Receipt (pavti)

267/3690
Monday,April 11 ,2022
5:13 PM

पावती

Original/Duplicate
नोंदणी क्रं. :39म
Regn.:39M

पावती क्रं.: 5360 दिनांक: 11/04/2022

गावाचे नाव:
दस्तऐवजाचा अनुक्रमांक: नगन4-3690-2022
दस्तऐवजाचा प्रकार : पॉवर ऑफ अॅटर्नी
सादर करणाऱ्याचे नाव: मेसर्स देव अमोमिएट्स तर्फे प्रो.प्रा. श्री देवव्रत जायसवाल . .

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 480.00
पृष्ठांची संख्या: 24	
एकूण:	रु. 580.00

DELIVERED

सादरीकरण मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
5:33 PM ह्या वेळेस मिळेल.

NGP4
सह दुय्यम निबंधक वर्ग-२
नागपूर शहर क्र. ४

बाजार मुल्य: रु.0 /-
मोबदला रु.1/-
भरलेले मुद्रांक शुल्क : रु. 500/-

1) देयकाचा प्रकार: DHC रक्कम: रु.480/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1104202211282 दिनांक: 11/04/2022
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.100/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH000391610202223E दिनांक: 11/04/2022
बँकेचे नाव व पत्ता:

CHALLAN
MTR Form Number-6

GRN	MH000391610202223E	BARCODE		Date	11/04/2022-12:57:34	Form ID	48(f)

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	NGP4_JT NAGPUR NO 4 SUB REGISTRAR	Full Name	SMT SUHASINI ASHOK BAONE
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~
Total	600.00	Amount In Words	Six Hundred Rupees Only

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332022041113936	2740211252
Cheque/DD No.		Bank Date	RBI Date	11/04/2022-13:11:48	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 0000000000

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 लागु आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागु नाही.

नागन – ४
३१/१०/२०२२
९/२४

Print Date 11-04-2022 01:12:01



GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT WE,

(1) **SMT. SUHASINI W/o LATE SHRI. ASHOK BAONE,** Aged 63 Years, Occupation – Retired, PAN AZBPB3686R & AADHAR UID 4921 5162 7818.
Resident of Apartment No. 001, "Kalpak Apartments", Plot No. S-13/B Laxmi Nagar, Nagpur-440 022, Tahsil and District – NAGPUR;

(2) **MRS. DIPTI W/o ADITYARAM BAPAT,** Aged 66 Years, Occupation – Retired PAN ABUPB3040Q & AADHAR UID 2829 9353 5987;
Resident of Apartment No. 002, "Kalpak Apartments", Plot No. S-13/B Laxmi Nagar, Nagpur-440 022, Tahsil and District – NAGPUR;

(3) **SHRI. AJIT S/o DIWAKAR BAONE,** Aged 64 Years, Occupation – Retired PAN ACFPB9818E & AADHAR UID 2487 8744 8640, Resident of Apartment No. 101, "Kalpak Apartments", Plot No. S-13/B, Laxmi Nagar, Nagpur-440 022, Tahsil and District – NAGPUR;

(4) **SHRI. AJEET S/o BASANT BHAKAY,** Aged about 63 Years, Occupation – Retired, PAN ACDPB2321G & AADHAR UID 5429 3938 2913, Resident of Apartment No. 102, "Kalpak Apartments", Plot No. S-13/B, Laxmi Nagar, Nagpur-440 022, Tahsil and District – NAGPUR;

(5) **MRS. ISHITA RAJU W/o CHINTHAL APPAL RAJU,** Aged 58 Years, Occupation – Housewife, PAN ABIPR8552K & AADHAR UID 7353 5881 8741, Resident of Apartment No. 201, "Kalpak Apartments", Plot No. S-13/B, Laxmi Nagar, Nagpur-440 022, Tahsil and District – NAGPUR;

(6) **SHRI. PRAMOD S/o LATE SHRI. HARISH SUTRAVE,** Aged 67 Years, Occupation – Retired, PAN ETYPS5759F & AADHAR UID 2829 3424 4350, Resident of Apartment No. 202, "Kalpak Apartments", Plot No. S-13/B, Laxmi Nagar, Nagpur-440 022, 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.

