(22)

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Monday,June 17 ,2019
1:30 PM

पावती

Original/Duplicate
नोंदणी क्रं. :39म
Regn.:39M

पावती क्रं.: 4225 दिनांक: 17/06/2019

गावाचे नाव: सोंडापार त.सा.क्र.72
दस्तऐवजाचा अनुक्रमांक: हगन-3399-2019
दस्तऐवजाचा प्रकार : गॉवर ऑफ अॅटर्नी
सादर करणाऱ्याचे नाव: रविंद्र किसनराव कापसे . . .

नोंदणी फी	रु. 100.00
सस्त हुशारकी फी	रु. 520.00
पृष्ठांची संख्या: 26	
एकूण:	रु. 620.00

DELIVERED

बाजार मुल्य: रु.1 /-
मोबदला रु.0/-
भरलेले मुद्रांक शुल्क : रु. 1500/-

1) देयकाचा प्रकार: eChallan रक्कम: रु.100/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH002736B13201920E दिनांक: 17/06/2019
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: DHC रक्कम: रु.160/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1506201910157 दिनांक: 17/06/2019
बँकेचे नाव व पत्ता:
3) देयकाचा प्रकार: DHC रक्कम: रु.360/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1406201912506 दिनांक: 17/06/2019
बँकेचे नाव व पत्ता:

CHALLAN
MTR Form Number-6

GRN	MH002736813201920E	BARCODE		Date	15/06/2019-19:06:20	Form ID	48(i)

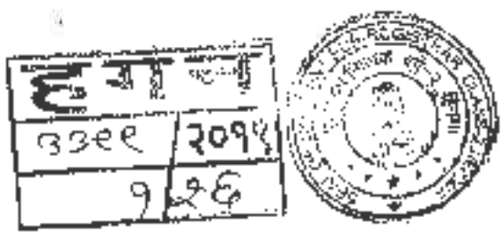
Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID (If Any)	
		PAN No.(If Applicable)	AAACO7165P
Office Name	HGN_HINGNA SUB REGISTRAR	Full Name	OM SHIVAM BUILDCON PVT LTD
Location	NAGPUR		
Year	2019-2020 One Time	Flat/Block No.	KH NO 70/2, 71/2, 72/2, 73/2, 74/2, 76/1/B/2,
Account Head Details	Amount In Rs.	Premises/Building	76/2/B, 76/3/B AND 77/1/A/2
0030046401 Stamp Duty	1000.00	Road/Street	MOUZA SONDAPAR, TAH HINGNA, DIST NAGPUR
0030063301 Registration Fee	100.00	Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 1 1 0 8
		Remarks (If Any)	
		PAN2=ACQPK8560P~SecondPartyName=RAVINDRA KISANRAO KASPC~	
		Amount In Words	One Thousand One Hundred Rupees Only
Total	1,100.00		

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref No	00040572019061566384	SKJ7213014
Cheque/DD No.		Bank Date	RBI Date	15/06/2019-19:17:27	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. 8888823256

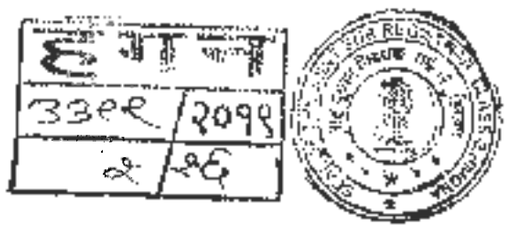
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न झालेल्या दस्तासाठी सदर चलन लागू नाही.



Print Date 17-06-2019 11:15:10

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	150620191016?	Date	15/06/2019
Received from OM SHIVAM BUILDCON PVT LTD. Mobile number 8888823295, an amount of Rs.160/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R.Hingane of the District Nagpur Gra.			
Payment Details			
Bank Name	UCBA	Date	15/06/2019
Bank CIN	1000415201906194041221	REF No.	17771705
This is computer generated receipt, hence no signature is required.			



भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA © 2018 ©

TREASURY
AN 159073
03 JUN 2019
Head Clerk / Jr. Clerk

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT WE.

(1) **SHRI RAVINDRA S/o KISANRAO KAPSE**, Aged about 52 Years, Occupation Business, Resident of 182/A, Pande Layout, Khamla, Nagpur 440 025, Tahsil and District : Nagpur, (INCOME TAX PAN :- ACQPK6560P)

(2) **MRS. PALLAVI W/o RAVINDRA KAPSE**, Aged about 43 Years, Occupation: Business, Resident of 182/A, Pande Layout, Khamla, Nagpur 440 025, Tahsil and District : Nagpur, (INCOME TAX PAN :- AHHPK6433F)

(3) **SHRI PRAMOD S/o KISANRAO KAPSE**, Aged about 47 Years, Occupation: Business, Resident of 182/A, Pande Layout, Khamla, Nagpur 440 025, Tahsil and District : Nagpur, (INCOME TAX PAN :- AIRPK4753H)

(4) **MRS. VAISHALI W/o PRAMOD KAPSE**, Aged about 42 Years, Occupation Business, Resident of 182/A, Pande Layout, Khamla, Nagpur 440 025, Tahsil and District : Nagpur, (INCOME TAX PAN – AITPK6531B)

