267/8957
Thursday,November 11 ,2021
12:57 PM

पावती

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

पावती क्र.: 11442 दिनांक: 11/11/2021

यांचेकडे सादर:

दस्तऐवजाचा अनुक्रमांक: नवल4-8957-2021

दस्तऐवजाचा प्रकार : पॉवर ऑफ अॅटर्नी

सादर करणाऱ्याचे नाव: मे. रघुकुल कन्स्ट्रक्शन्स प्रायव्हेट लिमिटेड तर्फे संचालक पी. विनीत रघुनाथ धनराई . .

नोंदणी फी	₹. 100.00
दस्त हाताळणी फी	₹. 500.00
पृष्ठांची संख्या: 25	
एकूण:	₹. 600.00

DELIVERED

आपणास मूळ दस्त ,सबनेम पिंट्र,मुंबई-२ करावे
1:17 PM ह्या वेळेस मिळेल.

नागपूर शहर क्र. ४

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

1) देयकाचा प्रकार: By Cash रक्कम: ₹ 20/-
2) देयकाचा प्रकार: DHC रक्कम: ₹.480/-
सीसीएनआरएन/पे ऑर्डर क्रमांक: 111120210296 3 दिनांक: 11/11/2021
बँकेचे नाव व पत्ता:
3) देयकाचा प्रकार: eChallan रक्कम: ₹.100/-
सीसीएनआरएन/पे ऑर्डर क्रमांक: MH008601669202122E दिनांक: 11/11/2021
बँकेचे नाव व पत्ता:

CHALLAN
MTR Form Number-6

GRN	MH008901609202102E	BARCODE		Date	10/11/2021-17:47:18	Form ID	48(f)

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	NGP4_J1 NAGPUR NO 4 SUB REGISTRAR	Full Name	SMT TARULATA MANOHAR MANDE
Location	NAGPUR		
Year	2021-2022 One Time	Flat/Block No.	
		Premises/Building	
Account Head Details	Amount In Rs.	Road/Street	MOUZA AMBAZARI
0030046401 Stamp Duty	500.00	Area/Locality	NAGPUR
0030053301 Registration Fee	100.00	Town/City/District	
		Pin	4 4 0 0 1 0
		Remarks (If Any)	
		SecondPartyName=M/S RADHUKUL CONSTRUCTIONS PRIVATE LIMITED~	
		Amount In Words	Six Hundred Rupees Only
Total	600.00		

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00103320211110179G4	2712498280
Cheque/DD No.		Bank Date	RBI Date	10/11/2021-17:48:25	Not Verified with RBI
Name of Bank		Bank Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

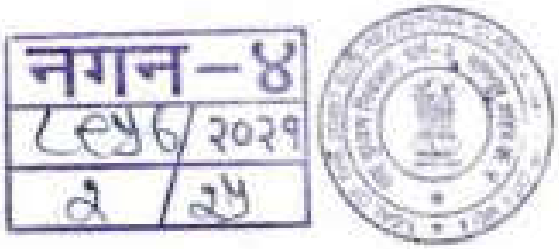
Department ID : Mobile No. : 9890890000

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

या चलन क्रमांक दुय्यम निबंधक कार्यालय यांचेकडे नोंदविण्यात येणाऱ्या दस्तासाठी लागू आहे. नोंदणी न केलेल्या दस्तासाठी सदर चलन लागू नाही.

चलन-४
८/११/२०२१
१७:४७

Print Date 10-11-2021 05:48:44


नगन – ४
८९७/२०२१
२/२५

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT We,

1. **SMT. TARULATA Wd/o LATE SHRI. MANOHAR MANDE,** age about 87years, Occupation –Home maker,(PAN :ELQPM9515P, AADHAR 4370 9404 9574) Resident of 85, Shivaji Nagar, Nagpur.

2. **SHRI. SANJAYS/o LATE SHRI. MANOHAR MANDE,** age about 62 Years, Occupation - Retired, (PAN : AACPM2880J, AADHAR3944 2331 6148), Resident of RH-3, LA Valle Casa Society, NDA Pashan Road, Bavdhan, Pune 411021.

3. **MRS. NAMITA NITIN KHIRWADKAR (Daughter of Late Shri. Manohar Balaji Mande),** age about 50 Years, Occupation - Housewife, (PAN : ABCPK1602R, AADHAR 6303 2968 0375), Resident of Plot 15 &16,Shri Harsha Society, Khamla Road, Deonagar, Nagpur-440015, Tahsil and District – NAGPUR.

4. **SHRI. JITENDRA S/o LATE SHRI. MANOHAR MANDE,** age about 52 years, Occupation -Service, (PAN :ABGPM3757M, AADHAR2596 2668 8342), Resident of G2, Jai Sapphire apartment, C Scheme, Arvind Marg, Jaipur.

5. **MRS. ARCHANA W/o ATUL PARALIKAR (Daughter of Bhaskar Balaji Mande),**ageabout53 Years, Occupation -Service,(PAN : AWPPP4232N, AADHAR3189 9223 1005), Resident of 301, Asha Homes, Trilanga, Hajur, Bhopal MP-462039.

6. **SHRI. ASHISH S/o LATE SHRI. BHASKARRAO MANDE,** age about 49 years, Occupation - Business, (PAN : EKNPM7834K, AADHAR4636 6340 7575), Resident of 85, Shivaji Nagar, Nagpur-440010, Tahsil and District – NAGPUR.

