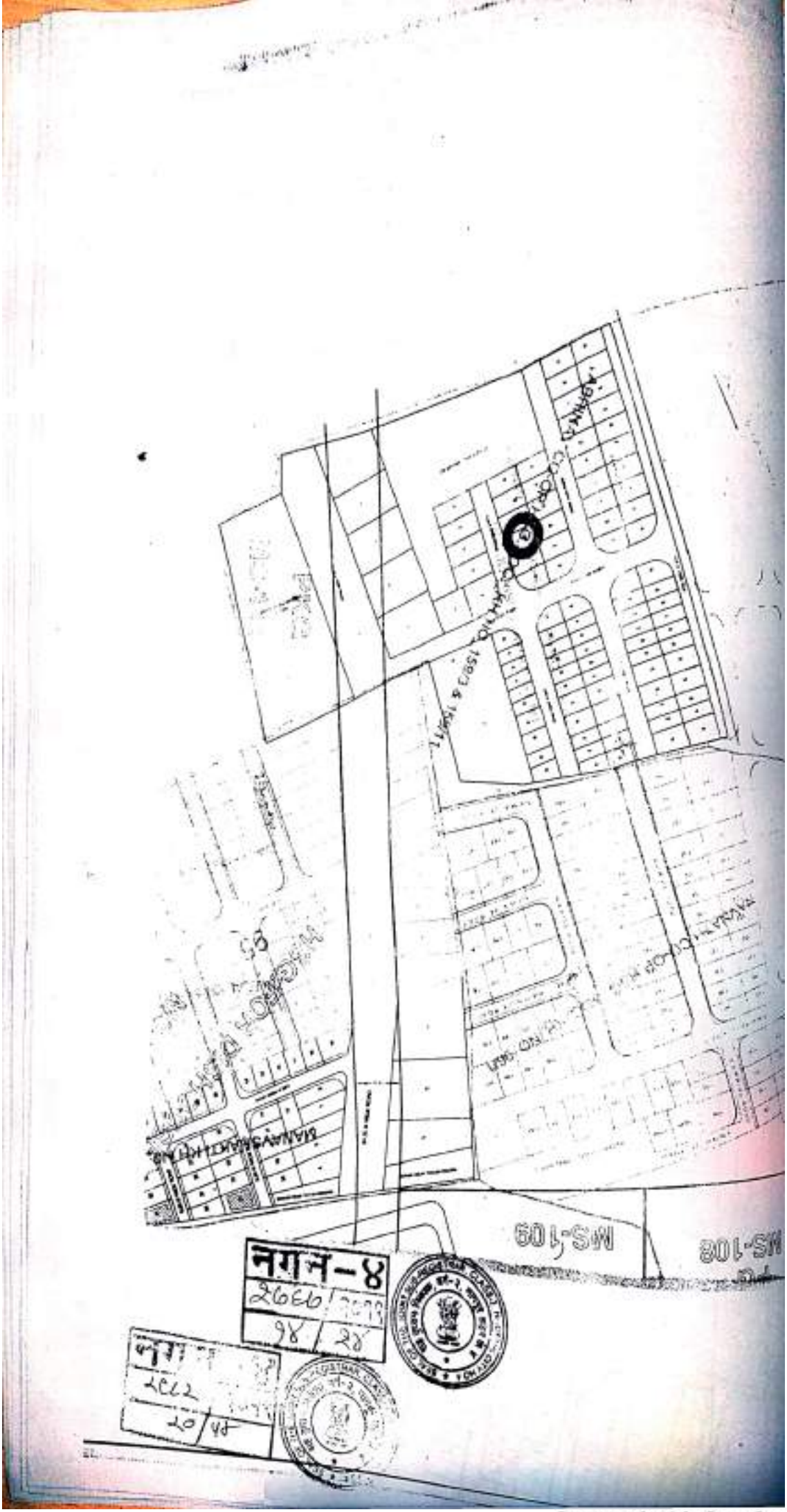
Enclosure 1) One copy / one set of sanctioned plan & copy of undertaking (Hamipatra)
2) Copy of part Layout plan.

2622 / 2099
96/40

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2019
Gener ated Through eSearch
,For o.,ginal report please contact
1 SRO office.

