



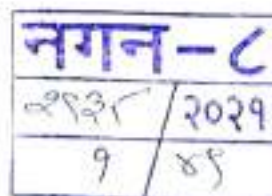
CHALLAN
MTR Form Number-6



GRN	MHO01379699202122E	BARCODE			Date	20/05/2021-22:49:25	Form ID	25.1
Department					Inspector General Of Registration			
Stamp Duty					Payer Details			
Type of Payment					Registration Fee		TAX ID / TAN (If Any)	
							PAN No.(If Applicable)	
							ACAPMA34EK	
Office Name					NCPB_U1 NAGPUR NO 8 SUB REGISTRAR		Full Name	
Location					NAGPUR		SANJAY NITYANAND MUDLIAR	
Year					2021-2022 One Time		Flat/Block No.	
							CTS NO-10603, (OLD-10603) SHEET NO-35461	
							Premises/Building	
							PLOT NO-55	

Account Head Details		Amount in Rs.	Premises/Building		Plot No-55	
0030046401	Stamp Duty	100.00	Road/Street	MOUZA-BINAJO		
0030063301	Registration Fee	100.00	Area/Locality	NAGPUR		
			Town/City/District			
			Pin		4	4
				0	0	1
				7		
			Remarks (If Any)			
			PAN2-AJNPB4946J-SecondPartyName*ASHISH RAMESHRA			
			BARSAGADE PROP M NIRMAYI CONSTRUCTION-			
			Amount in	Two Hundred Rupees Only		
Total		200.00	Words			
Payment Details			FOR USE IN RECEIVING BANK			
UNION BANK OF INDIA						
Cheque/DD Details			Bank CIN	Ref No	02901792021052053651	503814555
Cheque/DD No.		Bank Date	REI Date	20/05/2021-22 51 05	Not Verified with RBI	
Name of Bank		Bank Branch	UNION BANK OF INDIA			
Name of Branch		Scroll No . . Date	Not Verified with Scroll			

Department ID _____ Mobile No. 98755149
NOTE - This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
एकर कार्यालय केवल दस्तावेज पंजीकरण के लिए ही मान्य है। अनपंजीकृत दस्तावेजों के लिए इसका प्रयोग नहीं किया जा सकता।



DEED OF DECLARATION

OF

HARIHAR CLASSIC,

FORM – A

**IN RESPECT OF HARIHAR CLASSIC, PLOT NO. 55 OF MOUZA BINAKI,
SITUATED AT SHANTI NAGAR, NAGPUR.**

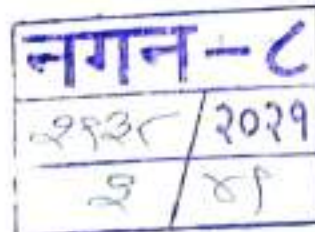
***This DEED OF DECLARATION is made and executed on this
21 Day of May 2021 by***

SHRI SANJAY NITYANAND MUDLIAR, Aged about 53, Occupation – Business, PAN NO. ACAPM4946K Aadhar No. 5635 5765 3514 R/o Near Mudliyar Hall, Shree Harihar Kutii, Mudliyar square, Shanti Nagar, Nagpur 440002 hereinafter called the **GRANTOR** through their constituted power of attorney holder **SHRI. ASHISH RAMESHRAO BARSAGADE**, aged about 42 years, occupation – Business, R/o Sarvshree Nagar, Dighori, Tahsil Nagpur & District Nagpur. PAN NO. AJNPB4946J, Aadhaar No 9390 1830 4213 PROPRIETOR OF M/S NIRMAYI CONSTRUCTION A proprietor firm having its office at shop No.A/11 NIT Complex, Ayurvedic Layout, behind Tajshree Tower, Old Mirchi Bazar, Nagpur, Hereinafter called as which expression shall unless repugnant to the context thereof, always mean and include the Grantor, his Legal Successors, Executors, Representatives, Assignees etc. who is fully empowered and qualified to execute this Deed do hereby state :

FIRST: That the above said Grantor is owner and is developing the following land property which is described as follows:

:: DESCRIPTION OF PROPERTY::

All that piece of land, situated within the limits of the Corporation of the City of Nagpur and the Nagpur Improvement Trust, bearing **PLOT NO. 55** admeasuring about as per CTS Extract **350.00 Sq.Mtrs (3767-Sq. Fts.)** as per measurement sheet 305.00 Sq.Mtrs.as per site 297.055 Sq.Mtrs. with all necessary easementary rights appurtenant and belonging thereto in the approved layout of Khasra No. 156 of **Mouza – BINAKI** bearing City **Survey No. 1060/3 (old 1060) Sheet no. 394/61** Municipal House No. 876/55 Ward No. 22 Shanti Nagar locality within the Limits of Nagpur Improvement Trust and Nagpur Municipal Corporation Tahsil – Nagpur, District- Nagpur.