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(5) **SHRI CHANDRASHEKHAR S/o KISANRAO KAPSE,** Aged about 45 Years, Occupation: Business, Resident of 182/A, Pande Layout, Khamla, Nagpur 440 025, Tahsil and District : Nagpur, (INCOME TAX PAN – AHXPK1333Q)

(6) **SHRI KISANRAO S/o MAHADEVRAO KAPSE,** Aged about 72 Years, Occupation: Business, Resident of 182/A, Pande Layout, Khamla, Nagpur 440 025, Tahsil and District : Nagpur, (INCOME TAX PAN – AIRPK4754A)

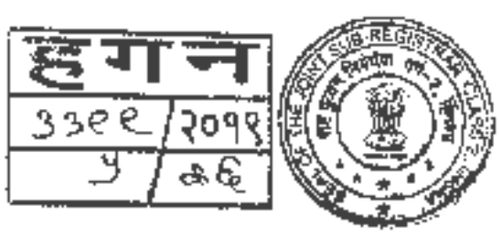
(7) **MRS. SURYAKANTA W/o KISANRAO KAPSE,** Aged about 70 Years, Occupation: Business, Resident of 182/A, Pande Layout, Khamla, Nagpur 440 025, Tahsil and District : Nagpur, (INCOME TAX PAN – ANPPK9085F)

(8) **MRS. LAXMI W/o CHANDRASHEKHAR KAPSE** Aged about 41 Years, Occupation: Business, Resident of 182/A, Pande Layout, Khamla, Nagpur 440 025, Tahsil and District : Nagpur, (INCOME TAX PAN – AMSPK9543Q),

WE, do hereby jointly and severally nominate, constitute and appoint **M/S. OM SHIVAM BUILDCON PRIVATE LIMITED,** (INCOME TAX PAN NO. AAACO7165P), a Company duly Incorporated under the Companies Act, 1956, bearing Incorporation Certificate No. U45200MH2004PTC149476, having it's Office at 203-204, "Gokul Keshav Apartments", 3rd Floor, Khamla Road, Deonagar, Nagpur and acting through its Director **1) SHRI RAVINDRA S/o KISANRAO KAPSE,** Aged about 52 Years, Occupation: Business, Resident of 182/A, Pande Layout, Khamla, Nagpur 440 025, Tahsil and District : Nagpur, (INCOME TAX PAN – ACQPK6580P), **2) SHRI PRAMOD S/o KISANRAO KAPSE,** Aged about 47 Years, Occupation: Business, Resident of 182/A, Pande Layout, Khamla, Nagpur 440 025, Tahsil and District : Nagpur, (INCOME TAX PAN – AIRPK4753H) and **3) SHRI CHANDRASHEKHAR S/o KISANRAO KAPSE,** Aged about 45 Years, Occupation - Business, Resident of Plot No. 182-A, "Shiv Sadan", Pandey Layout, Khamla, Nagpur 440 025, Tahsil and District : Nagpur, to act Jointly or severally as our true and lawful attorney in our names and on our behalf.

WHEREAS we jointly own and possess the property comprising ALL THOSE Pieces and Parcels of land bearing Non Agricultural land, out of the sanctioned layout, containing by total admeasurement 32991.88 Sq. Mtrs., being a portion of the lands bearing Kh. Nos. 70/2, 71/2, 72/2, 73/2, 74/2, 76/1/B/2, 76/2/B, 76/3/B, 77/1/A/2, of Mouza – SONDAPAR, P.S.K. 72, including all other easementary rights appurtenant and belonging thereto, situated at Village – Sondapar, within the limits of the Grampanchayat – Kotewada, in Tahsil – Hingna and District – NAGPUR; AND

WHEREAS we have now jointly decided to develop our aforesaid property into a RESIDENTIAL ESTATE by constructing several Multistoreyed Buildings thereon consisting of



various self contained separate Apartments therein. And accordingly by an Joint Development Agreement Dated 17-06-19, we have jointly entrusted the entire work of Development of the said property to **M/S. OM SHIVAM BUILDCON PRIVATE LIMITED**, the Attorney Holder abovenamed upon the several terms and conditions contained therein and the said Agreement is duly registered at the Office of the Sub Registrar, Hingna in Book No. 1 at Sr. No. 3398/2019 on even date on payment of requisite Stamp Duty and Registration Fees payable thereon; AND

WHEREAS we are being pre-occupied in our respective assignments, it is neither possible, nor convenient for us to do and execute various acts, deeds and things required in the matter of completion of the proposed transaction of development/sale in all respects. It has therefore become expedient to appoint some one as our Attorney or Agent, who shall observe and fulfill all the obligations on our part. We therefore do hereby jointly nominate, constitute and appoint our aforesaid Attorney and empower it and its Partners to do all or any of the following acts, deeds and things for us and on our behalf that is to say –

(1) To perform all the legal acts, deeds and things pertaining to the property composing survey Nos. 70/2, 71/2, 72/2, 73/2, 74/2, 76/1/B/2, 76/2/B, 76/3/B, 77/1/A/2, situated at Mouza Sonegaon, P H 72 Tahsil – Hingna, District - Nagpur.

