3

267/5035 पावती Original/Duplicate
Thursday,July 08 ,2021 नोंदणी क्रं. :39म
12:28 PM Regn.:39M

पावती क्रं.: 6328 दिनांक: 08/07/2021

गावाचे नाव:
दस्तऐवजाचा अनुक्रमांक: नगन4-5035-2021
दस्तऐवजाचा प्रकार : जनरल पॉवर ऑफ अॅटर्नी
सादर करणाऱ्याचे नाव: मुमेधा सविता पोफळी . .

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 440.00
पृष्ठांची संख्या: 22	
एकूण:	रु. 540.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
12:47 PM ह्या वेळेस मिळेल.

NGP4
सह दुय्यम निबंधक वर्ग-२
नागपूर शहर क्र. ४

DELIVERED

बाजार मुल्य: रु.1 /-
मोबदला रु.0/-
भरलेले मुद्रांक शुल्क : रु. 500/-

1) देयकाचा प्रकार: eChallan रक्कम: रु.100/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH003323746202122E दिनांक: 08/07/2021
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: DHC रक्कम: रु.440/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0707202113948 दिनांक: 08/07/2021
बँकेचे नाव व पत्ता:

DSKPhali

CHALLAN
MTR Form Number-6

GRN	MH003323746202122E	BARCODE	Date	07/07/2021-12:12:14	Form ID	40(I)

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	NGP4_JT NAGPUR NO 4 SUB REGISTRAR	Full Name	SUMEDHA SAVITRU POPHALI
Location	NAGPUR		
Year	2021-2022 One Time	Flat/Block No.	Plot No. 5 B
Account Head Details	Amount In Rs.	Premises/Building	
0030046401 Stamp Duty	500.00	Road/Street	Wanjari Nagar
0030063301 Registration Fee	100.00	Area/Locality	Nagpur
		Town/City/District	
		PIN	4 4 0 0 0 3
		Remarks (If Any)	
		SecondPartyName=Ms ASHISH CONSTRUCTIONS	
		NAGPUR~CA=0~Marketval=0	
Total	600.00	Amount In Words	Six Hundred Rupees Only

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572021070780109	IK0BDZCKA4
Cheque/DD No.		Bank Date	RBI Date	07/07/2021-12:24:13	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 :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
Mobile No. : 9850233876

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागु आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागु नाही.

नागन-४
५०३५/२०२१
९/२२

SEAL OF THE JOINT SUB-REGISTRAR CLASS-2 NAGPUR CITY NO.4

Print Date 07-07-2021 12:30:33


नगन – ४
५०२५ / २०२१
२ / २२

GENERAL POWER OF ATTORNEY

Agreement to Sell dated 08-07-2021 registered at Sr. No. 5034 /2021 on 08-07-2021 with Sub Registrar Nagpur No. 4 and Stamp Duty Rs. 14,10,000/- and Registration Fee Rs. 30,000/- Paid.

Know all men by these presents that We,

(1) MRS. SUMEDHA W/o SAVITRU POPHALI (PAN: AFGPP1946M), aged about 49 years, Occupation: Service, Resident of Plot No. 161-A, Flat No. 107, Suman Jyoti Apartment, Pande Layout, Khamla, Nagpur – 400025 and **(2) SMT. PRAMODINI Wd/o RAM DHAGE** (PAN: ALFPD6781M) aged about 79 years, Occupation: Housewife, Resident of Plot No. 5 B, Near Water Tank, Wanjari Nagar, Nagpur – 400003.

By this General Power of Attorney We the abovesaid Executants do hereby appoint, authorize, constitute and nominate to **M/s. ASHISH CONSTRUCTIONS, NAGPUR**, through its **Proprietor SHRI ASHISH S/o PRABHAKARRAO LONDHE** (PAN: AALPL9928R), aged about 43 years, Occupation: Business, R/o "Madhu-Prabha", Kothi Road, Mahal, Nagpur-440032 as our true and lawful General Power of Attorney Holder to do and to execute the documents and perform all or any of the following acts, deeds and things hereunder set out on our behalf.

