24. To apply for supply of any kind of stamps/court fee, or refund of stamps/court fee, before collector of stamps/Court/ treasury officer or before any other concerned department and for this purpose to execute the required deeds or applications etc.

25. To mortgage or pledge the above said Plot and the Residential Apartments to be constructed thereon except for the Residential Apartments to be retained by us, with any bank or financial institution or any other person for the purpose of raising loans or financial assistance for development of the said Plot / Scheme / Project. However, we shall not be liable for repayment of such loan and interest thereon and the Residential Apartments to be retained by us shall not be mortgaged for any reason or cause.

26. To execute and sign the necessary mortgage deeds/documents to be executed in favour of a financial institution/bank for securing the housing loan/loans by the Prospective Transferee(s).

27. To admit execution of any document signed and executed by us before the Notary Public, Sub-Registrar, any competent authority or elsewhere.

28. To execute such indemnities and personal or third party guarantees as may be considered expedient for any of the purpose on such terms and conditions as may be deemed fit by the Attorney.

29. To obtain Occupancy Certificate / Completion Certificate from the Nagpur Municipal Corporation and other concerned sanctioning authorities after the Scheme Is completed in all respects.

30. To get the Federation/apex body of the Society or Association or Limited Company of the Apartment Owners registered and for that purpose to get necessary forms, applications signed and to do all other acts and things necessary for the same.

31. To execute the Conveyance Deed / Transfer Deed in respect of the Common Areas and Facilities of the said Scheme in favour of the Federation/apex body of the Society or Association or Limited Company of the Apartment Owners as per the provision of the Real Estate (Regulation and Development) Act, 2016.

32. To pay, adjust & settle Income Tax, Goods and Services Tax and any other tax levied by the Government of Maharashtra or Union Government for development of land, cost of construction etc. To file appropriate forms and returns for the same and comply with all its requirements & formalities.

33. To appoint an Arbitrator for settling any dispute(s) or difference whatsoever arising with reference to any Agreement with the Prospective Purchaser(s) /

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Transferee(s). To Participate in any such Arbitration Proceeding in accordance with the rules of Arbitration and Conciliation Act, 1996 ("Act"), as amended from time to time and in force as on the date of commencement of the arbitration proceedings. To pay the cost of the arbitration proceedings, unless otherwise determined by the Arbitrator.

34. To initiate or defend any kind of litigation or proceedings by way of suit, complaint, application, writ, appeal, revision, review or any proceedings etc. either before the Court or any other Authority, Tribunal etc. The Attorney would also be entitled to defend any action against us regarding the said Property / Project. In connection with the litigation, the Attorney would be entitled to sign plaint, written statement, application, reply, petition, and memo of appeal, revision or any other proceedings etc. either to initiate the proceedings or to defend the proceedings or compromise or settle any matter on such terms as may be deemed fit by the Attorney. To engage lawyers, sign *Vakalatnama*, memo of appearance etc. To sign applications or submissions in connection with the legal compliance and formalities. The said powers are confirmed for any dispute arising between Developer and third party.

35. To obtain certified copies of the documents related to the said Property / Project from the courts, tribunals or from other government & semi government offices and departments.

36. To deposit money in the court, Tribunal or in any government or semi government offices as and when required relating to said Property/Project and also to obtain necessary receipt/ acknowledgement for same. The Attorney is also authorised to apply for & withdraw money lying in the court, Tribunal or in any government or semi government offices relating to said Property/Project and to give valid discharge of the same.

37. To receive all the communications, notices, orders, letters, envelopes, documents, parcels, registered letters from any of the concerned competent authorities either of government, local body or corporation of central or state government and to file or submit reply, documents, papers, forms as the Attorney deem fit, in respect of the said Property / Project.

38. To deal with the said Property / Project in any manner whatsoever as per the terms and conditions of Agreement of Development and in that connection, the Attorney is entitled to sign, swear affidavits, applications, submissions etc.

39. The Attorney is further empowered to delegate all or any of the power conferred upon him to any third party but subject to terms of Agreement of Development.

40. To do all such acts, deeds & things which are specifically described above or such other acts, deeds and things which are consequential to the acts which

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are described above in relation to the said Property / Project as the Attorney deems fit.

That, all such acts, deeds & things lawfully done or executed by the said Attorney or by his delegate in respect of the said Property / Project, shall construe to be the acts, deeds and things done by us & shall be legally binding on us as well as our respective heirs, legal representatives, successors, assigns etc. and we undertake to ratify & confirm the same.

That, we shall not revoke, terminate, cancel or withdraw this Power of Attorney fully or partly at any point of time for any reasons whatsoever, and this Power of Attorney shall be irrevocable, subject to compliances of the Agreement of Development.

That, any mistake or omission in the description of the said Plot will not affect the dispositions hereby made and this deed will apply to the said Plot and the Scheme to be developed thereon.

