

265/5038
Monday, October 18, 2021
3:44 PM

पावती

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

पावती क्र.: 9268 दिनांक: 18/10/2021

गावाचे नाव: खामला
दस्तावेजाचा अनुक्रमांक: नगन2-5038-2021
दस्तावेजाचा प्रकार: आमसुखचारनामा
सादर करणाऱ्याचे नाव: मेसेर्स एम अँड टी बिल्डकॉन तर्फे पार्टनर श्री तुषार विष्णु उंबरकर.

नोंदणी फी रु. 100.00
दस्त हाताळणी फी रु. 2500.00
पृथांची संख्या: 125

एकूण: रु. 2600.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची22 अंदाजे
4:04 PM ह्या वेळेस मिळेल.

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

- 1) देयकाचा प्रकार: DHC रक्कम: रु. 500/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1810202108312 दिनांक: 18/10/2021
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: DHC रक्कम: रु. 2000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1810202108227 दिनांक: 18/10/2021
बँकेचे नाव व पत्ता:
3) देयकाचा प्रकार: eChallan रक्कम: रु. 100/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH007583809202122E दिनांक: 18/10/2021
बँकेचे नाव व पत्ता:



CHALLAN
MTR Form Number-6



GRN	MH007583809202122E	BARCODE						Date	16/10/2021-17:53:38	Form ID	48(0)
Department	Inspector General Of Registration	Payer Details									
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)									
Office Name	NGP5_JT NAGPUR NO 5 SUB REGISTRAR	PAN No.(If Applicable)		ABPFM1939C							
Location	NAGPUR	Full Name		M AND T BUILDCON							
Year	2021-2022 One Time	Flat/Block No.		City Survey No. 2098/125 and Sheet No. 40							
Account Head Details		Amount In Rs.		Premises/Building							
0030046401	Stamp Duty	500.00		Road/Street		KHAMLA					
0030063301	Registration Fee	100.00		Area/Locality		NAGPUR					
				Town/City/District							
				PIN		440015					
		Remarks (If Any)									
		SecondPartyName=SHIRISH SHARAD PANDITRAO-									
		Amount In		Six Hundred Rupees Only							
Total		600.00		Words							
Payment Details		STATE BANK OF INDIA		FOR USE IN RECEIVING BANK							
Cheque/DD Details		Bank CIN		Ref. No.		00040572021101616000 IK0BIHOVM5					
Cheque/DD No.		Bank Date		RBI Date		16/10/2021-17:24:55		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.
संदर् चालन केवल मुख्य निबंधक कार्यालय में दर्ज की जा सकती है। नोटिफी न करवाया गया दस्तावेज की संदर् चालन लागू नहीं।

Mobile No. : 9145911435

चालान-3
4036/2021
9/924



GENERAL POWER OF ATTORNEY

THIS DEED OF GENERAL POWER OF ATTORNEY is executed at NAGPUR on
this 18TH Day of OCTOBER, 2021 BY

1A) **SHRI SHIRISH S/o SHARAD PANDITRAO (PAN ABFPP6898M & AADHAR 2096 4718 2079)**, aged about:- 54 years, Occ:- Service, Resident of Apartment No. 1, "Mandar Apartment" Plot No. 92, Pande Layout, Khamla NAGPUR-440025.

1B) **SHRI SHRIKANT S/o SHARAD PANDITRAO (PAN AAZPP3336M & AADHAR 3980 0126 3254)**, aged about:- 51 years, Occ:-Service, Resident of Apartment No. 1, "Mandar Apartment" Plot No. 92, Pande Layout, Khamla, NAGPUR-440025.

2) **SHRI ARUN NARAYAN ATHAWALE, (PAN PAN AAWPA7768D & AADHAR 2594 6965 6011)**, aged about:- 71 years, Occ:- Retired, Resident of Flat No. 2, "Mandar Apartment" Plot No. 92, Pande Layout, Khamla NAGPUR-440025, Through POA for Admission **SHRI. YOGESH ARUN DESHMUKH (PAN AGAPD0814F & AADHAR 4429 6338 6267)**, aged about:- 45 years, Occ:- Service, Both Residents of Apartment No. 7, "Mandar Apartment" Plot No. 92, Pande Layout, Khamla, NAGPUR-440025.

