GENERAL POWER OF ATTORNEY

This General Power of Attorney is executed on this ....8th.... Day of June 2021

KNOW ALL MEN BY THESE PRESENTS THAT,

MAA BAMLESHWARI CO-OPERATIVE HOUSING SOCIETY LTD., NAGPUR
(Reg no. NGP/HSG/CTO/681/85)
(Pan AAMAM 2753 P)
Through its Secretary
MR. PRAVIN DAMODHAR MENDHEKAR
(PAN – ASZPM 2444 F),
Aadhar No. 9967 8437 2578
Mobile No. 9762547681
Aged – 44 years, Occupation – Private,
R/o. 441, Opp J. L. Chaturvedi College, New Nandanwan, Hanuman Nagar, Nagpur 440 009.

DO HEREBY APPOINT AND CONSTITUTE AND NOMINATE

M/S. TIRUPATI DEVELOPERS,
(PAN – AAEFT 2905 K),
Having its office at 3rd floor, NKY Tower, Ajni square,
Nagpur – 440 015.
Through its Partner,
1. SHRI PRASHANT S/O. MANOHARRAO BONGIRWAR,
Aadhar No. 2563 1565 3287
Mobile No. 9822577701
Aged – 50 years, Occupation - Business,
R/o. Plot No. 11-A, Near Dhanwantari Hospital,
Khare Town, Dharampeth, Nagpur – 440 010.
2. SHRI RAHUL S/O. ARUNRAO UPGANLAWAR,
Aadhar No. 6728 4935 3791
Mobile No. 9822943401
Aged – 46 years, Occupation - Business,
R/o. 304, Akshay Heights, Cement Road,
Shivaji Nagar, Nagpur – 440 010.

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

नागन-७
C930/2021
3/6

Scanned with CamScanner

WHEREAS, I own and possess the property comprising of All that piece and parcel of land **Undivided Portion of land containing by admeasuring 0.40 HR (i.e. 4000 Sq mtrs) out of the entire land bearing Survey no. 45/4, containing by Total admeasuring 1.21 HR Account no. 250, held in Occupancy Class I rights** at **Mouza – Shankarpur**, P. H. No. 42, Tahsil – Nagpur Gramin & District Nagpur; AND

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 **Sale Deed** of the said land is duly registered at **No. NGN-7-8136-2021, dt.08/06/2021** in the Office of the Sub Registrar Nagpur 7, on payment of the necessary Stamp Duty of Rs. 6, 56,000/- & 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 bearing **Undivided Portion of land containing by admeasuring 0.40 HR (i.e. 4000 Sq mtrs) out of the entire land bearing Survey no. 45/4, containing by Total admeasuring 1.21 HR Account no. 250, held in Occupancy Class I rights** at **Mouza – Shankarpur**, P. H. No. 42, 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.

Scanned with CamScanner