That, the Attorney is empowered to represent us and act on our behalf, jointly or severally.

That, the said Power of Attorney shall not be invalid due to death of any of us or otherwise. The said Power of Attorney shall remain effective and binding to our respective legal heirs and shall remain unaffected because of death of all or any of us.

Notwithstanding anything contrary contained herein, this Power of Attorney is contractual in nature and subject to compliance of the terms and conditions by the Attorney/Developer.

That, the Plot referred under this Deed is of the following description:

SCHEDULE OF PROPERTY

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 and bounded as under:

ON THE EAST	-	ROAD,
ON THE WEST	-	PLOT NO. 24,
ON THE NORTH	-	ROAD,
ON THE SOUTH	-	PLOT NO. 15

Drafted by Toal & Tolani Associates, Advocates & Consultants, S-2, Second Floor, Parvati Smruti, Plot No. 65, Chhoti Dhantoli, Nagpur -12 as per the instructions and documents provided by the Parties.

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

Photo	Left Hand Thumb Impression	Signature
		Jagdish Mohanlal Kothari **EXECUTANT NO. 1**
		Kuldeep Mohanlal Kothari **EXECUTANT NO. 2**
		Rita Vipin Kothari **EXECUTANT NO. 3**
		Jai Vipin Kothari **EXECUTANT NO. 4**
		Nilesh Rameshchandra Rathi **ATTORNEY**
		**WITNESS NO. 1**
		**WITNESS NO. 2**





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महाराष्ट्र शासन

मालमत्ता पत्रक

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम,१९६९ यातील नियम ७ नमुना "ड"]

ULPIN: 96144765153

96144765153

गाव/पेठ : लेन्ड्रा	तालुका/न.भू.का. : न.भू.अ.३ नागपूर	जिल्हा : नागपूर

नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फ़ेरतपासणीची नियत वेळ
२०५			[७८१.१०] ८५९.०६	क	

सुविधाधिकार :	
हक्काचा मूळ धारक : वर्ष : १९७१	H नागपूर सुधार प्रन्यास नागपूर
पट्टेदार :	L [श्री. मोहनलाल प्रेमजी कोठारी]
इतर भार :	
इतर शेरे :	

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(धा), पट्टेदार(प) किंवा भार (इ)	साक्षांकन
22/06/2015	मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.१/मि.प./अक्षरी नोंद/२०१५ पुणे दि.०९/३/२०१५ व इकडील आदेश क्र.न.भू.लेन्ड्रा/फे.क्र७५२६ दिनांक २२/०६/२०१५अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळात असलेने मिळकत पत्रिकेवर नमूद अंकी क्षेत्र ७८१ .१० चौ.मी अक्षरी सात शे एक्क्याऐंशी दशांश दहा चौ.मी दाखल केले.			फ़ेरफ़ार क्रं. ७५२६ प्रमाणे सही- 22/06/2015 न. भू. अ. क्र. ३ नागपूर
16/06/2022	विशेष फेरफार वारस नोंद - श्री.मोहनलाल प्रेमजी कोठारी हे दिनांक १८/३/२०२१ रोजी मृत्यु झाले त्यांचे पत्नी निर्माला मोहनलाल कोठारी ह्या दि. २८/३/२०१५ रोजी मृत्यु झालेने वारस प्रतिज्ञापत्र क्र. ८४००४७२७१९ दिनांक २३/३/२२ अन्वये वारस नोंद दर्ज.		L [विपीन मोहनलाल कोठारी] [२६०.३७ चौ.मी] जगदीश मोहनलाल कोठारी कुलदिप मोहनलाल कोठारी	फ़ेरफ़ार क्रं. १०६४९ प्रमाणे सही- 16/06/2022 न.भू.अ. नगर भूमापन अधिकारी क्र.३ नागपूर
02/08/2022	वारस नोंद - विपीन नोहनलाल कोठारी दिनांक २३/११/२०२१ रोजी मयत झाले असून, मयताचा मुळ दाखला , वारसा बाबतचे स्वयंघोषणापत्र यांच्या आधारे वारसांची नावे नोंद केली.		L रिता विपीन कोठारी १३०.१८ चौ.मी जय विपीन कोठारी १३०.१८ चौ.मी	फ़ेरफ़ार क्रं. १०७७१ प्रमाणे सही- 02/08/2022 न.भू.अ., न.भू.अ. नगर भूमापन अधिकारी क्र.३ नागपूर
20/10/2022	आदेशाने नोंद - उपविभागीय अधिकारी, नागपूर (शहर) यांचे कडील आदेश क्रं. : सिटीएस /दु.आदेश /मौजा - लेन्ड्रा शहरमापन.एस आर.७२१ /२०२२ दि. : १८/१०/२०२२ अन्वये महाराष्ट्र जमीन महसूल अधिनियम १९६६ चे कलम १०६ व १३५ अन्वये मौजा - लेन्ड्रा न.भू.क्र.२०५ क्षेत्र ८५९.०६ चौ.मी. व नकाशा दुरुस्त करण्यात येत आहे .			फ़ेरफ़ार क्रं. ११०६५ प्रमाणे सही- 20/10/2022 न.भू.अ. नगर भूमापन अधिकारी क्र.३ नागपूर

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

हि मिळकत पत्रिका (दिनांक **20/10/2022 04:10:00 PM** रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.