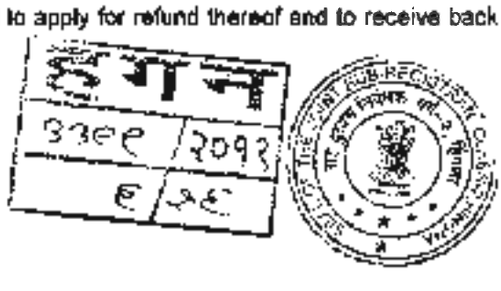
(2) To apply to the Government/Semi-Government Departments and Offices and/or the Competent Authorities empowered in that behalf for obtaining various No Objection Certificates/Papers/documents as may be required for completion of the aforesaid proposed scheme in all respects. To sign various applications, forms, papers required to be submitted before such Government/Semi-Government Departments/Offices. To represent us before the Competent Sub-Registrar and to complete all the necessary formalities required for Registration of the various Deeds

(3) To enter into an Agreement(s) to Sell the said property (Excluding the Apartment chosen to be retained by the Executants) with willing buyer(s) and to sign and execute such Agreement(s) to Sell and to get the same duly registered in accordance with the law in force, if considered necessary.

(4) To receive the Earnest Money or Advance Sale Price from such buyer(s) and to pass a valid receipt and discharge for the same.

(5) To sign Plan(s)/Revised Plan(s) of the Building proposed to be constructed on the said plot of land and/or 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 Metropolitan Regional Development Authority or any other competent development Authority.

(6) To deposit necessary sums in the Office of NMRDA or any other development authority in our joint names and to apply for refund thereof and to receive back such moneys



as may be refunded to us by the said authority and to pass a valid receipt and discharge for the same

(7) To apply for water and electricity connections etc. and to pay/deposit necessary sums in the Office of the concerned authorities and to do the needful

(8) 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 NMRDA or any other development authority

(9) To sign and execute various Sale Deeds (Excluding the Apartment chosen to be retained by Executants), each relating to the Undivided Proportionate variable shares and interest in the aforesaid property in favour of the respective individual prospective buyers and to receive the balance sale price from such buyer(s) and to get such Sale Deed(s) duly registered in accordance with the law in force.

(10) To sign and execute a Deed of Declaration or it's amendment /connection deeds under Section 2 of The Maharashtra Apartment Ownership Act, 1970 and also to sign/execute various Apartment Deeds in favour of respective individual Apartment Owners and to get the same duly registered in accordance with the law in force, if required.

(11) To deliver the actual physical possession of the said property to the respective individual buyer(s) on Registration of the Sale Deed(s).

(12) To support all applications for mutation of names on the said property and to do all necessary things to procure the mutation thereof in favour of such individual buyer(s), in all relevant records.

(13) To sign and verify Vakalatnama, Applications, Statements, Declarations and Affidavits etc. for us and on our behalf

(14) 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 Civil/Criminal/Revenue Courts etc. and to do the needful.

(15) To sign and execute Correction Deed(s) and/or Amendment/Rectification Deed / Supplementary Agreement(s) regarding the aforesaid transaction/property and to get the same duly registered in accordance with the law in force, if considered necessary.

(16) To deposit money in the Court, Government and/or Semi-Government Departments and Offices.

(17) To obtain refund of money so deposited in any Court, Department and Offices and to pass a valid receipt and discharge for the same.

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(18) To apply to any Financial Institution for obtaining Project Finance/Loan for completion of the proposed Project/Scheme. To mortgage the aforesaid property or any part thereof (Excluding the Apartment and bungalow chosen to be retained by Executants) to any Financial Institution by way of security for the repayment of loan and sign and execute Mortgage Deed and all other relevant deeds and documents on our behalf to secure the finance. To borrow/obtain the Project Finance from such Financial institutions and do the needful

(19) To create charge against the Apartments available for disposal with the Developer (i.e excluding the Apartment and bungalow agreed to be retained by the Executants) for raising Project/Construction finance for the aforesaid project and/or for facilitating the prospective buyer(s) of Apartments to avail Housing Loan. The entire liability to repay such loan alongwith interest and other charges shall be of the Developer alone and the Developer shall always keep and hold the Owners i.e. Executants indemnified against the same in all respects.

(20) 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.

(21) To appoint Architect, Engineer and/or Supervisor for carrying on and completing the proposed works, if considered necessary.

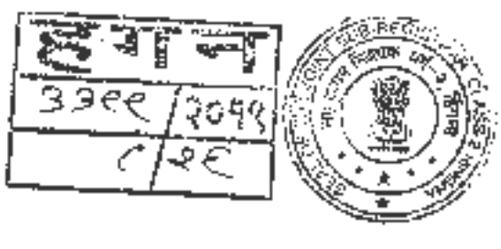
(22) To represent us before the Government/Semi Government Departments/Offices, NMRDA, Green tribunal, City Survey/ Bhumi Abhilekh, Water Works Department of electricity department/M.S.E.D.C.L., revenue department or any other Offices etc. for obtaining various documents/papers, connections etc. and to do the needful.

(23) To engage Advocate, Pleader, Vakil for completion of the aforesaid development/sale transaction smoothly and to fix his remuneration.

(24) To delegate all the above powers on our behalf to any competent Authority/ person of the Attorney's choice if circumstances necessitate without our further consent. To delegate powers for admission of the documents to any person/agent for execution of Sale Deed(s), Agreements to Sell, Correction Deeds etc

(25) In performing the acts, deeds and things as mentioned hereinabove, if any additional work duty is required to be done, our said Attorney is hereby authorized to do and perform all such acts, deeds and things, which are not specifically mentioned here. All such acts, deeds and things lawfully done by the said Attorney shall be binding on us.

