270/1392
Tuesday,January 19 ,2021
5:13 PM

पावती

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

पावती क्रं.: 1498 दिनांक: 19/01/2021

गावाचे नाव: बेलतरोडी
दस्तऐवजाचा अनुक्रमांक: नगन7-1392-2021
दस्तऐवजाचा प्रकार : पॉवर ऑफ अॅटर्नी
सादर करणाऱ्याचे नाव: मे. ओझेन डेव्हलपर्स तर्फे भागीदार श्री. प्रतिक राजेश सरावगी . .

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 480.00
पृष्ठांची संख्या: 24	
एकूण:	रु. 580.00

आपणास मूळ दस्त ,थंबनेल-प्रिंट,सूची-२ अंदाजे
5:32 PM ह्या वेळेस मिळेल

सह दुय्यम निबंधक वर्ग २
नागपूर ग्रामिण क्रं. ७

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

1) देयकाचा प्रकार: DHC रक्कम: रु.480/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1801202112096 दिनांक: 19/01/2021
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.100/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH010229775202021E दिनांक: 19/01/2021
बँकेचे नाव व पत्ता:

DELIVERED

1/19/2021

CHALLAN
MTR Form Number-6

GRN	MH010229775202021E	BARCODE		Date	16/01/2021-15:17:03	Form ID	48(f)

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	NGP7_JT NAGPUR NO 7 SUB REGISTRAR	Full Name	SMT JAYMALA VIJAY KASHIKAR
Location	NAGPUR		
Year	2020-2021 One Time	Flat/Block No.	.
		Premises/Building	
		Road/Street	MOUZA BELTARODI
		Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 1 1 0 8

Account Head Details	Amount In Rs.
0030046401 Stamp Duty	500.00
0030063301 Registration Fee	100.00
Total	600.00

Remarks (If Any)

SecondPartyName=OZEN DEVELOPERS~

Amount In Words: Six Hundred Rupees Only

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332021011613270	2655416802
Cheque/DD No.		Bank Date	RBI Date	16/01/2021-15:18:26	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Mobile No. : 0000000000

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 दस्तांसाठी लागू. दस्त नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

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SEAL OF THE JOINT SUB-REGISTRAR NAGPUR RURAL NO. 7


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GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT WE, (1) SMT. JAYMALA Wd/o LATE SHRI. VIJAY KASHIKAR, Aged 66 Years, Occupation - Business, Resident of Kashikar Wada, Vyankoba Mule Road, Itwari, Nagpur, Tahsil and District – NAGPUR **(PAN** AARPK6381 **& AADHAR** 778960227916**)**; AND (2) MRS. PRATIKSHA W/o RISHIKESH MAYEE, Aged 37 Years, Occupation - Service, Resident of Plot No. K-50, Bharat Nagar, Amravati Road, Nagpur, Tahsil and District – NAGPUR **(PAN** APUMK3088F **& AADHAR** 573500120384 **)**, do hereby jointly and severally nominate, constitute and appoint M/S. OZEN DEVELOPERS, A Partnership Firm having its Office at Nagpur and acting through its Partners (1) SHRI. PRATIK S/o RAJESH SARAOGI, Aged 29 Years, Occupation – Business, Resident of Anandam World City, Ganeshpeth Road, Nagpur-440018, Tahsil and District – NAGPUR **(PAN CKSPS5018J & AADHAR 3068 7010 3995)**; **AND/OR** (2) SHRI. VIVEK S/o BABANRAO HUSUKALE, Aged 45 Years, Occupation – Business, Resident of Plot No. 7, Friends Society No. 2, Deendayal Nagar, Nagpur-440022, Tahsil and District – NAGPUR **(PAN AABPH9138D & AADHAR 3378 0203 3376)**; **AND/OR** (3) SHRI. AJAY S/o SHRI. NATHUJI KESARE, Aged 48 Years, Occupation – Business, Resident of Flat No. B-101, Sanchayani Prestige Apartments, Near Poonam Vihar, Swawalambi Nagar, Nagpur-440022, Tahsil and District – NAGPUR **(PAN ALVPK0401D & AADHAR 3993 2176 7996)**, jointly or severally as our True and Lawful Attorney in our names and on our behalf.

WHEREAS we jointly own and possess ALL THAT Piece and Parcel of land containing by admeasurement 16200 Sq. Mtrs. being a portion of the entire land bearing Kh. No. 8/5 of Mouza – BELTARODI, P.S.K. 38, situate at Village – Beltarodi, within the limits of Grampanchayat Besa-Beltarodi in Tahsil – Nagpur (Rural) and District – NAGPUR; AND

WHEREAS by an Agreement Dated 31/12/2020 we have jointly agreed to sell 14200 Sq. Mtrs. of land bearing Kh. No. 8/5 of Mouza-Beltarodi, P.S.K. 38, containing by admeasurement 1.42 Hectare (i.e., 14200 Sq. Mtrs.) to M/s. Ozen Developers, the Attorney hereinabovenamed, upon the several terms and conditions contained therein. The said Agreement to Sell Dated 19/01/2021 is duly Registered in the Office of the Sub-Registrar, Nagpur- 7 in Book No. 1 at Sr. No. 1391 on even date on payment of requisite Stamp Duty of Rs. 40,25,700/- and Full Registration Fees of Rs. 30,000/- payable thereon; AND

