

267/3687

पावती

Original/Duplicate

Monday, April 11, 2022

नोंदणी क्र.: 39म

4:59 PM

Regn.: 39M

पावती क्र.: 5357 दिनांक: 11/04/2022

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: नगन4-3687-2022

दस्तऐवजाचा प्रकार : पॉवर ऑफ अॅटर्नी

सादर करणाऱ्याचे नाव: मेमर्स देव अमोसिएट्स तर्फे प्रो. प्रा. श्री देवव्रत जायसवाल . .

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 480.00

पृष्ठांची संख्या: 24

DELIVERED!

एकूण:

रु. 580.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

5:19 PM ह्या वेळेस मिळेल.

NGP4

बाजार मुल्य: रु. 0/-

मोबदला रु. 1/-

भरलेले मुद्रांक शुल्क : रु. 500/-

1) देयकाचा प्रकार: DHC रकम: रु. 480/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1104202211021 दिनांक: 11/04/2022

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु. 100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH000390968202223E दिनांक: 11/04/2022

बँकेचे नाव व पत्ता:



CHALLAN
MTR Form Number-6



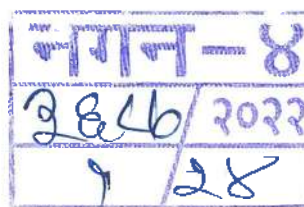
GRN	MH000390968202223E	BARCODE	01 1100 0 10 10000 0110 10000 11 10000 00000000 01 1 11 1 012		Date	11/04/2022-12:52:37		Form ID	48(f)				
Department Inspector General Of Registration					Payer Details								
Stamp Duty					TAX ID / TAN (If Any)								
Type of Payment Registration Fee					PAN No.(If Applicable)								
Office Name NGP4_JT NAGPUR NO 4 SUB REGISTRAR					Full Name		MRS NIRMAL RAMKRISHNA PARANDE						
Location NAGPUR													
Year 2022-2023 One Time					Flat/Block No.								
Account Head Details				Amount In Rs.	Premises/Building								
0030046401 Stamp Duty				500.00	Road/Street		MOUZA AJNI						
0030063301 Registration Fee				100.00	Area/Locality		NAGPUR						
					Town/City/District								
					PIN			4	4	0	0	2	2
					Remarks (If Any)								
					SecondPartyName=MS DEV ASSOCIATES~								
					Amount In		Six Hundred Rupees Only						
Total				600.00	Words								
Payment Details IDBI BANK					FOR USE IN RECEIVING BANK								
Cheque-DD Details					Bank CIN	Ref. No.	69103332022041113914			2740210816			
Cheque/DD No.					Bank Date	RBI Date	11/04/2022-13:10:24			Not Verified with RBI			
Name of Bank					Bank-Branch		IDBI BANK						
Name of Branch					Scroll No. , Date		Not Verified with Scroll						

Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

Mobile No. : 0000000000

NOTICE: This Chalan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुर्यग निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.



नमन-४
3&6/2022
2/20



GENERAL POWER OF ATTORNEY

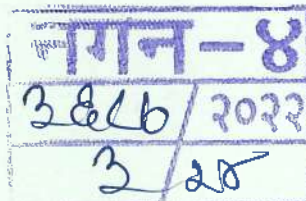
KNOW ALL MEN BY THESE PRESENTS THAT WE,

- (1) **MRS. NIRMAL W/o RAMKRISHNA PARANDE**, Aged 64 Years, Occupation – Retired, PAN AGQPP7262B & AADHAR UID 4960 4909 9784, Resident of Plot No. S-13, Near Suyog Nagar Mangal Karyalaya, Laxmi Nagar, Nagpur-440022, Tahsil and District - NAGPUR;
- (2) **MRS. MANGALA W/o PRAKASHRAO KHARDENAVIS**, Aged 62 Years, Occupation – Housewife, PAN CACPK0176R & AADHAR UID 5237 7371 5174, Resident of 343, Walkar Road, Mahal, Behind Sangha Building, Mahal, Nagpur-440032, Tahsil and District - NAGPUR;
- (3) **MRS. ARUNA W/o ANIL SARAF**, Aged 60 Years, Occupation – Housewife, PAN CUOPS7603H & AADHAR UID 8974 1345 4538, Resident of Plot No. 12/A, Khamla Road, Opposite NIT Bagicha, Vivekanand Nagar, Nagpur-440015, Tahsil and District - NAGPUR;
- (4) **MRS. SEEMA W/o GIRISH DESHPANDE**, Aged 57 Years, Occupation – Housewife, PAN AOZPD1370H & AADHAR UID 7971 1863 4036, Resident of Plot No. S-13/A, Laxmi Nagar, Nagpur-440022, Tahsil and District - NAGPUR;
- (5) **MRS. MADHAVI W/o CHANDRAKANT BALLAL**, Aged 67 Years, Occupation – Housewife, PAN BIUPB7505E & AADHAR UID 3659 0857 6909, Resident of At-Post – Pahur 3, Babhulgaon, Yavatmal=445101; AND
- (6) **MRS. SNEHALATA W/o DATTATRAYA PATTALWAR**, Aged 69 Years, Occupation – Housewife, PAN ASYPP4024D & AADHAR UID 3714 9602 7649, Resident of Flat No. 102, Hiranmayi Apartments, Plot No. 43, Jaitala Road, Bhau Saheb Survey Nagar, Nagpur-440022, Tahsil and District – NAGPUR,

