

महाराष्ट्र MAHARASHTRA ● 2018 ●

FOR TREASU
AM 815253
10 APR 2018
Stamp Head

GENERAL POWER OF ATTORNEY

Know all by this GENERAL POWER OF ATTORNEY I, Mr. ANIKET S/o. RAJU KOTPALLIWAR, Aged About 28 Years, Occupation - Service, PAN - BHVPK5866M and Adhar Card No. 738956765238, 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 64 Years, Occ. : Retired, R/o. 53, New Sneh Nagar, Wardha Road, Nagpur - 440015, PAN - ABWPK8792J and Adhar Card No. 2690 6319 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.

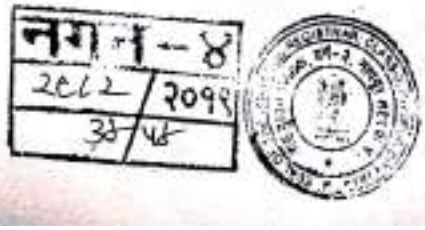
नगर - ४
२७ EE २०१९
१ /२०

२८८२ १९५
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२) दस्त नोंदणी करणार आहेत काय ?	होय/नाही
३) नोंदणी होणार असल्यास मुख्यम निबंधक कार्यालयाचे नाव	मुख्यम निबंधक क्र.
४) मिळकतीचे वर्णन	
५) मोबदला रक्कम	
६) मुद्रांक विकत घेणाऱ्याचे नाव	
७) दुसऱ्या पक्षकाराचे नाव	
८) हस्ते असल्यास त्यांचे नाव व पत्ता	
९) मुद्रांक शुल्क रक्कम	
१०) मुद्रांक विक्री नोंद वही अनुक्रमांक	4586 /दिनांक 24/12/2011
११) मुद्रांक विकत घेणाऱ्याची सही	
सौ. मा. क. धोरकार	मुद्रांक विक्रेता ला. क्र. १५/८९ बोड क्र. ४६०१००९ 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, Agreement to Development, Deed of Apartment, Gift Deed, Lease Deed, Mortgage, Leave License, Correction Deeds, Deed of Declarations, 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 me and my Attorney and he is further rights to Sale and Purchase the Properties by way Sale Deeds, Agreement to Sale, Agreement to Development, Gift Deed, Lease Deed, Mortgage Deed, Leave and License, Correction Deeds, Deed of Declarations, Cancellation Deed, Confirmation Deeds infavour of the Prospective Purchaser's 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 us 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 :

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, Agreement to Development, Deed of Apartment, 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.

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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 - 9422133525



Mr. ANIKET RAJU KOTPALLIWAR
EXECUTANT

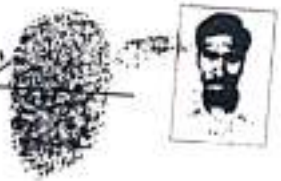
POWER OF ATTORNEY
ACCEPTED BY THE ATTORNEY





Mr. RAJU BHASKARRAO KOTPALLIWAR
ATTORNEY

WITNESSES :-

1) 

2) (Adv. Vinod Samarth)

Cont. ——

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भारत सरकार
GOVERNMENT OF INDIA

Raju Bhaskar Kotpalliwar

Year of Birth: 1955

Male

2690 5319 9218

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address: Plot No 53, Wardha Road, Behind Dhawale Hospital, New Sneh Nagar, Nagpur, Vivekanand 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