नगन – ८
३६८० / २०२३
३/२८

WHEREAS we jointly own and possess ALL THAT Piece and Parcel of land bearing Plot No. S-13/B 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 32 (Thirty Two) Years old 6 (SIX) independent and self contained separate Apartments therein and known and styled as "KALPAK APARTMENTS", 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 Nos. 348/A, 348/B, 348/C, 348/D, 348/E and 348/F, 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. 3689 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.

नगान – ४
३६८० / २०२२
४/२८

(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

नगदन - ४
३४८० / २०२२
१७ / २४

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.

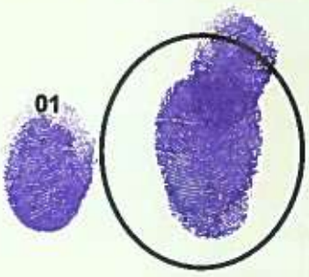
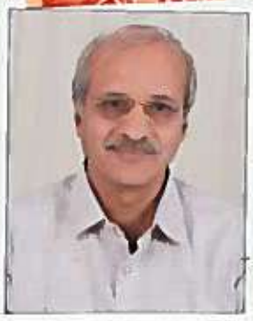
(27) We do hereby declare that we will not withdraw, cancel or revoke this General Power of Attorney until the matters aforesaid are fully completed and duly complied with in all respects. Till such time this Power of Attorney shall remain IRREVOCABLE.

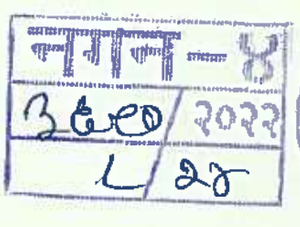
AND we hereby ratify, confirm and agree to confirm whatsoever our said Attorney shall do or purport to do by virtue of this General Power of Attorney.

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.

नागपूर - ४
३६२० / २०२२
6/28

SEAL OF THE JOINT SUB REGISTRAR

SL. NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	SIGNATURE & FULL NAME
01		 1)	S. A. Baone (SMT. SUHASINI ASHOK BAONE)
02		 2)	Mrs. D. Bapat (MRS. DIPTI ADITYARAM BAPAT)
03		 3)	Abaone (AJIT DIWAKAR BAONE)
04		 4)	Ajeet (AJEET BASANT BHAKAY)
05		 5)	Ishita Raju (MRS. ISHITA RAJU)





06



6)

(PRAMOD HARISH SUTRAVE)

EXECUTANTS

07



FOR M/S. DEV ASSOCIATES

(DEOVRAT JAISWAL)

Proprietor

ATTORNEY

WITNESSES :

(1) _____



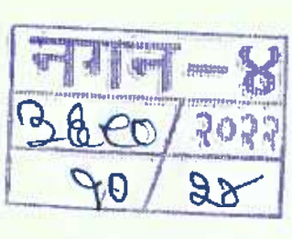
(2) _____



नगन - ४

३६ ed/ २०२२

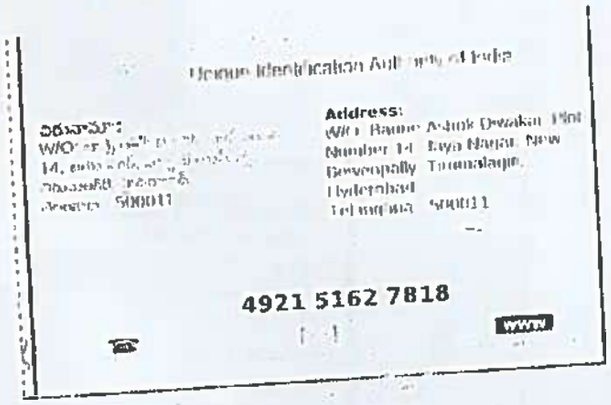
e/२४


नगद-४
३४८०/२०२२
१०/२४



SUBASINGHOR BAGNE
MANOHARAN MADRAY
25/09/1953
AZBPB3686R
Signature


Government of India
FEMALE
4921 5162 7818


Unique Identification Authority of India
Address:
Number 14 Baya Nagar New
Devarapally Tummalagu
Hyderabad
Telangana 508011
4921 5162 7818


नगन-४
३६८७/२०२२
99/27

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

ABUPB3040Q



नाम /NAME

DIPTI ADITYARAM BAPAT

पिता का नाम /FATHER'S NAME

VIDYADHAR BHAVE

जन्म तिथि /DATE OF BIRTH

31-07-1955

हस्ताक्षर /SIGNATURE

Mrs. D.A. Bapat

आयकर आयुक्त, विदर्भ

COMMISSIONER OF INCOME-TAX, VIDARBH.