do hereby jointly and severally nominate, constitute and appoint :

M/s. DEV ASSOCIATES, (PAN AUBPJ1502D) A Proprietorship Firm, having its Office at Plot No. 53, MADHAV NAGAR, Nagpur and acting through its Proprietor **Mr. DEOVRAT JAISWAL**, Aged about 26 Years, Occupation – Business, (Income Tax Permanent Account No. AUBPJ1502D & Aadhar Unique Identity No 654642050185) Resident of 30, Ravindra Nagar, Nagpur-440 022, Tahsil and District – NAGPUR, as our True and Lawful Attorney in our names and on our behalf.

WHEREAS we jointly own and possess ALL THAT Piece and Parcel of land bearing Plot No. S-13/A out of the sanctioned layout of The Scientific Co-operative Housing Society Limited, Nagpur, admeasuring East-West 40 Ft. and North-South 100 Ft. equal to 4000 Sq. Ft. (OR 371.61 Sq. Mtrs.) being a portion of the entire land bearing Kh. Nos. 4/1, 4/2, 7/2, 25 and 26/1-4 of Mouza – AJNI, P.S.K. 9 TOGETHERWITH the existing more than 27 (Twenty Seven) Years old Double storeyed Residential House standing thereon covering a total Built-up area of 253.37 Sq. Mtrs including all connections, fittings, electric

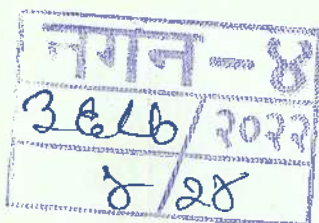


and water meters and all other easementary rights appurtenant and belonging thereto and including also the Undivided proportionate share in the common areas and facilities provided to the said building, bearing Corporation House No. 358, City Survey No. 164 and Sheet No. 84/34 of Mouza – Ajni, situated at Laxmi Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR; AND

WHEREAS for cogent reasons and good causes we have now jointly decided to develop the aforesaid Plot of land through **M/s. DEV ASSOCIATES, (PAN AUBPJ1502D)** A Proprietorship Firm, having its Office at Plot No. 53, MADHAV NAGAR, Nagpur. And accordingly we have executed an Agreement of Re-Development in favour of **M/s. DEV ASSOCIATES** on 11-04-2022 upon several terms and conditions contained therein. The said Agreement of Re-Development Dated 11-04-2022 is duly Registered in the Office of the Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 3686 on even date on payment of requisite Stamp Duty of Rs. 1176500/- 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 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 jointly and severally 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 of variable undivided share of land (excluding the Apartments and the respective undivided share of land chosen to be retained by us more particularly described in the Annexure annexed hereto) with willing buyers of 10 (ten) Apartments only and to sign and execute such Agreement(s) to sell and to get the same duly registered in accordance with the Law in Force is 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 prepare, sign and execute the Plan of amalgamation of the adjacent Plot No. S-13/A with S-13/B and obtain amalgamation Order from the Competent Authority and also to prepare the proposed building Plans for the said amalgamated Plots.
- (4) 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 Improvement Trust/Nagpur Municipal Corporation for seeking sanction to such Plans.



