Receipt (pavti)

274/5217
Friday,July 14 ,2023
3:08 PM

पावती

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

पावती क्रं.: 7017 दिनांक: 14/07/2023

गावाचे नाव: **पांजरी फार्म**
दस्तऐवजाचा अनुक्रमांक: **नगन(ग्रा)-5217-2023**
दस्तऐवजाचा प्रकार : **पॉवर ऑफ अॅटर्नी**
सादर करणाऱ्याचे नाव: **मनोहर सुखदेव बारहाते**

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 880.00
पृष्ठांची संख्या: 44	
एकूण:	रु. 980.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे 3:27 PM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक
NGR10

DELIVERD

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

1) देयकाचा प्रकार: DHC रक्कम: रु.880/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1407202303183 दिनांक: 14/07/2023
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.100/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH005165604202324E दिनांक: 14/07/2023
बँकेचे नाव व पत्ता:

CHALLAN
MTR Form Number-6

GRN	MH005165604202324E	BARCODE		Date	13/07/2023-21:40:56	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	NGR_NAGPUR NO10 RURAL SUB REGISTRAR	Full Name	AADITYA INFRA
Location	NAGPUR		
Year	2023-2024 One Time	Flat/Block No.	
		Premises/Building	
Account Head Details	Amount In Rs.	Road/Street	MOUZA PANJRI FARM
0030046401 Stamp Duty	500.00	Area/Locality	NAGPUR
0030063301 Registration Fee	100.00	Town/City/District	
		PIN	4 4 1 1 0 8
		Remarks (If Any)	
		SecondPartyName=MANOHAR SUKHDEO BARHATE~	
		Amount In Words	Six Hundred Rupees Only
Total	600.00		

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	691033320230714107 46	2818150316
Cheque/DD No.		Bank Date	RBI Date	13/07/2023-21:49:42	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.

Manohar V. Barhate

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२ / ४४

2122-H-0703

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT I, **MANOHAR S/o SUKHDEO BARHATE**, Aged about 66 Years, Occupation – Agriculturist, Income Tax PAN AHLPB7920N, Aadhar Unique Identity No. 975885859485, Cell No. 9969225159, Resident of 175, Kukde Layout, Rameshwari Road, Parvati Nagar, Nagpur-440027, Tahsil and District – NAGPUR, do hereby nominate, constitute and appoint **M/s. AADITYA INFRA**, a registered Partnership Firm, having its Registered Office at Block No. 4, Ghatate Building, Panchasheel Square, Nagpur-440010, having Income Tax Permanent Account No. ABXFA1053F and acting through its Authorised Partners **(1) SHRI. AMIT S/o SUKHLAL JAISWAL**, Aged about 45 Years, Occupation – Business, Aadhar Unique Identity No. 7772 1471 1891, Cell No. 9370259082, Resident of Plot No. 39, Gopal Nagar, Nagpur-440022, Tahsil and District – NAGPUR AND **(2) SHRI. ALANKAR S/o VIJAY JAISWAL**, Aged about 41 Years, Occupation – Business, Aadhar Unique Identity No. 9712 5007 0986, Cell No. 9822573966, Resident of "Vandan", Sankat Mochan Road, Samarthawadi, Yavatmal-445001, Tahsil and District – YAVATMAL, **(3) MRS. PRAGYA KUMAR,** Aged 48 Years, Occupation – Agriculturist & Business, Aadhar Unique Identity No.6550 7653 1141, Resident of Flat No. 6A, 8, Ballygunge Park Road, Arihant Gardens, Ballygunge, Kolkata, WEST BENGAL-700019, **(4) SHRI. SOUMYA PRIYADARSHI,** Aged 28 Years, Occupation – Agriculturist & Business, Aadhar Unique Identity No.511375324477, Resident of Flat No. 6A, 8, Ballygunge Park Road, Arihant Gardens, Ballygunge, Kolkata, WEST BENGAL-700019, to act **Jointly or Severally** as my True and Lawful Attorney in my name and on my behalf.

WHEREAS the property comprising ALL THAT Piece and Parcel of Agricultural land bearing Survey / Khasra / **Gut No. 87/1** of **MOUZA – PANJRI FARM (Bu.), P.S.K. 42**, having an area of **1.05 Hectares**, Rental Rs. 3.15 Yearly, held in Occupancy Class - 1 Rights, Khate No. 197 and including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses, Well and all other easementary rights appurtenant and belonging thereto, situate at Village – Panjri Farm, in Tahsil – Nagpur (Rural) and District – NAGPUR is owned by the said Executant hereinafter for sake of brevity referred to as "**THE SAID PROPERTY**"; AND

Contd. ...



