WHEREAS, I have decided to dispose of the said land in favour of **M/s. Tirupati Developers through its Partners SHRI PRASHANT S/O. MANOHARRAO BONGIRWAR & SHRI RAHUL S/O. ARUNRAO UPGANLAWAR** and **Agreement to Sale** of the said land is duly registered at **No. NGN-7-2881-2021, dt.09/02/2021** in the Office of the Sub Registrar Nagpur 7, on payment of the necessary Stamp Duty of Rs.16,20,000/- & Registration Fee of Rs. 30, 000/-.

WHEREAS, the M/s. Tirupati Developers has now decided to develop the said land into a Layout by carving out various different size plots and thereby requested me to accord my consent for the development of said land into a Residential Layout of various plots. Thereby it has now become necessary to present myself for the completion of Development work of the said land AND

WHEREAS, I being preoccupied in my assignments it is neither possible nor convenient for me to do and execute the following acts, deeds and the things required for the proposed transactions of development in all respects. It is therefore become expedient to appoint someone as my attorney or agent, who shall observe & fulfill all the obligations on my part therefore I do hereby nominate, constitute & appoint my aforesaid attorney and empower it and its partners to do all or any of the following acts, deeds and things for me and on my behalf, that is to say:-

1 To perform all the legal acts and things pertaining to 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.

2 To apply for water and electricity connection, new Meter, Transformer, installation & supply, in the NMRDA, Collector, Town Planning, Urban Land Ceiling Authority, MSEDCL, etc. and to other statutory & non-statutory bodies and to pay / deposit necessary sum in the office of the concern authorities and to execute necessary affidavit for water, electric meter etc.

3 To prepare, submit and get sanctioned the Layout Plan and its revisions or modifications thereto and in that behalf, to deal with Grampanchayat, Nagpur Metropolitan Region Development Authority, Nagpur, Town Planning, Urban Land Ceiling Authority, Collector and any other statutory or non-statutory body or corporation and sign, verify and affirm such applications and other documents as are required of me, to deposit the refundable and non-refundable charges with the

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SEAL OF THE JOINT SUB-REGISTRAR, CLASS-2, NAGPUR RURAL NO. 7

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any such Authority or any other Planning Authority and to obtain refund of part of whole of such amount in my name and on my behalf, to generally sign and execute every such document such as affidavit, indemnity bond, etc. as may be required for obtaining the sanction of the Planning Authority to such plan/s.

4 To apply to the concern Department for obtaining Water, Electricity, Sewer connection and make the necessary deposit payment to them and obtained the required permissions.

5 To submit all application for mutation in my name of the said property and various plots, Public Utility Land, Open Space, in all relevant records.

6 To sign and verify applications, statements, declaration and affidavit, etc. for me and on my behalf and in their name.

7 To file any dispute, suit, civil suit, complaint or any litigation on our behalf in the Competent Court of Law and file plaint or reply, affidavit, application before the Competent Court of Law or Authorities and lead the evidence on our behalf with respect to the said property. So also to receive any such Notice from the concern authority, person, Advocate, Court, Govt. Department, etc.

8 To appoint Architect, Engineers, Surveyors for carrying on the layout work of the proposed layout on the said plot of land.

9 To deposit necessary amount in the Court, Government, Semi Government, Department, Local bodies and to also obtained refund of money so deposited in any such Department, Court, Offices, etc. and pass a receipt and discharge for the same.

10 To apply for the getting registration as per Real Estate (Regulation & Development) Act 2016 (RERA) and comply with its various provisions.

11 Generally to act as our attorney or agent in relation to the matters aforesaid and all other matters connected therewith regarding getting sanctions and permissions etc. of competent authority and on our behalf to execute and to do all acts, and things as fully and effectively in all respect, as we ourselves would do if personally present. To do all such acts, deeds & things which are required for the Development of scheduled property and its compliances.

12 We do hereby declare that we will not withdraw, cancel or revoke this General Power of Attorney until the matters

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