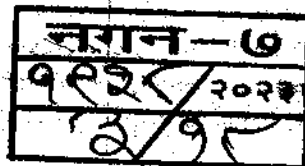


## GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT WE, **M/S. ARYA PLANNERS AND BUILDERS**, A Partnership Firm, having its Office at House No. 450, Mohan Nagar, Kingsway, Nagpur-440001, Tahsil and District - NAGPUR and acting through its Partners (1) **SHRI. T. RAJENDRA RAO S/o T. NILKANTH RAO**, Aged about 42 Years, Occupation - Business, Income Tax PAN AEZPR2828N, Resident of House No. 450, Mohan Nagar, Kingsway, Nagpur, Pin Code No. 440001, Tahsil and District - NAGPUR; (2) **SHRI. VISHAL S/o KEWALKUMAR GUNDHARE**, Aged about 43 Years, Occupation - Business, Income Tax PAN AFKPG3088B, Residents of Flat No. 303, Shivalee Apartments, Trimurti Nagar, Nagpur, Pin Code No. 440022, Tahsil and District - NAGPUR; (3) **SHRI. VIVEK S/o BABANRAO HUSKULE**, Aged 46 Years, Occupation - Business, Income Tax PAN AABPH9138D Resident of Plot No. 6, Chandraprastha, Deendayal Nagar, Nagpur, Pin Code No. 440022, Tahsil and District - NAGPUR; (4) **SHRI. PAWANKUMAR S/o SHRI WAMANRAO KALBANDE**, Aged 45 Years, Occupation - Business (Income Tax PAN AGTPK4092R & Aadhar Unique Identity No. 4410 9126 6031), Resident of Plot No. 1, Adhyapak Layout, Near T Point, Hingna Road, Nagpur, Pin Code No. 440016, Tahsil and District - NAGPUR do hereby jointly and severally nominate, constitute and appoint **SHREE G INFRA**, A Partnership Firm, having its Office at Balaji Sanyog, Apartment, Flat No. 105, Near Besa Petrol Pump, Besa Nagpur, (PAN AEGFS4304D) and through its Partners (1) **SHRI. GANESH S/o ANANDRAO AMBONE**, Aged 48 Years, Occupation - Business, PAN APEPA8560L & AADHAR UID 6172 3036 0539, Mobile No. 9075821932, Resident of Snow Drop Apartment, Flat No. 301, Jai Gurudeo Nagar, Omkar Nagar, Manewada, Nagpur, Tahsil and District - NAGPUR; (2) **SHRI. NITIN S/o HARI JADHAV**, Aged 36 Years, Occupation - Business, PAN ANBPJ1558L & AADHAR UID 3582 9651 0168, Mobile No. 9890911118, Resident of 4/20, Medical College Road, Rambag Colony, Nagpur, Tahsil and District - NAGPUR; AND (3) **SHRI. DEVENDRA S/o PRAKASH DESHMUKH**, Aged 36 Years, Occupation - Business, PAN AJHPD2741H & AADHAR UID 9412 5701 8587, Mobile No. 9870023332, Resident of Plot No. 205, Tukdoji Nagar, Manewada Road, Nagpur, Tahsil and District - NAGPUR TO ACT JOINTLY OR SEVERALLY as our True and Lawful Attorney in our joint names and on our behalf.

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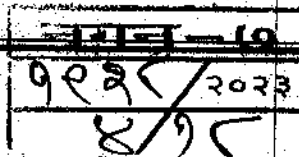


WHEREAS we jointly own and possess ALL THAT piece and parcel of land bearing Plot No. 18 containing by admeasurement 1321.47 Square Meters. (OR 14224.303 Square Feet), being a portion of the entire land bearing Kh. No. 145/A of MOUZA - PIPLA, P.S.K. 38, including all other easementary rights appurtenant belonging thereto, situated at Village - Pipla within the limits of Grampanchayat Pipla in Tahsil - Nagpur (Rural) and District - NAGPUR; AND -

WHEREAS for cogent reasons and good causes we have now jointly decided to develop the aforesaid property through SHREE G INFRA, A Partnership Firm, having its Office at Balaji Sanyog, Apartment, Flat No. 105, Near Besa Petrol Pump, Besa Nagpur. And accordingly we have executed an Agreement of Development and Sale in favour of SHREE G INFRA, on 01-03-2023 upon the several terms and conditions contained therein. The said Agreement of Development Dated 01-03-2023 is duly Registered at the Office of the Sub-Registrar, Nagpur-7 in Book No. 1 at Sr. No. 1927 on even date on payment of requisite Stamp Duty of Rs. 25,69,650/- and Full Registration Fees of Rs. 30,000/- Only payable thereon; AND