Plot No. 55 bounded as under:-

East	- Plot No. 99 B boundary of mouza Chikhali
West	- ROAD
North	- Plot no. 54
South	- 9 Mtrs. ROAD

AND WHEREAS the Grantor has duly mutated his name in All Concerning Government Records and sanctioned the Building plan. As such Grantor has full rights to construct a multi storied building on the above said plot of land and to make deed of declaration to that effect.

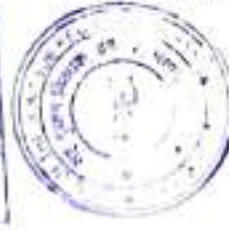
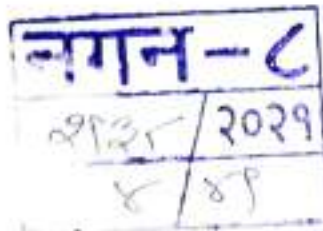
SECOND : That, the Grantor desirous of promoting , developing and constructing a Apartment scheme on the said plot of land and enter in to registered Agreement to Development with **M/S NIRMAYI CONSTRUCTION** a sole proprietor **SHRI. ASHISH RAMESHRAO BARSAGADE**, which is duly registered at Sr. No.2869 on dt. 14/05/2021 and power of Attorney duly registered at Sr. No. 2870 on dt 14/05/2021 in the office of sub Registrar Nagpur No. B and a building known as "**HARIHAR CLASSIC**" according to plan duly attaché herewith as "Exhibit – A". Which is duly sanctioned and approved by the Assistant Director, Town Planning Department, Nagpur Municipal Corporation, Nagpur, having its Permit No. **480/BP/BINAKI/TP/NMC/2114 Dated 26/03/2021** and same is attached hereto as "Exhibit – A".

The Postal Address of the Building is:

"HARIHAR CLASSIC"
PLOT NO. 55

Mudliyar Chowk, Shanti Nagar,
Ward No. 22 Nagpur.

THIRD : That, the said building will be known and styled as "**HARIHAR CLASSIC**". There will be 12 apartments on the total Six Floors, in the said building and all these floors are capable of individual utilization on account of having their own exit to a common area and facilities of the building. The Apartment owners will obtain particular and exclusive property rights thereto and each apartment, constitutes a heritable and transferable, immovable property, within the meaning of Maharashtra Apartment Ownership Act 1970 Or any other law for the time being in force, in the State of Maharashtra (The residential apartments shall be hereafter referred to as Family Unit throughout this deed.) Each of these Apartments owners shall also acquire individual undivided interest in the general, common and restricted areas and facilities of the building, necessary for their adequate utilization of the General/common/Restricted common areas and facilities in accordance with the Maharashtra Apartment Ownership Act 1970.



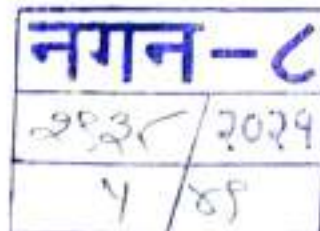
FOURTH : That the condominium shall be known as "HARIHAR CLASSIC" and the family units and common areas and facilities of the building will be as follows

" HARIHAR CLASSIC"

There are 12 Apartments which have been numbered as under and the detail of Built up area ,carpet area & super built up area statement of flats/apartments along with undivided share in land is as under