मिळकत पत्रिका डाउनलोड दिनांक **14/12/2022 01:12:21 PM**

वैधता पडताळणी साठी **https://digitalsatbara.mahabhumi.gov.in/DSLR/Login/VerifyPropertyCard** या संकेत स्थळावर **0917100002447073** हा क्रमांक वापरावा.

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

20/01/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. नागपूर 2
दस्त क्रमांक : 546/2023
नोदंणी :
Regn:63m

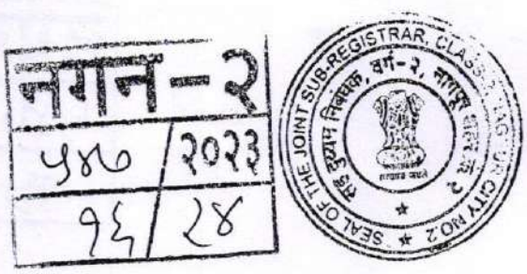
गावाचे नाव: लेंढरा

(1)विलेखाचा प्रकार	विकसनकरारनामा
(2)मोबदला	89800000
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	89794416
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:नागपूर म.न.पा. इतर वर्णन :, इतर माहिती: माहिती: मौजा लेंडरा शीट न(39)17/2 सिटी सर्वे न 205 वॉर्ड न 71अलंकार टॉकीज च्या मागे भगवाघर ले आऊट धरमपेठ शंकर नगर नागपूर तहसील जिल्हा नागपूर येथील नागपूर सुधार प्रन्यास च्या सिव्हिल स्टेशन एक्स्पान्शन स्कीम च्या पूर्व लेआऊट/प्रिसिंट सर्कल न 20 डिव्हिजन न 8 मधील लिजहोल्ड प्लॉट न 25 एकूण क्षेत्रफळ 859.06 चौ मी असून मुद्दा क्र पृष्ठ क्र व दर रु प्रति चौ मी असा आहे((Plot Number : 25 ;))
(5) क्षेत्रफळ	1) 859.06 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-जगदीश मोहनलाल कोठारी वय:-64; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: 9822201314 , रोड नं: प्लॉट न 25 कोठारी कुंज अलंकार टॉकीज च्या मागे भगवाघर ले आऊट शंकर नगर नागपूर, महाराष्ट्र, नागपुर. पिन कोड:-440010 पॅन नं:-ACTPK2850K 2): नाव:-कुलदीप मोहनलाल कोठारी वय:-48; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: 9372223380 , रोड नं: प्लॉट न 25 कोठारी कुंज अलंकार टॉकीज च्या मागे भगवाघर ले आऊट शंकर नगर नागपूर, महाराष्ट्र, नागपुर. पिन कोड:-440010 पॅन नं:-AIPPK5224P 3): नाव:-रिटा विपीन कोठारी वय:-65; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: 9850377844 , रोड नं: प्लॉट न 25 कोठारी कुंज अलंकार टॉकीज च्या मागे भगवाघर ले आऊट शंकर नगर नागपूर, महाराष्ट्र, नागपुर. पिन कोड:-440010 पॅन नं:-ADPPK1717Q 4): नाव:-जय विपीन कोठारी वय:-35; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: 9922969004 , रोड नं: प्लॉट न 25 कोठारी कुंज अलंकार टॉकीज च्या मागे भगवाघर ले आऊट शंकर नगर नागपूर, महाराष्ट्र, नागपुर. पिन कोड:-440010 पॅन नं:-AOKPK2077B
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-निलेश रमेशचंद्र राठी वय:-41; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: 9372145577 , रोड नं: 403 गुलाब पॅलेस रामदासपेठ नागपूर शंकर नगर नागपूर, महाराष्ट्र, नागपुर. पिन कोड:-440010 पॅन नं:-AEMPR6073G
(9) दस्तऐवज करुन दिल्याचा दिनांक	19/01/2023
(10)दस्त नोंदणी केल्याचा दिनांक	20/01/2023
(11)अनुक्रमांक,खंड व पृष्ठ	546/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	4490000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-	मुल्यांकनाची आवश्यकता नाही कारण अभिर्निणीत दस्त कारणाचा तपशील अभिर्निणीत दस्त
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

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


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