भारत सरकार

आधार

भारत सरकार

Unique Identification Authority of India

Government of India

नोंदणी क्रमांक:/ Enrolment No.: 1190/10430/04394

To

दीप्ती आदित्यराम बापट

Deepti Adityaram Bapat

Plot No. S- 3

Laxmi Nagar

Near Fulwari School

Nagpur

Nagpur Maharashtra - 440022

9822942347

Download Date 01/08/2019

Generation Date 31/08/2011

Signature valid



QR Code with Photograph

आपला आधार क्रमांक / Your Aadhaar No. :

2829 9353 5987

VID : 9168 1574 6232 0685

माझे आधार, माझी ओळख

भारत सरकार

Government of India

दीप्ती आदित्यराम बापट

Deepti Adityaram Bapat

जन्म तारीख/DOB: 31/07/1955

महिला/ FEMALE





2829 9353 5987

VID : 9168 1574 6232 0685

माझे आधार, माझी ओळख

नागपूर - ४

3800 / 2022

92 / 28



स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

ACDPB2321G



नाम /NAME

AJEET BASANT BHAKAY

पिता का नाम /FATHER'S NAME

BASANT GADADHAR BHAKAY

जन्म तिथि /DATE OF BIRTH

25-12-1957

हस्ताक्षर /SIGNATURE

COMMISSIONER OF INCOME-TAX , VIDARBH

भारत सरकार

आधार

भारतीय विशिष्ट ओळख प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1190/10400/02958

To,
अजित बसंत भाके
Ajeet Basant Bhakay
Plot No.S-13/B Flat No.102 Kalpak Apt.
Near Aath Rasta Chowk Scientific Co.Op.Ho. Society,Laxmi Nagar
Nagpur
Ranapratap Nagar Nagpur
Maharashtra 440022
9823014457

12/05/2011

Ref: 388 / 08C / 354184 / 354285 / P

UE142039098IN

आपला आधार क्रमांक / Your Aadhaar No. :

5429 3938 2913

आधार — सामान्य माणसाचा अधिकार

भारत सरकार



अजित बसंत भाके
Ajeet Basant Bhakay
जन्म वर्ष / Year of Birth : 1957
पुरुष / Male

5429 3938 2913

आधार — सामान्य माणसाचा अधिकार

नागन – ४
३१/१०/२०२२
२३/२८

OF THE JOINT SUB-REGISTRAR

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

AJIT DIWAKAR BAONE
DIWAKAR MADHAVBHAI BAGNE

19/03/1957
Permanent Account Number
ACFPB9810E

Signature





भारत सरकार

आधार

भारत सरकार
Unique Identification Authority of India
Government of India

नामांकन क्रम / Enrollment No.: 1180/89281/16013

To
अजित दिवाकर बावने
Ajit Diwakar Baone
Kalpak Apt. Plot No. S-13/B Aath Rasta Chowk,
Laxminagar
Near Suyog Mangal karyalay Laxmi Nagar
Ranapratap Nagar
Ranapratap Nagar
Nagpur Nagpur
Maharashtra 440022

13/07/2013
54960967

MN549609674FT

आपका आधार क्रमांक / Your Aadhaar No. :

