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भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये सत्यमेव जयते Rs. 500

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◐ 2022 ◐

NOTARIAL REG.
ENTRY NO. 990
DATE 08-06-2023

SUB TREASURY OFFICE
KAMPTEE
BU 323222
10 MAY 2023
Sub Treasury Office/Clerk

NOTARY
Rajvilas Devanand Bhimte
Kamptee
Dist. Nagpur
(M.S.) INDIA
Regn. No.
15689
My Term Expires
on 26-11-2024
GOVT. OF INDIA

GENERAL POWER OF ATTORNEY

MOUZA- YERKHEDA

Khasra No. 32-1

BE IT KNOWN TO ALL BY THESE PRESENT THAT I, **SMT MALTI RAMESHWAR BAWANKAR** Aged 61 years Occupation-Agriculturist (Income Tax Pan – ADTPB7290B) (Aadhar No 566359256404) (Mobile No. 8605012261) Resident of "Ma Amba Niwas", Telipura Gandhi Chowk, Kamptee, Nagpur Pin code No 4401002 Tehsil Kamptee and District-Nagpur, do hereby nominate, constitute and appoint my Husband **SHRI RAMESHWAR S/O SUGANCHAND BAWANKAR** , Aged 62 years, Occupation -Business (Income Tax Pan – ADTPB1920A) (Aadhar No 278185359929) (Mobile No 9823032961), Resident of "Ma Amba Niwas, Telipura Gandhi Chowk, Kamptee, Nagpur Pin Code No 4401002 Tehsil-KAMPTEE and District Nagpur, as my lawful Attorney to act in my name and on my behalf in the matters hereafter mentioned.

WHEREAS I own and possess the property comprising ALL THAT piece and Parcel of Non agriculture land containing by **measurements 16100 Sq Mt. Land Revenue Rs 3220/-**, being Undivided Share out of the entire Non agriculture land bearing **Khasra No 32-1**, having total area of **20500 Mt.**, Land Revenue Rs 3220/-, held in Occupancy Class-1 Rights, Khate No 3142 of **Mouza- YERKHEDA**, Patwari Halka No 16 TOGETHER WITH all types of Trees, Shrubs, Passage, Right of PathWays, Water Courses and all other easementary rights appurtenant and belonging thereto, situated in village- Yerkheda in Tehsil-Kamptee, and District- NAGPUR.

WHEREAS I intended to sell various plots in the proposed layout and in order to 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 in my behalf that is to say

1. To negotiate and sell 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 favor of various Prospective Purchasers or any other documents as may be required in law.

2. To lodge and executive 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 and executive such agreements to sale/Sale Deed/ Correction Deedon my behalf any other persons and to sale the various plots in the proposed layout to get the Sale Deed Duly registered in accordance with the law in force.

4. To sign and executive proper Gift deed relating to various plots in the proposed layout on my behalf in favor 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 a 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 favor of prospective purchasers, to sign affidavit/declaration if any required 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 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 Banks/Financial Institutions.

7. To Appear before any sub registrar or any other authority on my behalf for the purpose 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 the cantonment board 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 considered necessary.

9. To apply to the cantonment board 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 certificates/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 a release letter from cantonment board 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 board 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 board 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 sign/execute indemnity bonds, declaration, various forms and applications and also to swear and Affidavit(s) required to be submitted to the cantonment board 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 cantonment board 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 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 favor in all relevant records of Revenue Department and any other Government Authorities in the jurisdiction of which property is 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, declaration, 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 Board Kamptee / Nagpur Metropolitan Region Development Authority/ competent Planning Authority.

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

22. To sign Plaints Written Statements. Replies, returns etc. for me and 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 top sign evidence on affidavit and to adduce oral evidence on my behalf.

23. To do all things necessary to complete the aforesaid transactions 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.

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

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

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, MALTI RAMESHWAR BAWANKAR, the Executant hereinabove named have hereto set my hand and signed this DEED OF GENERAL POWER OF ATTORNEY at KAMPTEE on this 07th Day of June 2023 in presence of the attesting witness signing as such.



(MALTI RAMESHWAR BAWANKAR)

EXECUTANT



(MR RAMESHWEAR SUGHANDCHAND BAWANKAR)

ATTORNEY HOLDER

WITNESSES: -



1) Pradip D. Deiswal



2) Mohsin A. Wanjari

Attested

08-06-2023.

Rajvilas Devanand Bhimte
Advocate & Notary
Plot No. 103, Yashodhara Nagar,
Near Madi Mandir, Ghorpad Road,
Kamptee, Tehsil Kamptee,
Distt. Nagpur, Maharashtra-441002

THE NOTARY PUBLIC DOSE NOT ASSUME ANY RESPONSIBLE, LIABILITY FOR LEGALITY IN PURSUANCE OF DOCUMENT, WITNESS AND FULFILMENT OF ANY LEGAL REQUIRMENT

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