- (5) To deposit necessary sums in the Office of the 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 Improvement Trust/Nagpur Municipal Corporation and to pass a valid receipt and discharge for the same.
- (6) To apply for water and electricity connections etc. and to pay/deposit necessary sums in the Office of the concerned authorities.
- (7) To sign various Applications/Forms regarding commencement of working stage progress and completion of works etc. and to submit the same in the Office of the Nagpur Improvement Trust/Nagpur Municipal Corporation.
- (8) To sign and execute various Sale Deeds each relating to the variable undivided share of land (excluding the Apartments and the respective undivided share of land chosen to be retained by us more particularly described in the Annexure annexed hereto) in favour of the respective individual buyers of 10 (ten) Apartments only and to receive the balance sale price from such buyer(s) of 10 (ten) Apartments only and to get such Sale Deeds duly registered in accordance with the law in force.
- (9) To sign and execute Deeds of Correction/Supplementary Deeds, Deed of Assignment, Deed of Cancellation etc. and to get the same duly Registered in accordance with the law-in-force.
- (10) To sign and execute a Deed of Declaration Under Section 2 of The Maharashtra Apartment Ownership Act, 1970 and also to sign/execute various Apartment Deeds in favour of respective individual Apartment Owners and to get the same duly registered in accordance with the law in force.
- (11) To deliver the actual physical possession of the said property to the respective individual buyer(s) on Registration of the Sale Deed(s).
- (12) To support all applications for mutation of name on the said property and to do all necessary things to procure the mutation thereof in favour of such individual buyers in all relevant records. To apply for mutation of our names on the aforesaid property in all relevant records and to do the needful.
- (13) To apply to the Nagpur Improvement Trust, Nagpur/Nagpur Municipal Corporation for obtaining a No Objection Certificate/Consent Letter and to receive such Certificate. To represent us before the concerned Officer/Authority of the Nagpur Improvement Trust/Nagpur Municipal Corporation/City Survey Department etc. regarding the aforesaid property and to do the needful.



- (14) To sign and verify applications, statements, declarations and affidavits etc. for us and on our behalf.
- (15) To deposit money in the Court, Government and/or Semi-Government Departments and Offices.
- (16) To purchase the T.D.R. either in our names or in the name of the Developer and to load such T.D.R. on the building proposed to be constructed on the aforesaid Plot of land and to do the needful in this regard. To sell/transfer the unconsumed balance T.D.R. to any interested buyer and to execute a proper Deed of Transfer regarding the same in favour of such interested buyer and to get the same duly registered in accordance with the law in force and also to receive the consideration for such T.D.R. from such interested buyer and to pass a valid receipt and discharge for the same.
- (17) To obtain refund of money so deposited in any Court, Department and Offices and to pass a valid receipt and discharge for the same.
- (18) To prepare and sign Plaints, Written Statements, Returns, Affidavits, Appeals, 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.
- (19) To represent us before any Civil and/or Revenue Courts regarding the aforesaid matters and to do the needful.
- (20) 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.
- (21) To Mortgage the balance variable undivided share of land of the aforesaid property (excluding the Apartments and the respective undivided share of land chosen to be retained by us / Executants and more particularly described in the Annexure annexed hereto) to any Financial Institution by way of security for the repayment of loan. To sign, execute and register a mortgage deed relating to the balance variable undivided share of land of 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. That this Power of Mortgage shall only be in force after the construction of 7th slab structure.



(22) 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.

(23) To do all things necessary to complete the aforesaid transaction of Development and Sale 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.

(24) To appoint Architect, Engineer and/or Supervisor for carrying on and completing the proposed work, if considered necessary.

(25) To engage Advocate, Pleader, Vakil for completion of the aforesaid transaction smoothly and to fix his remuneration.

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

(27) 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 Executants hereinabove named, have hereto set our respective hands and signed this DEED OF GENERAL POWER OF ATTORNEY at NAGPUR on this 11th Day of APRIL, 2022 in presence of the attesting witnesses signing as such.

SL. NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	SIGNATURE & FULL NAME
01			1) <u>Sau. N. R. Parande</u> (MRS. NIRMAL RAMKRISHNA PARANDE)



02



2)

मुम. पी. रवडे नवैस
(MRS. MANGALA PRAKASHRAO
KHARDENAVIS)

03



3)

Sar A. A. Saraf
(MRS. ARUNA ANIL SARAF)

04



4)

S. Deshpande
(MRS. SEEMA GIRISH DESHPANDE)

05



5)

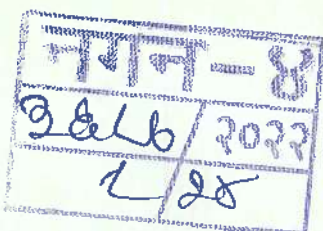
M. C. Ballal
(MRS. MADHAVI CHANDRAKANT BALLAL)

06



6)

Son. S. D. Pattalwar
(MRS. SNEHALATA DATTATRAYA
PATTALWAR)
EXECUTANTS



07



FOR M/S. DEV ASSOCIATES

(DEOVRAT JAISWAL)

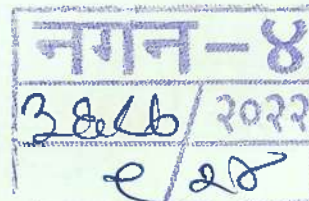
Proprietor

ATTORNEY

WITNESSES :

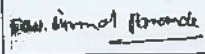
(1) Ganupande

(2) Jhaikun



नाम- ४
386/2022
90/28



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER		AGQPP7262B	
	नाम /NAME		
	NIRMAL RAMKRUSHNA PARANDE		
	पिता का नाम /FATHER'S NAME		
			VISHWANATH VASUDEO AGASTI
जन्म तिथि /DATE OF BIRTH			15-05-1957
हस्ताक्षर /SIGNATURE			
		आयकर आयुक्त, विदर्भ COMMISSIONER OF INCOME-TAX, VIDARBH.	