2487 8744 8640

आधार - आम आदमी का अधिकार

भारत सरकार
Government of India



अजित दिवाकर बावने
Ajit Diwakar Baone
जन्म तिथि / DOB : 19/03/1957
पुरुष / Male

2487 8744 8640

आधार - आम आदमी का अधिकार

नगन - ४
३६८० / २०२२
१२ / २८

SEAL OF THE JOINT SUB REGISTRAR



भारत सरकार

ईशिता राजू
Ishita Raju
जन्म वर्ष / Year of Birth : 1963
स्त्री / Female

7353 5881 8741

आधार — सामान्य माणसाचा अधिकार



आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ABIPR8552K
नाम / Name
ISHITA RAJU
पिता का नाम / Father's Name
ASHUTOSH DEY
जन्म की तारीख / Date of Birth
28/10/1963
हस्ताक्षर / Signature



भाग - ७
३४९०/२०२२
९५ ४४

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PRAMOD SUTRAVE

HARISH SUTRAVE

20/11/1954

Permanent Account Number

ETYPS5759F

Signature

भारत सरकार



19032013

भारत सरकार

आधार

भारत सरकार
Unique Identification Authority of India
Government of India

Enrollment No.: 0664/40032/49036

To
Pramod Sutrave
S/O,Harish Sutrave
S 13 B Kalpak Apartment 202
Laxmi Nagar Nagpur
Ranapratap Nagar
Ranapratap Nagar
Bangalore South Nagpur
Maharashtra
440022
9168392350

15/09/2013

183493242

ME834932422FH

आपका आधार क्रमांक / Your Aadhaar No. :

2829 3424 4350

मेरा आधार, मेरी पहचान

भारत सरकार
Government of India



Pramod Sutrave
DOB : 20/11/1954
Male

2829 3424 4350

मेरा आधार, मेरी पहचान

नागन-४
३६००/२०२२
१६/२५

SEAL OF THE JOINT SUB-REGISTRAR

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

Permanent Account Number

AUBPJ1502D

DEOVRAT JAISWAL

SANJAY KRISHNAMOHAN
JAISWAL

Signature



भारत सरकार
Government of India



देवव्रत जायसवाल
Deovrat Jaiswal
जन्म तारीख / DOB 31/08/1995
पुरुष / Male

6546 4205 0185

- सामान्य माणसाचा अधिकार

Unique Identification Authority of India

6546 4205 0185

help@uidai.gov.in

www.uidai.gov.in

नगन - ४
३६.१०/२०२२
९७/२४

THE JOINT SUBREGISTRAR OF ASSURANCES

भारत सरकार
GOVERNMENT OF INDIA



चिन्मय अप्पाल राजू
Chinmai Appal Raju
जन्म वर्ष / Year of Birth : 1958
पुरुष / Male

4195 4093 3179

आधार — सामान्य माणसाचा अधिकार

भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता: प्लॉट नं. एस १३/ बी, सुयोग मंगल कार्यालय के पीछे, लक्ष्मि नगर, नागपुर, महाराष्ट्र, 440022

Address: Plot No. S 13/B, Behind Suyog Mangal Karyalay, Laxmi Nagar, Nagpur, Ranapratap Nagar, Maharashtra, 440022

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

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

नगन – ४
३६००/२०२२
१५/२५

SEAL OF THE JOINT SUB REGISTRAR CLASS-II NAGPUR CITY NO. 5

भारतीय विशिष्ट ओळख प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

नोंदणीयाचा क्रमांक / Enrollment No 1104/10060/16691

To
जानकी राजेंद्र वाईकर
Janki Rajendra Waikar
W/ O Rajendra Waikar
NEAR FARANJAPE HIGH SCHOOL PLOT NO 230 BAJAJ NAGAR
Shankar Nagar S O
Nagpur
Maharashtra 440010
8421542979

12/12/2011

Ref: 669 / 09C / 561183 / 561245 / P

UE1602340311N

आपला आधार क्रमांक / Your Aadhaar No. :

5153 1227 9496

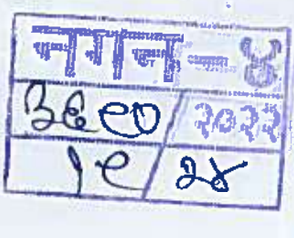
आधार – सामान्य माणसाचा अधिकार

भारत सरकार
GOVERNMENT OF INDIA



जानकी राजेंद्र वाईकर
Janki Rajendra Waikar
जन्म वर्ष / Year of Birth : 1976
स्त्री / Female