Baxsagade

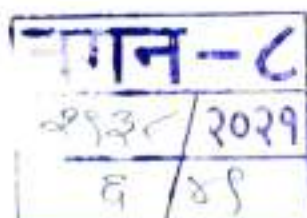
FLAT NO. & FLOOR	CARPET AREA	BUILT UP AREA ENCLOSED BALCONY	OPEN BALCONY	BIUP AREA ENCLOSED OPEN BALCONY Sq.M.	PREMIUM AREA	PARKING AREA	SUPER BIUP AREA Sq.M.	LAND SHARE %	SUPER BIUP AREA Sq.Feet
G. Floor									
FIRST FLOOR									
101	61.273	68.947	7.338	76.285	13.084	14.813	104.183	8.420	1121.42
102	59.801	67.057	7.656	74.713	12.815	14.508	102.036	8.247	1098.31
SECOND FLOOR									
201	61.273	68.947	7.338	76.285	13.084	14.813	104.183	8.420	1121.42
202	59.801	67.057	7.656	74.713	12.815	14.508	102.036	8.247	1098.31
THIRD FLOOR									
301	61.273	68.947	7.338	76.285	13.084	14.813	104.183	8.420	1121.42
302	59.801	67.057	7.656	74.713	12.815	14.508	102.036	8.247	1098.31
FOURTH FLOOR									
401	61.273	68.947	7.338	76.285	13.084	14.813	104.183	8.420	1121.42
402	59.801	67.057	7.656	74.713	12.815	14.508	102.036	8.247	1098.31
FIFTH FLOOR									
501	61.273	68.947	7.338	76.285	13.084	14.813	104.183	8.420	1121.42
502	59.801	67.057	7.656	74.713	12.815	14.508	102.036	8.247	1098.31
SIXTH FLOOR									
601	61.273	68.947	7.338	76.285	13.084	14.813	104.183	8.420	1121.42
602	59.801	67.057	7.656	74.713	12.815	14.508	102.036	8.247	1098.31
								100.00	



Common Area and Facilities :

- (1) The piece & parcel of land as described in paragraph first of this Deed
- (2) Common passages leading to the stairways and terrace
- (3) The Compound Wall on 4 sides
- (4) Entrance Gate provided for ingress and egress of Apartment Owners.
- (5) Staircases and Lifts provided to the said building
- (6) Open parking space
- (7) The following facilities located throughout the building
 - a. Stairways which lead ground floor to roof of the building and terrace.
 - b. Water Tanks
 - c. Plumbing network throughout the building except any plumbing work inside the Apartment.
 - d. Common electric wiring network through the building except any electric work inside the Apartment.
 - e. Necessary light and public water connection.
 - f. The foundation and main walls, columns, beams, girders and roof of the building
 - g. Tanks, pumps, motor and in general all apparatus and installations existing for common use.

FIFTH : THAT, the Grantor having decided to develop the entire scheme on plot No. 55 through the Developer M/S NIRMAYI CONSTRUCTION in accordance with the proposed sanction building plan construct six storied building having 12 residential apartment in the said building OUT OF WHICH Grantor retained the total 5 apartment in the said building i.e. Apartment No. 301 on the third floor having Built up area. 76.285 sq. meters, Apartment No. 302 on the third floor having Built up area 74.713 Sq. meters, Apartment No. 401 on the fourth floor having Built up area 76.285Sq. meters, Apartment No. 402 on the fourth floor having Built up area 74.713 Sq. meters and Apartment No. 601 on the sixth floor having Built up area 76.285.sq. meters retained by the owner

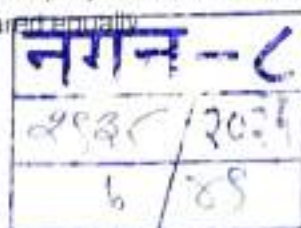


SIXTH : That the Bye-Laws of the "HARIHAR CLASSIC" are appended to this Deed of Declaration as "EXHIBIT - B" which shall form a part & parcel of this Deed of Declaration. The said Bye-Laws shall be applicable to this condominium and shall be followed by all the Unit Owners. Every Owner shall have such undivided share and interest in common areas and facilities so also in the land as described hereinabove apart from the unit held by him / her. However for the purpose of voting rights every Apartment / Unit holder shall have only one vote and an owner having multiple Units shall have voting rights equivalent to the number of Units held by him/her/them for voting purposes in the meeting of the Association of Apartment owners of "HARIHAR CLASSIC".