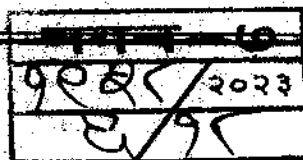
WHEREAS we being pre-occupied in our respective assignments, it is neither possible nor convenient for us to do and execute various acts, deeds and things required in the matter of completion of the proposed transaction of development of the aforesaid property in all respects. It has therefore become 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 the said property (excluding the Apartments chosen to be retained by us) with willing buyer(s) 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 from such buyer(s) 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 Metropolitan Region Development Authority/Nagpur Improvement Trust/Nagpur Municipal Corporation for seeking sanction to such Plans.
- (4) To deposit necessary sums in the Office of the Nagpur Metropolitan Region Development Authority/Nagpur Improvement Trust/Nagpur Municipal Corporation in our names and to apply for refund thereof and to receive back such money as may be refunded to us by the Nagpur Metropolitan Region Development Authority/Nagpur



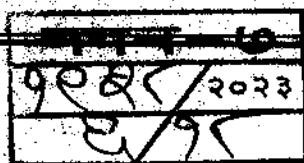
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- 4
- (14) To deposit money in the Court, Government and/or Semi-Government Departments and Offices.
- (15) To obtain refund of money so deposited in any Court, Department and Offices and to pass a valid receipt and discharge for the same.
- (16) To prepare and sign Plaints, Written Statements, Appeals, 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.
- (17) To represent us before any Civil and/or Revenue Courts regarding the aforesaid matters and to do the needful.
- (18) 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.
- (19) To Mortgage the aforesaid property or any part thereof (excluding the Apartments chosen to be retained by us) to any Financial Institution by way of security for the repayment of loan. To sign, execute and register a mortgage deed relating to the aforesaid property in favour of any financial institution and/or banks including Co-operative Banks and to complete the registration formalities in all respects. To apply for loan, share certificate, membership of the bank and to execute promissory note, agreement, deeds and documents including guarantee deed as may be required by the bank including co-operative bank and financial institution.
- (20) To receive, accept, deliver and acknowledge post, letters, telegrams, fax and other correspondence addressed to us or care of the Attorney from the postal department, telecommunication department, courier and all other Government or other postal services.
- (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 our 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 thereto and on our behalf to execute and do all acts, deeds



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- 4
- (14) To deposit money in the Court, Government and/or Semi-Government Departments and Offices.
- (15) To obtain refund of money so deposited in any Court, Department and Offices and to pass a valid receipt and discharge for the same.
- (16) To prepare and sign Plaints, Written Statements, Appeals, 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.
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- (18) 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.
- (19) To Mortgage the aforesaid property or any part thereof (excluding the Apartments chosen to be retained by us) to any Financial Institution by way of security for the repayment of loan. To sign, execute and register a mortgage deed relating to the aforesaid property in favour of any financial institution and/or banks including Co-operative Banks and to complete the registration formalities in all respects. To apply for loan, share certificate, membership of the bank and to execute promissory note, agreement, deeds and documents including guarantee deed as may be required by the bank including co-operative bank and financial institution.
- (20) To receive, accept, deliver and acknowledge post, letters, telegrams, fax and other correspondence addressed to us or care of the Attorney from the postal department, telecommunication department, courier and all other Government or other postal services.
- (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 our part in accordance with the Agreement(s) to be made by us with any willing buyer/buyers.
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- (24) Generally to act as our Attorney or Agent in relation to the matters aforesaid and all other matters connected thereto and on our behalf to execute and do all acts, deeds



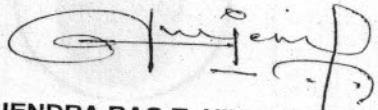
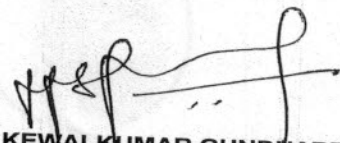
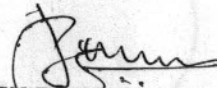
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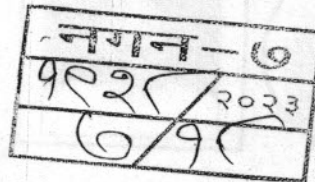
and things as fully and effectually in all respects, as we ourselves would do, if personally present.

