



Department ID : Mobile No. : 9373102107
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.



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IRREVOCABLE GENERAL POWER OF ATTORNEY

[Stamp Duty of Rs. 18,00,000/- and Registration Charges of Rs. 30,000/- paid on Principal Deed of Agreement to Sell,
Registered at Serial No. 192 / 2021 on 10-01-2022 in the Office of Sub - Registrar No. 1, Nagpur]

This Deed of IRREVOCABLE GENERAL POWER OF ATTORNEY is made and executed at NAGPUR
on this 11th Day of JANUARY, 2022

KNOW ALL MEN BY THESE PRESENTS THAT

We, 1) **SHRI SHRIRANG S/O WADGUJI WANJARI**, Aged about 85 years, Occupation – Nil (P.A. No. ABLPW8167G) [Aadhaar No. 3788 2185 9459], 2) **SHRI DHARMENDRA S/O SHRIRANG WANJARI**, Aged about 59 years, Occupation – Business (P.A. No. AAPPW6912N) [Aadhaar No. 6107 7567 0675], 3) **SHRI SURENDRA S/O SHRIRANG WANJARI**, Aged about 55 years, Occupation – Business (P.A. No. AALPW3412D) [Aadhaar No. 7754 6772 5524], all Resident of Plot No. 22, Nandanwan Layout, Nagpur – 440009, 4) **SOU. KALYANI W/O MADAN DESHMUKH**, Aged about 52 years, Occupation – Household (P.A. No. ARNPD9857G) [Aadhaar No. 9003 0166 7450], Resident of Shree Niwas, Laxmi Park, Vijay Nagar, Kalewadi, Pimpri, Pune - 411017 and 5) **SOU. VANDANA W/O GAJANAN RAJGIRE**, Aged about 49 years, Occupation – Household (P.A. No. AYEPR0311H) [Aadhaar No. 4376 8978 3551], Resident of Near Vitthal Rukhmai Mandir, Patel Pura Ward, Bhandara - 441904, do hereby nominate, appoint and constitute, **SHRI SANJAY S/O MADHUKARRAO MAHAKALKAR**, Aged about 48 years, Occupation – Business (P.A. No. AEDPM9631E) [Aadhaar No. 3376 5555 1915], Resident of Mahakalkar Bhavan, Plot No. 97, Ridge Road, Raghuji Nagar, Nagpur – 440009, who is SOLE PROPRIETOR OF MAHAKALKAR CONSTRUCTION, a Sole Proprietorship Firm, having its Office at Mahakalkar Bhavan, Plot No. 97, Ridge Road, Raghuji Nagar, Nagpur – 440009 as our true and lawful Power of Attorney Holder with full power and authority to do and execute all deeds and acts as hereinafter mentioned in our names and on our behalf that we could have done personally in respect of the Plot which is more particularly described in the Schedule of Property hereunder written.

WHEREAS we 1) Shri Shrirang Wadguji Wanjari, 2) Shri Dharmendra Shrirang Wanjari, 3) Shri Surendra Shrirang Wanjari, 4) Sou. Kalyani Madan Deshmukh and 5) Sou. Vandana Gajanan Rajgire are joint and equal co - owners of **ALL THAT** piece and parcel of Nagpur Improvement Trust leasehold land in its Wathoda Street scheme bearing Plot No. 22 (Twenty Two), total containing by admeasurement 759.639 Sq. Mtrs. (8177.00 Sq. Fts. – Area as per N.I.T. Lease Deed) [Area as per City Survey (Aakhiv Patrika) – 735.63 Sq. Mtrs.] being a portion of land bearing Khasra No. 587/1 of Mouza – Nagpur bearing Sheet No. 287, City Survey No. 128 bearing Municipal Corporation House No. 1140 / J in Ward No. 20, situated at Nandanwan, Nagpur, within limits of Nagpur Municipal Corporation and Nagpur Improvement Trust in Tahsil and District – Nagpur, which is more particularly described in the schedule of property hereunder. (Herein afterwards referred to as the said “Plot” for sake of brevity and convenience).

WHEREAS our names being joint co-owners of the said Plot is mutated in the records of City Survey (Aakhiv Patrika), Nagpur Improvement Trust and Nagpur Municipal Corporation.

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WHEREAS we have jointly decided sell the said Plot to Mahakalkar Construction who in turn will construct an Commercial Complex thereon comprising various Commercial Units or it may retain the said Plot with itself and accordingly, we have entered into an Agreement to Sell and agreed to the said Plot in favour of Mahakalkar Construction, a Sole Proprietorship Firm, having its Office at Mahakalkar Bhavan, Plot No. 97, Ridge Road, Raghuji Nagar, Nagpur - 440009, acting through its Sole Proprietor, Shri Sanjay Madhukarrao Mahakalkar, Resident of Mahakalkar Bhavan, Plot No. 97, Ridge Road, Raghuji Nagar, Nagpur - 440009 (Herein afterwards referred to as the "Purchaser") by virtue of an Agreement to Sell which is registered at Serial No. 192 / 2022 on 10-01-2022 in the office of Sub-Registrar No. 1, Nagpur.

WHEREAS in order to facilitate the Purchaser to perform various legal, government, statutory and general formalities regarding the said Plot and construction of the Commercial Complex thereon and thereafter to sell the Commercial Units in the said Commercial Complex in future, we hereby appoint, constitute and nominate, Shri Sanjay Madhukarrao Mahakalkar who is Sole Proprietor of Mahakalkar Construction as our true and lawful Power of Attorney Holder and we hereby authorize and empower him to perform all acts, acts, deeds and things in our names and on our behalf, appearing as under:-

NOW THESE PRESENTS WITNESSETH AS UNDER: -

1. To enter upon said Plot for purpose of overseeing, maintaining, ensuring safety and security of belongings therein without our express authority and permission, in our names and on our behalf.
2. To take all necessary steps and measures for ensuring safety and protection of building materials, goods, equipments, plants and machineries, tools, huts, sheds, appliances, furnitures, fixtures etc. over the said Plot from anti social elements, strangers, trespassers, cattle, climatic conditions and natural disasters etc., in our names and on our behalf.
3. To appoint Surveyors, Architects, Building Engineers, Structural Designers, Geological, Environmental, Fire Safety, Rain Water Harvesting Experts, Interior Designers and other professionals and experts for seeking their professional advice for carrying out development works on the said Plot and construction activities of the said Commercial Complex over the said Plot, in our names and on our behalf.
4. To supervise and carry out construction and other related activities on the said Plot

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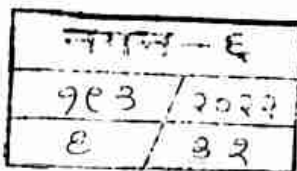
through Contractors, Sub-Contractors, Site Supervisors, Managers, in our names and on our behalf.

5. To sign and submit all applications, affidavits, declarations, documents, indemnity bonds, forms, letters, undertakings, etc. and to deposit and pay statutory charges and fees that may be required for obtaining certified copies of past, present and future title deeds and revenue documents like 7/12 extract, Adhikar Abhilekh Panji, Jamabandi, Aakhiv Patrika and all other deeds and documents relating to the said Plot from the offices of City Survey, Talathi, Tahsildar, Sub-Divisional Officer, Collector, Divisional Commissioner, Nagpur Improvement Trust, Nagpur Municipal Corporation, Town Planning Department, Sub - Registrar Offices at Nagpur or any other government department, revenue and statutory authorities or courts of law at Nagpur, in our names and on our behalf.

