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 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. 11,23,000/- 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-7-3187-2021, dt.12 /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 western side portion by dividing the land area of 1.21 hectares by north-south wise,** out of **Kh. No. 45/4, with Occupant Class I rights** at **Mouza – Shankarpur**, P. H. No. 42, Khata No. 508, Tahsil – Nagpur Gramin & District Nagpur, bounded as under: -

On the East - Field of Kh no. 44
On the West - Remaining Portion of Kh. No. 45/4
On the North - Field of Kh. No. 45/2
On the South - Shiv Pandhan

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IN WITNESS WHEREOF I, MR. CHANDRAKANT BABURAO SURAMWAR, have hereto set my hand and signed this **DEED OF GENERAL POWER OF ATTORNEY** at NAGPUR on this 12 **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



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

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



2. SHRI RAHUL S/O. ARUNRAO UPGANLAWAR

EXECUTANT



MR. CHANDRAKANT BABURAO SURAMWAR

WITNESSES: -

1. Mangatwar
(Nishant Vasantrao Mangatwar)



2. Marasakolhe
(Ashish Arvind Marasakolhe)



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