Power of attorney (Nilesh Rathi)

265/547
Friday,January 20 ,2023
11:55 AM

पावती

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

पावती क्रं.: 981 दिनांक: 20/01/2023

गावाचे नाव:
दस्तऐवजाचा अनुक्रमांक: **नगन2-547-2023**
दस्तऐवजाचा प्रकार : **कुलमुखत्यारपत्र**
सादर करणाऱ्याचे नाव: **जगदीश मोहनलाल कोठारी**

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 480.00
पृष्ठांची संख्या: 24	
एकूण:	रु. 580.00

NGP2

सह दुय्यम निबंधक वर्ग-२
नागपूर शहर क्रं.२

DELIVERED

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

1) देयकाचा प्रकार: DHC रक्कम: रु.40/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 20012023030804 दिनांक: 20/01/2023
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: DHC रक्कम: रु.440/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 2001202302741 दिनांक: 20/01/2023
बँकेचे नाव व पत्ता:
3) देयकाचा प्रकार: eChallan रक्कम: रु.100/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH013988745202223E दिनांक: 20/01/2023
बँकेचे नाव व पत्ता:

Kothari

CHALLAN
MTR Form Number-6

GRN	MH013988745202223E	BARCODE		Date	19/01/2023-13:33:27	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	NGP2_JT NAGPUR SUB REGISTRAR	**Full Name**	NILESH RAMESHCHANDRA RATHI
Location	NAGPUR		
Year	2022-2023 One Time	**Flat/Block No.**	Plot No. 25
		Premises/Building	
		Road/Street	Lendra
		Area/Locality	Nagpur
		Town/City/District	
		PIN	4 4 0 0 1 0

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

Remarks (If Any)

SecondPartyName=JAGDISH MOHANLAL KOTHARI~

Amount In Words: Six Hundred Rupees Only

Payment Details	STATE BANK OF INDIA	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	00040572023011943824	CKV9613538
Cheque/DD No.		Bank Date	RBI Date	19/01/2023-13:24:34	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Mobile No. : 9372145577

Department ID :

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 नोदणी करावयाच्या दस्तासाठी लागु आहे. नोदंणी न करावयाच्या दस्तासाठी सदर चलन लागु नाही.

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SEAL OF THE JOINT SUB-REGISTRAR, CLASS-2, NAGPUR CITY NO.2

Print Date 19-01-2023 01:34:18


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SEAL OF THE JOINT SUB-REGISTRAR, CLASS-2, NAGPUR

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, THAT WE 1) **MR. JAGDISH S/O. MOHANLAL KOTHARI**, Aged about 64 Years, Occupation: Business, {Permanent Account No. ACTPK2850K, Aadhaar No. 6251 4349 9576, Mobile No. 9822201314 & Email Id : aviance05@gmail.com}, **2)** **MR. KULDEEP S/O. MOHANLAL KOTHARI**, Aged about 48 Years, Occupation: Business, {Permanent Account No. AIPPK5224P, Aadhaar No. 8294 9895 7181, Mobile No. 9372223380 & Email Id : aviance05@gmail.com}, **3)** **MRS. RITA W/O. VIPIN KOTHARI**, Aged about 65 Years, Occupation: Housewife, Resident of {Permanent Account No. ADPPK1717Q, Aadhaar No. 5379 7372 5745, Mobile No. 9850377844 & Email Id : jaivkothari@gmail.com} and **4)** **MR. JAI S/O. VIPIN KOTHARI**, Aged about 35 Years, Occupation: Business, {Permanent Account No. AOKPK2077B, Aadhaar No. 5807 3446 8209 Mobile No. 9922969004 & Email Id : jaivkothari@gmail.com}, Resident of Plot No. 25, Kothari Kunj, Behind Alankar Talkies Bhagwaghar Layout, Dharampeth, Shankar Nagar, Nagpur – 440010 (Hereinafter individually called to and referred as the 'Executant' or 'Principal', with respective numbers and collectively referred to and called as the 'Executants' or 'Principals', which expression shall unless repugnant to the context or meaning thereof always mean and include the said 'Executants' or 'Principals', as well as, their respective heirs, legal representatives, executors, administrators, successors and assigns) do hereby execute this General Power of Attorney on this 19th day of January, 2023, whereby appoint and constitute **MR. NILESH S/O. RAMESHCHANDRA RATHI**, Aged about 41 Years, Occupation: Agriculturist & Business, Resident of 403, Gulab Palace, Ramdaspeth, Nagpur – 440010 {Permanent Account No. AEMPR6073G, Aadhaar No. 6623 2263 4504, Mobile No. 9372145577 & E-mail ID : nileshrathi31@gmail.com} (Hereinafter called to and referred as the 'Attorney' or 'Agent', which expression shall, unless repugnant to the context or meaning thereof always mean and include the said Attorney as well as his heirs, legal representatives, executors, administrators, successors and assigns) as our true & lawful attorney, authorising & empowering him to act & to do any or all the following acts, deeds and things, as specified in this Deed, for us, in our name and on our behalf;