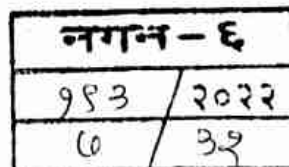
6. To pay N.I.T. Ground rent, Municipal Corporation taxes, Non - Agricultural taxes and all other revenue taxes and statutory dues, charges and cesses etc. in respect of the said Plot and the said Commercial Complex in the office of Tahsildar, Sub - Divisional Officer, Collector, Nagpur Improvement Trust, Nagpur Municipal Corporation or any other government department, revenue and statutory authorities, in our names and on our behalf.

7. To pay Electricity and Water bills etc. levied and payable in respect of the said Plot and the said Commercial Complex in the offices of Maharashtra State Electricity Board (M.S.E.B.), Maharashtra State Electricity Distribution Company Limited (M.S.E.D.C.L.), Spanco Nagpur Discon Limited (S.N.D.L.), Mahavitran, Nagpur Municipal Corporation, Water Works Department etc. and to obtain and receive receipts thereof, in our names and on our behalf.

8. To sign and submit all applications, affidavits, declarations, documents, indemnity bonds, forms, letters, undertakings, etc. and to deposit and pay statutory charges and fees that may be required to be paid for installing and laying Electric Poles, Electric Cables, Electric Transformers, Electric Meters (Single Phase & Three Phase) [Commercial / Industrial Category], Water Meter connections (Commercial Category), Rain Water Harvesting system, Drainage and Sewerage pipe lines, digging Wells and Borewells over the said Plot and installing Fire Safety & Fire Fighting Equipments, Lifts, Escalators etc. in the said Commercial Complex in the offices of Maharashtra State Electricity Board (M.S.E.B.), Maharashtra State Electricity Distribution Company Limited (M.S.E.D.C.L.), Spanco Nagpur Discon Limited (S.N.D.L.), Mahavitran, Water Works Department, Fire Department or any other government department, revenue and statutory authorities, as the case may be, in our names and on our behalf.



9. To sign and submit all applications, affidavits, declarations, documents, indemnity bonds, forms, letters, undertakings, etc. and to deposit and pay statutory charges and fees that may be required to be paid for obtaining or loading T.D.R. or F.S.I. over the said Plot in the offices of Nagpur Improvement Trust, Nagpur Municipal Corporation, Town Planning Department, Collector, Divisional Commissioner, Nagpur and all other government departments, revenue and statutory authorities and to receive such T.D.R. or F.S.I., in our names and on our behalf.
10. To sign and submit all applications, affidavits, declarations, documents, indemnity bonds, forms, letters, undertakings, etc. and to deposit and pay betterment, development, sanctioning charges and all other statutory charges and fees that may be required to be paid for obtaining Building Permits, Building Sanction Plans, Revised Building Plans, Commencement and Occupation Certificates from the offices of Nagpur Improvement Trust, Nagpur Municipal Corporation, Town Planning Department and all other government departments, revenue and statutory authorities, in our names and on our behalf.
11. To sign and submit all applications, affidavits, declarations, documents, indemnity bonds, forms, letters, undertakings, etc. and to deposit and pay statutory charges and fees and to complete all statutory formalities that may be required for renewing lease and executing and registering Lease Deed of the said Plot from the office of Nagpur Improvement Trust, Nagpur Municipal Corporation or any other competent Authority, as the case may be.
12. To pay Stamp duty, Registration charges and all other statutory charges that may be required to be paid to Nagpur Improvement Trust, Nagpur Municipal Corporation or any other competent Authority for execution of Lease Deed of said Plot in favour of any person and get the said Lease Deed registered in the office of Sub – Registrar at Nagpur (Urban or Rural) by completing all legal formalities in our names and on our behalf.
13. To sign and submit all applications, forms, papers, documents, letters, affidavits, undertakings, indemnity bonds and to pay and deposit necessary fees and charges that may be required to be done and paid for registering proposed project of the said Commercial Complex under provisions of the Real Estate (Regulation and Development) Act, 2016, in our names and on our behalf.
14. To subject the said Commercial Complex over the said Plot to the provisions of the Maharashtra Apartment Ownership Act, 1970 and for that purpose to sign, execute and register



Deed of Declaration before competent Sub - Registrar at Nagpur (Urban or Rural) and Deputy Registrar of Co-operative Societies, in our names and on our behalf.

15. To issue and publish advertisements for booking or sale of Commercial Units in the said Commercial Complex in any print, electronic and social media.

16. To find prospective buyers of the Commercial Units in the said Commercial Complex and to decide fix, negotiate cost of the Commercial Units with prospective buyers, in our names and on our behalf.

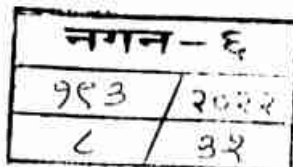
17. To grant permission to prospective buyers of the Commercial Units in the said Commercial Complex to issue public notice in local news papers, in our names and on our behalf.

18. To accept earnest or token money, advances, sales consideration amount and all other charges, dues, taxes, etc. from prospective buyers in lieu of selling of the Commercial Units in the said Commercial Complex, in our names and on our behalf.

19. To sign and issue receipts against the payments that may be paid in cash or through cheques, pay orders, bankers cheque, demand drafts, R.T.G.S., N.E.F.T., I.M.P.S. or any other electronic mode of payment by the prospective buyers towards purchase of the of the Commercial Units in the said Commercial Complex, in our names and on our behalf.

20. To acknowledge and sign receipts of payments that may be paid by prospective buyers of the Commercial Units in the said Commercial Complex towards Income Tax, Capital Gains Tax, Goods and Services Tax (G.S.T.), Stamp Duty, Registration Charges, Legal Fees and all other charges and expenses, in our names and on our behalf.

21. To sign and submit all applications, affidavits, declarations, documents, indemnity bonds, forms, letters, undertakings, etc. and to deposit and pay statutory charges and fees that may be required for obtaining No - Objection Certificate under Section 44 (e) of Maharashtra Registration Rules, 1944 from the offices of Nagpur Improvement Trust, Nagpur Municipal Corporation, Divisional Commissioner, Collector, Town Planning Department and all other Statutory Bodies, Tribunals, Arbitrators, Government Offices, Semi Government Bodies any other Local Authorities at Nagpur, as the case may be, in our names and on our behalf.

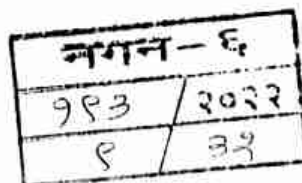


22. To sign and submit all applications, forms, papers, documents, letters, affidavits, undertakings, indemnity bonds and to pay and deposit necessary fees and charges that may be required to be for adjudication or impounding of any deed or document pertaining to the said Plot or any Commercial Unit in the said Commercial Complex from the offices of Deputy Inspector General of Stamps (D.I.G.), Collector of Stamps, Joint District Registrar (J.D.R.), Nagpur and Inspector General of Stamps (I.G.R.), Pune in our names and on our behalf.