(26) That the Power of Attorney Holder hereby assures the Owners of the property (i.e. Executants hereinabove named) that it and its Partners shall always indemnify them against any dispute/litigation regarding the Agreement(s) to Sell with the willing buyer(s)



(27) Generally to act as our Attorney or Agent in relation to the matters aforesaid and all other matters connected therewith and on our behalf to execute and do all acts, deeds and things as fully and effectually in all respects, as we ourselves would do if personally present.

(28) 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.

(29) That full Stamp Duty of Rs. 1,72,25,000/- and full Registration Fees of Rs. 30,000/- is already paid at the time of Registration of Joint Development Agreement Dated 17-06-19 Regd. at Sr. No. 3398-19 on even date in the Office of Joint Sub Registrar, Hingna and thus this instrument is exempted from payment of Stamp Duty.

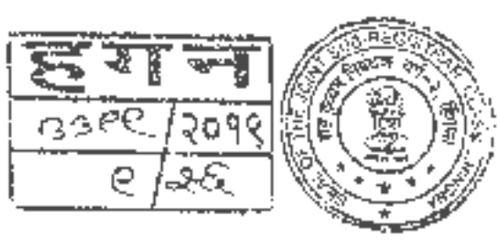
AND we hereby ratify, confirm and agree to confirm whatsoever our said Attorney shall do or purport to do by virtue of this General Power of Attorney.

SCHEDULE OF PROPERTY
(RESIDENTIAL)

ALL THOSE Pieces and Parcels of land bearing Non Agricultural land, out of the sanctioned layout, containing by total admeasurement 32991.88 Sq. Mtrs., being a portion of the lands bearing Kh. Nos. 70/2, 71/2, 72/2, 73/2, 74/2, 76/1/B/2, 76/2/B, 76/3/B, 77/1/A/2, of Mouza – SONDAPAR, P.S.K. 72, including all other easementary rights appurtenant and belonging thereto, situated at Village – Sondapar, within the limits of the Grampanchayat – Kotewada, in Tahsil – Hingna and District – NAGPUR and bounded as under :-

ON THE EAST	-	18.00 Mtrs Road.
ON THE WEST	-	Existing Road.
ON THE NORTH	-	Canal.
ON THE SOUTH	-	18.00Mtrs. Road.

IN WITNESS WHEREOF WE, the EXECUTANTS hereinabovenamed, have fully examined and read over this DEED OF GENERAL POWER OF ATTORNEY before execution and the same is drafted as per our own say & instructions and the contents whereof are found to be true, correct and hereby signed the same, without any coercion, undue influence, threat,



intoxication, misrepresentation and fraud of any kind at Hingna on this 17th Day of JUNE, 2019 in presence of the attesting witnesses signing as such.

WITNESSES :



(1)





(2)





(1)



(RAVINDRA KISANRAO KAPSE)



(2)



(MRS. PALLAVI RAVINDRA KAPSE)



(3)



(PRAMOD KISANRAO KAPSE)



(4)



(MRS. VAISHALI PRAMOD KAPSE)



(5)

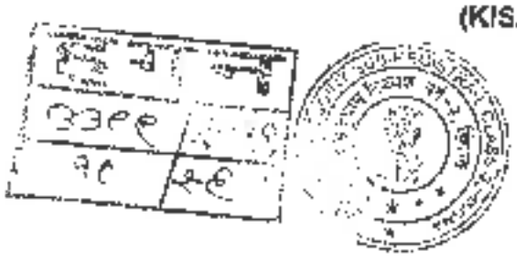


(CHANDRASHEKHAR KISANRAO KAPSE)





(KISANRAO MAHADEVRAO KAPSE)







(7)

(MRS. SURYAKANTA KISANRAO KAPSE)





(8)

(MRS. LAXMI CHANDRASHEKHAR KAPSE)

EXECUTANTS

FOR M/S. OM SHIVAM BUILDCON PRIVATE LIMITED





(1)

(RAVINDRA KISANRAO KAPSE)





(2)

(PRAMOD KISANRAO KAPSE)



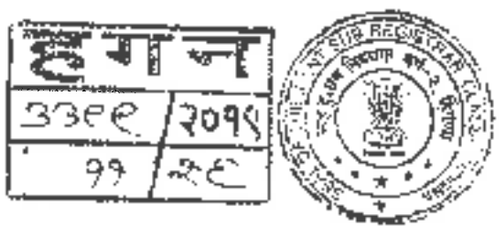


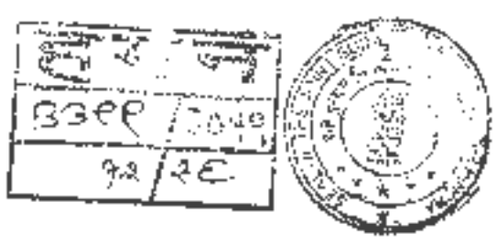
(3)

(CHANDRASHEKHAR KISANRAO KAPSE)