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५०३५ / २०२१
३ / २२

SEAL OF THE JOINT SUB-REGISTRAR CLASS-2 NAGPUR CITY NO.4

That We are Joint Owners of ALL THAT piece and parcel of land bearing Plot No. 5 B admeasuring 456.434 Sqr. Mtrs. (4,913 Sqr. Fts.) ALONGWITH Residential House constructed thereon having Built Up Area of 145.430 Sqr. Mtrs., being the Southern portion of entire Plot No. 5 admeasuring 929.022 Sqr. Mtrs. (10,000 Sqr. Fts.) (as per City Survey Records 901.60 Sqr. Mtrs.), being part and portion of entire land bearing Khasra Nos. 48/7 and 48/8, Mouza: Jatatrodi, City Survey No. 888, Sheet No. 32, bearing Nagpur Municipal Corporation House No. 275/A and 275/A/A, Ward No. 10, situated at Wanjari Nagar, Nagpur, within the limits of Nagpur Municipal Corporation, Nagpur in Tahsil and District: Nagpur.

That, We have entered into an Agreement with M/s. Ashish Constructions, Nagpur through its Proprietor Shri Ashish S/o Prabhakarrao Londhe to sell the abovesaid property vide Agreement to Sell dated 08-07-2021 registered at Sr. No. 5034 /2021 on 08-07-2021 with Sub Registrar Nagpur No. 4 by paying requisite Stamp Duty of Rs. 14,10,000/- & Registration Fee Rs. 30,000/- on the said Document.

That M/s. Ashish Constructions, Nagpur desires to develop the abovesaid plot by constructing Multistory Building on the abovesaid Plot and to sanction the Building Plan for construction from the Statutory Authority after purchasing T.D.R. and add-on the same to our existing area of abovementioned Plot from the parties who have obtained DRC/TDR Certificate from Nagpur Municipal Corporation/Nagpur Improvement Trust, Nagpur, Slum Rehabilitation Authority, Nagpur etc.

That due to our routine works it is not possible for us to remain present for the above purpose in respect of the abovesaid property. That We, therefore appoint, constitute and nominate to our aforesaid Lawful Attorney to do the following acts, deeds and things for the purpose.

1. To make application to the Nagpur Municipal Corporation, City Survey Department for Mutation of my name in their records, to interact with the Authorities for the purpose and get the abovesaid work done on my behalf.

2. To execute and register the Transfer Deed of Transferable Development Right Certificate for the needed F.S.I. from the T.D.R. Certificate Holder on our behalf as Transferee but at his cost and to attend office of the Sub Registrar, Nagpur, present document of transfer, admit execution and sign Goshwara-I and II and sign on other papers and documents relating to the Transfer Deed, to sign application, documents, swear affidavits and other relevant papers for the above purpose.

3. To apply to the Commissioner, Nagpur Municipal Corporation / The Chairman, Nagpur Improvement Trust, Nagpur for Utilization/Transfer of T.D.R. purchased in our name but at his cost and to sign on the application & other relevant papers on our behalf and accept the communications and letters and submit reply for the same to the authority.

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५०३५ / २०२१
४/२२

SEAL OF THE JOINT SUB-REGISTRAR C. CLASS-1, NAGPUR CITY NO.4

4. To apply to the Estate Department, Nagpur Municipal Corporation, Nagpur for allotment of Conservancy Lane adjacent to the Plot, to pay prescribed charges to the Department at his own cost, Sign Affidavit, Indemnity Bond and other relevant documents relating to acquisition of Conservancy Lane, to execute and register conveyance deed regarding the same before the Sub Registrar of the area

5. To appoint Architect or Engineer for preparation of the Building Plan / Revised Building Plans, Sign on Application and Building Plan to the Nagpur Improvement Trust / Nagpur Municipal Corporation for submission of Building Plans, Sign Affidavit, Indemnity Bond and other relevant documents relating to sanction of Building Plans from NIT / NMC, to deposit necessary sums for the purpose, and to do the necessary acts, deeds and things for the purpose.

6. To apply for and obtain Commencement Certificate for construction of the building from the Municipal Authorities and for that purpose to sign applications and other papers, to pay necessary fees and all other acts and things necessary for that purpose and in that behalf.

7. To apply for and obtain permission for water supply, electricity supply, laying down drainage and for other amenities as are generally required for a building. To apply for water and electricity connections, etc. and to pay/deposit necessary sums in the office of the concerned authorities.

8. To execute and register Deed of Declaration, Revised Deed of Declaration, Correction/Amendment Deed to Deed of Declaration, to admit execution of abovesaid documents before the Sub Registrar of the area and sign on Token Register, Index Copy, Goshwara Part-I and Part-II and other relevant documents relating to execution and registration of abovesaid documents.