23. To sign and submit all applications, affidavits, declarations, documents, indemnity bonds, forms, letters, undertakings, etc. in favour of the Purchaser i.e. Mahakalkar Construction or Shri Sanjay Madhukarrao Mahakalkar or prospective buyers of the Commercial Units in the said Commercial Complex that may be required by the Purchaser i.e. Mahakalkar Construction or Shri Sanjay Madhukarrao Mahakalkar or such buyers for processing and securing any type of loan, home loan, loan against property, cash credit limit, overdraft facility or any type of financial aid from any Nationalized, Corporate, Scheduled, Co - Operative Bank or Society or Financial Institution, Agency or person and to mortgage the Commercial Units in the said Commercial Complex together with variable, proportionate, undivided, share and interest in the said Plot and to execute Mortgage Deeds (Simple or Equitable), Re - Conveyance / Release Deeds in favour of such Nationalized, Corporate, Scheduled, Co - Operative Bank or Society or Financial Institution, Agency or person and to get the same registered in the offices of competent Sub-Registrars at Nagpur (Urban or Rural), in our names and on our behalf.

24. To sign Input Forms, Goshwara Forms, Form No. 60 and all applications, affidavits, declarations, documents, indemnity bonds, forms, letters, undertakings, etc. that may be required to be submitted in the offices of Sub - Registrars at Nagpur (Urban or Rural) at the time of registration of Agreement to Sell, Sale Deeds, Exchange Deeds, Gift Deeds, Partition Deeds, Deed of Declaration, Mortgage Deeds (Simple or Equitable), Re - Conveyance Deeds, Release Deeds, Lease Deeds, Leave & Licence Deeds, Confirmation Deeds, Correction Deeds or any other deed pertaining all Commercial Units in the said Commercial Complex together with variable, proportionate, undivided, share and interest in the said Plot, in our names and on our behalf.

25. To assign, convey, sell, transfer and to sign and execute Agreement to Sell, Sale Deeds, Exchange Deeds, Gift Deeds, Partition Deeds, Deed of Declaration, Mortgage Deeds (Simple or Equitable), Re - Conveyance Deeds, Release Deeds, Lease Deeds, Leave & Licence Deeds, Confirmation Deeds, Correction Deeds or any other deed pertaining to all Commercial Units in the said Commercial Complex together with variable, proportionate, undivided, share and interest in the said Plot in / to in favour of any prospective buyers or persons or in favour of the



Purchaser i.e. Mahakalkar Construction or Shri Sanjay Madhukarrao Mahakalkar and to complete all registration and general formalities, in our names and on our behalf.

26. To deliver actual physical possession of all Commercial Units in the said Commercial Complex together with variable, proportionate, undivided, share and interest in the said Plot in / to in favour of any prospective buyers or persons or in favour of the Purchaser i.e. Mahakalkar Construction or Shri Sanjay Madhukarrao Mahakalkar.

27. To sign all applications, affidavits, declarations, no-objection letters, notices that may be required by prospective buyers or persons or in favour of the Purchaser i.e. Mahakalkar Construction or Shri Sanjay Madhukarrao Mahakalkar for mutating his / her / their / its name in the records of City Survey (Aakhiv Patrika), Nagpur Improvement Trust, Nagpur Municipal Corporation and other records of government.

28. To appoint Advocates, Chartered Accountants, Company Secretary and other professionals for seeking any legal guidance or advice relating to the said Plot or the Commercial Units in the said Commercial Complex and to authorize them to act for us and to appear before courts, consumer forums, tribunals, regulatory authorities etc., in our names and on our behalf.

29. To initiate, file, conduct, contest, defend, negotiate, compromise, settle and withdraw any type of claims, disputes, litigations or proceedings relating to the said Plot or the Commercial Units in the said Commercial Complex under provisions of the Code of Civil Procedure, 1908, Transfer of Property Act, 1882, Specific Relief Act, 1963, Maharashtra Land Revenue Code, 1966, The Maharashtra Regional Town Planning Act, 1966, The Real Estate (Regulation and Development) Act, 2016, Negotiable Instruments, Act, 1881, Indian Penal Code, 1860, Code of Criminal Procedure, 1973, The Maharashtra Co - Operative Societies Act, 1960, The Consumer Protection Act, 1986, Right to Information Act, 2002 and all state and central laws, acts, rules, regulations which are prevailing in force or that may come into force and effect in future, in our names and on our behalf.

30. To sign Memo of Appearances, Vakalatnama's, Forms of Registered Address, Forms of List of Documents, Process Forms, Applications, Plaints, Petitions, Written Statements, Replies, Amendment Applications, Rejoinders, Pursis, Compromise Applications, Undertakings, Memorandum Of Understandings, Appeals and to file Affidavits, Affidavits of Evidence, Record Depositions, Evidence, Further Examination - In-Chief and to Cross Examine the Defendants, Respondents, Non - Applicants, Opposite Parties, Accusers and generally do all acts and tasks

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and to sign and execute all documents as may be required and necessary to be done relating to and from all claims, disputes, litigation or proceedings pertaining to the said Plot or the Commercial Units in the said Commercial Complex against any Person, Partnership Firm, Public or Private Limited Company, Public or Private Trust, Societies, Banks, Financial Institutions etc. and to file them in the courts of the Hon'ble Judicial Magistrate First Class, Hon'ble Civil Judge (Senior Division), Hon'ble Small Causes Court, Hon'ble District & Sessions Court, Hon'ble Special Courts of the Negotiable Instruments Act, 1881, Mediation Officers, Lok Adalats, District Consumer Redressal Forum, Hon'ble State Commission, Hon'ble Charity Commissioner, Hon'ble Co-operative Court, Hon'ble Debts Recovery Tribunal (D.R.T.), Hon'ble Debts Recovery Appellate Tribunal (D.R.A.T.), Company Law Board (C.L.B.), Securities & Exchange Board of India (S.E.B.I.), Registrar of Companies (R.O.C.), Ministry of Corporate Affairs, Hon'ble Real Estate Regulatory Authority (MahRERA) at Nagpur & Mumbai, Hon'ble High Court, Mumbai & Bench at Nagpur, Hon'ble Supreme Court of India, New Delhi, Arbitrators, National Company Law Tribunal (N.C.L.T.), National Company Law Appellate Tribunal (N.C.L.A.T.), Divisional Commissioner, Collector, Sub-Divisional, Tahsil Offices, Nagpur Improvement Trust, Nagpur Municipal Corporation, City Survey Office, Town Planning Department and all other Statutory Bodies, Tribunals, Arbitrators, Government Offices, Semi Government Bodies any other Local Authorities at Nagpur, as the case may be, in our names and on our behalf.

31. To enter into, make, sign, seal, execute, deliver, acknowledge, perform all acts, engagements, declarations, bonds, assurances and other documents, papers, writings and things which are not specifically stated herein of the in our names and on our behalf that may be necessary or proper to be entered into, made, signed, executed, delivered, acknowledged and performed in respect of the said Plot or Commercial Units in the said Commercial Complex for any purpose of these presents, or which we would have required to be done personally.

AND we hereby declare and affirm that any inadvertent or typographical mistake, misstatement, error or omission in this deed of Irrevocable General Power of Attorney as regards stating or writing Mouza, Khanna Number, Sheet Number, City Survey Number, Plot Number, Area of Plot, Boundaries of Plot or any change in description of the said property in future post construction of the said Commercial Complex or any other reason shall not invalidate this or affect legality and enforceability of this deed of Irrevocable General Power of Attorney.

