GENERAL POWER OF ATTORNEY

This General Power of Attorney is executed on this 25th Day of February 2022

KNOW ALL MEN BY THESE PRESENTS THAT I,

1.MRS. KANCHAN W/O. ANIL KOCHAR,
(PAN – AEJPK 5555 M),
Aadhar No. 6200 1572 1440
Aged – 59 years, Occupation – Agriculturist & Business,
R/o. Flat No.204A , Sambhav Nath Apartment, Bhandara Road,
Near Jain Mandir, Wardhman Nagar, Nagpur – 440 008.

2. SHRI VIKAS S/O. RAMVILASJI JAIN,
(PAN – AALPJ 2154 R),
Aadhar No. 6045 9280 2041
Aged – 43 years, Occupation – Agriculturist & Business,
R/o. Plot No.36, Radhakrushna Mandir,
Wardhman Nagar, Nagpur – 440 008.

3.SHRI DEEPAK S/O. RAMVILASJI JAIN,
(PAN – ADUPJ 4351 L),
Aadhar No. 9164 7258 1317
Aged – 41 years, Occupation – Agriculturist & Business,
R/o. Plot No.15A,Middle Ring Road, Opp. Power House,
Wardhman Nagar, Nagpur – 440 008.

DO HEREBY APPOINT AND CONSTITUTE AND NOMEENATE

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 – 45 years, Occupation - Business,
R/o. Plot No. 11-A, Near Dhanwantari Hospital,
Khare Town, Dharampeth, Nagpur – 440 010.

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SEAL OF THE JOINT SUB-REGISTRAR, CLASS-2, NAGPUR
सह दुय्यम निबंधक, वर्ग-२, नागपूर

2. SHRI RAHUL S/O. ARUNRAO UPGANLAWAR,
Aadhar No. 6728 4935 3791
Mobile No. 9822943401
Aged – 44 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.

WHEREAS, I own and possess the property comprising of All that piece and parcel of land **admeasuring 0.72 HR Kh. No. 79/2/A, with Occupant Class I rights** at **Mouza – Sukali (Gupchup)**, P. H. No. 45, , Tahsil – Hingna & 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. HGN--1018-2022, dt.25/02/2022** in the Office of the Sub Registrar Hingna, on payment of the necessary Stamp Duty of Rs.8,86,100/- & 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 0.72 HR Kh. No. 79/2/A, with Occupant Class I rights** at **Mouza –Sukali (Gupchup)**, P. H. No. 45 Tahsil – Hingna & 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 /