7. **SHRI. PRAFULLA S/o LATE SHRI BHASKARRAO MANDE,** age about 45 years, Occupation -Service, (PAN : ARJPM1739L, AADHAR 4036 3496 1765), Resident of 85, Shivaji Nagar, Nagpur-440010, Tahsil and District – NAGPUR.

do hereby nominate, constitute and appoint **M/S. RAGHUKUL CONSTRUCTIONS PRIVATE LIMITED,** a Company registered under the Companies Act, 1956, bearing Incorporation Certificate No. U45202MH2009PTC197303, having its registered Office at Bajaj Nagar, Nagpur (Income Tax Permanent Account No. AAER5597Cand acting through its Authorised Director **SHRI. DILIP S/o RAGHUNATH BHARADE,** Aged about 60 Years, Occupation – Business, (Income Tax Permanent Account No ABNPB8017G, Resident of Shivaji Nagar, Nagpur, Tahsil and District – NAGPUR, to act as our True and Lawful Attorney in our name and on our behalf.

नमुना – ४
दस्त ६ २०१
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Contd

WHEREAS We jointly own and possess the property comprising ALL THAT Piece and Parcel of land bearing Nagpur Improvement Trust Leasehold Plot No.85 (EIGHTY FIVE), in Civil Station Expansion Scheme, containing by admeasurement 836.127 Sq. Mtrs. (i.e. 9000 Sq. Ft.), being a portion of the entire land bearing Kh. Nos. 75 and 78 of Mouza – AMBAZARI, TOGETHERWITH the existing Residential Bungalow standing thereon, covering a total Built-up area of 188.536 Sq. Mtrs., having compound wall on North, South and West sides and compound with tins on the East side, including all connections, fittings, electric and water meters and all other easementary rights appurtenant and belonging thereto, bearing Corporation House No. 117, City Survey No. 505 and Sheet No. (24)/29/II of Mouza – Ambazari, situated at Dharampeth Extension Layout Precinct, Shivajinagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 73, Circle No. 20, Division No. 8 in Tahsil and District – NAGPUR; AND

WHEREAS We have now decided to develop the said property into a Residential Estate by constructing a Multistoreyed Building thereon consisting of various self contained separate Apartments therein. And accordingly by an Agreement of Development Dated 11/11/2021, We have entrusted the entire work of Development of the aforesaid property to **M/S. RAGHUKUL CONSTRUCTIONS PRIVATE LIMITED,** the Attorney Holder abovenamed upon the several terms and conditions contained therein and the said Agreement is duly registered at the Office of the Joint Sub Registrar, Nagpur City No. 4 in Book No. 1 at Sr. No. 8956 on even date on payment of requisite Stamp Duty and Registration Fees 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 in all respects. It has therefore become expedient to appoint some one as our Attorney or Agent, who shall observe and fulfil all the obligations on our part. We therefore do hereby nominate, constitute and appoint our aforesaid Attorney and empower it and its Partners to do all or any of the following acts, deeds and things for us and on our behalf that is to say –

(1) To apply to the Government/Semi-Government Departments and Offices and/or the Competent Authorities empowered in that behalf for obtaining various No Objection Certificates/Papers/documents as may be required for completion of the aforesaid proposed scheme in all respects. To sign various applications, forms, papers required to be submitted before such Government/Semi-Government Departments/Offices. To represent us before the Competent Sub-Registrar and to complete all the necessary formalities required for Registration of the various Deeds.

Contd. ...

(2) To enter into an Agreement(s) to Sell the said property with willing buyer(s) (Excluding the Apartments chosen to be retained by us) 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.

(3) To receive the Earnest Money or Advance Sale Price from such buyer(s) and to pass a valid receipt and discharge for the same.

(4) To sign Plan(s)/Revised Plan(s) of the Building proposed to be constructed on the said Nagpur Improvement Trust Leasehold Plot No. 85 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, Nagpur for seeking sanction of such plans.

(5) To deposit necessary sums in the Office of the Nagpur Improvement Trust/Nagpur Municipal Corporation, Nagpur in our name and to apply for refund thereof and to receive back such moneys as may be refunded to us by the Nagpur Improvement Trust/Nagpur Municipal Corporation, Nagpur and to pass a valid receipt and discharge for the same.

(6) To apply for water and electricity connections etc. and to pay/deposit necessary sums in the Office of the concerned authorities and to do the needful.

(7) To apply to the Nagpur Improvement Trust, Nagpur for obtaining a No Objection Certificate regarding the aforesaid transaction, if considered necessary and to do the needful.

(8) 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, Nagpur.

(9) To sign and execute a Sale Deed or various Sale Deeds (Excluding the Apartments chosen to be retained by us) relating to said property or to sign various Apartment Deeds each relating to Undivided Proportionate variable shares and interest in the aforesaid property in favour of the respective individual existing owners or to sign various Sale Deeds each relating to 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.

(10) To sign and execute a Deed of Declaration and/or Revised/modified 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/Buyers and to get the same duly registered in accordance with the law in force.

(11) To apply to the Government of Maharashtra established Maharashtra Real Estate Regulatory Authority and get the said proposed project registered with Real Estate (Regulation and Development) Act and to do the needful, if considered necessary.

(12) To deliver the actual physical possession of the individual Apartments (Excluding the Apartments chosen to be retained by us) to the respective individual buyer(s) on Registration of the Sale Deed(s).