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.नागपूर 4
दस्त क्रमांक : 2767/2019
नोंदणी :
Regn:63m

गावाचे नाव : 1) Somalwada

खाचा प्रकार	बक्षीसपत्र
दला	0
ारभाव(भाडेपटटयाच्या पटटाकार आकारणी देतो की पटटेदार (कराये)	6984000
ापन,प्लॉटहिस्सा व क(असल्यास)	1) पालिकेचे नाव:नागपूर म.न.पा.इतर वर्णन :, इतर माहिती: नागपूर महानगर पालीका व नागपूर सुधार प्रन्यासच्या सिमेतील खास मौजा- सोमलवाडा,या मध्ये पायल सहकारी हाऊसिंग सोसायटीने,नागपूरने खसरा क्रं. 159/ व 159/9 या मध्ये टाकलेल्या लेआऊट मधील प्लॉट क्रं. 4 याचे एकूण क्षेत्रफळ 471.43 चौरस मिटर,शिट क्रं. 729,सिटी सर्व्हे क्रं. 595,वार्ड क्रं 15 या मधील 157.14 चौरस मिटर हिस्सा पियुष राजू कोतपल्लीवार व 157.14 चौरस मिटर हिस्सा अनिकेत राजू कोतपल्लीवार असे एकूण 314.28 चौरस मिटर जमिन हिस्यासहीत. मुद्दा क्रं. 20.330/729,पान क्रं. 561,भाव रुपये 20,200/-((C.T.S. Number : 595 ; Plot Number : 4 ;))
फळ	1) 314.28 चौ.मीटर
ारणी किंवा जुडी देण्यात असेल तेव्हा.	
तऐवज करुन देणा-या/लिहून ठेवणा-या राचे नाव किंवा दिवाणी न्यायालयाचा ामा किंवा आदेश असल्यास,प्रतिवादिचे पता.	1): नाव:-श्री राजू भास्कराव कोतपल्लीवार - - वय:-64; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: प्लॉट क्रं. 53, न्यु स्नेह नगर, वर्धा रोड, नागपूर, महाराष्ट्र, नागपुर. पिन कोड:-440015 पॅन नं:-ABWPK8792J
तऐवज करुन घेणा-या पक्षकाराचे व किंवा ी न्यायालयाचा हुकुमनामा किंवा आदेश ास,प्रतिवादिचे नाव व पता	1): नाव:-श्री पीयुष राजू कोतपल्लीवार - - वय:-34; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: प्लॉट क्रं. 53, न्यु स्नेह नगर, वर्धा रोड, नागपूर, महाराष्ट्र, नागपुर. पिन कोड:-440015 पॅन नं:-ALHPK2142F 2): नाव:-श्री अनिकेत राजू कोतपल्लीवार - - वय:-26; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: रोड नं: प्लॉट क्रं. 53, न्यु स्नेह नगर, वर्धा रोड, नागपूर, महाराष्ट्र, नागपुर. पिन कोड:-440015 पॅन नं:-BHVPK5866M
तऐवज करुन दिल्याचा दिनांक	25/04/2019
स्त नोंदणी केल्याचा दिनांक	25/04/2019
नुक्रमांक,खंड व पृष्ठ	2767/2019
जारमाव्याप्रमाणे मुद्रांक शुल्क	175000
जारमाव्याप्रमाणे नोंदणी शुल्क	200
ेरा	

ष्कलमाठी विचारात घेतलेला तपशील:-

ट शुल्क आकारताना निवडलेला अनुच्छेद	If Gift is of Agricultural or Residential property and is in favor Husband, Wife, Son, Daughter, Grandson, Granddaughter or Wife of deceased son.



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महाराष्ट्र MAHARASHTRA ◐2018◐

AM 815252

10 APR 2018

Stamp Hea[illegible]

GENERAL POWER OF ATTORNEY

Know all by this GENERAL POWER OF ATTORNEY, I **Mr. PIYUSH** S/o. **RAJU KOTPALLIWAR**, Aged About 34 years; Occ. - Service, **PAN - ALHPK2142F And Adhar Card No. 679772131000**, R/o. Plot No. 53, New Sneh Nagar, Wardha Road,Nagpur - 440015, do hereby appoint and constitute **my Father namely Mr. RAJU S/o. BHASKARRAO KOTPALLIWAR**, Aged About 64 years; Occ. - Retired, R/o. Plot No. 53, New Sneh Nagar, Wardha Road, Nagpur - 440015. **PAN - ABWPK8792J And Adhar Card No. 2680 5319 9218** as my Lawful Attorneys, to do, execute and transact all such acts, deeds and things as may be such necessary, expedient or conducive to the efficient use of the said property to do so, execute and transact the following acts, deeds and things so long as the said attorneys continue to be alive.

