Receipt (pavti)

266/952
Friday,February 11 ,2022
4:38 PM

पावती

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

पावती क्रं.: 1513 दिनांक: 11/02/2022

गावाचे नाव: फुटाळा
दस्तऐवजाचा अनुक्रमांक: नगन3-952-2022
दस्तऐवजाचा प्रकार : कुलमुखत्यारपत्र
सादर करणाऱ्याचे नाव: सारंग दिलीप पाटील . .

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 400.00
पृष्ठांची संख्या: 20	
एकूण:	रु. 500.00

DELIVERED

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे 4:58 PM ह्या वेळेस मिळेल.

NGP3

सह दुय्यम निबंधक, वर्ग-२

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

1) देयकाचा प्रकार: DHC रक्कम: रु.400/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1102202208214 दिनांक: 11/02/2022
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.100/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH012987444202122I दिनांक: 11/02/2022
बँकेचे नाव व पत्ता:

CHALLAN
MTR Form Number-6

GRN	MH012987444202122E	BARCODE		Date	11/02/2022-13:48:42	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	NGP3_JT NAGPUR NO 3 SUB REGISTRAR	Full Name	SHRI SARANG DILIP PATIL
Location	NAGPUR		
Year	2021-2022 One Time	Flat/Block No. Premises/Building	PLOT NO 17
		Road/Street	MOUZA FUTALA
		Area/Locality	513.50 SQ MTRS
		Town/City/District	
		PIN	4 4 0 0 2

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

Remarks (If Any)

SecondPartyName=DILIP LALJI PATIL~

Amount In Words: Six Hundred Rupees Only

Payment Details	BANK OF INDIA

Cheque-DD Details	
Cheque/DD No.	
Name of Bank	
Name of Branch	

FOR USE IN RECEIVING BANK

Bank CIN	Ref. No.	02202292022021105715	127413717
Bank Date	RBI Date	11/02/2022-13:48:42	Not Verified with R
Bank-Branch		BANK OF INDIA	
Scroll No. , Date		Not Verified with Scroll	

Mobile No. : 814947

Department ID :

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

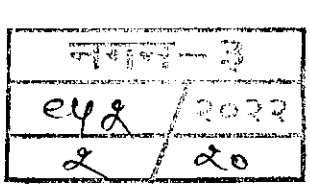
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागु आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लाग नाही.

Print Date 11-02-2022 01:49

नगर-३
९५२ / २०२२
९ / २०

SEAL OF THE JOINT SUB-REGISTRAR CLASS-II NAGPUR CITY NO. 3

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	1102202208214	**Date**	11/02/2022
Received from Sarang Patil, Mobile number 0000000000, an amount of Rs.400/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Nagpur 3 of the District Nagpur.			
Payment Details			
Bank Name	SBIN	**Date**	11/02/2022
Bank CIN	10004152022021107107	**REF No.**	204213583075
This is computer generated receipt, hence no signature is required.			





BEFORE THE SUB-REGISTRAR, NAGPUR CITY

POWER OF ATTORNEY

IN BLOOD RELATION BY SONS TO FATHER

KNOW ALL MEN BY THESE PRESENTS We, namely [1] Shri **Sarang** S/o Dilip Patil [Cell No.8149473338] Age 33 Years, Occ.- Private and [2] Shri **Pritesh** S/o Dilip Patil [Aadhar ID 8870-7494-5615] [Cell No.8149473469] Age 31 Years, Occ.- Business all R/o Flat No.101 & 102, Kaushalya Apartments, Plot No.276, Laxminagar, Nagpur 440022 (hereinafter jointly to referred to as the **Principal**) do hereby nominate constitute and appoint OUR FATHER namely Shri Dilip S/o Lalji Patil [PAN No.AIMPP-2160-J] [Aadhar ID 9956-5625-8809] [Cell No.98604 45997] Age 57 Yrs., Occ.- Business R/o Flat No.101 & 102, Kaushalya Apartments, Plot No.276, Laxminagar, Nagpur 440022 as OUR JOINT **CONSTITUTED ATTORNEY** in relation to our/Principal's share, right, title and interest in the property described hereunder and henceforth referred to as the '**SAID PROPERTY**" for the sake of brevity.

DESCRIPTION OF PROPERTY

[1]

ALL that piece and parcel of property bearing Plot No.**17**, **City** Survey No.**143** admeasuring **513.50 Sqr.Mtr.** with NMC House No.404 (with multistoried building to be constructed thereon) situated at Kh.No.9/1, Ward No.68, Ujwal Sahakari Gruh Nirman Sanstha Layout, Mauza-**FUTALA,** Tahsil and District Nagpur and the same is bounded on its:-

East by Plot No.18.

West by Open Space.

North by 9 meter wide Road.

South by Puranik Layout.

नगद -- ३
६५२ / २०२२
३ / २०

SEAL OF THE JOINT SUB-REGISTRAR, CLASS II NAGPUR CITY NO.3

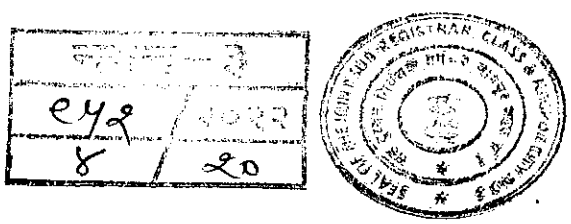
(2)

All affairs including management of business, operation of Bank Account etc. of the Partnership firm namely **Kaushalya Builders and Developers**, of which, the Principal and Attorney are the partners.

