

## **GENERAL POWER OF ATTORNEY**

BE IT KNOW ALL MEN BY THESE PRESENTS THAT I, SHREE GANESH BUILDHOME INFRASTRUCTURE LTD., (NOW CHANGE TO SHRI GANESH BUILDERS LTD.), Through its Director SHRI. VIJAY KIMATRAI RAMANI, Age about 60 Years, Occupation – Business, R/o Shivaji Nagar, Cement Road, Nagpur 440010, Nagpur, Tahsil and District. Nagpur- 440010; **ADHAR NO. 7983 2716 6349 , Mobile No. 9823029325**, do hereby nominate, constitute and appoint **M/S TIRUPATI DEVELOPERS, office at 3<sup>rd</sup> Floor, NKY Towers, Ajni square, Wardha Road Nagpur 440015,**  
**THROUGH ITS PARTNERS**

**1) SHRI PRASHANT S/O MANOHARRAO BONGIRWAR**

Aged about 51 Years, Occupation- Business,  
R/o. 11-A Khare Town, Dharampeth, Nagpur-440010,  
ADHAR No. 2563 1565 3287, Mobile No. 9822577701

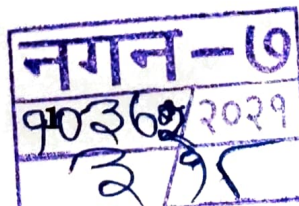
**AND**

**2) SHRI RAHUL ARUNRAO UPGANLAWAR,**

Aged about 47 Years, Occupation- Business,  
R/o. 304, Akshay Heights, Shivaji Nagar, Nagpur-440010,  
ADHAR No. 6728 4935 3791, Mobile No. 9822943401

**As my True and Lawful Attorney in my name and on my behalf.**

WHEREAS I have sold **ALL THAT PIECE AND PARCEL** of land bearing Survey/Khasra No.25 in Patwari Halka No. 42, having area of 1.62 Hectares, being Northern side portion by dividing the land area of 3.12 hectors by east – west wise, out of Kh no 25, Class of Rights I, of Mouza Shankarpur, Tahsil and District Nagpur, situated in the limits of NMRDA by registered sale deed dated 22/07/2021, which is registered in the office of Sub Registrar Nagpur 07, at serial registration No. 10371/2021. and total land bounded as under.



On or towards the East :- Government Pandhan  
On or towards the West :- Land of Kh no 24  
On or towards the North :- Land of Kh no 22 & 17  
On or towards the South :- Land of Kh no 25/Part/2

It is neither possible nor convenient for me to do and execute various acts, deeds and things required in the matter of completion of the said transaction of Sale in all respects. It has therefore become expedient to appoint someone as my Attorney or Agent, who shall observe and fulfill all the obligations on our part. We therefore does hereby nominate, constitute and appoint our aforesaid Attorney and empower them to do all or any of the following acts, deeds and things for me and on my behalf that is to say-

(1) To support and sign all applications for mutation of names on the said property and to do all things necessary to procure the mutation thereof in favour of the Purchaser.

(2) To sign and execute Correction Deeds or any other deeds regarding the aforesaid property and to get the same duly Registered in accordance with the law in force.

(3) To sign and verify applications, statements, declarations, and affidavits etc. for me and on my behalf.

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

(5) I do hereby declare that I Shall 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.

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