WHEREAS by an Agreement of Development Dated 30-03-2022, the said Executant has entrusted the entire work of development of his aforesaid property through **M/s. AADITYA INFRA,** the Attorney named hereinabove upon the several terms and conditions contained therein and the said Agreement of Development is Adjudicated by the Collector of Stamps & Joint District Registrar, Nagpur vide Adj. Case No. 09/2022 on 11-01-2022 and Full Stamp Duty of Rs. 11,03,575/- which is paid vide e-Challan No. MH014659757902122E dated 17-03-2022; AND

WHEREAS I being pre-occupied in my assignments, it is neither possible, nor convenient for me to do and execute various acts, deeds and things required in the matter of completion of the proposed transaction of development and sale in all respects. It has therefore become expedient to appoint someone as my Attorney or Agent, who shall observe and fulfill all the obligations on my part and on my behalf. I therefore does hereby nominate, constitute and appoint my aforesaid Attorney and empower it and its Partners to do all or any of the following acts, deeds and things **Jointly or Severally** for me and on my behalf that is to say –

(1) To apply to the Government/Semi-Government Departments and Offices and/or the Competent Authorities empowered in that behalf for obtaining various No Objection Certificates/Papers/documents/clearances as may be required for completion of the aforesaid proposed work of development and sell in all respects. To sign various applications, forms, papers required to be submitted before such Government/Semi-Government Departments/Offices. To represent us before the Competent Sub-Registrar and to complete all the necessary formalities required for Registration of the various Deeds.

(2) To apply to the Tahsildar/Sub Divisional Officer/Collector, Nagpur for conversion of the aforesaid Land from Agricultural Use to Non Agricultural Use and to obtain the necessary N.A. Order from the said Authority and to do the needful.

(3) To prepare the Layout of the aforesaid land by carving out various Plots of different sizes therein and to get the said layout sanctioned from the Competent Authority/NMRDA empowered in this behalf and to do the needful.

(4) To search a suitable buyers for the said Plot(s) and to negotiate the sale price therefor.

(5) To enter into an Agreement(s) to Sell the said property/Plot(s) 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.

Contd. ...

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(6) To receive the Earnest Money or Advance Sale Price from such buyer(s) and to pass a valid receipt and discharge for the same.

(7) To sign Plan(s)/Revised Plan(s) of the proposed Layout 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 or the Competent Authority empowered in this behalf.

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

(9) 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.

(10) 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 Metropolitan Region Development Authority/the Competent Authority(ies).

(11) To sign and execute various Sale Deeds as stipulated in the Agreement of Development for Plot(s) and for each relating to the Undivided Proportionate variable shares and interest in the aforesaid property in favour of the respective individual prospective buyers and to receive the balance sale price from such buyer(s) and to get such Sale Deed(s) duly registered in accordance with the law in force.

(12) To deliver the actual physical possession of the said property / Plot(s) to the respective individual prospective buyer(s) on Registration of the Sale Deed(s).

(13) To support all applications for mutation of names on the said property and to do all necessary things to procure the mutation thereof in favour of such individual buyer(s), in all relevant records.

(14) To sign and verify Vakalatnama, Applications, Statements, Declarations and Affidavits etc. for us and on our behalf.

(15) To sign Plaints, Written Statements, Replies, Returns etc. for us and on our behalf and to submit the same to the concerned Civil/Criminal/Revenue Courts etc. To represent us in such Civil/Criminal/Revenue Courts etc. and to do the needful.

(16) To sign and execute Correction Deed(s) and/or Supplementary Agreement(s) regarding the aforesaid transaction/property and to get the same duly registered in accordance with the law in force, if considered necessary.

Contd. ...

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(17) To deposit money in the Court, Government and/or Semi-Government Departments and Offices.

(18) To obtain refund of money so deposited in any Court, Department and Offices and to pass a valid receipt and discharge for the same.

(19) To do all things necessary to complete the aforesaid development/sale transaction relating ONLY to the said property and to observe and perform all the obligations on my part in accordance with the Agreement to be made by me with any willing buyer/buyers.

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

(21) To represent me before the Government/Semi Government Departments/Offices, Nagpur Metropolitan Region Development Authority/the Competent Authority(ies), City Survey, Grampanchayat, Water Works Department /M.S.E.D.C.L./SPANCO Office etc. for obtaining various documents/papers, connections etc. and to do the needful.

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

(23) That the Power of Attorney Holder hereby assures the Owner/Executant of the property (i.e. Executant hereinabove named) that it shall always indemnify him against any dispute/litigation regarding the Agreement(s) to Sell with the willing buyer(s).

(24) Generally to act as our Attorney or Agent in relation to the matters aforesaid and all other matters connected therewith and on my behalf to execute and do all acts, deeds and things as fully and effectually in all respects, as I myself would do if personally present.

(25) I do hereby declare that I 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.

(26) That, full Stamp Duty of Rs. 17,03,575/- and full Registration Fees of Rs. 30,000/- is already paid at the time of Registration of Agreement of Development Dated 23-03-2022, which is duly registered at the Office of Joint Sub-Registrar, Nagpur-(Rural)-10 and Stamp Duty of Rs. 904,200+500/- is paid at the time of Registration of Confirmation Deed Dated 14-07-2023 bearing Registration No. 5216/2023 to the said Agreement of Development Dated 23-03-2022 this instrument is exempted from payment of Stamp Duty.