(13) To support all applications for mutation of names on the said property and to do all necessary things to procure the mutation thereof in our favour and also in favour of such individual buyer(s), in all relevant records. To apply to the City Survey Office/Nagpur Municipal Corporation, Nagpur for mutating the aforesaid property in our name and to do the needful.

(14) To sign and verify Vakalatnama, Applications, Statements, Declarations and Affidavits etc. for us and on our behalf.

(15) To sign Plaints, Written Statements, Replies, Returns etc. for us and on our behalf and to submit the same to the concerned Civil/Criminal/Revenue Courts etc. To represent us in such Civil/Criminal/Revenue Courts etc. and to do the needful.

(16) To obtain/purchase the Transferable Development Rights (TDR) and/or Transit Oriented Development (TOD) Rights for Construction of Multistoried building on our aforesaid Plot of land and to sign and execute all the required Deeds and documents in that regard. If the Transferable Development Rights so purchased could not be utilized in the said construction, then the Attorney shall have right to sell/transfer such Transferable Development Rights/Transit Oriented Development Rights.

(17) To sign and execute Correction Deed(s) and/or Supplementary Agreement(s) regarding the aforesaid transaction/property and to get the same duly registered in accordance with the law in force, if considered necessary.

(18) To deposit money in the Court, Government and/or Semi-Government Departments and Offices on our behalf.

(19) To obtain refund of money so deposited in any Court, Department and Offices and to pass a valid receipt and discharge for the same.

Contd. ...

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(20) To mortgage the aforesaid Plot 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.

(21) To do all things necessary to complete the aforesaid development/sale transaction relating ONLY to the said property (Excluding the Apartments chosen to be retained by us) and to observe and perform all the obligations on our part in accordance with the Agreement to be made by us with any willing buyer/buyers.

(22) To appoint Architect, Engineer and/or Supervisor for carrying on and completing the proposed works, if considered necessary.

(23) To represent us before the Government/Semi Government Departments/Offices, Nagpur Improvement Trust, City Survey, Water Works Department of N.M.C./M.S.E.D.C.L. Office etc. for obtaining various documents/papers/clearances, connections etc. and to do the needful.

(24) To engage Advocate, Pleader, Vakil for completion of the aforesaid development/sale transaction smoothly and to fix his remuneration.

(25) In performing the acts, deeds and things as mentioned hereinabove, if any additional work duty is required to be done, our said Attorney is hereby authorized to do and perform all such acts, deeds and things, which are not specifically mentioned here. All such acts, deeds and things lawfully done by the said Attorney shall be binding on us.

(26) That the Power of Attorney Holder hereby assures the Owner that it and its Partners shall always indemnify them against any dispute/litigation regarding the Agreement(s) to Sell with the willing buyer(s).

(27) Generally to act as our Attorney or Agent in relation to the matters aforesaid and all other matters connected therewith 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.

(28) 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.

(29) THAT full Stamp Duty of Rs. 34,14,700/- only and Full Registration Fee of Rs.30,000/- Only is already paid at the time of Registration of Agreement of Development Dated 11-11-2021 which is duly registered in the office of the Joint Sub-Registrar, Nagpur City No. 4, in Book No. 1 at Serial No. 8956 on even date and thus this instrument is exempted from payment of Stamp Duty and Registration Fees.

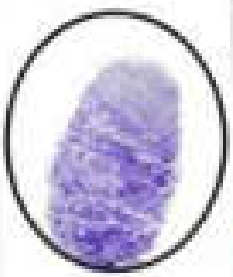
SCHEDULE REFERRED TO ABOVE

(RESIDENTIAL)

ALL THAT Piece and Parcel of land bearing Nagpur Improvement Trust Leasehold Plot No.85 (EIGHTY FIVE), in Civil Station Expansion Scheme, containing by admeasurement 836.127 Sq. Mtrs. (i.e. 9000 Sq. Ft.), being a portion of the entire land bearing Kh. Nos. 75 and 78 of Mouza – AMBAZARI, TOGETHERWITH the existing Residential Bungalow standing thereon, covering a total Built-up area of 168.536 Sq. Mtrs., having compound wall on North, South and West sides and compound with tins on the East side, including all connections, fittings, electric and water meters and all other easementary rights appurtenant and belonging thereto, bearing Corporation House No. 117, City Survey No. 505 and Sheet No. (24)/29/II of Mouza – Ambazari, situated at Dharampeth Extension Layout Precinct, Shivajinagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 73, Circle No. 20, Division No. 8 in Tahsil and District – NAGPUR and bounded as under :-

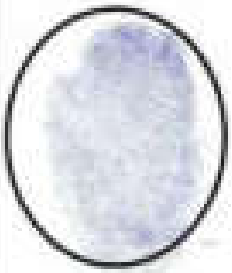
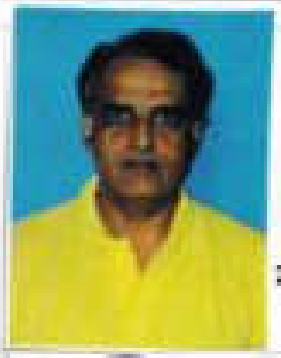
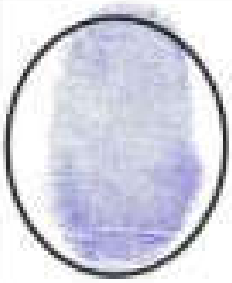
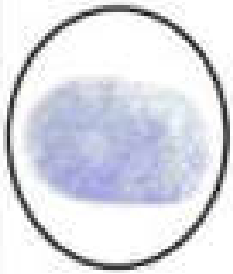
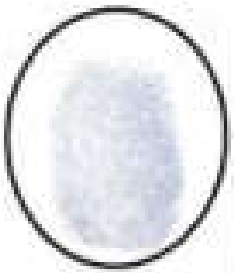
ON THE EAST	-	**By PLOT NO 86**
ON THE WEST	-	**BY PLOT NO. 84**
ON THE NORTH	-	**BY 9 M ROAD**
ON THE SOUTH	-	**BY PLOT NO. 16**