Government of India

Piyush Raju Kotpalliwar

Male

6797 7213 1000

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

21/07/1985

Permanent Account Number

ALHPK2142F

Signature

Piyush

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नागपूर

2022 / 3090

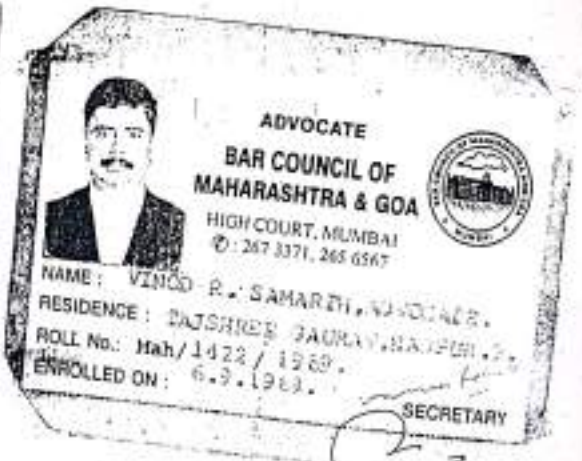
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भारत सरकार
GOVERNMENT OF INDIA
अनिकेत राजू कोटपल्लीवार
Aniket Raju Kotpalliwar
जन्म वर्ष / Year of Birth : 1990
पुरुष / Male
7389 5676 5238
भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA
Address: S/O Raju Kotpalliwar, Plot No.53, Wardha Road, Behind Dhadwale Hospital, New Sneh Nagar, Nagpur, Maharashtra, 440015


आयकर विभाग
INCOME TAX DEPARTMENT
ANIKET RAJU KOTPALLIWAR
RAJU BHASKAR KOTPALLIWAR
19/05/1990
Permanent Account Number
BHVPK5866M
Signature
भारत सरकार
GOVT. OF INDIA


THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE
DOB : 19-11-1989
S/DAU OF GAJANAN
H. NO. 560, WARAL,
NAGPUR,
PIN
Signature & Seal of Issuing Authority
Signature/Thumb Impression of Holder


ADVOCATE
BAR COUNCIL OF MAHARASHTRA & GOA
HIGH COURT, MUMBAI
✆ : 267 3371, 265 6567
NAME : VINOD R. SAMARTH, ADVOCATE.
RESIDENCE : RAJSHREE JAGRAN, NAGPUR.
ROLL No.: Mah/1422/1989.
ENROLLED ON : 6.9.1989.
SECRETARY



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267/2769
गुरुवार,25 एप्रिल 2019 3:10 म.नं.

दस्त गोषवारा भाग-1

नगन4 C-10
दस्त क्रमांक: 2769/2019

दस्त क्रमांक: नगन4 /2769/2019

बाजार मुल्य: रु. 00/- मोबदला: रु. 01/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. नगन4 यांचे कार्यालयात

अ. क्रं. 2769 वर दि.25-04-2019

रोजी 3:14 म.नं. वा. हजर केला.

पावती:3444 पावती दिनांक: 25/04/2019

सादरकरणाराचे नाव: श्री अनिकेत राजू कोतवलीवार - -

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

Anikesh

दस्त हजर करणाऱ्याची सही:

NSB4 दुय्यम निबंधक, दर्जा-२
नागपूर शहर क्र. ४

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

दस्ताचा प्रकार: कुलमुखत्यारपत्र

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

शिक्का क्रं. 1 25 / 04 / 2019 03 : 14 : 30 PM ची वेळ:(सादरीकरण)

शिक्का क्रं. 2 25 / 04 / 2019 03 : 15 : 53 PM ची वेळ: (की)





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दस्त गोषवारा भाग-2

नगन4 १०-१०
दस्त क्रमांक:2769/2019

25/04/2019 3 14:10 PM

दस्त क्रमांक :नगन4/2769/2019

दस्ताचा प्रकार :-कुलमुखत्यारपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:श्री अनिकेत राजू कोतपल्लीवार - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: प्लॉट क्र. 53, न्यु स्नेह नगर, वर्धा रोड, नागपूर, महाराष्ट्र, नागपुर. पॅन नंबर:	कुलमुखत्यार देणार वय :-28 स्वाक्षरी:-		
2	नाव:श्री राजू भास्करराव कोतपल्लीवार - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: प्लॉट क्र. 53, न्यु स्नेह नगर, वर्धा रोड, नागपूर, महाराष्ट्र, नागपुर. पॅन नंबर:	पॉवर ऑफ अटॉर्नी होल्डर वय :-64 स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार इसमाकडील कुलमुखत्यारपत्र चा दस्त-ऐवज करुन दिल्याचे कबुल करतात.