3) **SMT. MRUDULA W/o PRAMOD HEDAU(PAN AAEPH1381B & AADHAR 2061 8543 8655)**, aged about:- 63 years, Occ:- Housewife, Resident of Plot No. 341, Chanakya Apartment, P.T Mase Road, Laxmi Nagar, NAGPUR-440022.

4) **SHRI. VIVEK DATTATRAYA HIWARKHEDKAR(PANAAGPH3829Q & AADHAR 4107 9849 2607)**, aged about:- 62 years, Occ:- Service, Resident of Plot No.92Mandar Apartment Pande Lay Out Khamla, NAGPUR-440025.

5) **SHRI DEEPAK VITTHALRAO DETHE (PANAFDPPD6665A & AADHAR 4010 7615 8275)** aged about:- 56 years, Occ:- Service, Resident of Apartment No. 5, "Mandar Apartment" Plot No. 92, Pande Layout, Khamla, NAGPUR-440025 acting Through his Constituted Attorney **MRS. PADAMA W/o DEEPAK DETHE, (PAN AQRPD7243B & AADHAR 5946 7799 6221)** aged about:- 53 years, Occ:- Service, Resident of Apartment No. 5, "Mandar Apartment" Plot No. 92, Pande Layout, Khamla, NAGPUR-440025

6) **SHRI DILIP RAMBHAU BARGE, (PAN ABCPB4741N & AADHAR 6573 2163 5665)**, aged about:- 70 years, Occ:- Retired, Resident of Apartment No. 6, "Mandar Apartment" Plot No. 92, Pande Layout, Khamla, NAGPUR-440025.



7A) **SMT. ANURADHA ARUN DESHMUKH** (AADHAR 5202 1806 1546), aged about:- 71 years, Occ:- Housewife, AND

7B) **SHRI. YOGESH ARUN DESHMUKH** (PAN AGAPD0814F & AADHAR 4429 6338 6267), aged about:- 45 years, Occ:- Service, Both Residents of Apartment No. 7, "Mandar Apartment" Plot No. 92, Pande Layout, Khamla, NAGPUR-440025.

8A) **SMT. JAYYA W/o CHANDRAKANT JALGAONKAR** (PAN AODPJ3537J & AADHAR 2604 8082 6810), aged about:- 68 years, Occ:- Housewife, Resident of Apartment No. 8, "Mandar Apartment" Plot No. 92, Pande Layout, Khamla, NAGPUR-440025.

8B) **SHRI. BHUPESH CHANDRAKANT JALGAONKAR**(PAN AJKPJ4243M & AADHAR 8773 7584 8964), aged about:- 45 years, Occ:- Service, Resident of Apartment No. 13, "Mandar Apartment" Plot No. 92, Pande Layout, Khamla, NAGPUR-440025.

9) **SHRI. PRALHAD WAMANRAO BHOSE**(PAN ABAPB1555A & AADHAR 4427 0340 2446), aged about:- 68 years, Occ:- Retired, Resident of Apartment No. 9, "Mandar Apartment" Plot No. 92, Pande Layout, Khamla, NAGPUR-440025.

10) **SHRI. ASHOK SHRIKRISHNA BHALERAO** (PAN ABOPB4579Q & AADHAR 9409 5403 5960), aged about:- 73 years, Occ:- Retired, Resident of Apartment No. 10, "Mandar Apartment" Plot No. 92, Pande Layout, Khamla, NAGPUR-440025 Through POA for Admission **SHRI. SUBHASH PRALHAD SHRUNGARKAR, (PAN ABWPS7509P & AADHAR 5531 2499 6708)** aged about:- 70 years, Occ:- Retired, Resident of Saikrupa, Somwar Bazaar Road, Sitabuldi, NAGPUR-440012.