Authorized Directors

ATTORNEY HOLDERS





भारत सरकार
Government of India

सामान्य माणसाचा अधिकार

2741 9636 9878

भारतीय विशिष्ट ओळख प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

सामान्य माणसाचा अधिकार

4489 4204 9761

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

PAN
AHSPK8483F

भारत सरकार
Government of India

सामान्य माणसाचा अधिकार

8823 2796 5614

भारत सरकार
Government of India

सामान्य माणसाचा अधिकार

8271 1361 6513

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

PRAMOD K KAPSE

KISANRAO MAHADEORAO KAPSE

20/02/1972

Permanent Account Number

ABRPK4763H

Signature





आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

VAISHALI PRAMOD KAPSE

RAMRAO KRISHNARAO WANKAR

26/04/1978

Permanent Account Number

AITPK6681B

Signature















भारतीय विशिष्ट ओळख प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

भारतीय विशिष्ट ओळख प्राधिकरण

भारत सरकार

Government of India







9491 5126 8806

आधार - सामान्य माणसाचा अधिकार



भारत सरकार

Government of India





5245 5835 5572

आधार - सामान्य माणसाचा अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

CHANDRASHEKHAR K KAPSE

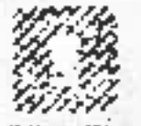
KISANRAO MAHADEORAO KAPSE

30/04/1974

Permanent Account Number

AHDPK1233Q

Signature





आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

LAXMI CHANDRASHEKHAR KAPSE

, DNYANESHWAR PRAKASRAO SHARNE

16/01/1978

Permanent Account Number

AMSPK9543Q

Signature





आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

KISANRAO MAHADEORAO KAPSE

MAHADEORAO TUKARAM KAPSE

07/09/1941

Permanent Account Number

AIRPK9784A

Signature





आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

SURYAKANTA KISANRAO KAPSE

UTTAM GALUDI MAHALLE

13/06/1949

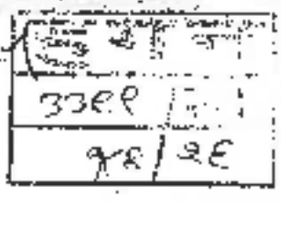
Permanent Account Number

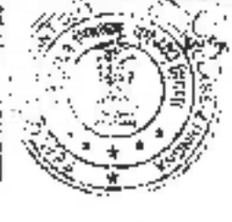
ANPPK0006F

Signature









पावती

यशवंत एस. पाटील (मुद्रांक विक्रेता)

जिल्हा कचेरी, कलेक्टर कंपाऊंड, नागपूर. परवाना नं. २३०/८६

पावती देण्यात येते की, श्री [illegible] रा. नागपूर यांनी माझे कडुन जनरल स्टॅम्प पेपर,

एकूण किंमत रुपये 501/- (अक्षरी रुपये [illegible]) अदा केलेली आहे व

विकलेले स्टॅम्प पेपर खालील प्रमाणे नमूद केले.

अ.क्र.	दिनांक	मुल्य
5322	7/6/2019	500/-
		1
	एकूण किंमत	501/-

वरील प्रमाणे माझे कडून मुद्रांक खरेदी केलेले आहे.
व माझे रजिस्टर ला प्रमाणे नोंदणी करण्यात आलेले असून
करीता ही पावती देण्यात येत आहे.

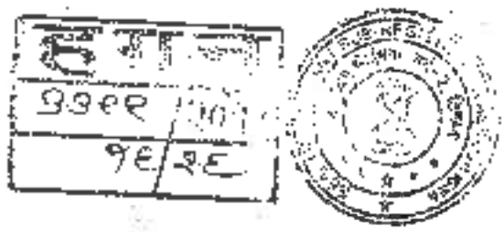
नागपूर :

दिनांक : 7/6/19

YASHWANT PATIL
L. NO. 230/86
Stamp Vendor
Collectorate, Nagpur

ई ग	नं
3329	२०१९
94	२९

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	1406201912506	Date	14/06/2019
Received from OM SHIVAM BUILDCON PVT LTD, Mobile number 8888823288, an amount of Rs.360/-, towards Document Handling Charges for the Document to be registered (SARITA) in the Sub Registrar office Joint S.R.Hingana of the District NagPur Grm.			
Payment Details			
Bank Name	UCBA	Date	14/06/2019
Bank CIN	10004162018061403888	RBF No.	17708008
This is computer generated receipt, hence no signature is required.			



भारत सरकार
Unique Identification Authority of India
Government of India

नोंदणी क्रमांक / Enrollment No: 1237/25273/01842

To,

6889 6780 7522

भारत सरकार
Government of India

6806 5499 7603

सामान्य माणसाचा अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

OM SHIVAM BUILDCON PRIVATE LIMITED

09/11/2004

Permanent Account Number

AAACO7146P

भारत सरकार
Government of India

Yuvraj Hiraman Dode

जन्म तारीख/DOB: 24/05/1979

पुरुष/ MALE

7073 4206 1099

आधार, आमचा अधिकार

भारत सरकार
Government of India

Sameer Rameshwar Mashram

जन्म वर्ष / Year of Birth: 1995

पुरुष / Male

9117 3675 9126

सामान्य माणसाचा अधिकार

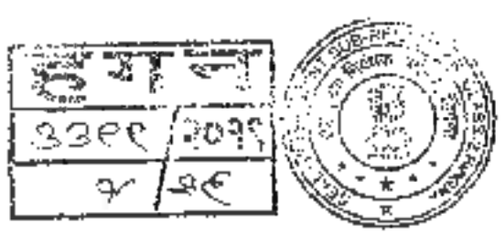
भारत सरकार
Unique Identification Authority of India