IN WITNESS WHEREOF We, the Executants hereinabovenamed, have fully examined and read over this DEED OF GENERAL POWER OF ATTORNEY before execution and the same is drafted as per our own say & instructions and the contents whereof are found to be true, correct and hereby signed the same, without any coercion, undue influence, threat, intoxication, misrepresentation and fraud of any kind, at NAGPUR on this 11th Day of NOVEMBER, 2021 in presence of the attesting witnesses signing as such.

SL. NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	SIGNATURE & FULL NAME
01			1) T. M. Mande (SMT. TARULATA MANOHAR MANDE)

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(eY6

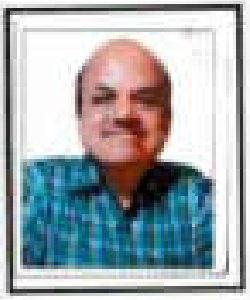
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02			2) (SANJAY MANOHAR MANDE)
03			3) (MRS. NAMITA NITIN KHIRWADKAR)
04			4) (JITENDRA MANOHAR MANDE)
05			5) (SMT. ARCHANA ATUL PARALIKAR)
06			6) (ASHISH BHASKAR MANDE)
07			7) (PRAFULLA BHASKARRAO MANDE) EXECUTANTS

सह दुय्यम निबंधक
वर्ग-४
दक्षिण २०२१

Contd...

08



FOR M/S. RAGHUKUL CONSTRUCTIONS
PRIVATE LIMITED

(DILIPRAGHUNATH BHARADE)
Authorised Director
ATTORNEY

WITNESSES :

(1)



(2) Adv. TUSHAR S. BHATT

सह दुय्यम निबंधक
वर्ग-४
दक्षिण २०२१
१० /२५

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खातीव पत्रिका

मुद्रांक क्रमांक	दोन	मुद्रांकाचा तपशील	व्यवहाराचे स्वरूपाच्या महसूलाच्या संदर्भ महाराष्ट्राच्या एकत्रीकरण व सी धारीकरणाच्या केलेल्या सूट आहे.
५०५	८३६२	३	

मुद्रांकाधिकार

दस्तऐवज सूट (असल्यास)

पहिला पक्ष

दुसरा पक्ष

दिनांक	व्यवहार	दस्तऐवज क्रमांक	नवीन दस्तऐवज (अ) पृष्ठांकन (ब) दस्त क्रमांक (क)	शेरा

सत्यप्रतिलिपी

नगन-४
८९५/२०२१
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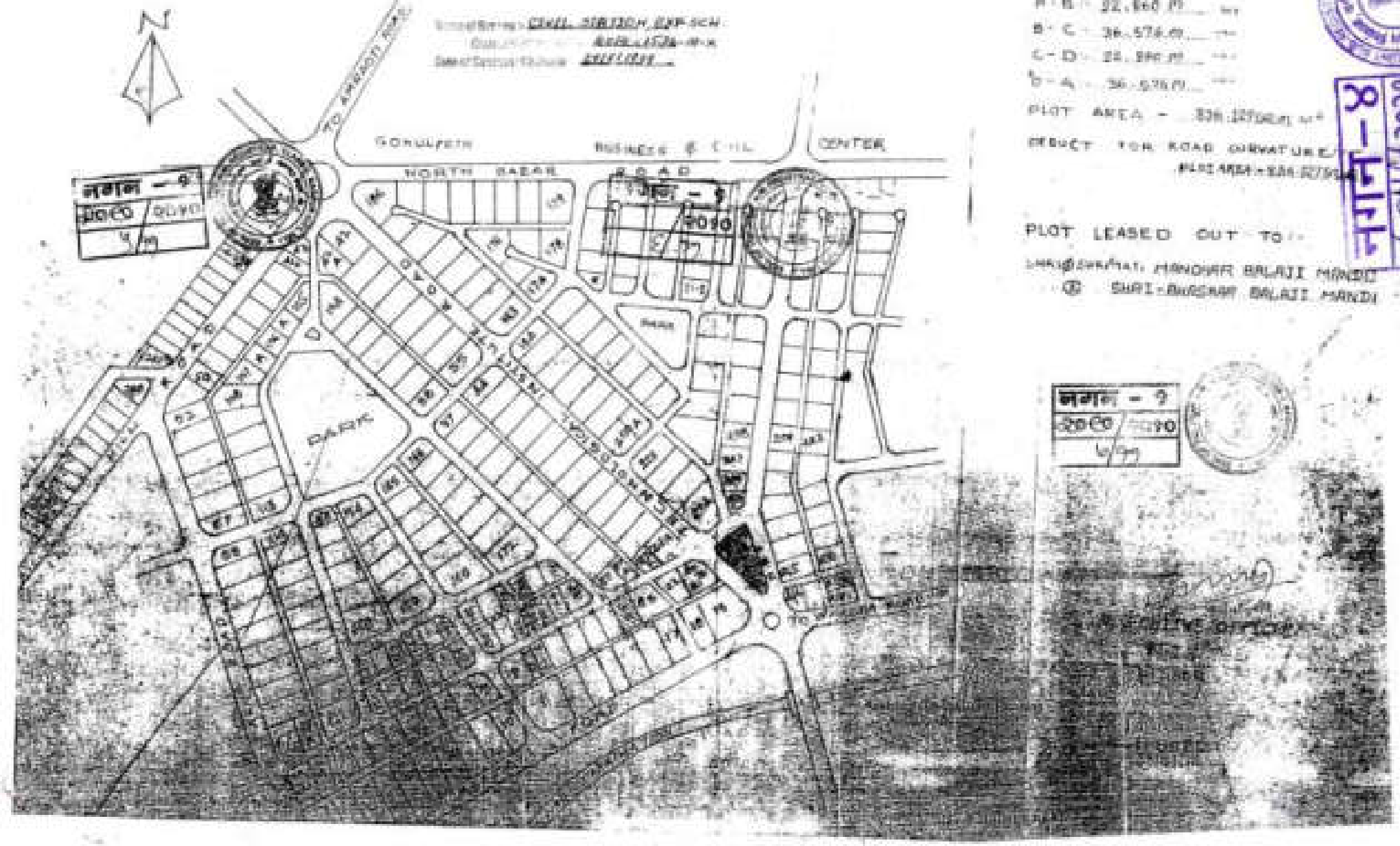
१८/१/१९	व.दस्त - पुनिस्तापत्र दि. ५४८९ दि. २०/१२/१८ मध्यमे मनोहर डाकणे मांडे दे दि. २६/१२/१८ रोजी मध्यम डाकणेने रबरचे व.दस्त नाशपिरो लेटर दर्ज.	व.दस्त श्रीमती सरकारा मनोहर मांडे वि. रबरचा मनोहर मांडे यांचे मालकीचा दिलीप हिरडकर वि. दिलेदु मनोहर मांडे	दि. ६ १२.१२.१९
२७/१/२०२०	व.दस्तचे - पुनिस्तापत्र दि. ५५६५ दि. २८/१२/२० मध्यमे डाकणेने दाखिलेचे मंत्र मांडे दे दि. २५/१२/ 2020 रोजीचा दिलेला डाकणेने मांडे दस्त दि. १८/१२/२०१९ रोजीचे मध्यम डाकणेने रबरचे नाशपत्र दर्ज.	व.दस्तचे मनीषा डाकणे मांडे यांचेना डाकणे मांडे वि. मध्यम डाकणे	दि. ६ १२३७१