(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.

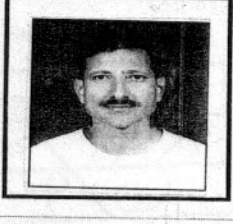
AND we hereby ratify, confirm and agree to confirm whatsoever our said Attorney shall do or purport to do by virtue of this General Power of Attorney.

IN WITNESS WHEREOF WE, the aforesaid EXECUTANTS, have hereto set our respective hands and signed this DEED OF GENERAL POWER OF ATTORNEY at NAGPUR on this 15<sup>th</sup> Day of MARCH, 2023 in presence of the attesting witnesses signing as such.

| SL. NO. | FINGER PRINT (LEFT THUMB)                                                           | PASSPORT SIZE PHOTOGRAPH                                                            | SIGNATURE & FULL NAME                                                                                                                                              |
|---------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 01      |   |   | FOR M/S. ARYA PLANNERS AND BUILDERS<br>1) <br>(T. RAJENDRA RAO T. NILKANTH RAO) |
| 02      |  |  | 2) <br>(VISHAL KEWALKUMAR GUNDHARE)                                            |
| 03      |  |  | 3) <br>(VIVEK BABANRAO HUSKULE)                                                |



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|                     |                                                                                     |                                                                                     |                                                                                                              |
|---------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|
| 04                  |    |    | 4)<br>(PAWANKUMAR WAMANRAO KALBANDE)<br>Partners<br><u>EXECUTANTS</u>                                        |
| 05                  |    |    | 1)<br>(GANESH ANANDRAO AMBONE)<br>FOR SHREE G INFRA                                                          |
| 06                  |   |   | 2)<br>(NITIN HARI JADHAV)                                                                                    |
| 07                  |  |  | 3)<br>(DEVENDRA PRAKASH DESHMUKH)<br>Partners<br><u>ATTORNEYS</u>                                            |
| <b>WITNESSES :-</b> |                                                                                     |                                                                                     |                                                                                                              |
| I                   |  |  | <br><u>WITNESS NO. 1</u> |
| II                  |  |  | <br><u>WITNESS NO. 2</u> |

प्राप्त-७  
१९/०५/२०२३  
८/९५



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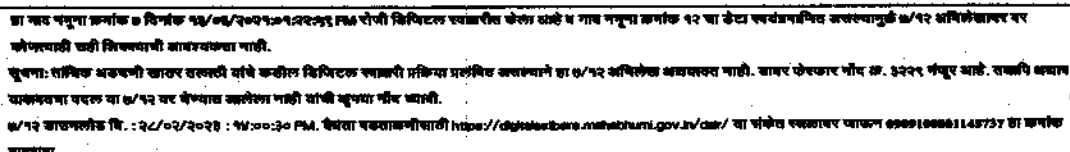
[ महाराष्ट्र जमीन मालिकता अधिकार अभिलेख आणि गोंयकड (सद्वार करणे व सुरक्षित ठेवणे) नियम १९७१ यातील नियम ३, ५, ६ आणि ७ ]

**जिल्हा :- नागपूर**

30155220055

**मोसाचे स्थानीय नाव :**

## Discussion



पृष्ठ सं. १२



**गाव नमुना कार्ड ( पिकांची नोंदवही )**

[ यशोधर जमीन महसूल अधिकार अधिनियम आणि नोंदवही (संशोधन करणे व सुविधासाठी ठेवणे) दिनांक १९७१ यातील नियम २९ ]

पत्र :- दिनांक (१९५८३९)

तालुका :- पागपूर (ग्रामीण)

जिल्हा :- पागपूर

मुद्रापत्र क्रमांक व उपविभाग

१४५/१५८

| वर्ष | हंगाम | खाते क्रमांक | पिकांसाठी क्षेत्राचा तपशील |             |           |            |                  | लागवडीसाठी उपलब्ध नसलेली जमीन |         | शेरा |
|------|-------|--------------|----------------------------|-------------|-----------|------------|------------------|-------------------------------|---------|------|
|      |       |              | पिकाचा प्रकार              | पिकांचे नाव | जल सिंचित | अजल सिंचित | जल सिंचनाचे सामन | स्वरूप                        | क्षेत्र |      |
| (१)  | (२)   | (३)          | (४)                        | (५)         | (६)       | (७)        | (८)              | (९)                           | (१०)    | (११) |

टीप : \*\* सारकी नोंद नोंदवहीत अंतर्गत आहे