पत्ता:
C/O प्रीती प्रमोद मारशे, प्लॉट नं. 8, अकाश पॅलेस, गांधी चौक जवळ, अयोध्या नगर, अयोध्या नगर, नागपूर, महाराष्ट्र - 440024

Address:
C/O Priti Pramod Marshe, Plot No. 8, Akash Palace, Near Gandhi Chowk, Ayodhya Nagar, Ayodhya Nagar, Nagpur, Maharashtra - 440024

7073 4206 1099

Address: S/O Rameshwar Mashram, boudha vihar ke pass, Likhi nagar subhash nagar, Nagpur, Ramtek, Maharashtra, 440022



Index-2(सूची - २)

17/06/2019

सूची क्र.2

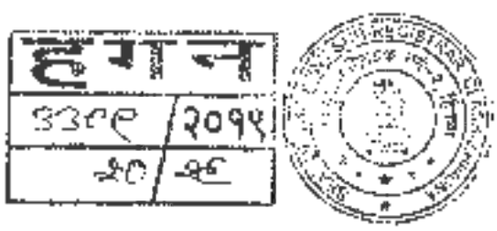
दुय्यम निबंधक : सह दु.नि.हिंगणा
दस्त क्रमांक : 3398/2019
नोंदणी :
Regn 63m

गावाचे नाव : सोंडापार त.सा.क्र.72

(1)विलेखाचा प्रकार	विकसनकरारनामा
(2)मोबदला	31000000
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	34450000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:नागपूर इतर वर्णन :, इतर माहिती: मौजा सोंडापार,प.ह.क्र. 72,तहसिल हिंगणा व जिल्हा नागपूर येथील खसरा क्र. 70/2,71/2,72/2,73/2,74/2,76/1/बी/2,76/2/बी,76/3/बी आणि 77/1/ए/2 मधील क्षेत्रफळ 32991.88 चौ.मीटर आहे ((Survey Number : 70/2, 71/2, 72/2, 73/2, 74/2, 76/1/बी/2, 76/2/बी, 76/3/बी आणि 77/1/ए/2 ;))
(5) क्षेत्रफळ	1) 32991.88 चौ मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-रविंद्र किसनराव कापसे . . वय:-52; पत्ता:-., ., ., ., 182/ए, पांडे लेआऊट, खामला, नागपूर ACQPK6560P, क्रःओळा, MAHARASHTRA, NAGPUR, Non-Government. पिन कोड:-440025 पॅन नं:-ACQPK6560P 2): नाव:-पल्लवी रविंद्र कापसे . . वय:-43; पत्ता:-., ., ., ., 182/ए, पांडे लेआऊट, खामला, नागपूर AHHPK8483F, क्रःओळा, MAHARASHTRA, NAGPUR, Non-Government. पिन कोड:-440025 पॅन नं:-AHHPK8483F 3): नाव:-प्रमोद किसनराव कापसे . . वय:-47; पत्ता:-., ., ., ., 182/ए, पांडे लेआऊट, खामला, नागपूर AIRPK4753H, क्रःओळा, MAHARASHTRA, NAGPUR, Non-Government. पिन कोड:-440025 पॅन नं:-AIRPK4753H 4): नाव:-वैशाली प्रमोद कापसे . . वय:-42; पत्ता:-., ., ., ., 182/ए, पांडे लेआऊट, खामला, नागपूर AITPK8531B, क्रःओळा, MAHARASHTRA, NAGPUR, Non-Government. पिन कोड:-440025 पॅन नं:-AITPK8531B 5): नाव:-चंद्रशेखर किसनराव कापसे . . वय:-45; पत्ता:-., ., ., ., 182/ए, पांडे लेआऊट, खामला, नागपूर AHXPK1333Q, क्रःओळा, MAHARASHTRA, NAGPUR, Non-Government. पिन कोड:-440025 पॅन नं:-AHXPK1333Q 6): नाव:-किसनराव महादेवराव कापसे . . वय:-72; पत्ता:-., ., ., ., 182/ए, पांडे लेआऊट, खामला, नागपूर AIRPK4754A, क्रःओळा, MAHARASHTRA, NAGPUR, Non-Government. पिन कोड:-440025 पॅन नं:-AIRPK4754A 7): नाव:-सुर्यकांता किसनराव कापसे . . वय:-70; पत्ता:-., ., ., ., 182/ए, पांडे लेआऊट, खामला, नागपूर ANPPK9095F, क्रःओळा, MAHARASHTRA, NAGPUR, Non-Government. पिन कोड:-440025 पॅन नं:-ANPPK9095F 8): नाव:-लक्ष्मी चंद्रशेखर कापसे . . वय:-41; पत्ता:-., ., ., ., 182/ए, पांडे लेआऊट, खामला, नागपूर AMSPK9543Q, क्रःओळा, MAHARASHTRA, NAGPUR, Non-Government. पिन कोड:-440025 पॅन नं:-AMSPK9543Q
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मे. ओम शिवम बिल्डकॉन प्रा.लि. तर्फे संचालक रविंद्र किसनराव कापसे . वय:-52; पत्ता:-., ., ., ., 182/ए, शिव सदन, पांडे लेआऊट, खामला, नागपूर AAACO7165P, क्रःओळा, MAHARASHTRA, NAGPUR, Non-Government. पिन कोड:-440025 पॅन नं:-AAACO7165P
(9) दस्तऐवज करुन दिल्याचा दिनांक	15/06/2019
(10)दस्त नोंदणी केल्याचा दिनांक	17/06/2019
(11)अनुक्रमांक,खंड व पृष्ठ	3398/2019
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1722500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