AND we further grant all other powers upon our above named Power of Attorney Holder that may be required for the smooth functioning and better performance and execution of all matters and things in respect of the said Plot or the Commercial Units in the said



Commercial Complex and we also grant him full powers and absolute authority to substitute and appoint in his place, one or more Attorney/s to exercise all or any of the powers and authorities hereby conferred by us and to revoke any such appointment from time to time and also substitute or appoint any other persons in place of such Attorney upon such terms and conditions as our Power of Attorney Holder may deem fit and necessary.

AND we hereby categorically and specifically confirm and declare that this Irrevocable General Power of Attorney shall not be annulled, cancelled, revoked, terminated or withdrawn by us under any circumstances in future. we further confirm and declare that after our death also, this Irrevocable General Power of Attorney and the Agreement to Sell shall not get annulled, cancelled, revoked or terminated or become void or unenforceable in any manner and this Irrevocable General Power of Attorney and the above referred Agreement to Sell shall be binding upon our and enforceable by or against our legal heirs and successors in title and they shall have no legal right and authority to annul, cancel, revoke, terminate or withdraw the purchase or development rights of the said Plot conferred by us in favour of **Mahakalkar Construction** by the above referred Agreement to Sell nor the powers and authority conferred by us upon **Shri Sanjay Madhukarrao Mahakalkar** by virtue of this Irrevocable General Power of Attorney under any circumstances and due to any reason whatsoever at any time in future.

AND we agree that all above acts, deeds and things lawfully done in respect of the said Plot or the Commercial Units in the said Commercial Complex by our Power of Attorney Holder shall be construed as acts, deeds and things done by us and we undertake to ratify and confirm all acts, deeds and whatsoever our Power of Attorney Holder shall lawfully do or cause to be done for us by virtue of the powers and authority hereby given.

AND we the above named Executants / Principals and the Power of Attorney Holder confirm and declare that we have thoroughly read and understood each and every content and covenant of this Irrevocable General Power of Attorney and every content and covenant of this Irrevocable General Power of Attorney are also read over and explained to us in vernacular language and thereafter we have voluntarily and willingly signed and executed this Irrevocable General Power of Attorney without any confusion, coercion, distress, intoxication, misinterpretation, misrepresentation, threat, undue influence etc. of any kind whatsoever, from any person, whomsoever and we further confirm and declare that we are absolutely satisfied with contents and covenants of this Irrevocable General Power of Attorney.

THAT appropriate Stamp Duty of Rs. 18,00,000/- and Registration Charges of Rs.

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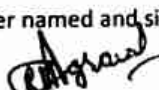
30,000/- has already been paid on Principals Deed of Agreement to Sell, registered at Serial No. 192 / 2022 on 10-01-2022 in the office of Sub – Registrar No. 1, Nagpur, hence Stamp Duty of Rs. 500/- and Registration Fees of Rs. 100/- is paid on this deed of Irrevocable General Power of Attorney as per Section 4 of the Bombay Stamp Act, 1958.

SCHEDULE OF PROPERTY REFERRED HEREINABOVE

ALL THAT piece and parcel of Nagpur Improvement Trust leasehold land in its Wathoda Street scheme bearing Plot No. 22 (Twenty Two), total containing by admeasurement 759.639 Sq. Mtrs. (8177.00 Sq. Fts. - Area as per N.I.T. Lease Deed) [Area as per City Survey (Aakhiv Patrika) - 735.63 Sq. Mtrs.] being a portion of land bearing Khasra No. 587/1 of Mouza – Nagpur bearing Sheet No. 287, City Survey No. 128 bearing Municipal Corporation House No. 1140 / J in Ward No. 20, situated at Nandanwan, Nagpur, within limits of Nagpur Municipal Corporation and Nagpur Improvement Trust in Tahsil and District – Nagpur and bounded as under:-

ON THE NORTH BY ---- PLOT NO. 21
ON THE SOUTH BY ---- ROAD
ON THE EAST BY ---- CEMENT ROAD
ON THE WEST BY ---- PLOT NOS. 23 & 24

IN WITNESS WHEREOF the above named **EXECUTANTS / PRINCIPALS** and the **POWER OF ATTORNEY HOLDER** have signed, executed and registered this deed of **IRREVOCABLE GENERAL POWER OF ATTORNEY** at **NAGPUR** on this 11th Day of **JANUARY, 2022** in presence of under named and signed attesting **WITNESSES**.


Drafted by R.H. AGRAWAL (Advocate), Nagpur.

SR. NO.	PHOTOGRAPH OF EXECUTANTS	LEFT HAND THUMB IMPRESSION OF EXECUTANTS	SIGNATURE & FULL NAME OF EXECUTANTS
1)			 1) SHRI SHRIRANG WADGUJI WANJARI

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			 2) SHRI DHARMENDRA SHRIRANG WANJARI
			 3) SHRI SURENDRA SHRIRANG WANJARI
			 4) SOU. KALYANI MADAN DESHMUKH
			V.G. Rajgire 5) SOU. VANDANA GAJANAN RAJGIRE (EXECUTANTS / PRINCIPALS)
2)			<u>I accept and acknowledge this</u> <u>Irrevocable General Power of Attorney</u>  SHRI SANJAY MADHUKARRAO MAHAKALKAR (Sole Proprietor of Mahakalkar Construction) (POWER OF ATTORNEY HOLDER)

WITNESSES			
SR. NO.	PHOTOGRAPH OF WITNESSES	LEFT HAND THUMB IMPRESSION	SIGNATURE & FULL NAME OF WITNESSES
1)			
2)			

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महाराष्ट्र शासन

मालमत्ता पत्रक

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पत्रक : नागपुर-डिस्ट नंबर २८७

वातुका/न.मु.का. : न.मु.अ.१ नागपुर

जिल्हा : नागपुर

नगर मुख्यालय क्रमांक	डिस्ट नंबर	प्लॉट नंबर	प्लॉट क्षेत्र क्षेत्रीय	धारकाधिकार	आसनाता दिलेल्या आकारबाबत किंवा बांधबाबत तपसित आणि त्याच्या फेरतपासणीची निवड वेळ
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सुविधाधिकार

हस्ताक्षर मुख धारक म

वर्ग: ११११ नागपुर शहरात पालिका

पट्टेदार

हस्ताक्षर

हस्ताक्षर

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(या) पट्टेदार(या) किंवा धार	साक्षात्करण
०६/०७/२००५	लिखितपणे - न.मु.अ.१ नागपुर डी.जे. १०८५ दि.१६.४.९८ अन्वये क्षेत्र पूर्ण तित पट्टेने बांधे त १५३/- ३० वर्षा करिता दिल्याने नव दर्ज		म.सौ.अ.कुलकर्णी जि.धीरंगवाडी संजारी	किरदार क्र.२२२२ प्रमाणे सही- ०६/०७/२००५ न.मु.अ.१ नागपुर
१८/०६/२०१५	न.अमरावती अणुस अग्नि संघातक भूमी अग्निसेख (न.रा.पा.पु) पुणे यापैकीत परिपत्रक क्र.न.मु.५/मि.५/अधारी नं०/२०१५ पुणे दि.१२/२०१५ अन्वये लिखित पत्रिकेद्वारे अंकी क्षेत्राधारी सातशे पन्नास पूर्णक प्रेसत धी.जे असे लिहिले.			किरदार क्र.५६४८ प्रमाणे सही- १८/०६/२०१५ न.मु.अ.१ नागपुर

1. साक्षर वसुधैव कुटुम्बकम्

हि लिखित पत्रिका दिनांक १०/१५/२०२० १२:००:०० AM रोजी डिजिटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही शिक्याची आवश्यकता नाही.

