CHALLAN
MTR Form Number-6

GRN	MH003938573202223E	BARCODE		Date	[illegible]	Form ID	25.1

Department: Inspector General Of Registration

Payer Details

Type of Payment	Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	AEUPB3093J
Office Name	KLT_KAMTHI SUB REGISTRAR	Full Name	ARVIND SUGHADCHAND BAVANKAR
Location	NAGPUR		
Year	2022-2023 One Time	Flat/Block No.	
		Premises/Building	
		Road/Street	
		Area/Locality	KAMPTEE
		Town/City/District	
		PIN	4 4 1 0 0 1
		Remarks (If Any)	PAN2=ADTPB1920A~SecondPartyName=RAMESHWAR SUGHADCHAND BAWANKAR~

Account Head Details	Amount In Rs.
0030046401 Stamp Duty	500.00
0030063301 Registration Fee	500.00
Total	1,000.00

Amount In Words	One Thousand Rupees Only

Payment Details	STATE BANK OF INDIA
Cheque-DD Details	
Cheque/DD No.	
Name of Bank	
Name of Branch	

FOR USE IN RECEIVING BANK

Bank CIN	Ref. No.	00040572022071725837	CKU223885
Bank Date	RBI Date	17/07/2022-12:24:33	Not Verified with RBI
Bank-Branch		STATE BANK OF INDIA	
Scroll No. , Date		Not Verified with Scroll	

Mobile No. : 7498102661

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

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THE SEAL OF THE SUB-REGISTRAR GR-I/II KAMPTEE

Print Date 17-07-2022 12:33:34

IRREVOCABLE GENERAL POWER OF ATTORNEY

MOUZA – YERKHEDA,

Khasra No. 30/3 & 32/2

BE IT KNOWN TO ALL BY THESE PRESENT THAT, I, **SHRI ARVIND S/o SUGHADCHAND BAWANKAR**, Aged 59 years, Occupation – Agriculturist, (Income Tax PAN – ABUPB3038J) (Aadhar No.627925976052) (Mobile No.7498102861) Resident of "Ma Amba Niwas", Telipura Gandhi Chowk, Kamptee, Nagpur Pin Code No. 4401002, Tahsil Kamptee and District - NAGPUR, do hereby nominate, constitute and appoint my Brother **SHRI RAMESHWAR S/O SUGHADCHAND BAWANKAR,** Aged About 62 years, Occupation – Business, (Income Tax PAN – ADTPB1920A) (Aadhaar No. 2781 8535 9929), (Mobile No 9823032961), Resident of "Ma Amba Niwas", Telipura Gandhi Chowk,Kamptee, Nagpur Pin Code No. 4401002, Tahsil– KAMPTEE, and District Nagpur, as my lawful Attorney to act in my name and on my behalf in the matters hereinafter mentioned;

WHEREAS I own and possess the property comprising ALL THAT Piece and Parcel of Non Agricultural land containing by **admeasurements 16100 Sq. Mt. Land Revenue Rs. 3220/-**, being Undivided share out of the entire Non Agricultural land bearing **Khasra No. 30/3 & 32/2**, having total area of **32200 Sq. Mt.**, Land Revenue Rs. 3220/-, held in Occupancy Class–1 Rights, Khate No. 3763 of **Mouza – YERKHEDA**, Patwari Halka No. 16 TOGETHERWITH all types of Trees, Shrubs, Passage, Right of Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated in Village – Yerkheda in Tahsil – Kamptee, and District – NAGPUR.

WHEREAS I intend to sale various plots in the proposed layout and in order to do various acts and things to complete the formalities and other activities in all respects also to observe all the obligations on my part in the capacity of Owner. I therefore do hereby nominate, constitute and appoint the aforesaid Attorney and empower his to do all or any of the following acts, deeds and things for me and on my behalf that is to say-

1. To negotiate and sale various plots in the proposed layout and for the said purpose in my name and on my behalf to execute Agreement to Sell / Sale Deed / Correction Deed in favour of various prospective purchasers or any other documents as may required in law.

2. To lodge and execute the documents with the Sub-Registrar of assurances having jurisdiction to receive the same for registration and appear before him and admit execution thereof.

3. To enter into an Agreement to sale/Sale Deed/Correction Deed/Lease Deed etc. of various plots in the proposed layout on my behalf with such prospective Purchasers and sign

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THE SUB-REGISTRAR KAMPTEE

and execute such Agreement to sale / Sale Deed / Correction Deed on my behalf any other persons and to sale the various plots in the proposed layout and to get the Sale Deed duly registered in accordance with law in force

4. To sign and execute proper Gift Deed relating to various plots in the proposed layout on my behalf in favour of himself and to admit execution thereof on my behalf in the capacity of Donor and to get such Deed(s) duly registered in accordance with the law in force

5. To receive sale consideration on my behalf, to issue valid receipt on my behalf and to deliver actual physical possession of the said property in the capacity of Donor/Seller or any other capacity in vacant condition

6. To sign demand note to receive loan amount to be sanctioned in favour of prospective purchasers, to sign affidavit / declaration if any require to be submit in the Banks / Financial Institutions and to receive sale consideration / to receive loan disbursement amount of prospective Purchasers from Banks / Financial Institutions and to complete all relating formalities to receive loan amount of prospective Purchasers from Banks/Financial Institutions. To sign and execute valid receipts on my behalf to the Banks / Financial Institutions.