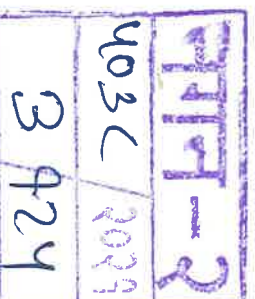
11) **SHRI. SHRIPAD PANDURANG DESAI** (PAN ABEPD1204A & AADHAR 8217 7998 1249), aged about:- 67 years, Occ:- Retired, Resident of Apartment No. 11, "Mandar Apartment" Plot No. 92, Pande Layout, Khamla, NAGPUR-440025.

12) **SHRI. AMIT ASHOK POHARKAR** (PAN AMJPP2206L & AADHAR 6112 5565 4374), aged about:- 39 years, Occ:- Service, Resident of Apartment No. 14, Vivek Apartments, Plot No. 132, Pande Layout, Khamla, NAGPUR-440025, Through POA **SHRI. SUMEET ASHOK POHARKAR** (PAN BFYPP2661C & AADHAR 7964 1507 1144), aged about:- 34 years, Occ:- Service, Resident ofb Apartment No. 14, Vivek Apartments, Plot No. 132, Pande Layout, Khamla, NAGPUR-440025.

13) **SHRI. BHUPESH CHANDRAKANT JALGAONKAR** (PAN AJKPJ4243M & AADHAR 8773 7584 8964), aged about:- 45 years, Occ:- Service, Resident of Apartment No. 13, "Mandar Apartment" Plot No. 92, Pande Layout, Khamla, NAGPUR-440025.

14A) **SMT. MEENA W/O VANDANKUMAR SHAH** (PAN BPOPS3589A & AADHAR 8478 0130 0750), aged about:- 66 years, Occ:- Housewife, AND

14B) **SHRI. PIYUSH S/o VANDANKUMAR SHAH**(PAN BFMPS1836L & AADHAR 2522 0212 5128), aged about 45 years, Occupation:- Service



14C) **SHRI. NIKHIL S/O VANDANKUMAR SHAH(PAN AVSPS5952J & AADHAR 2676 2912 0378)**, aged about 41years, Occupation:- Service, Through POA for Admission **SMT. MEENA Wd/O VANDANKUMAR SHAH (PAN BPOPS3589A & AADHAR 8478 0130 0750)**, aged about:- 66 years, Occ:- Housewife, ALL Residents of Apartment No. 14, "Mandar Apartment" Plot No. 92, Pande Layout, Khamla, NAGPUR-440025.

15) **SHRI. MOHAN WASUDEO SHUKLA(PAN AEPPS8609L & AADHAR 5121 5044 3549)**, aged about:- 71 years, Occ:- Retired, Resident of Apartment No. 15, "Mandar Apartment" Plot No. 92, Pande Layout, Khamla, NAGPUR-440025.

Hereinafter jointly called the "EXECUTANTS" do hereby jointly and severally nominate, constitute and appoint

M/S M&T BUILDCON, (PAN ABPFM1939C) A Partnership Firm having it's Office situated at 301, Sai Arpan, Plot No. 33, Sneh Nagar, NAGPUR-440025 and acting through it's Authorized partners

(1) **SHRI. TUSHAR VISHNU UMBARKAR (PAN- ABJPUR7156M)** Aged about 41 years, Occu:- Business, R/o 401,Prem Sai IX, Sahakar Nagar, Nagpur-440025.(AADHAR No. 9376 9037 8115) AND /OR

(2) **SHRI. MAHESH NAMDEORAO NAGMOTE (PAN- AFVFN3560N)** Aged about 45 years, Occu:- Business, R/o Plot No. 27, Old Subhedar Layout, Near Adarsh Vidhya Mandir, NAGPUR-440024. (AADHAR No. 8523 4276 1845) as our True and Lawful Attorney EITHER JOINTLY OR SINGLY in our names and on our behalf.