SEVENTH : That the Apartment Ownership hereby constituted is subject to the provisions of the Maharashtra Apartments Ownership Act, 1970 so that the title of each of the units may be conveyed independently and each owner shall be registered as individual proprietor/owner of land capable of independent use on account of each having its own exit/entry to a common area and facility of the building. It is desired that each unit owner shall have an exclusive and particular right, title and interest over his / her respective unit and in addition to the undivided interest in the common areas and facilities which shall always so remain undivided and no unit owner shall bring any action for partition or division thereof except with the unanimous consent of all unit owners expressed in Amendment to this Deed to be duly executed and registered. Each of the Flats/Apartment owners, his/her/their lessee(s), licensee(s) or any person(s) occupying the Apartment an office on his/her/their behalf shall be liable to abide the rules, regulations framed herein or directed by the Association of the Flat/Apartment Owners from time to time.

EIGHTH : That the Ground Rent (if any), Non-Agricultural Tax, Municipal Corporation Taxes and such other taxes, cesses, outgoing etc. on the plot itself as also all the maintenance and repair charges of the common areas, staircases, lifts (if made available), charges for electricity used for common lights, common water pump, municipal water charges, payment to watchman, sweeper, charges for the building repairs and maintenance external paintings etc. of the common areas and a like shall be born Equally by all the flat/apartment owners with effect from the date of registration of this Deed. Any new construction / erection will have to be done with the consent of all members of society registered.

NINTH : That The Corporation taxes for individual flat / apartments and electricity charges for electricity consumed by the respective owners shall be born exclusively by the Unit Owner(s) individually except for common areas to be shared equally.



TENTH : That the All the unit owners in the building shall jointly and severally accept the exclusive and absolute ownership of each unit/apartment owner(s) i.e. undivided share in the land, common areas and facilities as may be related to the respective units

ELEVENTH : That the general common areas and facilities shall remain undivided and no owner shall bring any action for partition or division thereof and No construction shall be allowed at such common areas and the staircases in the building and the common open areas are meant for common and joint use of all the Flat/Apartment Owners

TWELTH: The undivided interest in common areas and facilities held by the Flat/Apartment Owners shall not be separated from the Apartment to which it appertains and shall be deemed to be conveyed or encumbered with the Unit even though such interest is not expressly mentioned or described in the conveyance or such other instrument.

THIRTEENTH : That the All the owners shall submit themselves to the spirit of Co-operation and the sound principle of community living which is essential for the peaceful enjoyment of all the inhabitants in the scheme as may be possible and practicable. If any specific request is made by any Apartment Holder to get a particular repair facility the same shall be accepted by other Apartment Holder as per the needs thereto

FOURTEENTH : That the rest of the liabilities and obligation so also the rights and liabilities of all concerned not deal with herein shall be in accordance with the provisions of the Maharashtra Apartment Owners Act, 1970 and the Rules made in accordance with the said Act.

FIFTEENTH : That the No Unit Owner will obstruct the workers, technicians, overseers or engineers to have access to the building from time to time during reasonable hours as may be necessary for repairs, maintenance and replacement etc., in the common area and facilities therein or accessible there from or making emergency repair therein as may be necessary to prevent damages to the common areas and facilities or to other Unit Owner

SIXTEENTH : That the dedication of property to the plan of Apartment Ownership herein contemplated shall not be revoked or the property shall be removed from the scheme of Apartment Ownership or any other provision herein amended unless all the owners of the Flat/Apartments and the mortgagees of all the mortgages covering the units unanimously agree to such revocation or amendment or removal of the property from the scheme by duly registered instrument



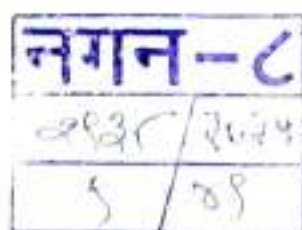
SEVENTEEN : That where a family unit is sold by a mortgagee in exercise of his powers of sale under an English mortgage or by a court in execution of decree in a suit brought by the mortgagee against the owner of such family unit, then neither the mortgagee nor the purchaser who derives title to the family unit at such sale, or his successors or assigns shall be liable for assessment by the Association which becomes due prior to the acquisition of title by such acquirer, it being understood however, that the above shall not be construed to prevent the Association of Apartment Owners from filing and claiming charges for such assessments and enforcing same as provided by law and that such charges shall be subordinate to such mortgage.