लिखित पत्रिका डाऊनलोड दिनांक ११/१५/२०२१ ८:३२:५१ PM

वेबसाइट पडताळणी साठी <http://saptebathbhu.mahabhuhi.gov.in/DSR/propertycard> या संकेत स्थळावर जाऊन ०९१५१००००११६१३१५ हा क्रमांक वापरावा.



नगन-६
१९३ / २०२२
१७ / ३२



महाराष्ट्र शासन

भूमी अभिलेख विभाग

न.भू.अ.१ नागपूर

दुसरा माळा, प्रशाकीय ईमारत क्र २, सिविल लाईन, नागपूर.

ता.नागपूर, जि.नागपूर, पिन नं. - 440001

ई-मेल - ctsonolnagpur123@gmail.com

दूरध्वनी क्र.- 07122970434

आ.क्र. - नागपूर-शिट नंबर 287/0915/2101/0115670

जा.क्र./27849/2021

दि. 29/12/2021

नमुना नं. 9

[नियम 14 व 24 पहा]

महाराष्ट्र जमीन महसूल अधिनियम, 1966 यांच्या कलम 150(2) अन्वये सूचना

प्रति,

सौ.शंकृतताबाई जि. श्रीरंगजी वंजारी, 22 नंदनवन चौक नागपूर नागपूर, नागपूर महाराष्ट्र, 440009

श्रीरंग वडगुजी वंजारी, 22 नंदनवन चौक नागपूर नागपूर, नागपूर महाराष्ट्र, 440009

धर्मदे श्रीरंग वंजारी, 22 नंदनवन चौक नागपूर नागपूर, नागपूर महाराष्ट्र, 440009

सुरेन्द्र श्रीरंग वंजारी, 22 नंदनवन चौक नागपूर नागपूर, नागपूर महाराष्ट्र, 440009

कल्याणी मदन देशमुख, - तक्ष्मी पार्क विजय नगर काळेवाडी पिंपरी पुणे, पुणे महाराष्ट्र, 411017

वंदना गजानन राजगिरे, - विठ्ठल रुक्मिणी मंदिर - भंडारा भंडारा, भंडारा महाराष्ट्र, 441904

ज्याअर्थी न.भू.अ.१ नागपूर कार्यक्षेत्रातील नागपूर-शिट नंबर 287 गावच्या फेरफाराच्या नोंदवहीत खाली विनिर्दिष्ट केल्याप्रमाणे जमिनीतील अधिकारांच्या संपादनासंबंधी नोंद करण्यात आली आहे.

फेरफाराच्या नोंदवहीतील नोंदीचा अनुक्रमांक व तारीख	संपादन केलेल्या अधिकाराचे स्वरूप	ज्यातील अधिकार संपादन करण्यात आले आहे तो नगर भुमापन क्रमांक किंवा उपविभाग																											
1	2	3																											
11924 29/12/2021	वारस नोंद - बाजूस नमूद केलेल्या मिळकतीचे धारक सौ.शंकृतताबाई जि. श्रीरंगजी वंजारी दिनांक 11/11/2021 रोजी मयत झाले असून, मयताचा मुळ दाखला, वारसा बाबतचे स्वयंपोषणापत्र, स्थानिक चौकशी यांच्या आधारे वारसांची नावे नोंद केली.	128																											
	<table><tr><th>न.भू.क्र.</th><th>एकूण क्षेत्र (चौ.मी.)</th><th>सत्ताप्रकार</th><th>मयत व्यक्तीचे नाव</th><th>क्षेत्र (चौ.मी.)</th><th>वारसांची नावे, क्षेत्र (चौ.मी.), व नाते</th></tr><tr><td>128</td><td>735.63</td><td>जे</td><td>सौ.शंकृतताबाई श्रीरंगजी वंजारी</td><td>735.63</td><td><table><tr><td>श्रीरंग वडगुजी वंजारी</td><td>147.13</td><td>पती</td></tr><tr><td>धर्मदे श्रीरंग वंजारी</td><td>147.13</td><td>मुलगा</td></tr><tr><td>सुरेन्द्र श्रीरंग वंजारी</td><td>147.13</td><td>मुलगा</td></tr><tr><td>कल्याणी मदन देशमुख</td><td>147.12</td><td>मुलगी</td></tr><tr><td>वंदना गजानन राजगिरे</td><td>147.12</td><td>मुलगी</td></tr></table></td></tr></table>		न.भू.क्र.	एकूण क्षेत्र (चौ.मी.)	सत्ताप्रकार	मयत व्यक्तीचे नाव	क्षेत्र (चौ.मी.)	वारसांची नावे, क्षेत्र (चौ.मी.), व नाते	128	735.63	जे	सौ.शंकृतताबाई श्रीरंगजी वंजारी	735.63	<table><tr><td>श्रीरंग वडगुजी वंजारी</td><td>147.13</td><td>पती</td></tr><tr><td>धर्मदे श्रीरंग वंजारी</td><td>147.13</td><td>मुलगा</td></tr><tr><td>सुरेन्द्र श्रीरंग वंजारी</td><td>147.13</td><td>मुलगा</td></tr><tr><td>कल्याणी मदन देशमुख</td><td>147.12</td><td>मुलगी</td></tr><tr><td>वंदना गजानन राजगिरे</td><td>147.12</td><td>मुलगी</td></tr></table>	श्रीरंग वडगुजी वंजारी	147.13	पती	धर्मदे श्रीरंग वंजारी	147.13	मुलगा	सुरेन्द्र श्रीरंग वंजारी	147.13	मुलगा	कल्याणी मदन देशमुख	147.12	मुलगी	वंदना गजानन राजगिरे	147.12	मुलगी
	न.भू.क्र.		एकूण क्षेत्र (चौ.मी.)	सत्ताप्रकार	मयत व्यक्तीचे नाव	क्षेत्र (चौ.मी.)	वारसांची नावे, क्षेत्र (चौ.मी.), व नाते																						
	128		735.63	जे	सौ.शंकृतताबाई श्रीरंगजी वंजारी	735.63	<table><tr><td>श्रीरंग वडगुजी वंजारी</td><td>147.13</td><td>पती</td></tr><tr><td>धर्मदे श्रीरंग वंजारी</td><td>147.13</td><td>मुलगा</td></tr><tr><td>सुरेन्द्र श्रीरंग वंजारी</td><td>147.13</td><td>मुलगा</td></tr><tr><td>कल्याणी मदन देशमुख</td><td>147.12</td><td>मुलगी</td></tr><tr><td>वंदना गजानन राजगिरे</td><td>147.12</td><td>मुलगी</td></tr></table>	श्रीरंग वडगुजी वंजारी	147.13	पती	धर्मदे श्रीरंग वंजारी	147.13	मुलगा	सुरेन्द्र श्रीरंग वंजारी	147.13	मुलगा	कल्याणी मदन देशमुख	147.12	मुलगी	वंदना गजानन राजगिरे	147.12	मुलगी							
	श्रीरंग वडगुजी वंजारी		147.13	पती																									
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कल्याणी मदन देशमुख	147.12	मुलगी																											
वंदना गजानन राजगिरे	147.12	मुलगी																											