Whereas, Principal and the Attorney named above are sons and father and they had jointly holds and possess the Said Property having inherited the same from erstwhile owner Smt. Jyoti Dilip Patil upon her death on 23.12.2018, wherein each of them have equal undivided share right, title, interest & possession;

Whereas, the Principal herein being busy in other business activities are unable to look after and/or to manage the affairs concerning the Said Property or to utilise the same to the best of its potentiality or to find out a suitable buyer and therefore, it is thought necessary and expedient by the Principal to nominate, constitute and appoint their FATHER named hereinabove as their constituted Power of Attorney holder conferring upon him the necessary powers and authority in relation to their (principal's) share, right, title, interest and possession over and upon the Said Property and in furtherance thereof the Principal herein are conferring upon aforesaid attorney the following powers and authority namely:-

1) To Look after and manage the affairs concerning the Said property, to use or to enjoy or to deliver the possession thereof, to receive and accept the consideration amount thereof in their own name and to acknowledge the receipt thereof, to execute the agreement(s) for sale in favour of any person chosen by said attorney on terms as may appear to them to be reasonable and proper and/or to apply for and obtain the permissions, sanctions, approvals etc. for alienation of Said property;



Likewise, to look after, manage, conduct and to deal with all the affairs including management of business, operation of Bank Account etc. of the Partnership firm namely **Kaushalya Builders and Developers**, of which, the Principal and Attorney are the partners.

2) To deal with and/or to negotiate for sale, alienation, transfer or for creation of third-party interest and/or to mortgage and/or to create charge in relation to the Said Property and for this purpose, to enter into and to execute the agreements for sale, sale deeds, conveyances, transfer deeds, deed of relinquishment, Gift deeds, mortgage deeds, etc. on such terms and conditions and for consideration as may be fixed by the aforesaid attorneys in favour of any one chosen by the aforesaid attorneys and to present the same for registration before the sub-registrar concerned, to admit the execution, the correctness of contents, execute and sign the documents as aforesaid by annexing their signature and thumb impression and to complete the formalities necessary for effecting registration of the said document(s) in order to pass a legal, valid and marketable title or to create a valid charge in favour of transferee; buyer; releasee; donee; mortgagee etc. concerned;

3) For the purpose transferring or conveying the Said property, the aforesaid attorneys shall also be entitled to apply for and obtain the necessary permissions, sanctions, authorisations and no objection certificates et cetera from Government or Semi-Government or Local Authorities such as NMC, NIT et cetera by making the necessary application, requisition, petition etc. under their own signature and to prosecute the same including the powers and authority to pay/deposit the necessary fees/charges thereof as also to take the refund of any amount.

4) If, need arise, to institute and/or defend any suit or proceeding before any court of law i.e. Hon'ble Supreme

नगन-३
९५२ | २०२२
५ | २०

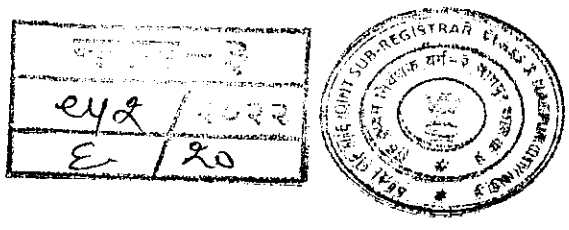
SEAL OF THE JOINT SUB-REGISTRAR, CLASS-I NAGPUR CITY NO.3

Court of India and/or the courts subordinate to it or any judicial or quasi-judicial authority or Revenue concerning any matter qua the Said Property and/or the construction/improvements made thereon and for this purpose, to verify and sign the pleading, application, appeals, revisions, review, writ petitions and/or any other petition as may be found necessary concerning the Said Property and/or the Principal, to swear an affidavit, to engage the lawyers, to lead evidence, to produce documents, to compromise and settle the dispute as also to do, perform and/or cause to be performed all such incidental acts, deeds and things as may at the discretion of said attorney found to be necessary.

5) To apply for and obtain refund, to pay/remit the necessary fees concerning the Said Property and to do all such incidental and necessary action as may at the discretion of said attorneys found to be necessary and in the event of any inadvertent mistake in executing any document or writing, the attorney shall also be entitled to counter sign the corrections/over writings etc., to execute, sign and register the deed of correction and/or Deed of Declaration under the Apartment Ownership Act;

And generally to do all such other acts, deeds and things as may be found necessary as a man of ordinary prudence in connection with the principal and/or the Said Property and whatever acts, deeds and things are to be done or caused to be done or executed by the aforesaid attorney shall be treated as, if the same is executed, done and performed by the principal and the same shall bind them and the powers and authority hereby conferred shall be irrevocable.

In witness whereof, the principal named hereinabove had annexed their signature to these presents in presence of the witnesses on this **11th day of February, 2022** and has also attested the specimen signature of the attorney and the same



shall bind the principal, the attorney as also their respective legal heirs, representatives, executors, administrators, successors, assigns etc.



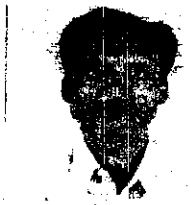
(1) Sarang Dilip Patil



(2) Pritesh Dilip Patil
The Principal



Shri Dilip Lalji Patil
CONSTITUTED ATTORNEY





Witnesses No.1





Witness No.2

Drafted by A.M.Dangre, advocate