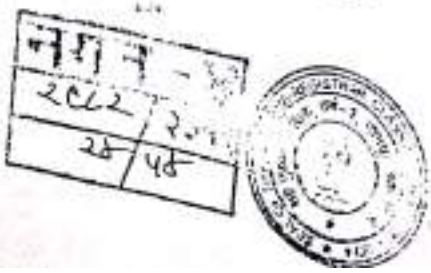
नगन-४
२६६८ | २०१९
९ | १०

नगन-५
२६८२ | २०१९
२३ | ५०

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१) दस्त नोंदणी करणार अहल का	
२) नोंदणी होणा असल्या मुख्यम निबंधक कार्यालयाचे नाव मुख्यम निबंधक क्र.	
३) नोंदणी होणा	
४) मिळकतीचे वर्णन	
५) मोबदला रक्कम	
६) मुद्रांक विकत घेणाऱ्याचे नाव	विपुल राजु कोटेचा
७) दुसऱ्या पक्षकाराचे नाव	नागपुर
८) हल्ले असल्यास त्यांचे नांव व पत्ता	
९) मुद्रांक शुल्क रक्कम 500	
१०) मुद्रांक विक्री नोंद वही अनुक्रमांक 384 दिनांक 29/01/20	
११) मुद्रांक विकत घेणाऱ्याची सही	
सी. मा. क. बोरकर	मुद्रांक विक्रेता ला. क्र. १५/८९ सोड क्र. ४६०१००१ जिल्हाधिकारी कार्यालय नागपूर.





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AND WHEREAS the Executant is presently Resident of above mentioned address I am unable attend the various offices, Banks, registrar offices and etc. and therefore due to the said reasons **I am** not in a position to attend for execution and Registration of the various Sale Deeds, Agreement to Sale, Gift Deed, Lease Deed, Mortgage, Leave License, Correction Deeds, Deed of Declarations, Agreement to Development, Deed of Apartment, Cancellation Deed, Confirmation Deeds and any other documents which is necessary for transact all such acts, deeds and things as may be such necessary, expedient or conducive to the efficient use and occupation of the properties purchased by us and my Attorney and they are further rights to Sale and Purchase the Properties by way Sale Deeds, Agreement to Sale, Gift Deed, Lease Deed, Mortgage, Leave License, Correction Deeds, Deed of Declarations, Cancellation Deed, Confirmation Deeds infavour of the Prospective Purchaser for including and carrying on the valid and legal transfer of the properties either in full or in part as may be deemed fit by my attorney.

AND WHEREAS because of the aforesaid reason I will not personally manage and look after the **" Properties"** and also every time it is not possible for me to sign the necessary papers in respect of the **"Properties".**

AND WHEREAS it has become difficult for me to manage the aforesaid Property, which is time consuming and I am being unable to remain present each and every time to take requisite actions, sign the necessary Documents etc. in the day today hierarchy in managing the said **'Properties'.**

AND WHEREAS the Principals do hereby nominate, appoint and constitute **my Father namely Mr. RAJU S/o. BHASKARRAO KOTPALLIWAR** as my Lawful Attorney with full authority and power to do and execute and Register to perform all or any of the acts, deeds, things, etc. amongst others with full powers on my behalf and in my name and which the said attorney has agreed to do.

Now therefore I hereby authorize and empower to my aforesaid **ATTORNEY** to do the following acts, deeds and things in my name for me and on my behalf:-

NOW THIS INSTRUMENT WITHESSETH AS UNDER :

नगन - ४
२८८२ / २०१९
२५/५८

नगन - ४
२७८८ / २०१९
३ / २०

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1. To perform all or any of the obligations, liability, act, deeds, things which may be required or expedient in the opinion of the attorney, to be accomplished and fulfilled for and on behalf of the principal. To Appoint, constitute any person, agent, representative, substitute, intermediary, employee, officer etc. and authorize and delegate to him all or any of the acts, deeds, things, which the attorney is authorized to do under this document. To bargain, covenant, deal, negotiate in relation to the Aforesaid Property mentioned in above.

2. To appear and act / plead in the office of the Tahsil Office, S.D.O., Revenue Matters, Collectorate, Nazul Department, M. S. E. D.C.L., Survey Offices, Revenue Department and its Matters, Registrar Office, State Government Offices, Central Government Offices and other Government and Semi Government Offices and records, in relation to the various Problems / Documents / Title deeds pertaining to the aforesaid Property.