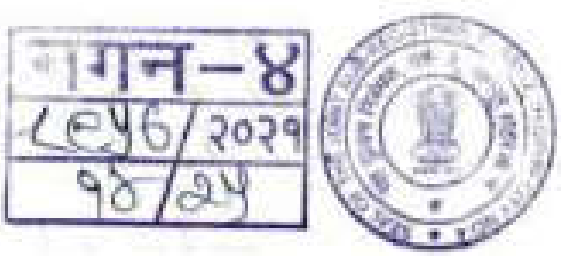
सत्यप्रतिलिपी

या प्रमाणित फीसाठी चलन भरणा पावती क्र. MH10067268982
दिनांक 27/1/21 अन्वये रक्कम रु. ६०/-
(अक्षरी रक्कम रुपये साठ फक्त)
प्राप्त झाले.

27/1/21
लघुलेखक
व. पु. अ.,
क्र. ३, नागपूर.




N
TO AMBEDKAR ROAD
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11/11/2021

दस्त क्रमांक : 8956/2021

नोंदणी :

Regn:63m

दस्ताचे नाव : **अंबाझरी**

(1)विलेखाचा प्रकार	विकसनकरारनामा
(2)मोबदला	68294000
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	68294000
(4) मुद्रांक,पोटहिस्सा व घरक्रमांक(असल्यास)	1) वार्षिकचे नाव:नागपुर म.न.पा. इतर वर्णन :, इतर माहिती: मौजा अंबाझरी,तहसील व जिल्हा नागपुर येथिल,सिटी सर्वे नं. 505,सिट नं. 32,खसरा नं. 75 व 78,येथील सिमीत मेट्रोज एक्सप्लानशन स्कीम मधील रिसर्वेण्ड प्लॉट नं. 85,एकुण क्षेत्रफळ 836.127 चौ.मी, बाजी बाधकेल्या गाहाचा चतरचे बांधीव क्षेत्रफळ 188.536 चौ.मी.((C.T.S. Number : 505 ;))
(5) क्षेत्रफळ	1) 836.127 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहुन ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-श्रीमती. वसवसा मनोहर मांडे . . वय:-67; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: 85, शिवाजी नगर, नागपुर, महाराष्ट्र, नागपुर. पिन कोड:-440010 पॅन नं:-ELQPM8515P 2): नाव:-श्री. संजय मनोहर मांडे . . वय:-62; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: आर.एन-3, एल.ए चौगी कामा सोसायटी, एल.बी.ए कैलास रोड, कोथरुड, पुणे, महाराष्ट्र, पुणे. पिन कोड:-411021 पॅन नं:-AACPM2880J 3): नाव:-श्री, संगिता निलीन खिरखडकर (श्री मनोहर बालाजी मांडे यांच्या कन्या) . . वय:-60; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: प्लॉट नं. 15 व 16,श्री. हर्षा सोसायटी, खामला रोड, देवनगर, नागपुर, महाराष्ट्र, नागपुर. पिन कोड:-440015 पॅन नं:-ABCPK1602R 4): नाव:-श्री जितेंद्र मनोहर मांडे . . वय:-52; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: जी-२, जय मालविय अपार्टमेंट, सी स्कीम, अरविंद मार्ग, जयपुर, राजस्थान, जयपुर. पिन कोड:-302001 पॅन नं:-ABGPM3757M 5): नाव:-श्री अर्चना अतुल पराडीकर (श्री भास्कर बालाजी मांडे यांच्या कन्या) . . वय:-53; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: 301, अला होसेन, विलेला, हाजूर, भोपाल (एम पी) , हाजूर, भोपाल, भोपाल. पिन कोड:-462039 पॅन नं:-AWPPP4232N 6): नाव:-श्री अशिष भास्करराव मांडे . . वय:-49; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: 85, शिवाजी नगर, नागपुर, महाराष्ट्र, नागपुर. पिन कोड:-440010 पॅन नं:-EKNPM7834K 7): नाव:-श्री प्रफुल्ल भास्करराव मांडे . . वय:-45; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: 85, शिवाजी नगर, नागपुर, महाराष्ट्र, नागपुर. पिन कोड:-440010 पॅन नं:-ARJPM1739L
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मे. रघुकुल कन्स्ट्रक्शन्स डायरेक्टर लिमिटेड तर्फे संचालक पी. दिनेश रघुनाथ धनराडे , . वय:-60; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: शिवाजी नगर नागपुर, महाराष्ट्र, नागपुर. पिन कोड:-440010 पॅन नं:-AAECR5597C
(9) दस्तऐवज करुन दिल्याचा दिनांक	11/11/2021
(10)दस्त नोंदणी केल्याचा दिनांक	11/11/2021
(11)अनुक्रमांक,खंड व पृष्ठ	8956/2021
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	3414700
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