EIGHTEEN : That the mere fact of non-user or non-occupancy of any unit by its owner, or non-utilization of any common areas and facilities, will not absolve the unit owner, from his/her contribution/share, towards the common expenses, which if unpaid will always remain a charge upon the unit owned by him/her.

NINETEEN : That in case any unit owner, does not contribute for the common expenses, the facilities, being provided on account of common facilities, to him/her, will be disconnected, till such time he/she/they, pay the dues to the Association. Any apartment/unit owner will not be entitled to claim, exemption from payment of common expenses, on the excuse that he/she/they are not using or will not use, the said common facility/s.

TWENTY : That if the property, subject to the plan of Apartment Ownership is totally or substantially damaged or destroyed, the repairs, reconstruction or disposition of the property shall be done as provided by the Maharashtra apartment Ownership Act, 1970.

TWENTYONE : That the Bye-Laws for the Apartment Association shall be standard Bye-Laws with such modifications as may be found expedient by the Flat/Apartment Owners. That each Flat/Apartment Owner shall comply with the provisions of this Deed. The Bye-Laws, decisions and resolutions of the Association of Apartment Owners or its representatives and failure to comply with any such provisions decisions or resolution shall be ground for an action to recover sum due for damages or for injunctive relief.



IN WITNESS WHEREOF the Grantors herein above named have to set their hands and signed this Deed of Declaration at Nagpur on this 21 Day of MAY 2021, in the presence of attesting witnesses signing as such.

Drafted by Adv. Ashwini Dalvi



Barsagade

ASHISH RAMESHRAO BARSAGADE

Pro. M/S NIRMAYI CONSTRUCTION

As a constituted power of attorney Holder for
On behalf of Grantor Mr. Sanjay M. Mudliar

GRANTOR

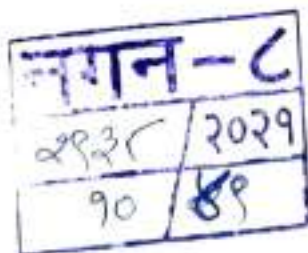
Witnesses

1) *Nal*



2)

S. dhotkar



GENERAL POWER OF ATTORNEY

KNOW ALL PEOPLE BY THESE PRESENTS THAT I,

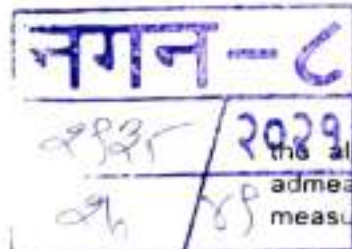
SHRI SANJAY NITYANAND MUDLIAR, Aged about 53, Occupation - Business PAN NO. ACAPM4946K Aadhaar No. 5635 5765 3514 R/o Near Mudliyar Hall, Shree Harihar Kuti Mudliyar chouk Shanti Nagar, Nagpur 440002 hereinafter called the **EXECUTANT**, which expression shall unless repugnant to the context and meaning thereof, always mean and include the said **EXECUTANT** as well as his heirs, legal representative, executors, administrator's successors, and assigns do hereby execute this general power of attorney on this 14 day of MAY 2021 whereby appoint and constitute **M/S NIRMAYI CONSTRUCTION**, having its office at Shop No. A/11 NIT complex, Ayurvedic Layout, Mirchi Bazaar Nagpur and acting through it's PROPRIETOR **SHRI. ASHISH RAMESHRAO BARSAGADE**, aged about 42 years, Occ. - Business R/o Sarvshree Nagar, Dighori, Tahsil Nagpur & District Nagpur PAN NO. AJNPB4946J Aadhaar No 9390 1830 4213 hereinafter called **POWER OF ATTORNEY HOLDER**

As my true and lawful attorney in my name and on my behalf, I hereby authorize and empower him to act and to do any or all the following acts deeds and things related to the immovable property as mentioned below