आणि ज्याअर्थी, तुमचा उक्त फेरफारात हितसंबंध आहे असे अधिकारअभिलेखावरून/फेरफाराच्या नोंदवहीवरून मला वाटते. आणि ज्याअर्थी, उक्त फेरफारात तुमचा हितसंबंध आहे असे मानण्यास मला संपुष्टात कारण आहे. त्याअर्थी मी, ज्या ठिकाणी उपरोक्त जमीन आहे त्या गावाचा परिरक्षण भूमापक याद्वारे, उक्त फेरफाराच्या नोंदी संबंधी तुम्हांस सूचना देत आहे व ही सूचना मिळाल्यापासून पंधरा दिवसांच्या आत, उक्त नोंदीसंबंधी तुमची हरकत कोणतीही असल्यास, ती तोंडी किंवा लेखी माझ्याकडे पाठविण्यास तुम्हांस फर्मावित आहे. उक्त पंधरा दिवसांच्या मुदतीत कोणतीही हरकत मला न मिळाल्यास, उक्त नोंदीस तुमची संमती आहे, असे गृहीत धरले जाईल, कृपया याची नोंद घ्यावी.

ठिकाण :- नागपूर

दिनांक :- 29/12/2021

(रूपेश भिमराव तापडे)

परिरक्षण भूमापक(MS) - 11

टीप : सदर नोंदीस आपली-चावडी या संकेतस्थळावर प्रसिध्द करण्यात आली आहे.

नगन - ६
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९८ / ३५



क्रमांक 1



महाराष्ट्र शासन
GOVERNMENT OF MAHARASHTRA
आरोग्य विभाग
DEPARTMENT OF HEALTH

LAXMI NAGAR ZONE NO. 1 NAGPUR

फॉर्म-6
FORM-6

मृत्यु प्रमाण-पत्र
DEATH CERTIFICATE

जन्म व मृत्यु नोंदणी अधिनियम, 1969 च्या कलम 12/17 आणि महाराष्ट्र जन्म आणि मृत्यु नोंदणी नियम, 2000 चे नियम 8/13 अन्वये देण्यात आले आहे.
(ISSUED UNDER SECTION 12/17 OF THE REGISTRATION OF BIRTHS & DEATHS ACT, 1969 AND RULE 8/13 OF THE MAHARASHTRA REGISTRATION OF BIRTHS & DEATHS RULES 2000.)

प्रमाणित करण्यात येत आहे की, खालील माहिती मृत्युच्या मूळ अभिलेखाच्या नोंदवहीतून घेण्यात आली आहे, जी की लक्ष्मी नगर झोन नं. 1 नागपूर, तालुका नागपूर (शहर), जिल्हा नागपूर, राज्याच्या नोंदवहीत उल्लेख आहे.

THIS IS TO CERTIFY THAT THE FOLLOWING INFORMATION HAS BEEN TAKEN FROM THE ORIGINAL RECORD OF DEATH WHICH IS THE REGISTER FOR LAXMI NAGAR ZONE NO. 1 NAGPUR OF TAHSIL/BLOCK NAGPUR URBAN OF DISTRICT NAGPUR OF STATE/UNION TERRITORY MAHARASHTRA, INDIA.

मृताचे नाव / NAME OF DECEASED : SHAKUNTALABAI SHRIRANG WANJARI

लिंग / SEX: महिला / FEMALE

मृत्यु दिनांक / DATE OF DEATH:

11-11-2021

ELEVENTH-NOVEMBER-TWO THOUSAND TWENTY ONE

मृत्यु ठिकाण / PLACE OF DEATH:

सिम्स हॉस्पिटल / CIIMS HOSPITAL

पती / पत्नी माहिती नाव / NAME OF HUSBAND / WIFE:
SHRIRANG WANJARIमृत व्यक्तीचे वय / AGE OF DECEASED:
78 YEARS

आधार क्रमांक / HUSBAND/WIFE AADHAAR NO.:

आईचे पूर्ण नाव / NAME OF MOTHER:
PARVATABAI MASKEवडिलांचे पूर्ण नाव / NAME OF FATHER:
DOOKUJI MASKE

आधार क्रमांक / MOTHER'S AADHAAR NO.:

आधार क्रमांक / FATHER'S AADHAAR NO.:

मृत व्यक्तीचा मृत्युसमयीचा पत्ता / ADDRESS OF THE DECEASED AT THE TIME OF DEATH:

PLOT NO. 22,
NANDANWAN LAYOUT, NAGPUR, NAGPUR URBAN, NAGPUR, MAHARASHTRA

मृत व्यक्तीचा कायमचा पत्ता / PERMANENT ADDRESS OF DECEASED:

PLOT NO. 22, NANDANWAN LAYOUT, NAGPUR, NAGPUR URBAN,
NAGPUR, MAHARASHTRAनागपूर, नागपूर (शहर), नागपूर,
महाराष्ट्र

नागपूर, नागपूर (शहर), नागपूर, महाराष्ट्र

नोंदणी क्रमांक / REGISTRATION NO:
D-2021: 27-90290-002677नोंदणी दिनांक / DATE OF REGISTRATION:
16-11-2021

शेरा / REMARKS (IF ANY):

प्रमाणपत्र दिल्याचा दिनांक / DATE OF ISSUE:
16-11-2021

निर्गमित करणारे प्राधिकारी / ISSUING AUTHORITY

उप-रजिस्ट्रार (जन्म व मृत्यु)
SUB-REGISTRAR (BIRTH & DEATH)LAXMI NAGAR ZONE Zonal Officer
& Sub-Registrar (Birth & Death)
Laxmi Nagar Zone No. 1,
N.M.C., Nagpur.UPDATED ON:
16-11-2021 00:00:00

"THIS IS A COMPUTER GENERATED CERTIFICATE WHICH CONTAINS FACSIMILE SIGNATURE OF THE ISSUING AUTHORITY"
THE GOVT. OF INDIA VIDE CIRCULAR NO. 1/12/2014-VS(CRS) DATED 27-JULY-2015 HAS
APPROVED THIS CERTIFICATE AS A VALID LEGAL DOCUMENT FOR ALL OFFICIAL PURPOSES.