5153 1227 9496



CHALLAN
MTR Form Number-6

GRN	MH000391610202223E	BARCODE	Date	11/04/2022-12:57:34	Form ID	48(f)

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Stamp Duty Registration Fee	**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	
Office Name	NGP4_JT NAGPUR NO 4 SUB REGISTRAR	**Full Name**	SMT SUHASINI ASHOK BAONE
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 Words	Six Hundred Rupees Only
Total	600.00		

DEFACED ₹ 600.00 DEFACED

Payment Details	IDBI BANK	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	691033320220411139 36	2740211252
Cheque/DD No.		Bank Date	RBI Date	11/04/2022-13:11:48	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 0000000000

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 दस्तांसाठी लागु आहे. नोंदणी न करावयाच्या दस्तांसाठी सुद्धर चलन लागु नाही.

नगन – ४
३१/०३/२०२२
२१/२४

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(iS)-267-3690	0000237842202223	11/04/2022-17:13:26	IGR386	100.00
2	(iS)-267-3690	0000237842202223	11/04/2022-17:13:26	IGR386	500.00
			Total Defacement Amount		600.00

Print Date 11-04-2022 05:19:14

267/3690
सोमवार,11 एप्रिल 2022 5:13 म.नं.

दस्त गोषवारा भाग-1

नगन4 2212
दस्त क्रमांक: 3690/2022

दस्त क्रमांक: नगन4 /3690/2022

बाजार मुल्य: रु. 00/- मोबदला: रु. 01/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. नगन4 यांचे कार्यालयात

अ. क्रं. 3690 वर दि.11-04-2022

रोजी 5:12 म.नं. वा. हजर केला.

पावती:5360 पावती दिनांक: 11/04/2022

सादरकरणाराचे नाव: मेसर्स देव असोसिएट्स तर्फे प्रो.प्रा. श्री देवव्रत जायसवाल . .

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 480.00
पृष्टांची संख्या: 24	
एकुण:	580.00

दस्त हजर करणाऱ्याची सही:

NGP4
सह दुय्यम निबंधक वर्ग-२
नागपूर शहर क्र. ४

NGP4
सह दुय्यम निबंधक वर्ग-२
नागपूर शहर क्र. ४

दस्ताचा प्रकार: पॉवर ऑफ अॅटर्नी

मुद्रांक शुल्क: a जेव्हा तो प्रतिफलार्थ देण्यात आलेला असून@ त्यामुळे कोणतीही स्थावर मालमत्ता विकण्याचा प्राधिकार मिळत असेल तेव्हा

शिक्का क्रं. 1 11 / 04 / 2022 05 : 12 : 35 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 11 / 04 / 2022 05 : 13 : 11 PM ची वेळ: (फी)

OF THE JOINT SUB-REGISTRAR, CLASS-2, NAGPUR CITY NO. 4
सह दुय्यम निबंधक, वर्ग-२, नागपूर शहर, क्र. ४
सत्यमेव जयते

