

aforesaid are fully completed and duly complied with in all respects except as provided in the agreement for sale.

- 13 AND we hereby ratify, confirm and agree to confirm whatsoever our said attorney shall do or purport to do all lawful and valid acts by virtue of this Power of Attorney regarding sanctions and permissions only.

They are authorized to do all such acts, deeds and things including signing any papers/documents as are necessary and incidental to the above AND that any act or statement writing of my said Attorney in pursuance hereto shall be deemed to be fully authorized and ratified by me.

This power of attorney is issued only for the purpose of obtaining requisite permissions, sanctions etc. but not for sale or otherwise creating any kind of rights or interest of any other party in the said land in any manner. The attorney shall not do any acts or deeds affecting the rights, title and interest of the executant adversely in any manner.

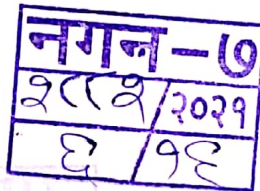
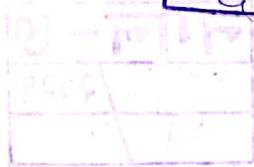
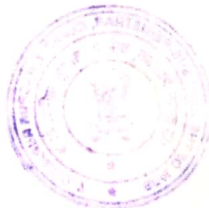
THAT, the full **Stamp Duty of Rs.16,20,000/- only and Full Registration Fees of Rs.30,000/- only** is already paid at the time of Registration of **Agreement to Sale** of the said land is duly registered at **No. NGN-7-287/-2021, dt.09/02/2021** in the Office of the Sub Registrar Nagpur 7.

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

SCHEDULE OF PROPERTY

All that piece and parcel of land **admeasuring 0.81 HR being eastern side portion by dividing the land area of 1.62 hectares by north-south wise**, out of Kh. No. 31/1, with **Occupant Class I rights** at **Mouza - Shankarpur**, P. H. No. 42, Khata No. 593, Tahsil - Nagpur Gramin & District Nagpur, bounded as under: -

- On the East - Land admeasuring 0.81 HR out of Kh. No. 31/1
allotted to Mrs. Ramadevi Vishnugopal Shahu
On the West - Land admeasuring 0.79 HR out of Kh. No. 31/1
On the North - Land of Kh. No. 30
On the South - Land of Kh. No. 33



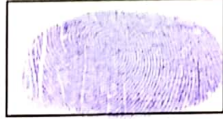
IN WITNESS WHEREOF I, MRS. VISHNUGOPAL GANESHLAL SHAHU, have hereto set my hand and signed this DEED OF GENERAL POWER OF ATTORNEY at NAGPUR on this 29 Day of FEBRUARY, 2021, in presence of the attesting witnesses signing as such.

WE ACCEPT THE POWER CONFERRED ON US BY THE EXECUTANT OF THIS POWER OF ATTORNEY. SIGNATURE OF THE ATTORNEY



Bongirwar

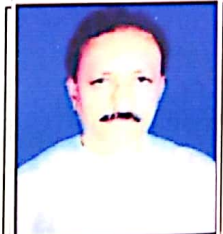
M/S. TIRUPATI DEVELOPERS,
Through its Partner,
1. SHRI PRASHANT S/O. MANOHARRAO
BONGIRWAR



U.P. GANLAWAR

2. SHRI RAHUL S/O. ARUNRAO
UPGANLAWAR

EXECUTANT



Vishnugopal

MR. VISHNUGOPAL GANESHLAL SHAHU

WITNESSES: -

Yangatwar

1. Mr. Nishant Vasant Rao Yangatwar

Maraskolhe

2. Mr. Ashish Arvind Maraskolhe