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१५/११

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण अ[illegible] दस्त क्र. 96/2021 दिनांक 10/11/2021

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1		Certificate	96/2021	4600901	3414700	SD		
2		eChallan		MH008808165202122E	30000	RF	00040867842021 22	11/11/2021
3		DHC		1111202102917	760	RF	11112021029170	11/11/2021
4		By Cash			20	RF		

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]



CHALLAN
MTR Form Number-6

GRN	MH008601669202122E	BARCODE		Date	10/11/2021-17:47:18	Form ID	48(f)

Department	Inspector General Of Registration
Type of Payment	Stamp Duty Registration Fee
Office Name	NGP4_JT NAGPUR NO 4 SUB REGISTRAR
Location	NAGPUR
Year	2021-2022 One Time

Account Head Details	Amount In Rs.
0030046401 Stamp Duty	500.00
0030063301 Registration Fee	100.00
Total	600.00

Payer Details

TAX ID / TAN (If Any)	
PAN No.(If Applicable)	
Full Name	SMT TARULATA MANOHAR MANDE
Flat/Block No.	
Premises/Building	
Road/Street	MOUZA AMBAZARI
Area/Locality	NAGPUR
Town/City/District	
PIN	4 4 0 0 1 0

Remarks (If Any)

SecondParty Name=M/S RAGHUKUL CONSTRUCTIONS PRIVATE LIMITED~

Amount in Words: Six Hundred Rupees Only

DEFACED ₹600.00 DEFACED

Payment Details	IDBI BANK
Cheque-DD Details	
Cheque/DD No.	
Name of Bank	
Name of Branch	

FOR USE IN RECEIVING BANK

Bank CIN	Ref. No.	09103332021111017994	2712498283
Bank Date	RBI Date	10/11/2021-17:48:25	Not Verified with RBI
Bank-Branch		IDBI BANK	
Scroll No. , Date		100 , 11/11/2021	

Department ID :

Mobile No. : 0000000000

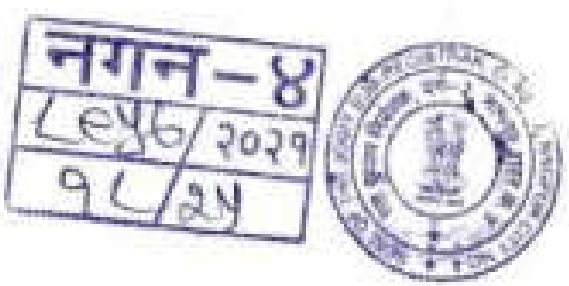
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

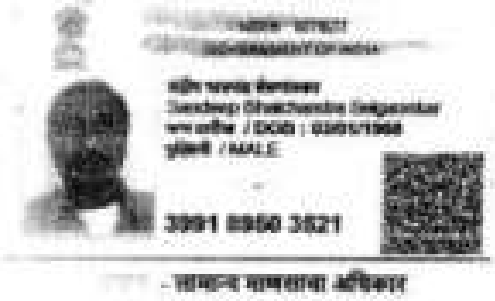
नागन – ४
८९५८/२०२१
१८/२५

Challan Defaced Details

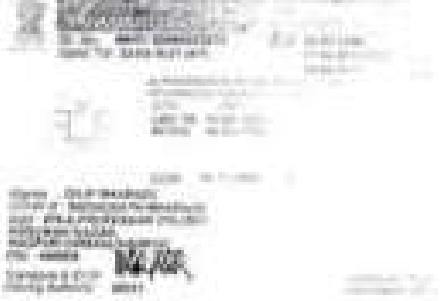
Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(05)-267-8957	00040869807202122	11/11/2021-12:57:12	IGR386	100.00
2	(05)-267-8957	00040869807202122	11/11/2021-12:57:12	IGR386	500.00
			Total Defacement Amount		600.00