दुय्यम निबंधक हिंगणा ३३९८ | २०१९ | १९ | ४७

मुल्यांकनासाठी विचारात घेतलेला तपशील:- :	मुल्यांकनाची आवश्यकता नाही कारण अभिनिर्णीत दस्त कारणाचा तपशील 71/2019
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :	(iii) Within the limits of any Grampanchayat area or any such area not mentioned in sub-clause (ii)


३३८९
२०९५
२०
९८

Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	1406201912506	Receipt Date	17/06/2019

Received from OM SHIVAM BUILDCON PVT LTD. Mobile number 8888823286, an amount of Rs.360/-, towards Document Handling Charges for the Document to be registered on Document No. 3399 dated 17/06/2019 at the Sub Registrar office Joint S.R.Hingana of the District NagPur Grm.

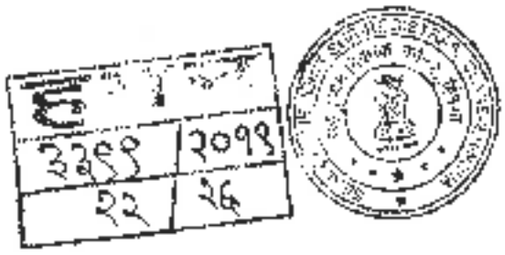
DEFACED
₹ 360
DEFACED

Payment Details

Bank Name	UCBA	Payment Date	14/06/2019
Bank CIN	10004152019061439568S	REF No.	17758998
Defece No	1406201912506D	Defece Date	17/06/2019

This is computer generated receipt, hence no signature is required.

दस्त
3399/2019
२१/२६



Summary1 (Goshwara3bag-1)

273/3399
सोमवार,17 जून 2019 1:16 म.ब.

दस्त गोषवारा भाग-1

क्रमांक 23/26
वरील क्रमांक 3399/2019

दस्त क्रमांक: इतर /3399/2019

बाजार मुल्य: रु. 0/- मोबदला रु. 00/-

भरलेले मुद्रांक शुल्क: रु 1,500/-

दु नि सह दु. नि. इतर यांचे कार्यालयात

अ. क्रं. 3399 वर दि.17-06-2019

गोजी 1 17 म.नं. या. इतर केला

पावती:4225 पावती दिनांक: 17/06/2019

सादरकरणाराचे नाव: रविंद्र किसनराव कापसे . .

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु 520.00
पृष्ठांची संख्या: 26	
एकुण:	620.00

दस्त इतर करणा-याची सही:

सह दुय्यम निबंधक वर्ग-२,
HGM
हिंगणा

सह दुय्यम निबंधक वर्ग-२,
हिंगणा

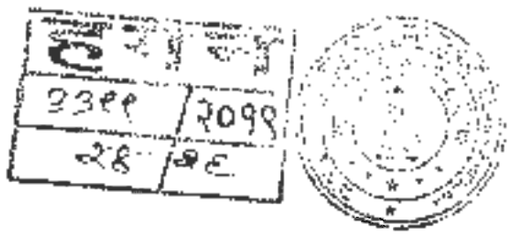
दस्ताचा प्रकार: पॉवर ऑफ अॅटर्नी

मुद्रांक शुल्क, (४अ-अ) जेव्हा एकाच संव्यवहाराच्या संबंधात एका किंवा अधिक दस्तऐवजांची नोंदणी करण्याच्या एकमेव प्रयोजनासाठी किंवा असे एक किंवा अधिक दस्तऐवज निष्पादित केल्याचे ध्वनित करण्यासाठी केला जातेस लेख्या

शिक्का क्रं. 1 17 / 06 / 2019 01 : 17 : 57 PM ची वेळ: (सादरीकरण)

शिक्का क्रं 2 17 / 06 / 2019 01 21 : 42 PM ची वेळ: (फी)