3. To sign and verify the applications, Plaints, Returns, Written Statements, Complaints and other documents / pleadings etc. on Oath before all authorities including the Courts of Law.

4. To appoint advocate/s whenever and wherever deemed necessary and sign the Vakalatnama and appear in the Civil Courts, District Courts, Revenue Cases, All Courts, High Court and Supreme Court for me and on my behalf.

5. To Negotiate Financial aspects, To execute and Registered all types of Deeds, Agreement to Sale, All Agreements and any other documents, including Deeds in Conveyance, Deed of Apartment, Agreement to Development, Sale Deed, Correction Deeds, Confirmation Deeds as may be deemed fit in favour of the prospective purchasers and to get it be registered as required under law and to do all such Acts, Deeds and things necessary to prevent any financial loss to me.

6. To apply N. I. T. AND N. M. C., Nagpur, All Revenue Authorities, as well as all Government offices as may be required and for the registration purposes of the Conveyance Deed / s and etc.

7. To execute and sign the necessary mortgage deed / deeds to be executed in favour of Financial Institution for securing the Financial Aid.

नागपूर - ५
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8. To Draw, accept, award, endorse, negotiate or pay any Bill, Cheque, Demand Draft which may be deemed necessary for the efficient management of the aforesaid transfer.

9. To Sign Plaints, applications, appeals, revisions, Writ Petitions, replies, Mis. Applications, written statements on my behalf, settle, adjust, adduce evidence, affirm affidavits submit or withdraw any suit and verify it as per law before any Court of Law, Revenue Authorities, Town Planning, for execution of Agreement and other documents at all stages and also file the same sign the Vakalatnama, if any for the effective use of the said property, whether Civil, Revenue or Criminal whether Original or Appellate.

10. To appoint, engage, dismiss or discharge any Advocate or Advocates or such fees as the said Attorney's think fit and proper for the benefit of the beneficial use of the aforesaid property.

11. That, the Attorney shall execute and registered the sale deed infavour of the Prospective Purchasers on behalf of me.

12. That my said attorney shall also delegate the Power mentioned in this Power of Attorney to any other Person as he wish.

13. And generally to do and execute or cause to be done and executed all Acts, Deeds, Documents and things necessary for the implementation of the above said object as my aforesaid Lawful attorney shall deem fit and proper and all such Acts, Deeds and things done and executed by my aforesaid ATTORNEY in pursuance of the powers confirmed on them by these presents shall be legal and binding on me as if done personally by me and executed the same and agree to ratify the same.

14. My said Attorney, having performed all her duties hereunder THIS POWER OF ATTORNEY till the objective of the execution of these presents achieved fully.

IN WITNESSES WHEREOF I THE EXECUTANT AND ATTORNEY ABOVE NAMED DO HEREBY SET THEIR HANDS AND SIGNED THIS GENERAL POWER OF ATTORNEY, WITHOUT ANY PRESSURE, WITHOUT ANY / UNDER THE INFLUENCE ON THIS 25TH DAY OF APRIL, 2019 AND IN THE PRESENCE OF THE ATTESTING WITNESSES AND BEFORE THE SUB-REGISTRAR, NAGPUR.

Cont...

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This Deed is prepared as per the instructions and documents supplied by the Parties to Adv. Vinod R. Samarth, Mobile - 9422133625

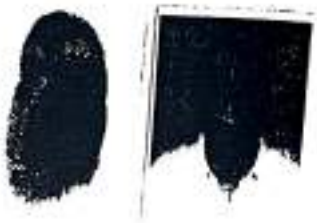


Mr. PIYUSH RAJU KOTPALLIWAR

EXECUTANT

POWER OF ATTORNEY

ACCEPTED BY THE ATTORNEY



Mr. RAJU BHASKARRAO KOTPALLIWAR

ATTORNEY

WITNESSES :-

1)



2)

Adv. Vinod Samarth

Cont. .....