WHEREAS we 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 sale as envisaged in Agreement Dated -11-2020 in all respects. It has therefore become expedient to appoint someone as our Attorney or Agent, who shall observe and fulfill all the obligations on our part. We therefore do hereby jointly and severally nominate, constitute and appoint our aforesaid Attorney and empower it to do all or any of the following acts, deeds and things for us and on our behalf that is to say -

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SUB REGISTRAR CLASS-II NAGPUR

(1) To apply to the Nagpur Metropolitan Region Development Authority / Urban Land Ceiling Authorities / 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 sanction of the proposed Lay-out scheme in all respects. To sign various applications, forms, papers required to be submitted before such Government/Semi-Government Departments/Offices.

(2) To deposit with the Competent Authority necessary sums in the Office of the Nagpur Metropolitan Region Development Authority in our names and to apply for refund thereof and to receive back such moneys as may be refunded to us by the Nagpur Metropolitan Region Development Authority/ the Competent Authority and to pass a valid receipt and discharge for the same.

(3) To sign Plan(s)/Revised Plan(s) of the proposed Lay-out on the said 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 Region Development Authority/Town Planning and/or the Competent Authority empowered on that behalf.

(4) 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.

(5) 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 Nagpur Metropolitan Region Development Authority/ the Competent Authority / MHADA etc.

(6) To obtain Booking, enter into agreement to sell, marketing & Land development as per NMRDA norms. To receive the Earnest Money or Advance Sale Price from the buyer(s) of plots in the proposed lay-out towards booking, however there shall be no liability of the Executants towards such transactions.

(7) To deliver the actual physical possession of the said property to the aforesaid Buyer or its nominees in vacant condition. This Power of Attorney is given since the Power of Attorney holders and their Firm Ozen Developers, a partnership firm, has contracted to purchase the said land under Survey No. 8/5, and will always be read out alongwith the Agreement of Sale.

(8) The said Attorney is not entrusted with the Powers to execute Sale Deed(s).

(9) To sign and verify applications, statements, declarations and affidavits etc. for us and on our behalf.

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



(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 prepare and sign Plaints, Written Statements, Replies, Returns, Appeals, Compromise Deeds, Pursis etc. for us and on our behalf and to submit the same to the concerned Civil/Revenue Courts etc. To Lead the evidence on our behalf in the Court of Law and to do the needful.

(13) To represent us before any Civil/Revenue Court regarding the aforesaid matters and all other matters connected thereto and to do the needful.

(14) To complete all Administrative, Revenue and/or Legal requisition that may be required in this regard. To represent us before the various Government, Semi-Government Departments and Offices, Autonomous Bodies etc. and to do the needful.

(15) To mortgage the aforesaid property or any part thereof to any Financial Institution by way of security for the repayment of loan. However, the Purchaser can do the said work only after receipt of payment upto third installment as quoted and contained under this Agreement.

(16) To receive, accept, deliver and acknowledge post, letters, telegrams, fax and other correspondence addressed to us or care of the Attorney from the postal department, telecommunication department, courier and postal services.

(17) To do all things necessary to complete the aforesaid transaction of Sale relating ONLY to the aforesaid property and to observe and perform all the obligations on our part in accordance with the Agreement made by us with the aforesaid buyer on 31|12|2020

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

(19) Generally to act as our Attorney or Agent in relation to the matters aforesaid and all other matters connected thereto 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 subject to the restraints incorporated under this Power of Attorney as well as Agreement of Sale dated 31|12|2020

(20) 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 till the time the Agreement of Sale remains in force.

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(21) This Power of Attorney has been executed strictly adhering with the terms and conditions laid down under the agreement dated 31/12/2020 and shall be part and parcel of the said agreement and would be read together to avoid mis-construction of wordings under the agreement and this power of attorney.

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.

IN WITNESS WHEREOF WE, the Executants hereinabovenamed have hereto set our respective hands and signed this DEED OF GENERAL POWER OF ATTORNEY at NAGPUR on this 19th Day of JANUARY 2021 in presence of the attesting witnesses signing as such.

SL. NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	SIGNATURE & FULL NAME
01			1) Sau-Jaymala V. Kashikar (SMT. JAYMALA VIJAY KASHIKAR)
02			2) Pratiksha (MRS. PRATIKSHA RISHIKESH MAYEE) EXECUTANTS
03			FOR M/S. OZEN DEVELOPERS 1) Saraogi (PRATIK RAJESH SARAOGI)

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04			2) (VIVEK BABANRAO HUSUKALE)
05			3) (AJAY NATHUJI KESARE) Partners ATTORNEY

WITNESSES : The Executants hereto have read the terms and contents of this General Power of Attorney in our presence and have stated that they have understood the terms and conditions enumerated herein which is correct and binding on them and have signed in our presence.

I			(Kaustikant Chambhare) WITNESS NO. 1
II			(Gajanan Deshmukh) WITNESS NO. 2

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SUB-REGISTRAR CLASS-2, NAGPUR