9. To enter into Agreements with the Prospective Purchasers of the Apartments in the Building, and to accept bookings and installments pursuant to such Agreements, to issue Allotment Letters in favour of Prospective Purchasers of the premises in the Building. To execute and register Agreement to Sell in favour of prospective purchasers, to admit execution of abovesaid documents before the Sub Registrar of the area and sign on Token Register, Index Copy, Goshwara Part-I and Part-II and other relevant documents relating to execution and registration of abovesaid documents.

10. To make application to Real Estate Regulatory Authority, Maharashtra for registration of Project, to upload relevant documents on the portal, to make payment of necessary fees, to represent us before the RERA Authority, and to sign on other relevant documents and to do the acts, deeds and things for the purpose,

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५/२२

THE SEAL OF THE JOINT SUB-REGISTRAR CLASS-2, NAGPUR CITY NO. 4

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

12. To sell/transfer the entire T.D.R. and/or unconsumed balance T.D.R. to any interested buyer and to execute and register the Transfer Deed of Transferable Development Right Certificate on our behalf as Transferor and to accept sale consideration, to attend office of the Sub Registrar, Nagpur, present document of transfer, admit execution and sign Goshwara-I and II and sign on other papers and documents relating to the Transfer Deed, to sign application, documents, swear affidavits and other relevant papers for the above purpose.

13. To manage, control and supervise the aforesaid property in all respects.

14. To engage Counsel for follow up action if any dispute arising in respect of the abovesaid property and to sign Vakalatnama, Application, Plaint, Written Statement, Petition, to swear affidavit, to give evidence before the Court of Law and to do acts, deeds and things for the purpose.

15. To sign application, documents, swear affidavits and other relevant papers for the above purpose and submit reply to the queries raised on my behalf.

16. 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 all respects. Till such time this Power of Attorney shall remain Irrevocable, subject to payment of agreed consideration as per Agreement to Sell dated 08-07-2021 separately executed by us in favour of M/s. Ashish Constructions Nagpur Proprietor Shri Ashish S/o Prabhakarrao Londhe.

AND GENERALLY to do all such acts, deeds and things which are essential and required for carrying out the Powers hereby given and for getting jobs done in respect of the above referred Property.

WE HEREBY DECLARE THAT all such acts, deeds and things done by our Attorney in pursuance of the powers hereby given shall be construed as acts, deeds and things done by us.

WE HEREBY FURTHER UNDERTAKE to affirm and ratify that all such acts, deeds and things done by our Attorney in pursuance of the powers hereby given will be binding on us as if We have done the same.

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६ / २२

SEAL OF THE JOINT SUB-REGISTRAR, CLASS-2 NAGPUR CITY NO.4

That the Agreement to Sell in respect of abovesaid property is registered at Sr. No. 5034/2021 on 08-07-2021 with Sub Registrar Nagpur No. 4 between the parties and Stamp Duty Rs. 14,10,000/- & Registration Fee Rs. 30,000/- is paid and therefore this document of Power of Attorney is stamped at Rs. 500/-.

In view of these presents We have executed this Irrevocable General Power of Attorney on this 08th day of July, 2021 in favour of M/s. Ashish Constructions, Nagpur Proprietor Shri Ashish S/o Prabhakarrao Londhe.



(SUMEDHA SAVITRU POPHALI)



(PRAMODINI RAM DHAGE)

EXECUTANTS

Power of Attorney hereby accepted

FOR M/s. ASHISH CONSTRUCTIONS



(ASHISH PRABHAKARRAO LONDHE)
PROPRIETOR

POWER OF ATTORNEY HOLDER



WITNESSES:

1.



2.

Drafted By: B.R. Khumkar, F-25 First Floor, Sai Regency, Ravi Nagar Square, Amravati Road, Nagpur M-9422103894, 9850233876, Email: mkhumkar@gmail.com

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नागन-४
५०३५/२०२१
७/२२


नमनि-४
४०२५/२०२१
८/२२

दस्त प्रमाणपत्र अधिकारी क्र. नागपूर

[illegible] दि. ६. वि. क. ८११६, दि. १६-७-२६]

888 दु. नि. नं. १०१ दु. नि. ३, २० मा.

सीमा- जरीपटका, खाजीव पत्रिका

०७२/3

मु० मा० कु०	क्षेत्र	मुद्रांक फी पद्धती
८८८	१०१.६	रु.