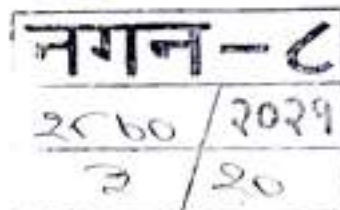
SCHEDULE OF PROPERTY

ALL THAT piece of land, situated within the limits of the Corporation of the City of Nagpur and the Nagpur Improvement Trust Nagpur, bearing **PLOT NO. 55** admeasuring about as per CTS Extract 350.00 Sq.Mtrs. (3767 Sq. Fts.) as per measurement sheet 305.00 Sq.Mtrs. as per site 297.055 Sq.Mtrs. with all necessary easementary rights appurtenant and belonging thereto in the approved Layout of Khasra No. 156 of **Mouza - BINAKI** bearing City Survey No. 1060/3(old 1060) Sheet no. 394/61 Municipal House No. 876/55 Ward No. 22 Shanti Nagar within the Limits of Nagpur Improvement Trust and Nagpur Municipal Corporation Tahsil - Nagpur, District- Nagpur. Plot No. 55 bounded as under:-

East :- Plot No. 99 B boundary of mouza Chikhali
WEST :- 4.5 Mtrs. ROAD
North :- Plot no. 54
South :- 9 Mtrs. ROAD



Herein after called to and referred as the said property) state that I am an absolute and exclusive owner and in possession of the all this piece and parcel of Malik Makbuza land bearing Plot No.55 admeasuring about as per CTS Extract 350.00 Sq.Mtrs. (3767 Sq. Fts.) as per measurement sheet 305.00 Sq.Mtrs. as per site 297.055 Sq.Mtrs. with all



easementary rights appurtenant and belonging thereto, situated in approved layout of Kh. No. 156 of MOUZA: BINAKI, in Shanti Nagar locality, Municipal House No. 876/55 New Ward No. 22 City Survey No. 1060/3 (old -1060), Sheet No. 394/61 of Mouza- Binaki, within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Tahsil & District- Nagpur. And

WHEREAS for good and cogent reasons I have now decided to develop the aforesaid property into a RESIDENTIAL ESTATE by constructing a Multistoried Building thereon consisting of various self contained separate Apartments therein.

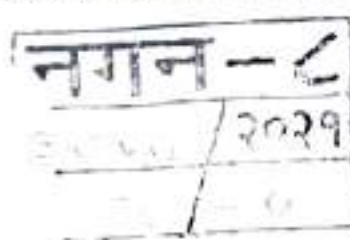
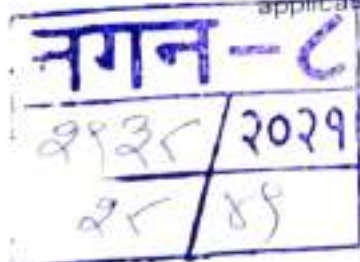
Whereas I have entered into an agreement to development in respect of the aforesaid property with M/S NIRMAYI CONSTRUCTION, acting through its PROPRIETOR SHRI. ASHISH RAMESHRAO BARSAGADE on various terms and conditions contained therein, the said agreement to development and sale on dated 14/05/2021 duly registered in the office of joint sub Registrar Nagpur No. 8 Bearing documents Sr No 2869 / 2021 on even date and complete stamp duty and registration charges have been paid on said agreement of development and As per said agreement to development and sale, I have agreed to assign all such rights for developments in respect of the said property in favour of M/S NIRMAYI CONSTRUCTION, AND

WHEREAS, I am being pre-occupied in my assignment, it is neither possible, nor convenient for me to do and execute various acts, deeds and things required in the matter for completion of the aforesaid transaction in all respects. I therefore do hereby nominate, constitute and appoint SHRI. ASHISH RAMESHRAO BARSAGADE as my attorney. The attorney would be entitled to do any or all the acts, deeds & things related to the said property as mentioned hereinabove on my behalf.

1) To perform all the legal acts deeds and things pertaining to the said property and appear before the concern sub registrar for execution and registration of agreement to sale, sale deed, correction deed, deed of declaration and other deeds and document and appear before various government offices and Rera authority for NOC, Mutation and certificate completing other acts and formalities relating to the said property on my behalf.

