

264/5354

Friday, July 01, 2022

4:28 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 10383

दिनांक: 01/07/2022

गावाचे नाव: दाभा

दस्तऐवजाचा अनुक्रमांक: नगन1-5354-2022

दस्तऐवजाचा प्रकार: पॉवर ऑफ अॅटर्नी

सादर करणाऱ्याचे नाव: मे शारदा एजन्सी तर्फे प्रोप्रा राजेश गिरजा शंकर सिंह - -

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 360.00

पृष्ठांची संख्या: 18

एकूण:

रु. 460.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
4:47 PM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक
नागपूर शहर क. ९

बाजार मुल्य: रु. 1/-

मोबदला रु. 0/-

भरलेले मुद्रांक शुल्क : रु. 500/-

1) देयकाचा प्रकार: DHC रक्कम: रु. 360/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0107202209040 दिनांक: 01/07/2022

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु. 100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH004368252202223E दिनांक: 01/07/2022

बँकेचे नाव व पत्ता:

रु. 1/-

CHALLAN
MTR Form Number-6



12K

GRN	MH004368252202223E	BARCODE			Date	01/07/2022-09:30:47		Form ID	48(f)			
Department Inspector General Of Registration					Payer Details							
Stamp Duty					TAX ID / TAN (If Any)							
Type of Payment Registration Fee					PAN No.(If Applicable)							
Office Name NGP1_HQR SUB REGISTRAR NAGPUR 1					Full Name		MS SHARDA AGENCIES					
Location NAGPUR												
Year 2022-2023 One Time					Flat/Block No.		PLOT NO. 21,22,23					
Account Head Details				Amount In Rs.	Premises/Building							
0030046401 Stamp Duty				500.00	Road/Street		MOUZA DABHA					
0030063301 Registration Fee				100.00	Area/Locality		NAGPUR					
					Town/City/District							
					PIN		4 4 0 0 2 3					
					Remarks (If Any)							
					SecondPartyName=SATISH V THACKER~							
Total				600.00	Amount In		Six Hundred Rupees Only					
					Words							
Payment Details STATE BANK OF INDIA					FOR USE IN RECEIVING BANK							
Cheque-DD Details					Bank CIN		Ref. No.		00040572022070151837		IK0BTKGTW6	
Cheque/DD No.					Bank Date		RBI Date		01/07/2022-09:24:31		Not Verified with RBI	
Name of Bank					Bank-Branch		STATE BANK OF INDIA					
Name of Branch					Scroll No. , Date		Not Verified with Scroll					

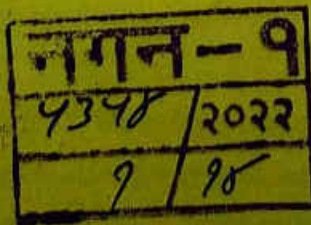
Department ID :

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

Mobile No. :

8381033335

सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चलन लागू नाही.



Part E

8 नगन-९
4348/2022
2/98



POWER OF ATTORNEY FOR DEVELOPMENT

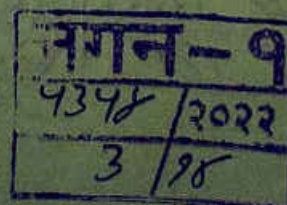
Put E
THAT the full Stamp duty of Rs. 6,72,000/- and full Registration fees of Rs. 30,000/- is already paid at the time of Agreement of Development, which is duly adjudicated by the Joint District Registrar, Nagpur in Case No. 58/2022 on Dated 01/07/22 and the same is Registered in the office of Sub-Registrar Nagpur-1 at Serial No. 5353 on Dated 01/07/2022.

KNOW ALL MEN BY THESE PRESENTS THAT WE, (1) **SHRI. SATISH S/o VISHANJI THACKER (PAN: - AMQPT2634P)**, Aged 62 Years, Occupation – Service, Resident of Nairobi, Kenya currently in Nagpur. (2). **SHRI. JAGDEEP HARI NIGAM (PAN: - AAQPN4093E)**, Aged 54 Years, Occupation – Service AND (3) **MRS. ALPANA W/o JAGDEEP NIGAM (PAN: - AGXPN7019B)**, Aged 50 Years, Occupation – House Wife, both Residents of Flat No. 401. Wing No. 3, Rajat Hill Apartment, Amravati Road, Nagpur, does hereby nominate, constitute and appoint **M/S. SHARDA AGENCIES**, A Proprietary Concern having its Office at Nagpur, acting through its Sole Proprietor **SHRI. RAJESH S/o GIRJASHANKAR SINGH (PAN:- AFPPS7122F)**, Aged 54 Years, Occupation – Business, Resident of Plot No. 12, 13, Manish Society, Dabha Ring Road, Dabha - 440023, Tahsil and District – NAGPUR as our True and Lawful Attorney in our name and on our behalf.