धारक :- [मनोरमा गंगाधर कारखे.]
फे. क्रं. १०१

(आरसाने)

22/11/(2019).	वारसान मनोरमा ग. कारखे सम्मत दि. 10/6/19 वारस नोंद	गोदनी पृष्ठांश लेख्य क्रं. २५७ 26/9/19 अन्वये दो फी	सौ. शोभा श्रीराम पोफळी सौ. प्रमोदीनी राम ढगे फे. क्रं. ५४१	फे. क्रं. १०१ [illegible] ल.भू.अ.श्री.२ नागपूर

सत्यप्रतिलिपी

नगन-४
2024/2029
९/२२
SEAL OF THE JOINT SUB-REGISTRAR CLASS-2 NAGPUR CITY NO.1

5/9/2004	पझेशन डीड दस्त क्र. ८१०१ दि. ९/९/२००४ गव्हर्मेंट टाकसाळ डागा चौक (५००) चौ.फूट क्षेत्र ५०२० चौफूट जागा मौजे सोमा श्रीराम पोकळी आणि २५०० चौफूट जागा सर्वे. प्रमाणेची दर्शवी यांचे हक्कात प्राप्त झालेले आहे.	फे-फे. ५४९ मौजे सोमा श्रीराम पोकळी क्षेत्र ५०००-चौ.फूट फे.फे २८३५ अन्वये श्रीमती प्रमोदीनी राम ढगे क्षेत्र २५००-चौफूट फे.फे २३४३ अन्वये	फे-फे. ५४९ [illegible] क्षे.२५००-चौ. फूट. [illegible] [illegible] नागपूर
4/9/07	दस्तऐवज प्रकाराचे श्रीमती सोमा श्रीराम पोकळी यांची दस्त क्र. ८१०२ दि. १०/१२/२००४ द्वारा क्षेत्र ५०००-चौफूट जागा श्री मेटर श्रीराम पोकळी यांचे हक्कात प्राप्त झालेले आहे.	श्री मेटर श्रीराम पोकळी फे.फे. २८३५ अन्वये क्षे. ५०००-चौ.फूट क्षेत्रापैकी २५००-चौ.फूट हस्तांतरीत झाले.	फे.फे. ५४९ [illegible] [illegible] नागपूर
9/8/2019	सा. उपनिबंधक आणि संचालक दुय्यम अधिलेख पुणे यांच्या कडील [illegible] फे.फे.मु.१/२०१५ अन्वये नोंदणी /२०१५ पुणे दि. १२/१/१५ अन्वये नोंदणीकृत पत्रिकेचे अंकी क्रमांक ८०१८ चौथी, अंतरी नमूद एक चौथी, केले मुद्रांक शुल्क दस्तऐवज		फे.फे. २०२२ स.मु.अ.क्र.3 नागपूर

सत्यप्रतिलिपी



ार्यालय :- नगर भूमापन अधिकारी क्र ३ नागपूर

मौजा :- जाटतरोडी म.का.नं. :-

न.भू.क्र. :- ८८८ पु.भि.प.क्र. :-

दिनांक	व्यवहार नोंदणी खंड व क्रमांक	नवीनधारक (धा) पटटेदार (प) इतर भार (भा)	साक्षांकन
५ १२ २६	खोरीले- इ.द. क्र. ४७५६ दि. २६/३१२०१७ प्रमाणे रु. ५०,००,०००/- मध्ये मु.क्र. ५ प्लॉट २७०० चौ.फूट जागा मौ. पुसेसावली यास दयो पछुया खोरीले नोंद दर्ज.	स्व द्वारा श्री रविंद्र वामनराव पोफळी	फे. क्र. २३२३ न.भू.अ.क्र. ३ नागपूर
93 99 96	बर्दीसियताम्वये-इ.द.क्र. ४९३८ दि. २९/०९/१६ अन्वये भुखंड क्र. ५ प्लॉट २३२३४-चौ.मी. जागा सावित्रु वामनराव पोफळी यांनी बर्दीस दिलयाने लाभार्थ्याच्या नावाची नोंद.	बर्दीसियताने सुमेधा सावित्रु पोफळी.	फे. क्र. २११६. न.भू.अ.क्र. ३ नागपूर

सत्यप्रतिलिपी

नगन-४
५०३५/२०२१
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