WHEREAS we jointly own and possess ALL THAT Piece and Parcel of land bearing Plot No. 92 out of the sanctioned layout of KHAMLA PLOT HOLDERS' CO-OPERATIVE HOUSING SOCIETY LTD. NAGPUR, admeasuring Length 100 Ft. and Breadth 95 Ft. equal to 9500 Sq. Ft. (-) Less Tangent 193 Sq. Ft. equal to 9307 Sq. Ft. (OR 864.641 Sq. Mtrs.) being a portion of the entire land bearing Kh. Nos. 71, 72 and 73 of Mouza - KHAMLA, P.S.K. 9, bearing Corporation House No. 3735/K, City Survey No. 2098/125 and Sheet No. 40 of Mouza - KHAMLA, situate at Pande Layout, Khamla, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR, AND

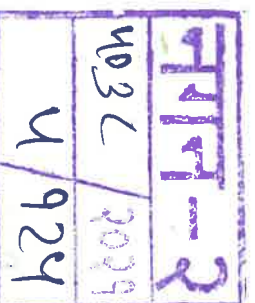
WHEREAS for cogent reasons and good causes we have now jointly decided to re-develop the aforesaid property through **M/S. M&T BUILDCON**, A Partnership Firm having its Office at 301, Sai Arpan, Plot No. 33, Sneh Nagar, NAGPUR-440015. And



accordingly we have executed an Agreement of Re-Development and Sale in favour of **M/S. M&T BULDCON** on 18-10-2021 upon the several terms and conditions contained therein. The said Agreement of Re-Development and Sale Dated 18-10-2021 which is duly Registered in the Office of the Sub-Registrar, Nagpur-2 in Book No. 1 at Sr. No. 5037 on even date on payment of requisite Stamp Duty of Rs. 27,91,100/- and Full Registration Fees of Rs. 30,000/- Only 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 development of the aforesaid property in all respects. It has therefore become expedient to appoint some one 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 –

- (1) To enter into an Agreement(s) to Sell the said property (excluding the Apartments chosen to be retained by us) with willing buyer(s) and to sign and execute such Agreement(s) to Sell and to get the same duly registered in accordance with the law in force, if considered necessary.
- (2) To receive the Earnest Money or Advance Sale Price from such buyer(s) and to pass a valid receipt and discharge for the same.
- (3) To sign Plans/Revised Plans of the Building proposed to be constructed on the said Plot of 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 Improvement Trust/Nagpur Municipal Corporation for seeking sanction to such Plans.
- (4) To deposit necessary sums in the Office of the Nagpur Improvement Trust/Nagpur Municipal Corporation in our names and to apply for refund thereof and to receive back such money as may be refunded to us by the Nagpur Improvement Trust/Nagpur Municipal Corporation and to pass a valid receipt and discharge for the same.
- (5) To apply for water and electricity connections etc. and to pay/deposit necessary sums in the Office of the concerned authorities.
- (6) 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 Improvement Trust/Nagpur Municipal Corporation.



(7) To sign and execute various Sale Deeds (excluding the Apartments chosen to be retained by us) each relating to the Undivided proportionate variable shares and interest in the aforesaid property in favour of the respective individual buyers and to receive the balance sale price from such buyer(s) and to get such Sale Deed(s) duly registered in accordance with the law in force.

(8) To sign and execute Deeds of Correction/Supplementary Deeds, Deed of Assignment, Deed of Cancellation, Deed of Mortgage, Deed of Reconveyance etc. or any other suitable and required deed and document and to get the same duly Registered in accordance with the law-in-force.

(9) To sign and execute a Deed of Declaration Under Section 2 of The Maharashtra Apartment Ownership Act, 1970 and also to sign/execute various Apartment Deeds in favour of respective individual Apartment Owners and to get the same duly registered in accordance with the law in force.