We state that the Executants are absolute owners & in possession of all that piece and parcel of property consisting of the Nagpur Improvement Trust Leasehold Land bearing Plot No. 25 (Twenty Five) admeasuring about 859.06 Sq. Mtrs. (9247 Sq. Ft.) in Civil Station Expansion Scheme of Nagpur Improvement Trust in Eastern Dharampeth Layout/Precinct, C. No. 20, Division No. 8, City Survey No. 205, Sheet No. (39)17/II of Mouza – Lendhra, Nagpur Municipal Corporation House No. 134 situated Behind Alankar Takies, Bhagwaghar Layout, Dharampeth, Shankar Nagar, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 71 in Tahsil and District Nagpur including all connections, fittings, electric and water meters and all other easementrary rights appurtenant belonging thereto (Hereinafter called to and referred as the said 'Plot' or 'Property' and more particularly described in the Schedule); AND

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That, we have approached the Attorney for developing the said Plot by constructing new multistoried building thereon by authorizing & empowering him to sell the Residential Apartments to the Prospective Purchaser(s)/Transferee(s) other than Residential Apartments to be retained by us; AND

That, accordingly, we have assigned & entrusted the entire work of development of the said Plot and construction of multistoried building / Scheme thereon along with rights & power to sell the Residential Apartments to prospective purchaser(s) to the Attorney for consideration by executing an Agreement of Development dated, which is duly Adjudicated by the JT DISTRICT REGI NAGPUR URBAN in Adjudication Case No. 13/2023 and complete stamp duty have been paid on said Agreement of Development and Registration Fee has been paid at the time of registration of said Agreement of Development. (Hereinafter called to and referred as the said 'Agreement of Development'); AND

That, hereinafter only land is referred as 'Plot' or 'Land', the building standing on said Plot as on date is referred as 'Existing Building', a multistoried building comprising of various self-contained Residential Apartments to be constructed on said Plot is referred as 'Scheme' or 'Building', self-contained Residential Apartments of the said Scheme are referred as 'Residential Apartments' or 'Apartments', the Plot with the Scheme consisting of Residential Apartments to be constructed thereon is called to and referred as said 'Property', the entire work of development of the said plot, construction of building and selling of Residential Apartments shall be referred as the said 'Project'; AND

That, in pursuance of the Agreement of Development as mentioned above, we the Executants are hereby authorize and empower the said Attorney to do any or all the acts, deeds & things related to the said Property / Project, for us, in our name and on our behalf, as mentioned below:

1. To administer, manage, control, govern, protect and supervise the said Property / Project in such manner as the Attorney shall think fit and proper. To Manage & handle day to day work relating to the said Project. The Attorney is authorised and empowered with all rights of ingress and egress. The Attorney is authorised to enter the said Property any time and to do all acts for the purpose of carrying out the work of re-development thereof as agreed and all other incidental activities & to utilise the said Property, as he deems fit & proper.

2. To negotiate for purchase or acquiring of Transfer Development Rights (TDR) from the Prospective Transferor(s) in our names or in his own name. To fix the consideration and other terms & conditions of purchase of TDR as may be deemed fit by the Attorney. To pay the consideration and comply with all other terms and conditions. To load & utilise the said TDR on said Plot for development and sanction of building plan. To retain for self or sell or transfer the balance/unutilised TDR to any prospective Purchaser(s)/Transferee(s) and accept the consideration for the same in his own name or otherwise. To sign &

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execute all applications, deeds, documents and other papers, to appear before the Competent Authority and to do all acts and things necessary for the purpose of purchase, loading, utilisation & transfer of TDR. To sign, execute, appear and register Transfer Deed / Assignment Deed or any other Deeds/Documents for purchase or selfuse or sell/transfer of TDR before the concerned Sub-Registrar, Joint Sub Registrar, Registrar, or any registration authority constituted under & within the meaning of the Registration Act, 1908.

3. To appoint an architect and to prepare the building plan with the help of the Architect for the Scheme proposed to be constructed on the said Plot under the present applicable development rules and regulations. To cause necessary drafting work, preparing Building plan, site plan, floor plans, Completion Plan, specifications of structure, etc. To make necessary applications and to sign all papers. Plans, maps, to appear before the Nagpur Municipal Corporation or any other concerned sanctioning authorities, to pay necessary fees and premium required for getting the building plan sanctioned. To execute Indemnity Bond(s), swear affidavit and also to sign necessary forms and application etc. required to be submitted to the Nagpur Municipal Corporation or any other Sanctioning Authority for securing sanction of the Building Plan. To do all other acts and things as may be necessary for getting the building plan of the proposed Scheme sanctioned by the Nagpur Municipal Corporation and other concerned sanctioning authorities.