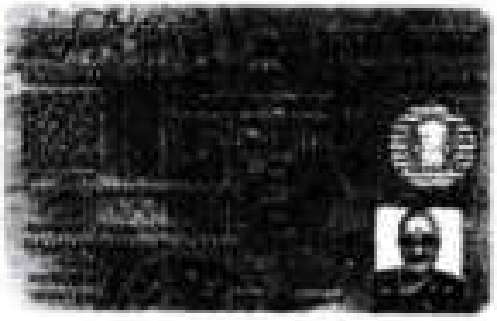
Print Date 11-11-2021 01:11:54


नगन – ४
२०२१
१८/२५

































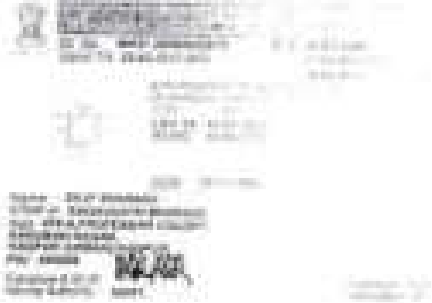
नगन – ४
टस्ट/२०२१
१९/५५

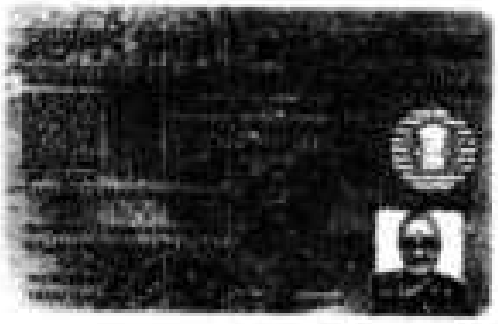

नगन–४
८९५६/२०२१
२०/२५



सामान्य माणसाचा अधिकार









मेरा आधार, मेरी पहचान





माझे आधार, माझी ओळख









आधार — आम आदमी का अधिकार



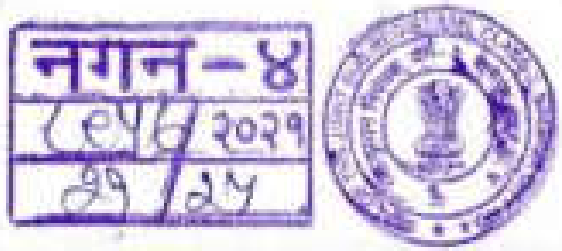


आधार — सामान्य माणसाचा अधिकार











267/8957
गुरुवार,11 नोव्हेंबर 2021 12:57 म.नं.

दस्त नोंदवणार पक्ष-1

नगर4 2324
दस्त क्रमांक: 8957/2021

दस्त क्रमांक: नगर4 /8957/2021

बाजार मूल्य: रु. 00/- मोबदला: रु. 01/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. नगर4 यांचे कार्यालयात

अ. क्र. 8957 वर दि.11-11-2021

रोजी 12:54 म.नं. वा. हजर केला.

पावती:11442 पावती दिनांक: 11/11/2021

सादरकरणाराचे नाव: मे. रघुकुल कन्स्ट्रक्शन्स प्रायव्हेट लिमिटेड तर्फे संचालक श्री. दिलीप रघुनाथ भराटे . .

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 500.00
पृष्ठांची संख्या: 25	
एकूण:	600.00

दस्त हजर करणाऱ्याची सही:

सह दुय्यम निबंधक वर्ग-२
NGP4 नागपूर शहर क्र. ४

सह दुय्यम निबंधक वर्ग-२
नागपूर शहर क्र.NGP4

दस्ताचा प्रकार: पॉवर ऑफ अॅटर्नी

मुद्रांक शुल्क: a वेबसाईट वरील प्रतिज्ञापत्रावर देण्यात आलेला असून@ त्यानुसे कोणतीही स्थावर मालमत्ता विकण्याचा प्राधिकार मिळत असेल तेव्हा

मिळकत क. 1 11 / 11 / 2021 12 : 54 : 46 PM ची वेळ: (सादरीकरण)

मिळकत क. 2 11 / 11 / 2021 12 : 57 : 08 PM ची वेळ: (सी)