7. To appear before any sub-registrar or other authority on my behalf for the purposes of the said transfer and admit execution of document on my behalf.

8. To sign and execute Layout Development Agreement relating to the said property with Cantonment Bord Kamptee / Nagpur Metropolitan Region Development Authority or Competent Authorities and to get such Development Agreement duly registered in accordance with the law in force if consider necessary.

9. To apply to the Cantonment Bord Kamptee / Nagpur Metropolitan Region Development Authority / Urban Land Ceiling Authorities / Government / Semi-Government Departments and Office and/or the Competent Authorities empowered in that behalf for obtaining release letter, various No Objection Certificate/Papers/documents as may be required for sanction of the proposed Layout scheme in all respects. To sign various applications, forms, papers, required to be submitted before such Government/Semi-Government Departments/Offices. And to receive such release letter from Cantonment Bord Kamptee / Nagpur Metropolitan Region Development Authority / Development authority on my behalf.

10. To deposit with the Competent Authority necessary sums in the Office of the Cantonment Bord Kamptee / Nagpur Metropolitan Region Development Authority in my name and to apply for refund thereof and to receive back such moneys as may be refunded to me by the Cantonment Bord Kamptee / Nagpur Metropolitan Region Development Authority / the Competent Authority and to pass a valid receipt and discharge for the same.

11. To sign Plan(s)/Revised Plan(s) of the proposed Layout on the said land and also to sign / execute Indemnity Bonds, declaration, various forms and application and also to Swear

an Affidavit(s) required to be submitted to the Cantonment Bord Kamptee / Nagpur Metropolitan Region Development Authority / Town Planning and/or the Competent Authority empowered on that behalf.

12. To apply for water and electricity connections etc. and to pay/deposit necessary sums in the office of the concerned authorities and to do the needful.

13. To sign various Application/Forms regarding commencement of working stage progress and completion of works etc. and to submit the same in the Office of the Cantonment Bord Kamptee / Nagpur Metropolitan Region Development Authority / the Competent Authority / MHADA etc.

14. To sign and verify applications, statements, declarations and affidavits etc. for me and on my behalf.

15. To apply for mutation of my name on the said property and to do all things necessary to procure the mutation hereof in my favour in all relevant records of Revenue Department and any other Government Authorities or local development authorities in the jurisdiction of which property in located.

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

17. To engage Advocate, Pleader, Agent for completion of the transactions smoothly and to fix his remuneration.

18. To pay the Land Revenue, Cess, Non-Agricultural Assessment and all other dues etc.

19. To sign and execute various applications, affidavits, declarations, forms, papers, civil suit, appeals, writ petition required to be submitted before such competent Government/Semi-Government Departments/Offices/Court. To represent me before the aforesaid authorities and to do the needful.

20. To apply for obtaining release letter from Cantonment Bord Kamptee / Nagpur Metropolitan Region Development Authority /competent Planning Authority.

21. To sign and verify Vakalatnama, Applications, Statements, Declarations and Affidavits etc. for me and on my behalf.

22. To sign Plaints, Written Statements, Replies, Returns etc. for me and on my behalf and to submit the same to the concerned Civil/Criminal/ Courts etc. To represent me in such Courts Civil/Criminal etc. and to do the needful. And to sign evidence on affidavit and to adduce oral evidence on my behalf.

23. To do all things necessary to complete the aforesaid transaction relating to the said properties and to observe and perform all the obligations on my part in the capacity of Owner or any other capacity.

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THE SEAL OF THE BOARD KAMPTEE

24. AND I DO HEREBY DECLARE that the said attorney shall have full powers and absolute authority to act in the mater and premises aforesaid as fully and effectually as I would have acted myself.

25. AND I DO HEREBY, AGREE AND UNDERTAKE to ratify the acts, deeds, matters and things done by the said attorney under this Power of Attorney.

26. I do hereby declare that I will not withdraw, cancel or revoke this special 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.

IN WITNESS WHEREOF I, **ARVIND S/o SUGHANDCHAND BAWANKAR,** the Executant hereinabove named have hereto set my hand and signed this DEED OF GENERAL POWER OF ATTORNEY at KAMPTEE on this 18th Day of JULY, 2022 in presence of the attesting witnesses signing as such.





(ARVIND S/o SUGHANDCHAND BAWANKAR)
EXECUTANT





(MR. RAMESHWAR SUGHANDCHAND BAWANKAR)
ATTORNEY HOLDER



WITNESSES :-

1)..... 



2)..... 