दस्त गोषवारा भाग-2

नगन4 2312

दस्त क्रमांक:3690/2022

11/04/2022 5 18:45 PM

दस्त क्रमांक :नगन4/3690/2022
दस्ताचा प्रकार :-पॉवर ऑफ अॅटर्नी

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मेसर्स देव असोसिएट्स तर्फे प्रो.प्रा. श्री देवव्रत जायसवाल . . पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: 30, रविंद्र नगर, नागपूर , महाराष्ट्र, नागपूर. पॅन नंबर:AUBPJ1502D	पॉवर ऑफ़ अटॉर्नी होल्डर वय :-26 स्वाक्षरी:-		
2	नाव:मुहासिनी अशोक वावने : . पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: अपार्टमेंट नं. 001, कल्पक अपार्टमेंट, प्लॉट नं. एस-13/बी, लक्ष्मी नगर, नागपूर, महाराष्ट्र, नागपुर. पॅन नंबर:AZBPB3686R	कुलमुखत्यार देणार वय :-63 स्वाक्षरी:-		
3	नाव:दिप्ती आदित्यराम वापट . . पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: अपार्टमेंट नं. 002, कल्पक अपार्टमेंट, प्लॉट नं. एस-13/बी, लक्ष्मी नगर, नागपूर , महाराष्ट्र, नागपुर. पॅन नंबर:ABUPB3040Q	कुलमुखत्यार देणार वय :-66 स्वाक्षरी:-		
4	नाव:अजित दिवाकर वावने . . पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: अपार्टमेंट नं. 101, कल्पक अपार्टमेंट, प्लॉट नं. एस-13/बी, लक्ष्मी नगर, नागपूर, महाराष्ट्र, नागपुर. पॅन नंबर:ACFPB9818E	कुलमुखत्यार देणार वय :-64 स्वाक्षरी:-		
5	नाव:अजित वसंत भाके . . पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: अपार्टमेंट नं. 102, कल्पक अपार्टमेंट, प्लॉट नं. एस-13/बी, लक्ष्मी नगर, नागपूर, महाराष्ट्र, नागपुर. पॅन नंबर:ACDPB2321G	कुलमुखत्यार देणार वय :-63 स्वाक्षरी:-		
6	नाव:ईशिता राजु चिथन अप्पन राजु . . पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: अपार्टमेंट नं. 201, कल्पक अपार्टमेंट, प्लॉट नं. एस-13/बी, लक्ष्मी नगर, नागपूर , महाराष्ट्र, नागपुर. पॅन नंबर:ABIPR8552K	कुलमुखत्यार देणार वय :-58 स्वाक्षरी:-		
7	नाव:प्रमोद हरीश मुत्रावे . . पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: अपार्टमेंट नं. 202, कल्पक अपार्टमेंट, प्लॉट नं. एस-13/बी, लक्ष्मी नगर, नागपूर, महाराष्ट्र, नागपुर. पॅन नंबर:ETYPS5759F	कुलमुखत्यार देणार वय :-67 स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार तथाकथीत पॉवर ऑफ अॅटर्नी चा दस्त ऐवज करुन दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:11 / 04 / 2022 05 : 16 : 33 PM

ओळख:-
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करुन देणा-यांना व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:जानकी राजेंद्र वाईकर . . वय:45 पत्ता:पराजपे शाळेजवळ, प्लॉट नं. 230, वजाज नगर, नागपूर पिन कोड:440010		

2 नाव:चिंथल अप्पाल राजु . .
वय:63
पत्ता:प्लॉट नं. एम-13/बी, सुयोग मंगल कार्यालया मागे, लक्ष्मी नगर, नागपूर
पिन कोड:440022

स्वाक्षरी





शिक्का क्र.4 ची वेळ:11 / 04 / 2022 05 : 17 : 37 PM

शिक्का क्र.5 ची वेळ:11 / 04 / 2022 05 : 18 : 03 PM नोंदणी पुस्तक 4 मध्ये

सह दुय्यम निबंधक वर्ग-२
नागपूर शहर क्र. ४

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SMT SUHASINI ASHOK BAONE	eChallan	69103332022041113936	MH000391610202223E	500.00	SD	0000237842202223	11/04/2022
2		DHC		1104202211282	480	RF	1104202211282D	11/04/2022
3	SMT SUHASINI ASHOK BAONE	eChallan		MH000391610202223E	100	RF	0000237842202223	11/04/2022

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

3690 /2022

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2. Get print immediately after registration.

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9 नंबराचे बुकाचे
३६९० नंबरी नोंदला

सह दुय्यम निबंधक, वर्ग-२,
नागपूर शहर क्रं. ४,
दि. 22 माहे 4 सन २०२२

नागपूर - ४
३६९० / २०२२
२४ / २४

THE SEAL OF THE JOINT SUB-REGISTRAR CLASS-2 NAGPUR CITY NO 4

प्रमाणित करण्यात येते कि, या दस्तास्वज्यात
एकुण 24 पाने आहेत

सह दुय्यम निबंधक, वर्ग-२
नागपूर शहर क्र. ४

नगन-४

2022

267/3686
सोमवार,11 एप्रिल 2022 4:59 म.नं.