प्रत्येक जन्म आणि मृत्यूची घटना नोंदवहीत खारी करा / ENSURE REGISTRATION OF EVERY BIRTH AND DEATH



नगन-६	
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३८	३२





भारत सरकार
Unique Identification Authority of India
Government of India

नॉदविष्पाचा क्रमांक / Enrollment No 1300/20283/04764

To,
राहुन मुकुंदा बन्सोद
Rahul Mukunda Bansod
S/O: Mukunda Bansod
plot no 202 mohit apartment ashirwad nagar nagpur
Ayodhya Nagar
Ayodhya Nagar Nagpur Nagpur
Maharashtra 440024
9595202197

Ref: 741 / 050 / 513595 / 513853 / P



CH247065532DF



आधार क्रमांक / Your Aadhaar No. :

7422 7534 6550

आधार — सामान्य माणसाचा अधिकार



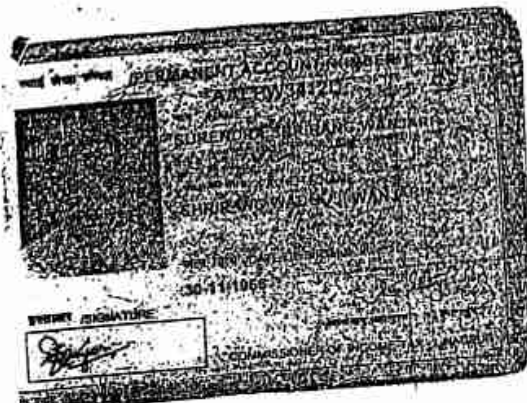
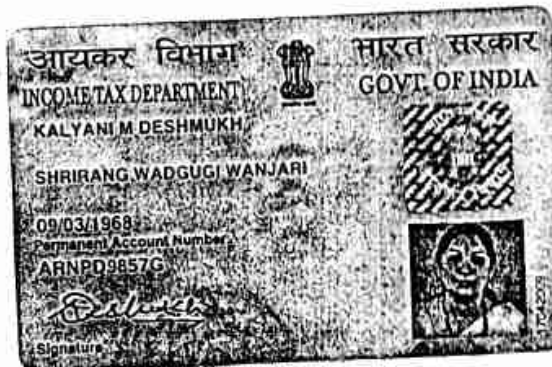
भारत सरकार
GOVERNMENT OF INDIA

राहुन मुकुंदा बन्सोद
Rahul Mukunda Bansod
जन्म वर्ष / Year of Birth : 1985
पुरुष / Male



7422 7534 6550

आधार — सामान्य माणसाचा अधिकार



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आयकर विभाग INCOME TAX DEPARTMENT VANDANA GAJANAN RAJGIRE SHRIRANG WADGUJI WANJARI 03/09/1972 Permanent Account Number AYEPR0311H Signature	भारत सरकार GOVT. OF INDIA  
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आयकर विभाग INCOME TAX DEPARTMENT SHRIRANG WADGUJI WANJARI WADGUJI AADKUJI WANJARI 05/12/1936 Permanent Account Number ABLPW8167G Signature	भारत सरकार GOVT. OF INDIA  
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नं	
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२२	३२



स्थायी लेखा संख्या PERMANENT ACCOUNT NUMBER AEDPM9631E नाम / NAME SANJAY MADHUKARAO MAHAKALKAR पिता का नाम / FATHER'S NAME MADHUKARAO VITHOBAJI MAHAKALKAR जन्म तिथि / DATE OF BIRTH 17-01-1974 हस्ताक्षर / SIGNATURE 	 आयकर आयुक्त, विदर्भ COMMISSIONER OF INCOME-TAX, VIDARBH
---	---



Vivek S. Dongre
 (Attorney)
 OFF: District Court
 R/o. 52, Nari Road,
 RES: Kabir Nagar, U
 Nagpur. -26
 PH.:


 BAR
 ASSOCIATION
 NAGPUR


 President
 D.B.A.


 Secretary
 D.B.A.

नगन-६	
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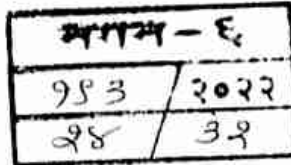
गावाचे नाव : नागपूर (खास)

(1)विनेखाचा प्रकार	विक्री करारनामा
(2)मोबदला	30000000
(3) बाजारभाव(भाडेपट्ट्याच्या वाढतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	25988000
(4) भू-मापन,गोदहिम्मा व घरक्रमांक(असल्यास)	1) पानिकेचे नाव:नागपूर म.न.पा. इतर वर्णन : इतर माहिती: मीजा नागपूर मधील आयटम क्र. 1.89/287 पान क्र. 215 दर रु. 34,210/- प्रति चौ. मी.,वाठोडा म्हीट म्हीम मधील विजहोल्ड प्लॉट नं. 22,शीट नं. 287,मिटी मर्वे नं. 128,खमरा नं. 587/1,एकूण आराजी 759.639 चौ. मी.,कापों. घर क्र. 1140/ ज.वार्ड नं. 20((C.T.S. Number : 128 ; Plot Number : 22 ;))
(5) क्षेत्रफल	1) 759.639 चौ.मीटर
(6)अकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दम्पनेवज करून देणा-या/निवून ठेवणा-या पक्षकागाचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-थीरंग वडगुजी बंजारी -- वय:-85; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- प्लॉट नं. 22, नंदनवन सेआउट, नागपूर, महाराष्ट्र, नागपूर. पिन कोड:-440009 पॅन नं:-ABLPW8167G 2): नाव:-धर्मेश थीरंग बंजारी -- वय:-59; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- प्लॉट नं. 22, नंदनवन सेआउट, नागपूर, महाराष्ट्र, नागपूर. पिन कोड:-440009 पॅन नं:-AAPPW6912N 3): नाव:-मुरेंद्र थीरंग बंजारी -- वय:-55; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- प्लॉट नं. 22, नंदनवन सेआउट, नागपूर, महाराष्ट्र, नागपूर. पिन कोड:-440009 पॅन नं:-AALPW3412D 4): नाव:-कल्याणी मदन देशमुख -- वय:-52; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- थी निवास, लक्ष्मी पार्क, विजय नगर, पिंपरी पुणे, महाराष्ट्र, पुणे. पिन कोड:-411017 पॅन नं:-ARNPD9857G 5): नाव:-बंदना गजानन राजगीरे -- वय:-49; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- विठ्ठल रूकसी मंदिर, पटेल पूरा वार्ड, भंडारा, महाराष्ट्र, भंडारा, महाराष्ट्र, भंडारा. पिन कोड:-441904 पॅन नं:-AYEPR0311H
(8)दम्पनेवज करून घेणा-या पक्षकागाचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-महाकाळकर कल्याणकेशन तर्फे सोम प्रो.प्रा. श्री संजय मधुकरराव महाकाळकर -- वय:-48; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- 97, रिज रोड, गंधूजी नगर, नागपूर, महाराष्ट्र, नागपूर. पिन कोड:-440009 पॅन नं:-AEDPM9631E
(9) दम्पनेवज करून दिल्याचा दिनांक	10/01/2022
(10)दम्पन नॉदणी केल्याचा दिनांक	11/01/2022
(11)अनुक्रमांक,खंड व पृष्ठ	192/2022
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1800000
(13)बाजारभावाप्रमाणे नॉदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.



Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used AI	Deface Number	Deface Date
1	MAHAKALKAR CONSTRUCTION	eChallan	00040572022011053427	MH011421441202122E	1800000.00	SD	0005498243202122	11/01/2022
2	MAHAKALKAR CONSTRUCTION	eChallan		MH011421441202122E	30000	RF	0005498243202122	11/01/2022
3		DHC		1001202216780	720	RF	1001202216780D	11/01/2022

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

नगन-६	
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नगन-६	
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Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 1001202216817

Receipt Date 11/01/2022

Received from MAHAKALKAR CONSTRUCTION, Mobile number 0000000000, an amount of Rs.640/-, towards Document Handling Charges for the Document to be registered on Document No. 193 dated 11/01/2022 at the Sub Registrar office Joint S.R. Nagpur 6 of the District Nagpur.