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भारत सरकार
GOVERNMENT OF INDIA

Raju Bhaskar Kotpalliwar
जन्म वर्ष / Year of Birth : 1955
पुरुष / Male

2690 5319 9218

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address: Plot No.53, Wardha Road, Behind Dhawale Hospital, New Somalwada, Nagpur, Vidyanand Nagar, Maharashtra, 440015

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

RAJU BHASKARRAO KOTPALLIWAR
BHASKAR TUKARAMJI KOTPALLIWAR
04/02/1955
Permanent Account Number
ABWPK6792J

भारत सरकार
Government of India

Piyush Raju Kotpalliwar
जन्म तिथि / DOB : 21/07/1995
पुरुष / Male

6797 7213 1000

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address:
S/O: Raju Kotpalliwar, Plot No-53, new Sneh Nagar, , Wardha Road, Nagpur, Vivekanand Nagar, Nagpur, Vivekanand Nagar, Maharashtra, 440015

6797 7213 1000

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

PIYUSH RAJU KOTPALLIWAR
RAJU BHASKAR KOTPALLIWAR
21/07/1995
Permanent Account Number
ALHPK2142F

Signature

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Summary-2(दस्त गोषवारा भाग - २)

267/2768
गुरुवार,25 एप्रिल 2019 3:01 म.नं.

दस्त गोषवारा भाग-1

सगन4
दस्त क्रमांक: 2768/2019

दस्त क्रमांक: सगन4 /2768/2019

बाजार मुल्य: रु. 00/-

मोबदला: रु. 01/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. सगन4 यांचे कार्यालयात

अ. क्रं. 2768 वर दि.25-04-2019

रोजी 3:06 म.नं. वा. हजर केला.

पावती:3443

पावती दिनांक: 25/04/2019

सादरकरणाराचे नाव: श्री पीयुष राजू कोतपल्लीवार - -

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 200.00
पृष्ठांची संख्या: 10	
एकुण:	300.00

Piyush

दस्त हजर करणाऱ्याची सही:

सह दुय्यम निबंधक, वर्ग-२
नागपूर शहर क्र. ४

सह दुय्यम निबंधक, वर्ग-२
नागपूर शहर क्र. ४

दस्ताचा प्रकार: पॉवर ऑफ अॅटर्नी

मुद्रांक शुल्क: a जेव्हा तो प्रतिफलार्थ देण्यात आलेला असून@ त्यामुळे कोणतीही स्थावर मालमत्ता विकण्याचा प्राधिकार मिळत असेल तेव्हा

शिक्का क्रं. 1 25 / 04 / 2019 03 : 06 : 45 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 25 / 04 / 2019 03 : 07 : 23 PM ची वेळ: (फी)

THE JOINT SUB-REGISTRAR, CLASS-2 सह दुय्यम निबंधक वर्ग-२, नागपूर

2022 / 2019
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दस्त गोषवारा भाग-2

नगन4 १०-१७
दस्त क्रमांक:2768/2019

25/04/2019 3 07:08 PM

दस्त क्रमांक :नगन4/2768/2019

दस्ताचा प्रकार :-पॉवर ऑफ अॅटर्नी

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:श्री पीयुष राजू कोतपल्लीवार - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: प्लॉट क्रं. 53, न्यु स्नेह नगर, वर्धा रोड, नागपूर, महाराष्ट्र, नागपुर. पिन नंबर:	कुलमुखत्यार देणार वय :-34 स्वाक्षरी:-		
2	नाव:श्री राजू भास्करराव कोतपल्लीवार - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: प्लॉट क्रं. 53, न्यु स्नेह नगर, वर्धा रोड, नागपूर, महाराष्ट्र, नागपुर. पिन नंबर:	पॉवर ऑफ अटॉर्नी होल्डर वय :-64 स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार तसाकबीत पॉवर ऑफ अॅटर्नी धा दस्त ऐवज करुन दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:25 / 04 / 2019 03 : 08 : 43 PM

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ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करुन देणा-यांना व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:श्री विनोद रामभाऊजी गजभिये अधिवक्ता - - वय:57 पत्ता:राहणार प्लॉट क्रं. 48-ने, साजश्री गौरव, गणेश नगर, आमगावरोड नेअरुट, नागपूर पिन कोड:440009	स्वाक्षरी		
2	नाव:श्री निलेश गजानन बाघ - - वय:36 पत्ता:राहणार झेंडा चौक, महाल, नागपूर पिन कोड:440032			

शिक्का क्र.4 ची वेळ:25 / 04 / 2019 03 : 11 : 54 PM

9 नंबराचे चुकाचे
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शिक्का क्र.5 ची वेळ:25 / 04 / 2019 03 : 12 : 36 PM नोंदणी पुस्तक 4 मध्ये

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