WHEREAS We Jointly own and possess ALL THAT Piece and Parcel of land out of the layout of Harsha Co-operative Housing Society, Nagpur bearing amalgamated Plot Nos. 21, 22 and 23 total admeasuring 558.00 Sq.Mtrs (i.e Plot No. 21 = 180.00 Sq.Mtrs, Plot No. 22 = 180.00 Sq.Mtrs and Plot No. 23 = 198.00 Sq.Mtrs = total 558.00 Sq.Mtrs), being a portion of the entire land bearing Kh.No. 169/2 of Mouza – DABHA, City Survey No. 120 and Sheet No. 77 of Mouza – DABHA, situate at Dabha, within the limits of the Nagpur Municipal Corporation Ward No. 68 in Tahsil and District – NAGPUR; AND

WHEREAS for cogent reasons and good causes We have decided to develop the aforesaid property through M/S SHARDA AGENCIES, A Proprietary Concern, having its Registered Office at Nagpur; 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 fulfill all the obligations on our part. We therefore do hereby nominate, constitute and appoint our aforesaid Attorney and empower it to do all or any of the following acts, deeds and things for us and on our behalf that is to say -



- (1) To enter into an Agreement(s) to Sell on the said property with willing buyer(s) For Flats/Apartments 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.
- (2) To receive the Earnest Money or Advance Sale Price or Sale Price from such buyer(s) and/or from any Financial Institutions/Bank on behalf of said buyer(s) in the name of Developer and to pass a valid receipt and discharge for the same.
- (3) To sign Plans/Revised Plans of the Building proposed to be constructed on the said Plot of land 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 OR any other concerned sanctioning authorities, for seeking sanction to such Plans.
- (4) To deposit necessary sums in the Office of the Nagpur Improvement Trust/Nagpur Municipal Corporation OR any other concerned sanctioning authorities, in our name and to apply for refund thereof and to receive back such money as may be refunded to us by the Nagpur Improvement Trust/Nagpur Municipal Corporation OR any other concerned sanctioning authorities, and to pass a valid receipt and discharge for the same.
- (5) To apply for water and electricity connections etc. and to pay/deposit necessary sums in the Office of the concerned authorities.
- (6) 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 OR any other concerned authorities.
- (7) To sign and execute a Sale Deed relating to the said property OR to sign and execute various Sale Deeds each relating to the Undivided proportionate variable shares and interest in the aforesaid property in favour of the respective individual buyers of Flats/Apartments 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.
- (8) To sign and execute Deeds of Correction/Supplementary Deeds, Deed of Assignment etc. and to get the same duly Registered in accordance with the law-in-force.



- (9) To sign and execute a 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 and to get the same duly registered in accordance with the law in force.
- (10) To deliver the actual physical possession of the said property to the respective individual buyer(s) of Flats/ Apartments on Registration of the Sale Deed(s).
- (11) To support all applications for mutation of names on the said property and to do all necessary things to procure the mutation thereof in favour of such individual buyers in all relevant records.
- (12) To apply to the Nagpur Improvement Trust, Nagpur/Nagpur Municipal Corporation for obtaining a Consent Letter/Occupancy Certificate and to receive such Certificate, if considered necessary. To represent me before the concerned Officer/Authority of the Nagpur Improvement Trust/Nagpur Municipal Corporation/City Survey Department etc. regarding the aforesaid property and to do the needful.
- (13) To purchase the T.D.R. either in my name or in the name of the Developer Firm i.e. M/s. Sharda Agencies and to load such T.D.R. on the building proposed to be constructed on the aforesaid Plots of land and to do the needful in this regards, If Required.
- (14) To sign and verify applications, statements, declarations and affidavits etc. for us and on our behalf.
- (15) To deposit money in the Court, Government and/or Semi-Government Departments and Offices.
- (16) To obtain refund of money so deposited in any Court, Department and Offices and to pass a valid receipt and discharge for the same.
- (17) To prepare Plaints, Written Statements, Returns, Affidavits, Declarations, Compromise Deeds, Pursis etc. and to submit the same to the concerned Civil/Revenue Courts. To lead the evidence on our behalf in the Court of Law and to do the needful.
- (18) To represent us before any Civil and/or Revenue Courts regarding the aforesaid matters and to do the needful.



(19) To complete all Administrative, Revenue and/or Legal requisition that may be required in this regard. To represent us before the various Government, Semi-Government Departments and Offices, Autonomous Bodies etc. and to do the needful.

(20) To Mortgage the aforesaid property or any part thereof to any Financial Institution by way of security for the repayment of loan.

(21) To do all things necessary to complete the aforesaid transaction of Development relating ONLY to the said property and to observe and perform all the obligations on my part in accordance with the Agreement(s) 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 work, if considered necessary.

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

(24) 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 ourself would do if personally present.

(25) 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.

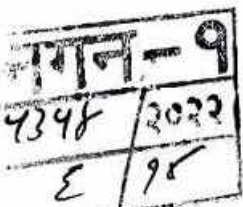
IN WITNESS WHEREOF WE the executants have hereto set our respective hand and signed this DEED OF GENERAL POWER OF ATTORNEY at NAGPUR on this 1st Day of JULY, 2022 in presence of the attesting witnesses signing as such.

Drafted By. Adv. Amiet Jain.

Mob. 8381033335.

(1)

(SATISH VISHANJI THACKER)



(2)

(JAGDEEP HARINARAYAN NIGAM)



(3)

Alpana Kynai
(MRS. ALPANA JAGDEEP NIGAM)
EXECUTANTS



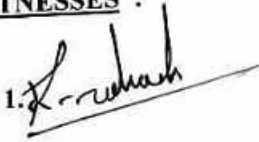
FOR M/S SHARDA AGENCIES

(RAJESH GIRJASHANKAR SINGH)

Proprietor
ATTORNEY

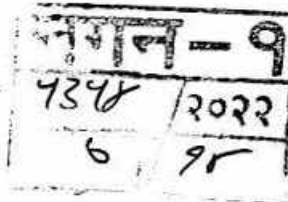


WITNESSES :

1. 

2.





8 नगन-9
4348/2022
8/28