4. To utilize the entire available Plot FSI as well as Premium & Ancillary FSI or any other FSI in respect of the said Plot that may be available to the utmost extent for the construction of the proposed Scheme on the said Plot by way of re-development and the incidental rights granted herein.

5. To apply for and obtain the Building Permit / Commencement Certificate for construction of the Scheme on said Plot from the Nagpur Municipal Corporation and other concerned sanctioning authorities and for that purpose to sign applications and other papers, to pay necessary fees and do all other acts and things necessary for that purpose and in that behalf.

6. To accept the refund/return of the Development Charges or any such sum as may be refunded by the Nagpur Municipal Corporation or any other competent sanctioning authority in his own name or otherwise.

7. To apply to appropriate authorities and obtain requisite permissions for electric connections, sanitary connections, water supply connections, drainage and sewerage connections and for other amenities as are generally required temporary or permanently for the said property.

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8. To demolish the existing building standing on the said Plot at his own costs and expenses upon obtaining sanction of building plan from the competent authority and to take possession of said Plot. To sell / dispose of the building materials after demolition of said old existing building. To receive the consideration of building material from the Prospective Purchaser(s) / Transferee(s).

9. To appoint engineers, architects, contractors, surveyors, supervisors, caretaker, masons, carpenters, electricians, plumbers, mistries, collies, laborers, and all other persons required for the said Project.

10. To make representations to the Government, public bodies and any other bodies, authorities and persons concerned relating to the said Property / Project.

11. To execute & register the necessary documents as required under the provision of Maharashtra Apartment Ownership Act, 1970 such as Deed of Declaration or any other document.

12. To call the booking for the Residential Apartments from the public or interested parties and shall be entitled to deal with the matter of sale of the Residential Apartments except for Residential Apartments to be retained by us at such rates as the Attorney decides.

13. To advertise the proposed Scheme/building in such manner as the Developer deems fit inter-alia by affixing sign boards on the said Plot, inserting advertisement in Newspaper etc.

14. To sell, convey, transfer or assign the self-contained Residential Apartments of the said Scheme with or without undivided share, right & interest in the said Plot except for the Residential Apartments to be retained by us by way of sale, or otherwise.

15. To negotiate, to fix the consideration and other terms & conditions of sale of the Residential Apartments to be constructed on the said Plot with the Prospective Transferee(s).

16. To retain the Residential Apartments for himself or transfer any Residential Apartments with or without consideration to the Prospective Transferee(s) by executing requisite deeds/documents in pursuance to Agreement of Development.

17. To appear, to sign, to execute, to present and to register the Agreement for Sale, Sale Deed, Correction Deed, Deed of Apartment, Transfer Deed, Assignment Deed, Deed of Declaration or any other deeds/documents relating to said Property / Project before the concerned Sub-Registrar, Joint Sub-Registrar,

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Registrar, or any registration authority constituted under & within the meaning of the Registration Act, 1908. The Attorney is also authorised to do & execute all acts, deeds & things necessary for the execution and registration such deeds and documents on such terms and conditions as may be deemed fit by the Attorney.

18. The Attorney is also empowered to deliver the actual or symbolic or legal possession of the Residential Apartments of the Scheme to be constructed on the said Plot in favour of the Prospective Transferee(s). To do & execute all such lawful acts, deeds and things for true and perfectly conveying the Residential Apartments of the Scheme to be constructed on the said Plot in favour of the Prospective Transferee(s).

19. The Attorney is fully empowered to receive all amounts by way of earnest money or initial payment or part payments or installments or full payment of consideration amount from Prospective Transferee(s) in his name or otherwise and is also empowered to issue receipt/acknowledgement for the same.

20. To obtain all necessary No Objection Certificate and permission from the Nagpur Municipal Corporation or from any other competent authority for development of the said Plot and for sale of Residential Apartments of the Scheme to be constructed thereon to Prospective Purchaser(s) / Transferee(s), if required.

21. To appear, approach or represent us at the concern offices of Nagpur Improvement Trust, Nagpur Metro Region Development Authority, Nagpur Municipal Corporation, Tahsildar, Collector, Nazul Department, Sub-Divisional Officer, City Survey Department, Urban Land Ceiling, Town Planning or any other Government or Semi- Government Department or Authority for any kind of work relating to said Property / Project.

22. To appear, approach and apply before MSEDCL for transfer of electric meter or for new electric connections or apply for permission of installation of transformer to provide electric connection to the Prospective Purchaser(s)/Transferee(s) of the Residential Apartments of the Scheme to be constructed on said Plot. To appear, approach and apply before the water work Department for new water connection or transfer of water meter. To execute any applications, deeds, forms, affidavits before any magistrate or any authority as required or the Attorney deems fit.

23. To sign all applications, forms, agreement, document, to give no objection certificate and to complete all other formalities necessary for mutation of name of the Prospective Purchaser(s) / Transferee(s).

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