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

शिक्का क्र.3 ची वेळ:25 / 04 / 2019 03 : 17 : 28 PM

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 समर्थ अधिवक्ता - - वय:57 पत्ता:राहणार प्लॉट क्र. 46-ड, ताजश्री गौरव, गणेश नगर, आझमशहा लेआऊट, नागपूर पिन कोड:440009 स्वाक्षरी		
2	नाव:श्री निलेश रजानन बाप - - वय:36 पत्ता:राहणार शेंडा चौक, मडाल, नागपूर पिन कोड:440032		

शिक्का क्र.4 ची वेळ:25 / 04 / 2019 03 : 18 : 50 PM

शिक्का क्र.5 ची वेळ:25 / 04 / 2019 03 : 19 : 51 PM नोंदणी पुस्तक 4 मध्ये

बराचे बुकाचे
2662 नंबरी नोंदला

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

सह दुय्यम निबंधक, वर्ग-२, 2769 /2019
नागपूर शहर क्र. ४,

1. Verify Scanned Document for correctness before
2. Get print immediately after registration.

For feedback

प्रमाणित करण्यात येते कि, या दस्तामध्ये एकुण ..... पाने आहेत

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

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घोषणापत्र

मी राजू कौर पंजाबी या व्दारे घोषीत करतो, कि, दुय्यम निबंधक नागपूर-४ यांचे कार्यालयात विक्रीकरारनामा या शिर्षकाचा दस्त नोंदणी साठी सादर करण्यात आला आहे. श्री. उमेशचंद्र गोपीचंद अग्रवाल रा. मुसेदनगर, नागपूर यांनी दिनांक १५-४-१२ रोजी दस्त क्रमांक २६६९ मला दिलेले कुलमुख्यार पत्राच्या आधारे मी, सदर दस्त नोंदणी साठी सादर केला आहे.

सदर कुलमुख्त्यार पत्र लिहून देणार यांनी कुलमुख्त्यार पत्र रद्द केलेला नाही किंवा कुलमुख्यार पत्र लिहून देणार व्यक्ती पैकी कोणीही मैय्यत झालेले नाही, किंवा अन्य कोणत्याही कारणामुळे कुलमुख्त्यार पत्र रद्द बाबत ठरलेले नाही. सदर कुलमुख्त्यार पत्र पुर्ण पणे वैद्य असून उपरोक्त कृती करण्यास मी पुर्णत: सक्षम आहे सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये मी शिक्षेस पात्र राहिन याची मला जाणीव आहे.

दिनांक 3-4-2012

(कुलमुख्त्यार पत्र धारकाची स्वाक्षरी)

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घोषणापत्र

मी राजु भाऊराव कोरपीकर व्दारे घोषीत करतो, कि, दुय्यम निबंधक नागपुर-४ यांचे कार्यालयात (दिलेल्या कार्यालयाचे) शिर्षकाचा दस्त नोंदणी साठी सादर करण्यात आला आहे. श्री. पीयुष कोरपीकर रा. हुडकेश्वर नागपूर यांनी दिनांक २५/४/१८ रोजी दस्त क्रमांक २६६ मला दिलेले कुलमुख्यार पत्राच्या आधारे मी, सदर दस्त नोंदणी साठी सादर केला आहे.

सदर कुलमुखत्यार पत्र लिहून देणार यांनी कुलमुख्यार पत्र रद्द केलेला नाही किंवा कुलमुख्यार पत्र लिहून देणार व्यक्ती पैकी कोणीही मैय्यत झालेले नाही. किंवा अन्य कोणत्याही कारणामुळे कुलमुख्त्यार पत्र रद्द बाबत ठरलेले नाही. सदर कुलमुख्त्यार पत्र पुर्ण पणे वैद्य असून उपरोक्त कृती करण्यास मी पुर्णत: सक्षम आहे सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये मी शिक्षेस पात्र राहिन याची मला जाणीव आहे.