दुय्यम निबंधक
३३९९ २०१९
२३ २६



17/06/2019 1:26:58 PM

दस्त नोंदवहा भाग-2

दस्त क्रमांक :6399/2019

दस्ताचा प्रकार -पॉवर ऑफ ॲटर्नी

अनु क्र	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मे. ओम शिवम बिल्डकॉन प्रा.लि. तर्फे संचालक रू. 1 रविंद्र किसनराव कापसे , पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: , ब्लॉक नं: ., रोड नं: 182/ए, पांडे लेआऊट, खामला, नागपूर, महाराष्ट्र, नागपूर. पॅन नंबर:AAACO7165P	पॉवर ऑफ ॲटर्नी होल्डर वय :-52 स्वाक्षरी:-		
2	नाव:मे. ओम शिवम बिल्डकॉन प्रा.लि. तर्फे संचालक रू. 2 प्रमोद किसनराव कापसे . पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: , ब्लॉक नं: ., रोड नं: 182/ए, पांडे लेआऊट खामला, नागपूर, महाराष्ट्र, NAGPUR. पॅन नंबर:AAACO7165P	पॉवर ऑफ ॲटर्नी होल्डर वय :-47 स्वाक्षरी:-		
3	नाव:मे. ओम शिवम बिल्डकॉन प्रा.लि. तर्फे संचालक रू. 3 चंद्रशेखर किसनराव कापसे - . पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: 182/ए, पांडे लेआऊट, खामला, नागपूर, महाराष्ट्र, NAGPUR. पॅन नंबर:AAACO7165P	पॉवर ऑफ ॲटर्नी होल्डर वय :-45 स्वाक्षरी:-		
4	नाव:रविंद्र किसनराव कापसे . . पत्ता:प्लॉट नं: , माळा नं: , इमारतीचे नाव: ., ब्लॉक नं: , रोड नं: 182/ए, पांडे लेआऊट, खामला, महाराष्ट्र, नागपूर. पॅन नंबर:ACQPK8560P	कुलमुखत्यार देणार वय :-52 स्वाक्षरी:-		
5	नाव:श्रीमती रविंद्र कापसे . पत्ता:प्लॉट नं: , माळा नं: , इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: 182/ए, पांडे लेआऊट, खामला, नागपूर, महाराष्ट्र नागपूर, पॅन नंबर:AHHPK8483F	कुलमुखत्यार देणार वय :-43 स्वाक्षरी:-		
6	नाव:प्रमोद किसनराव कापसे . . पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: 182/ए, पांडे लेआऊट, खामला, नागपूर, महाराष्ट्र, नागपूर. पॅन नंबर:AIRPK4753H	कुलमुखत्यार देणार वय :-47 स्वाक्षरी:-		
7	नाव:वैशाली प्रमोद कापसे . . पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: , ब्लॉक नं: ., रोड नं: 182/ए, पांडे लेआऊट, खामला नागपूर, महाराष्ट्र, नागपूर. पॅन नंबर:AITPK8531B	कुलमुखत्यार देणार वय :-42 स्वाक्षरी:-		
8	नाव:चंद्रशेखर किसनराव कापसे . . पत्ता:प्लॉट नं: , माळा नं: ., इमारतीचे नाव: .. ब्लॉक नं: ., रोड नं: 182/ए, पांडे लेआऊट, खामला, नागपूर, महाराष्ट्र, नागपूर. पॅन नंबर:AHXPK1333Q	कुलमुखत्यार देणार वय :-45 स्वाक्षरी:-		
9	नाव:किसनराव मुरलीधरराव कापसे . पत्ता:प्लॉट नं: ., माळा नं: , इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: 182/ए, पांडे लेआऊट, खामला, नागपूर, महाराष्ट्र, नागपूर. पॅन नंबर:AHXPK1333Q	कुलमुखत्यार देणार वय :-72 स्वाक्षरी:-		

दस्त क्रमांक ३३९९ सन २०१९

सह दुय्यम निबंधक वर्ग-२, नागपूर

10 नाव:सुर्यकांता भिमनराव कापसे . . कुलमुखत्यार देणार
पत्ता:प्लॉट नं: .. माळा नं: .. इमारतीचे नाव: . . ब्लॉक नं: .. रोड नं: 182/ए, पांढे लेआऊट, खामला, नागपुर, महाराष्ट्र, नागपुर.
पॅन नंबर:ANPPK9095F




11 नाव:लक्ष्मी चंद्रशेखर कापसे . . कुलमुखत्यार देणार
पत्ता:प्लॉट नं: , माळा नं: .. इमारतीचे नाव: . . ब्लॉक नं: .. रोड नं: 182/ए, पांढे लेआऊट, नागलवाडी, नागपुर, महाराष्ट्र, नागपुर.
पॅन नंबर:AMSPK9543C




वरील दस्तऐवज करुन देणार इयाकडील पॉवर ऑफ ॲटर्नी चा दस्त ऐवज करुन दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:17 / 06 / 2019 01 : 34 : 51 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	स्वाक्षरी	छायाचित्र	अगठ्याचा ठसा
1	नाव:समीर गणेश मस्करे . . वय:23 पत्ता:बुध विहार मागे, सुभाष नगर, नागपुर पिन कोड:440022	स्वाक्षरी		
2	नाव:युवराज हिरामन डोंगरे . . वय:40 पत्ता:शेष नगर, सिंगारदीप टाकळी, नागपुर पिन कोड:440030	स्वाक्षरी		

शिक्का क्र.4 ची वेळ:17 / 06 / 2019 01 : 35 : 27 PM

शेरा क्र.5 ची वेळ:17 / 06 / 2019 01 : 35 : 47 PM नोंदणी पुस्तक 4 मध्ये

सह दुय्यम निबंधक वर्ग-2
हिंगणा

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सांकेतांक क्रमांक
प्रमाणित करण्यात येते कि,
या दस्तातील पृष्ठ संख्या २६ पाने आहेत.

सह दुय्यम निबंधक वर्ग-२
दि. १७/०६/२०१९