DEFACED

₹ 640

DEFACED

Payment Details

Bank Name SBIN

Payment Date 10/01/2022

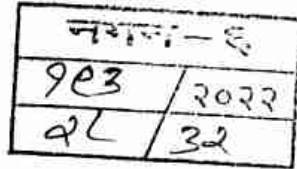
Bank CIN 10004152022011011371

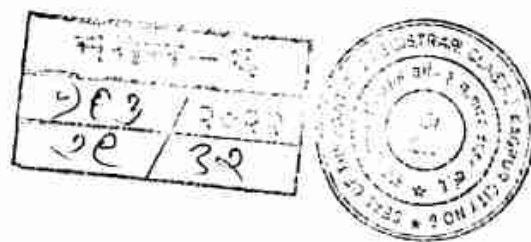
REF No. IGAMUGPLB5

Deface No 1001202216817D

Deface Date 11/01/2022

This is computer generated receipt, hence no signature is required.





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मंगळवार, 11 जानेवारी 2022 11:15 म.पू.

दस्त गोपवाग भाग-1

नगन6 30/39

दस्त क्रमांक: 193/2022

दस्त क्रमांक: नगन6 /193/2022

वांजार मूल्य: रु. 01/-

मोवदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. मद्र. दु. ति. नगन6 यांचे कार्यालयात

अ. क्र. 193 वर दि.11-01-2022

रोजी 11:14 म.पू. वा. हजर केला.

पावती:339

पावती दिनांक: 11/01/2022

सादरकरणाचे नाव: श्रीरंग बडगूजी वंजारी --

नोंदणी फी

रु. 100.00

दस्त हानाळणी फी

रु. 640.00

पृष्ठांची संख्या: 32

एकूण: 740.00

दस्त हजर करणाऱ्याची सही.

सह दुय्यम निबंधक, वर्ग-२
नागपूर शहर क्र. ६.सह दुय्यम निबंधक, वर्ग-२
नागपूर शहर क्र. ६.

दस्ताचा प्रकार: कुलमुखत्यारपत्र

मुद्रांक शुल्क: ४ जेव्हा तो प्रतिलिप्या देण्यात आलेला असून त्यामुळे कोणतीही स्थावर मालमत्ता विकण्याचा प्राधिकार मिळत असेल तेव्हा

शिक्का क्र. 1 11 / 01 / 2022 11 : 14 : 10 AM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 11 / 01 / 2022 11 : 14 : 57 AM ची वेळ: (फी)

दस्तावेज हा नोंदणी क्रमांक १५०८ असलेला असल्याने
नोंदणीदाराच्या नोंदणीत दाखल केलेला आहे. सदस्तातील संपूर्ण
निष्ठादात्यांच्या, वास्तविकता / वास्तविकता नोंदणीत जोडलेल्या
नोंदणीत संपूर्ण संपादनाची आणि नोंदणीत संपूर्णता, संपत्ती
नोंदणीत संपूर्ण संपादनाची आणि नोंदणीत संपूर्णता, संपत्ती
नोंदणीत संपूर्ण संपादनाची आणि नोंदणीत संपूर्णता, संपत्ती
नोंदणीत संपूर्ण संपादनाची आणि नोंदणीत संपूर्णता, संपत्ती

निवृत्त देणारा





11/01/2022 11 18:34 AM

दस्त गोपबारा भाग-2

नगन6 39/39

दस्त क्रमांक:193/2022

दस्त क्रमांक :नगन6/193/2022

दस्ताचा प्रकार :-कुलमुखत्यारपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:श्रीरंग वडगुजी वंजारी -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: - प्लॉट न. 22, नंदनवन लेआउट, नागपूर, महाराष्ट्र, NAGPUR. पिन नंबर:ABLPW8167G	कुलमुखत्यार देणार वय :-85 स्वाक्षरी:-		
2	नाव:धर्मदे श्रीरंग वंजारी -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: - प्लॉट न. 22, नंदनवन लेआउट, नागपूर, महाराष्ट्र, नागपूर. पिन नंबर:AAPPW6912N	कुलमुखत्यार देणार वय :-59 स्वाक्षरी:-		
3	नाव:मुरेद श्रीरंग वंजारी -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: - प्लॉट न. 22, नंदनवन लेआउट, नागपूर, महाराष्ट्र, नागपूर. पिन नंबर:AALPW3412D	कुलमुखत्यार देणार वय :-55 स्वाक्षरी:-		
4	नाव:कल्याणी मदन देशमुख -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: - श्री निवाम, लक्ष्मी पार्क, विजय नगर, पिंपरी पुणे, महाराष्ट्र, पुणे. पिन नंबर:ARNPD9857G	कुलमुखत्यार देणार वय :-52 स्वाक्षरी:-		
5	नाव:बंदना गजानन राजगीर -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: - विठ्ठल लक्ष्मी मंदिर, पटेल पूरा वार्ड, भंडारा, महाराष्ट्र, भंडारा. पिन नंबर:AYEPR0311H	कुलमुखत्यार देणार वय :-49 स्वाक्षरी:-		
6	नाव:महाकाळकर कन्स्ट्रक्शन वर्क सोल प्रोपरायटर श्री संजय मधुकरराव महाकाळकर -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: - 97, रघुजी नगर, नागपूर, महाराष्ट्र, NAGPUR. पिन नंबर:AEDPM9631E	पॉवर ऑफ अटॉर्नी होल्डर वय:-48 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तयाकधीत कुलमुखत्यारपत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.

शेका क्र.3 ची वेळ:11 / 01 / 2022 11 : 17 : 17 AM

ओळख:-

खालील इमम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

सह दुय्यम निबंधक, वर्ग-२
नागपूर शहर क्र. ६.

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:विवेक गणेश डोंगरे -- वय:38 पत्ता:नारी रोड, नागपूर पिन कोड:440026	स्वाक्षरी		
2	नाव:राहुल मुकुंदा बन्मोड .. वय:38 पत्ता:रघुजी नगर, नागपूर पिन कोड:440009	स्वाक्षरी		

शिक्का क्र.4 ची वेळ:11 / 01 / 2022 11 : 18 : 13 AM

NGP6

सह दुय्यम निबंधक, वर्ग-२
नागपूर शहर क्र. ६.

Payment Details:

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MAHAKALKAR CONSTRUCTION	eChallan	00040572022010990777	MH011400441202122E	500.00	SD	0005498647202122	11/01/2022
2	MAHAKALKAR CONSTRUCTION	eChallan		MH011400441202122E	100	RF	0005498647202122	11/01/2022
3		DHC		1001202216817	640	RF	1001202216817D	11/01/2022

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

193 /2022

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प्रमाणित करण्यात येते की, या दस्तऐवज

एकूण ३२ पाने आहेत



सह दुय्यम निबंधक वर्ग-२
नागपूर शहर क्र. ६



१ नंबराचे युकाचे

१९३ नंबरी नोंदला



सह दुय्यम निबंधक वर्ग-२
नागपूर शहर क्र. ६
तारीख ३२ माहे १२ सन २०२२

नागपूर - ६	
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३२	३२