दस्त गोषवारा भाग-1

नगन4 8018-2
दस्त क्रमांक: 3686/2022

दस्त क्रमांक: नगन4 /3686/2022

बाजार मुल्य: रु. 1,70,80,000/- मोबदला: रु. 2,35,29,000/-

भरलेले मुद्रांक शुल्क: रु.11,76,500/-

दु. नि. सह. दु. नि. नगन4 यांचे कार्यालयात

अ. क्रं. 3686 वर दि.11-04-2022

रोजी 4:56 म.नं. वा. हजर केला.

पावती:5356 पावती दिनांक: 11/04/2022

मादरकरणाराचे नाव: मेसर्स देव असोसिएट्स तर्फे प्रो.प्रा. श्री देवव्रत जायसवाल . .

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 840.00
पृष्टांची संख्या: 42	
एकुण:	30840.00

दस्त हजर करणाऱ्याची सही.

सह दुय्यम निबंधक वर्ग-२
नागपूर शहर क्र. ४

सह दुय्यम निबंधक वर्ग-२ नगन4
नागपूर शहर क्र. ४

दस्ताचा प्रकार: विकसनकरारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्रं. 1 11 / 04 / 2022 04 : 56 : 52 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 11 / 04 / 2022 04 : 58 : 42 PM ची वेळ: (फी)

OF THE JOINT SUB-REGISTRAR, CLASS-2, NAGPUR CITY
सह दुय्यम निबंधक, वर्ग-२, नागपूर शहर, क्र. ४

11/04/2022 5 05:32 PM

दस्त गोषवारा भाग-2

नगन4 8918-2
दस्त क्रमांक:3686/2022

दस्त क्रमांक :नगन4/3686/2022
दस्ताचा प्रकार :-विकसनकरारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मेसर्स देव असोसिएट्स तर्फे प्रो.प्रा. श्री देवव्रत जायसवाल . . पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: 30, रविंद्र नगर, नागपूर, महाराष्ट्र, नागपुर. पॅन नंबर:AUBPJ1502D	लिहून घेणार वय :-26 स्वाक्षरी:-		
2	नाव:निर्मल रामकृष्णा परांडे . . पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: प्लॉट नं. एम-13, सुयोग नगर मंगल कार्यालयाजवळ, लक्ष्मी नगर, नागपूर , महाराष्ट्र, नागपुर. पॅन नंबर:AGQPP7262B	लिहून देणार वय :-64 स्वाक्षरी:-		
3	नाव:मंगला प्रकाशराव खर्डेनविस . . पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: 343, बालकर रोड, महाल, संघ बिल्डींग मागे, महाल, नागपूर, महाराष्ट्र, नागपुर. पॅन नंबर:CACPK0176R	लिहून देणार वय :-62 स्वाक्षरी:-		
4	नाव:अरुणा अनिल मराफ . . पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: प्लॉट नं. 12/ए, खामला रोड, एन.आय.टी. बगीचा समोर, विवेकानंद नगर, नागपूर , महाराष्ट्र, नागपुर. पॅन नंबर:CUOPS7603H	लिहून देणार वय :-60 स्वाक्षरी:-		
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6	नाव:माधवी चंद्रकांत बल्लाळ . . पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: मु. पाहुर-3, वाभुलगांव, यवतमाळ, महाराष्ट्र, यवतमाल. पॅन नंबर:BIUPB7505E	लिहून देणार वय :-67 स्वाक्षरी:-		
7	नाव:लेहलता दत्तात्रय पठ्ठलवार . . पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: फ्लॅट नं. 102, हिरण्मयी अपार्टमेंट, प्लॉट नं. 43, जयताळा रोड, भाऊ साहेब मुर्वे नगर, नागपूर, महाराष्ट्र, नागपुर. पॅन नंबर:ASYPP4024D	लिहून देणार वय :-69 स्वाक्षरी:-		

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अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:गिरीष प्रभाकर देशपांडे . . वय:61 पत्ता:प्लॉट नं. एम-13/ए, लक्ष्मी नगर, नागपूर पिन कोड:440022 स्वाक्षरी		
2	नाव:जानकी राजेंद्र वाईकर . . वय:45 पत्ता:पराजपे शाळेजवळ, प्लॉट नं. 230, वंजारी नगर, नागपूर पिन कोड:440010 स्वाक्षरी		

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