भारतीय विशिष्ट ओळख प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

नोंदणी क्रमांक/Enrolment No.: 1190/10029/67764

To: Nirmal Ramkrushna Parande
(निर्मल रामकृष्ण परांडे)
C/O Sushila Agasti
Plot No. S-13
Near: Suyog Mangal Karyalaya
Laxmi Nagar
Nagpur
Maharashtra - 440022

Date: 03/08/2011

Ref. No : 00025221-00037881-00038378-



UB 02211050 7 IN

आपला आधार क्रमांक / Your Aadhaar No. :

4960 4909 9784

आधार — सामान्य माणसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA

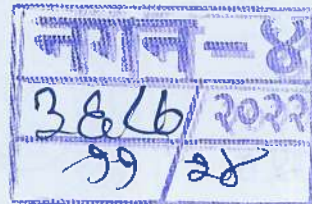
निर्मल रामकृष्ण परांडे
Nirmal Ramkrushna Parande



जन्म वर्ष / Year of Birth : 1957
स्त्री / Female

4960 4909 9784

आधार — सामान्य माणसाचा अधिकार



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MANGALA PRAKASH KHARDENAVIS

VISHVNATH WASUDEO AGASTI

27/05/1959

Permanent Account Number

CACPK0176R

सहस्रसंकेत

Signature



14042011



भारत सरकार

GOVERNMENT OF INDIA



मंगला प्रकाशराव खर्डेनवीस
Mangala Prakashrao Khardenavis
जन्म तारीख/DOB: 27/05/1959
महिला / FEMALE
Mobile No: 9421805911

5237 7371 5174



माझे

, माझी ओळख



पत्ता:
343, वांकर रोड, महाल, संघ बिल्डिंगच्या मागे, महाल स.ओ,
नागपूर,
महाराष्ट्र - 440032

Address :
343, Waikar Road, Mahal, Behind Sangha
Building, Mahal S.O, Nagpur,
Maharashtra - 440032



1800 300 1947

http://udai.gov.in

www.udai.gov.in

P.O. Box No. 1947
Ganghri-550 001

नगन-8
3866/2022
92/28





भारतीय विशिष्ट ओळख प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

नोंदणी क्रमांक/Enrolment No.: 1190/10389/00805

To: Aruna Anil Saraf
(अरुणा अनिल सराफ)
W/O Anil Saraf
Plot No. 12/A
Khamla Road
Opp. N.I.T bagicha
Vivekanand Nagar
Nagpur
Maharashtra - 440015

Date: 23/03/2011

EY 04538326 5 IN Ref. No: 23032011-00523

आपला आधार क्रमांक / Your Aadhaar No. :

8974 1345 4538

आधार — सामान्य माणसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA

अरुणा अनिल सराफ
Aruna Anil Saraf

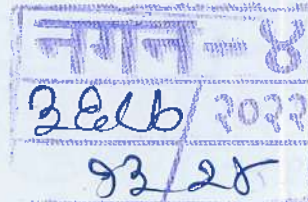


जन्म वर्ष / Year of Birth : 1961
स्त्री / Female

8974 1345 4538



आधार — सामान्य माणसाचा अधिकार



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SEEMA DESHPANDE
VISHWANATH AGASTI
25/01/1964
Permanent Account Number
AOZPD1370H

S. Deshpande
Signature

भारत सरकार
GOVERNMENT OF INDIA

सीमा गिरीश देशपांडे
Seema Girish Deshpande
जन्म तारीख/DOB: 25/01/1964
महिला/ FEMALE
Mobile No: 8381059802

7971 1863 4036

माझे आधार, माझी ओळख

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:
W/O गिरीश देशपांडे, प्लॉट नं एस/ १३ ए,
लक्ष्मी नगर, पितळे शाळे जवळ, नागपूर, महाराष्ट्र - 440022

Address :
W/O Girish Deshpande, Plot
No S/ 13 A, Laxmi Nagar,
Near Pitale School, nagpur,
Nagpur,
Maharashtra - 440022

7971 1863 4036



1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001