दिनांक 31/5/2018

(कुलमुख्त्यार पत्र धारकाची स्वाक्षरी)

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मौजा - सोमलवाडा

मूल्यांकन पत्रक (शहरी क्षेत्र-खुली जमीन)

Application ID : 201905031151 — 03 May 2019,11:57:44 AM

मूल्यांकनाचे वर्ष :	2019
जिल्हा :	नागपूर
तालुका :	तालुका : नागपूर (ग्रामीण) मौजा : सोमलवाडा (नागपूर महानगरपालिका)
सर्वेक्षण मूल्य विभाग :	20.330/729 -रहिवास क्षेत्रांतर्गत भूखंड सिट नं.729
स्थानिक संस्था :	Nagpur Municipal Corporation

वार्षिक मूल्य दर तक्त्यानुसार जमिनीचा दर

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगीक	मोजमापनाचे एकक
20200	32000	40300	45900	0	चौ.मीटर

मिळकतीचे क्षेत्र 471.43 चौ. मीटर Layout Plot - More Than 1 Road Front Corner Plot (12 meter)

कार्नर प्लॉट नुसार 110% = 22220

1 471.43चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 100 % मूल्य दर =22220/-

471.43चौ. मीटर क्षेत्रासाठी मुल्यांकन = 471.43*22220

=10475174.6/-

एकत्रीकरणाचे एकत्रित अंतिम मुल्य - मिळकतीचे क्षेत्र 1 मूल्य + मिळकतीचे क्षेत्र 2 मूल्य

=10475174.6 + 0

= Rs.10475174.6/-

Home Print

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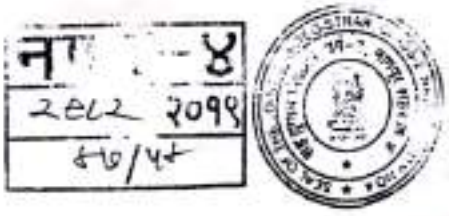












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[redacted] प्राधिकरण
[redacted] OF INDIA

आधार

पता:
S/O: विजयकुमार दीक्षित, फ्लैट न 537, बुटीबोरी वार्ड नं, दीक्षित वाडा, पटवर्धन ग्राउंड, नागपुर,
महाराष्ट्र - 440012

Address :
S/O: Vijaykumar Dixit, HOUSE N 537, B/H BUTIWADA , DIXIT WADA, Patwardhan Ground, Nagpur,
Maharashtra - 440012

3415 1889 5972

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947, Bengaluru-560 001

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CHALLAN
MTR Form Number-6

GRN	MH001092221201920E	BARCODE		Date	03/05/2019-10:58:27	Form ID	25.2

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Sale of Non Judicial Stamps IGR Rest of Maha	TAX ID (If Any)	
		PAN No.(If Applicable)	
Office Name	NGP4_JT NAGPUR NO 4 SUB REGISTRAR	Full Name	Ms VAS Associates and Builders
Location	NAGPUR		
Year	2019-2020 One Time	Flat/Block No.	Plot No 4
Account Head Details	Amount In Rs.	Premises/Building	
0030046401 Sale of NonJudicial Stamp	500000.00	Road/Street	Mouza-Somalwada
		Area/Locality	Nagpur
		Town/City/District	
		PIN	4 4 0 0 1 5
		Remarks (If Any)	SecondPartyName=Raju B Kotpalliwar~
		Amount In Words	Five Lakh Rupees Only
Total	5,00,000.00		

DEFACED ₹500000.00 DEFACED

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572019050389036	IK0AARRXT9
Cheque/DD No.		Bank Date	RBI Date	03/05/2019-10:59:03	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Mobile No. : 9823630809

Department ID :
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.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-267-2982	00006209772019 20	03/05/2019-14:21:14	IGR386	500000.00
			Total Defacement Amount		5,00,000.00

Valid Date 03-05-2019 22:25:50

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