2) The attorney is fully authorized to prepare the agreement to sale, sale deed /correction deed or any other deed and documents sign for me & on my behalf and execute register before the Sub - Registrar, Nagpur or any other competent authority on my behalf relating to the undivided proportionate share and interest in the aforesaid property. The attorney is also authorize to do & execute all acts, deeds & thing necessary for the execution, and registration deed/document in as required for proper conveyance of the said property in favour of the purchaser(s) before any registration authority such as Notary, sub registrar or any other authority for registration of documents

3) To prepare, submit and get sanctioned the Lay-out Plan / building plan(s) and revisions or modifications thereto and in that behalf, to appear before and deal with Town Planning Department, Nagpur, Collector of Nagpur, Nagpur Municipal Corporation, Nagpur Improvement Trust and any other statutory or non- statutory body or corporation and sign, verify and affirm such applications and other documents as are required of me, to deposit the



refundable and non-refundable charges with the any such Authority or any other Planning Authority and to obtain refund of part or whole of such amount in my name and on my behalf, to generally sign and execute every such document such as affidavit, indemnity bond etc. as may be required for obtaining the sanction of the Planning Authority to such plan/s.

4) To approach to the prospective buyers and to negotiate, to fix the consideration and terms & conditions of sale of the said property or any part, of it or for residential/commercial units with or without undivided share in land to be constructed on the said property with the prospective Purchaser(s).

5) The attorney is fully authorized to prepare the agreement to sale, sale deed/correction deed or any other deed sign for me & on my behalf and execute register before the Sub - Registrar, Nagpur or any other competent authority on my behalf relating to the undivided proportionate share and interest in the aforesaid property. The attorney is also authorize to do & execute all acts, deeds & thing necessary for the execution, and registration the Agreement to Sale, Sale Deed or any other deed/document in favour of Purchaser(s).

6) The Attorney is also empowered to deliver the actual possession of the said property or any part of it or residential/commercial units constructed on the said property in favour of the Purchaser/s on the registration of the sale deed. To do & execute all such lawful acts, deeds and things for true and perfectly conveying the Property or any part of it or Residential units to be constructed on said Property in favors of the Purchaser(s).

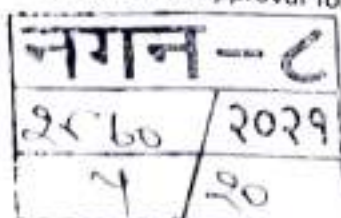
7) The Attorney is fully empowered to receive earnest money and other consideration amount from prospective buyers and is also empowered to issue receipt/acknowledgement for the same on my behalf.

8) 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 and other authorities for seeking sanction to such Plans.

9) To acquire additional Transferable Development Right /Floor Space Index for erection of proposed multistoried residential building and to sign and execute all required documents, applications transfer deeds etc. for utilization of the same and sign and present such documents for registration in the office of the sub-Registrar, Nagpur.

10) To sign various Applications/ Forms regarding commencement of working stage progress and completion of work etc. and to submit the same in the Office of the Nagpur Improvement Trust/Nagpur Municipal Corporation/ and other authorities

11) To appear, approach or represent me at the concern offices Nagpur Improvement Trust, Nagpur Municipal Corporation, Tahsildar, Collector, Sub-Divisional Officer, City Survey Department, Urban Land Ceiling, Town Planning, Rera office or any other Government or Semi- Government Department or any Authority to apply for sanction of or approval for any building plan, revised/ re-



revised plan, and to obtain No objection certificate or any other certificate and document whatsoever required in respect of development or sale of the said property and for any other required act. To prepare & execute the required drawings, plans, maps or other documents as the attorney deems fit. To apply before any government or public agency for regularization of the construction on the said property if required.

12) To appear, approach and apply before MSEDCL or transfer of electric meter or for new electric connections or apply for permission of installation of transformer to provide electric connection to the prospective purchaser(s) of the unit in the scheme to be constructed on said Property and To appear, approach and apply before water work Department for new water connection or transfer of water meter.

13) To sign and execute any applications, deeds, forms, declaration, statements, affidavits before any magistrate or any authority as required or the attorney deems fit.

14) To appear approach or represent me before the RERA whatsoever required in respect of development or sale of the said property and for any other required act.

15) To support the application for mutation of names on the said property and to complete all other formalities necessary for mutation of name of the in favour of the individual buyers in all relevant records.

16) To mortgage or pledge the above said property with any bank or financial institution or any other person for the purpose of raising loans or financial assistance for any purpose. However the executants shall not be liable for repayment of such loan and interest thereon.