दस्त नोंदवहीचा भाग-2

सन्2021 28-29

दस्त क्रमांक:8957/2021

11/11/2021 1:10:38 PM

दस्त क्रमांक :सन्न4/8957/2021

दस्ताचा प्रकार :-पॉवर ऑफ ॲटर्नी

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मे. रघुकुल कन्स्ट्रक्शन्स प्रायव्हेट लिमिटेड तर्फे संचालक पी. हितेश रघुनाथ भराडे . . . पत्ता:प्लॉट नं: _, माळा नं: _, इमारतीचे नाव: _, ब्लॉक नं: _, रोड नं: शिवाजी नगर, नागपूर, महाराष्ट्र, नागपूर. पॅन नंबर:AAECR5597C	पॉवर ऑफ ॲटर्नी होल्डर वय :-60 स्वाक्षरी:-		
2	नाव:श्रीमती. वनमाला मनोहर भांडे . . पत्ता:प्लॉट नं: _, माळा नं: _, इमारतीचे नाव: _, ब्लॉक नं: _, रोड नं: 85, शिवाजी नगर, नागपूर, महाराष्ट्र, नागपूर. पॅन नंबर:ELQPM9515P	कुलमुखत्यार देणार वय :-67 स्वाक्षरी:-		
3	नाव:श्री. संजय मनोहर भांडे . . पत्ता:प्लॉट नं: _, माळा नं: _, इमारतीचे नाव: _, ब्लॉक नं: _, रोड नं: ब्लॉ.एच-3, एच.ए पहिली कमला मॅन्शनवाली, हरे.बी.ए कॉलेज रोड, कॅम्पस, पुणे, महाराष्ट्र, पुणे. पॅन नंबर:AACPM2880J	कुलमुखत्यार देणार वय :-62 स्वाक्षरी:-		
4	नाव:श्री. सविता विनीत खिरवडकर (श्री मनोहर कामाजी भांडे यांच्या कन्या) . . पत्ता:प्लॉट नं: _, माळा नं: _, इमारतीचे नाव: _, ब्लॉक नं: _, रोड नं: प्लॉट नं. 15 व 16,श्री. हर्ष मोक्षवाली, कामला रोड, देवनगर, नागपूर, महाराष्ट्र, नागपूर. पॅन नंबर:ABCPK1602R	कुलमुखत्यार देणार वय :-60 स्वाक्षरी:-		
5	नाव:श्री विनोद मनोहर भांडे . . पत्ता:प्लॉट नं: _, माळा नं: _, इमारतीचे नाव: _, ब्लॉक नं: _, रोड नं: डी-२, अब मार्तंडिक अपार्टमेंट, सी व्हीस, आर्टिस्ट मार्ग, जयपुर, राजस्थान, जयपुर. पॅन नंबर:ABGPM3757M	कुलमुखत्यार देणार वय :-52 स्वाक्षरी:-		
6	नाव:श्री अर्चना अतुल पराडीकर (श्री मनोहर कामाजी भांडे यांच्या कन्या) . . पत्ता:प्लॉट नं: _, माळा नं: _, इमारतीचे नाव: _, ब्लॉक नं: _, रोड नं: 301, अमर होमेस, सिनेमा, डाबुर, भोपाल (एम पी) , मध्य प्रदेश, भोपाल. पॅन नंबर:AWPPP4232N	कुलमुखत्यार देणार वय :-53 स्वाक्षरी:-		
7	नाव:श्री अजिंक्य मनोहर भांडे . . पत्ता:प्लॉट नं: _, माळा नं: _, इमारतीचे नाव: _, ब्लॉक नं: _, रोड नं: 85, शिवाजी नगर, नागपूर, महाराष्ट्र, नागपूर. पॅन नंबर:EKNPM7634K	कुलमुखत्यार देणार वय :-49 स्वाक्षरी:-		
8	नाव:श्री प्रफुल्ल मनोहर भांडे . . पत्ता:प्लॉट नं: _, माळा नं: _, इमारतीचे नाव: _, ब्लॉक नं: _, रोड नं: 85, शिवाजी नगर, नागपूर, महाराष्ट्र, नागपूर. पॅन नंबर:ARJPM1739L	कुलमुखत्यार देणार वय :-45 स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार पक्षकारांनी पॉवर ऑफ ॲटर्नी या दस्त ऐवज करुन दिल्याचे कबुल केलाने.

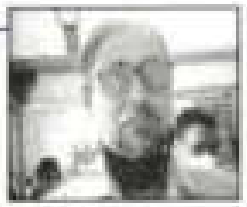
सिद्धा क:3 वी वेळ:11 / 11 / 2021 01 : 06 : 36 PM

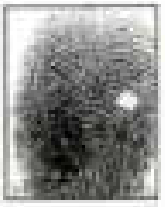
शेरा:-

वरील दस्त अंगे लिहिलेले करारनामा की ते दस्तऐवज करुन देणा-यांनी [illegible]

1 नाव:संदीप मेनगावकर . .
वय:53
पत्ता:तांडीखाव नागपूर
पिन कोड:440002

स्वाक्षरी





2 नाव:श्री. कुमार सुरेशकुमार यादव . .
वय:50
पत्ता:मोहन नगर, नागपूर
पिन कोड:440015

स्वाक्षरी





दिनांक क.4 ची वेळ:11 / 11 / 2021 01 : 09 : 30 PM

दिनांक क.5 ची वेळ:11 / 11 / 2021 01 : 10 : 33 PM सोबतची पृष्ठसंख्या 4 पाने

NGP4

सह दुय्यम निबंधक वर्ग-२
Paymen[illegible] क्र. ४

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SMT TARULATA MANOHAR MANDE	eChallan	69103332021111017994	MH009601669202122E	500.00	SD	0004086807202122	11/11/2021
2	SMT TARULATA MANOHAR MANDE	eChallan		MH009601669202122E	100	RF	0004086807202122	11/11/2021
3		DHC		11112021029B3	480	RF	11112021029B3D	11/11/2021
4		By Cash			20	RF		

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

8957 /2021

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

For feedback, please write to us at feedback.warlas@gmail.com

नगन – ४
CE46 | २०२१
24 | 24

९ नंबरचे मुक्तायचे
CE46 नंबरी नोंदला

सह दुय्यम निबंधक, वर्ग-२,
नागपूर शहर क्र. ४.
दि. 11 नोव्हे 11 सन २०२१

सदरचा दस्त वर क्र. ८ दस्तऐवजाचे
पृष्ठ 24 पाने आहेत

सह दुय्यम निबंधक, वर्ग-२
नागपूर शहर क्र. ४