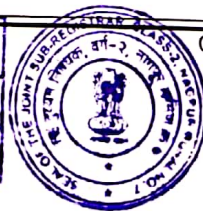
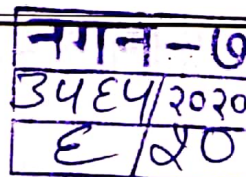


- (11) To apply to the concerned Department for obtaining Sewer, water and electricity connections etc. and to pay/deposit necessary sums in the Office of the concerned authorities and to do the needful.
- (12) To sign various Applications/Forms regarding commencement of working stage progress and completion of works etc. and to submit the same in the Office of the Gram Panchayat/Town Planning Department, Nagpur.
- (13) To apply to the Grampanchayat/Town Planning/U.L.C. Department/Nagpur Improvement Trust for obtaining various No Objection Certificates and to receive such Certificates.
- (14) To sign and verify Vakalatnama, Applications, Statements, Declarations and Affidavits etc. for us and on our behalf.
- (15) To sign Plaints, Written Statements, Replies, Returns etc. for us and on our behalf and to submit the same to the concerned Civil/Criminal/Revenue Courts etc. To represent us in such Courts Civil/Criminal/Revenue etc. and to do the needful.
- (16) To deposit money in the Court, Government and/or Semi-Government Departments and Offices. To obtain refund of money so deposited in any Court, Department and Offices and to pass a valid receipt and discharge for the same.
- (17) To do all things necessary to complete the aforesaid development/sale transaction relating ONLY to the said property and to observe and perform all the obligations on our part in accordance with the Agreement to be made by us with any willing buyer/buyers.
- (18) To appoint Architect, Engineer and/or Supervisor for carrying on and completing the proposed Layout works, if considered necessary.
- (19) To engage Advocate, Pleader, Vakil for completion of the aforesaid development/sale transaction smoothly and to fix his remuneration.
- (20) That the Power of Attorney Holder hereby assures the Owner (i.e. Executant) that it shall always indemnify it against any dispute/litigation regarding the Agreements to Sell with the willing prospective buyer(s).
- (21) We do hereby declare that we will not withdraw, cancel or revoke this 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.



Contd. ...

THAT the full Stamp Duty of Rs. 20,23,500/- only and Full Registration Fees of Rs. 30,000/- Only is already paid at the time of Registration of Agreement of Development dated 29-07-2020, which is duly registered in the office of the Joint Sub-Registrar, Nagpur-7 at Serial No. 3564 on even date.

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.

SCHEDULE OF THE PROPERTY

ALL THAT Piece and Parcel of Agricultural Land bearing Khasra/Survey/Gut No. 41/2, having an area of 1.01 Hectares (i.e. 2.5 Acres), Land Revenue Rs. 3.90 held in Occupancy Class-1 Rights of Mouza – SHANKARPUR, P.S.K. 42, Khate No. 213, including all kinds of Trees, Shrubs, Passage, Right of Way, Water Courses, Path Way, a Well and all other easementary rights appurtenant and belonging thereto, situated at Village – Shankarpur, within the limits of the Grampanchayat – Shankarpur in Tahsil – Nagpur (Rural) and District – NAGPUR and bounded as under :-

ON THE EAST	-	FIELD OF KHASRA NO. 42,
ON THE WEST	-	FIELD OF KHASRA NO. 40,
ON THE NORTH	-	REMAINING PORTION OF FIELD KHASRA NO. 41,
ON THE SOUTH	-	FIELD KHASRA NOS. 40 & 43.

IN WITNESS WHEREOF WE, JAI AMARLAL GRUHANIRMAN SAHAKARI SANSTHA MARYADIT, NAGPUR, acting through its Hon. President SHRI. MOHAN DAYARAM CHOITHANI, have hereto set our hand and signed this DEED OF GENERAL POWER OF ATTORNEY at NAGPUR on this 29th Day of JULY, 2020, in presence of the attesting witnesses signing as such.

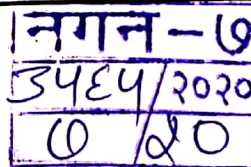
SL. NO. *Drafted by Adv. Sandeep Shastri*
 (LEFT THUMB) FINGER PRINT PASSPORT SIZE PHOTOGRAPH SIGNATURE & FULL NAME

01



FOR JAI AMARLAL GRUHANIRMAN
SAHAKARI SANSTHA MARYADIT, NAGPUR

Mohan Dayaram Choithani
 (MOHAN DAYARAM CHOITHANI)
 Hon. President
EXECUTANT SOCIETY



Contd. ...

02



FOR M/S. TIRUPATI DEVELOPERS

1)

(PRASHANT MANOHARRAO BONGIRWAR)

03



2)

(RAHUL ARUNRAO UPGANLAWAR)

Partners

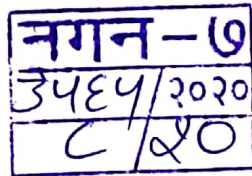
ATTORNEYWITNESSES :

(1)

Mangotwar

(2)

Rameshkolh



Contd. ...