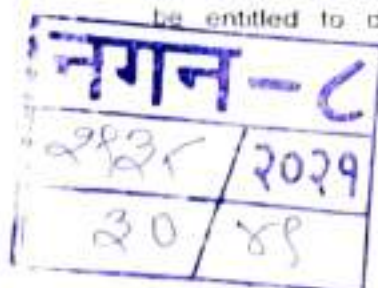
17) To apply for and obtain no objection certificate from Nagpur Improvement Trust/Nagpur Municipal Corporation, clearance certificate from relevant authorities as would be required for the execution and registration of sale deed/s of the said residential/commercial units.

18) To execute and sign the necessary mortgage deed/deeds to be executed in favour of financial institution/bank for securing the housing loan/loans by the prospective Purchaser(s).

19) To admit execution of any document signed and executed by me or before the Notary Public, Sub-Registrar or elsewhere.

20) To execute such indemnities and personal or third party guarantees as may be considered expedient for any of the purpose on such terms and conditions as may be deemed fit by the attorney.

21) To initiate or defend any kind of litigation or proceedings by way of suit, complaint, application, writ, appeal, revision, review or any proceedings etc either before the Court or any other Authority, Tribunal etc. Attorney would also be entitled to defend any action against us regarding this property. In



connection with the litigation attorney would be entitled to sign plaint, written statement, application, reply, petition, and memo of appeal, revision or any other proceedings etc. either to initiate the proceedings or to defend the proceedings or compromise or settle any matter on such terms as may be deemed fit by the attorney on my behalf in any of the matters.

22) To engage lawyers, sign *Vakalatnama*, memo of appearance etc. on my behalf to sign applications or submissions in connection with the legal compliance and formalities on my behalf.

23) To deposit money in the court, Tribunal or in any government or semi government offices and Authorities as and when required on my behalf relating to said property and also to obtain necessary receipt/ acknowledgement for same. The attorney is also authorize to apply for & withdraw money lying in the court, Tribunal or in any government or semi government offices on my behalf relating to said property and to pass a valid receipt and discharge for the same.

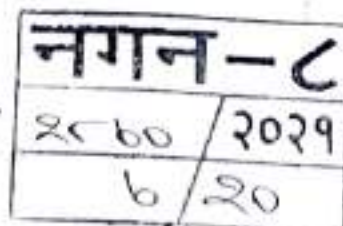
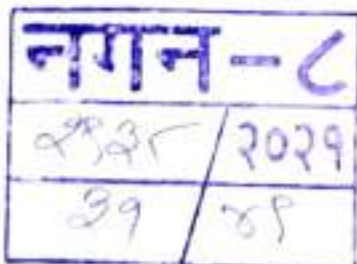
24) To receive all the communications, notices, orders, letters, envelopes, documents, parcels, registered, letter any of the concerned competent authorities either of government, local body corporation of state government and to file or submit reply, documents, papers, forms as attorney deem fit, in respect of the said property.

25) To do all such acts, deeds & things which are specifically described above or such other acts deeds and things which are consequential to the acts which are described above in relation to the said property as attorney deems fit.

26) THAT except apartments which shall delivered to land owner by the developer as consideration for development and sale the whole of the built-up/constructed area, in the proposed building shall absolutely belong to the **Developer** and he shall have full liberty and absolute authority, power and right to retain and/or deal with the transfer of the same by way of sale together with the undivided proportionate, variable and indivisible share and interest in the said plot of land to the prospective buyers for such price as it may fit or agree upon in its absolute discretion.

27) That, All such acts, deeds & things lawfully done or execute by my constituted said attorney or by his substitute/ delegate in respect of the said property shall construe to be the acts, deeds and things done by me personally & shall be legally binding on me as well as my respective heirs, legal representatives, successors, assigns etc and I undertake to ratify& confirm the same.

28) That, I the executants hereby declare that I will not revoke, terminate, cancel or withdraw this power of attorney fully or party at any point of time of any reasons whatever, and this power of attorney shall be Irrevocable.



IN WITNESS WHERE OF THE EXECUTANT AND POWER OF ATTORNEY HOLDER herein above named have here to set their respective hands and signed this DEED OF GENERAL POWER OF ATTORNEY at Nagpur in presence of the attesting witnesses signing as such on the day first above written.



Sanjay N. Muoliar
SHRI SANJAY NITYANAND MUOLIAR,
EXECUTANT



Ashish Barsagade
SHRI, ASHISH RAMESHRAO BARSAGADE
POWER OF ATTORNEY HOLDER

WITNESSES

1) *S. Chatterjee*



2)

Pandey