(10) To deliver the actual physical possession of the said property to the respective individual buyer(s) on Registration of the Sale Deed(s).

(11) To support all applications for mutation of names on the said property and to do all necessary things to procure the mutation thereof in favour of such individual buyers in all relevant records. To apply for mutation of our names on the said property in all relevant records and to do the needful.

(12) To apply to the Nagpur Improvement Trust, Nagpur/Nagpur Municipal Corporation for obtaining a No Objection Certificate/Consent Letter and to receive such Certificate, if considered necessary. To represent us before the concerned Officer/Authority of the Nagpur Improvement Trust/Nagpur Municipal Corporation/City Survey Department etc. regarding the development of the aforesaid property and to do the needful.

(13) To apply to KHAMLA PLOT HOLDERS' CO-OPERATIVE HOUSING SOCIETY LTD. NAGPUR Nagpur for obtaining a No Objection Certificate/Consent Letter and to receive such Certificate, if considered necessary.

(14) To purchase the T.D.R. in our names and to load such T.D.R. on the building proposed to be constructed on the aforesaid Plot of land and to do the needful in this regard. To sell/transfer the unconsumed balance T.D.R. to any interested buyer and to execute a proper Deed of Transfer regarding the same in favour of such interested buyer and to get the same duly registered in accordance with the law in force and also to receive the consideration for such T.D.R. from such interested buyer and to pass a valid receipt and discharge for the same. To sign and execute Sale Deed for Conservancy Lane/Additional Land to be purchased from The Scientific Co-operative Housing Society



Limited, Nagpur for and on our behalf and to get the same duly Registered in accordance with the law in force. To represent us before the said Society regarding the aforesaid matters and all other matters related thereto and to do the needful.

- (15) To sign and verify applications, statements, declarations and affidavits etc. for us and on our behalf.
- (16) To deposit money in the Court, Government and/or Semi-Government Departments and Offices.
- (17) To obtain refund of money so deposited in any Court, Department and Offices and to pass a valid receipt and discharge for the same.
- (18) To prepare and sign Plaints, Written Statements, Appeals, Returns, Affidavits, Declarations, Compromise Deeds, Pursis etc. and to submit the same to the concerned Civil/Revenue Courts. To Lead the evidence on our behalf in the Court of Law and to do the needful.
- (19) To represent us before any Civil and/or Revenue Courts regarding the aforesaid matters and to do the needful.
- (20) 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.
- (21) To Mortgage the aforesaid property or any part thereof (excluding the Apartments chosen to be retained by us) to any Financial Institution by way of security for the repayment of loan.
- (22) 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 all other Government or other postal services.
- (23) To do all things necessary to complete the aforesaid transaction of Development relating ONLY to the said property and to observe and perform all the obligations on our part in accordance with the Agreement(s) to be made by us with any willing buyer/buyers.
- (24) To appoint Architect, Engineer and/or Supervisor for carrying on and completing the proposed work, if considered necessary.
- (25) To engage Advocate, Pleader, Vakil for completion of the aforesaid transaction smoothly and to fix his remuneration.



(26) 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.

(27) 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.

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 aforesaid EXECUTANTS, have hereto set our respective hands and signed this DEED in presence of the attesting witnesses signing as such.

WITNESSES :



(1) C. T. Pare



1A)



Shirish



(SHIRISH SHARAD PANDITRAO)



(2) Shrikant



1B)



S. S. Panditrao

(SHRIKANT SHARAD PANDITRAO)





2)

(ARUN NARAYAN ATHAWALE)



3)

Handwritten signature of Mrs. Mrudula Pramod Hedau in blue ink, with a blue arrow pointing to the name above it.

(MRS. MRUDULA PRAMOD HEDAU)



4)

(VIVEK DATTATRAYA HIWARKHEDKAR)



5)

(DEEPAK VITTHALRAO DETHE)

(THROUGH POA PADMA DEEPAK DETHE)



6)

(DILIP RAMBHAU BARGE)