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

Contd. ...

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SCHEDULE REFERRED TO ABOVE

ALL THAT Piece and Parcel of Agricultural land bearing Survey / Khasra / **Gut No. 87/1** of **MOUZA – PANJRI FARM (Bu.)**, **P.S.K. 42**, having an area of **1.05 Hectares**, Rental Rs. 3.15 Yearly, held in Occupancy Class - 1 Rights, Khate No. 197 and including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses, Well and all other easementary rights appurtenant and belonging thereto, situate at Village – Panjri Farm, in Tahsil – Nagpur (Rural) and District – NAGPUR and bounded as under :-

ON THE EAST - BY SURVEY NO. 87/3,
ON THE WEST - BY SURVEY NOS. 74 & 75,
ON THE NORTH - BY SURVEY NO. 86,
ON THE SOUTH - BY SURVEY NOS. 87/2 & 87/4.

IN WITNESS WHEREOF I, **MANOHAR S/o SUKHDEO BARHATE,** the aforesaid EXECUTANT hereinabove named, have fully examined and read over this DEED OF GENERAL POWER OF ATTORNEY before execution and the same is drafted as per our own say & instructions and the contents whereof are found to be true, correct and hereby signed the same, without any coercion, undue influence, threat, intoxication, misrepresentation and fraud of any kind, at NAGPUR on this 14 Day of JULY, 2023 in presence of the attesting witnesses signing as such.

SL. NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	SIGNATURE & FULL NAME
01			(MANOHAR SUKHDEO BARHATE) EXECUTANT/VENDOR/OWNER
02			FOR M/s. AADITYA INFRA 1) (AMIT SUKHLAL JAISWAL)

Contd. ...

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03			2) (ALANKAR VIJAY JAISWAL)
04			3) (MRS. PRAGYA KUMAR)
05			4) (SOUMYA PRIYADARSHI) Authorised Partners ATTORNEYS/PURCHASER/DEVELOPER

Drafted by Sandeep Shastri, Advocate, at the instruction and information given, undertaking, warranties by parties to this Deed on their satisfaction, declarations and sole responsibilities towards the contents of this draft is to be found true and correct.

WITNESSES :



(1)

(2)



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महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसुल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम ३,५,६ आणि ७]

गाव :- पांजरी(बुटुक)त.सा.क्र. ४२ अ (५३५८८४) तालुका :- नागपूर (ग्रामीण) जिल्हा :- नागपूर

ULPIN : 15934511807 भूमापन क्रमांक व उपविभाग ८७/१ 15934511807

भुधारणा पद्धती भोगवटादार वर्ग -१ शेताचे स्थानीक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक हे.आर.चौ.मी	१९७	मनोहर सुखदेव बाराहाते	१.०५.००	३.१५		(६६७)	कुळाचे नाव व खंड
अ) लागवड योग्य क्षेत्र जिरायत १.०५.०० बागायत - एकुण ला.यो. क्षेत्र १.०५.००							इतर अधिकार इतर वारसान अन्वये दि.१४/५/९६ (२६८) इतर १. जगदीश २. चरणदास हे कर्ता पुरुष आहे (६६७) १ पक्की विहीर १ आंबा झाड ४०० संत्रा झाड ,सदरहु स.न.वर दि.३/३/५६ चा बैलगाडी पैकी ३००/- चा जु या विहीरी पैकी१०/-रु.चा बोझा आहे.एकुण ३४०/-रु.चा बोझा आहे. (६६७) भो.वर्ग २ चे भो.वर्ग १ करण यात आले.दि२३/८/०५ (६६७) इतर मा.तहसीलदार यांचे कडील पत्र क्र.स.स./कानुनगो/तह नाग ग्रा.कावी-९१४/२०२२ दिनांक २५/०८/२०२२ तसेच मा.उपअधिक्षक भूमी अभिलेख नागपूर ग्रा.यांचे पत्र क्र./दु/ति/आकारफोड पत्र/कावी-६५०९ दिनांक ०८/०८/२०२२ चे पोटहिस्सा आकारफोड नुसार नोंद. (४१९०)
पो.ख.क्षेत्र ०.००.००							
एकुण क्षेत्र (अ+ब) १.०५.००							
आकारणी ३.१५							
जुडी किंवा विशेष आकारणी							प्रलंबित फेरफार : नाही.
							शेवटचा फेरफार क्रमांक : ४१९० व दिनांक : १०/१०/२०२२
जुने फेरफार क्र : (२७०३)							सीमा आणि भूमापन चिन्हे

हा गाव नमुना क्रमांक ७ दिनांक १०/१०/२०२२०५:५३:३६ PM रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमुना क्रमांक १२ चा डेटा स्वयंप्रमाणित असल्यामुळे ७/१२ अभिलेखावर तर कोतव्याची सही शिक्क्याची आवश्यकता नाही.

७/१२ डाउनलोड दि. : १४/०५/२०२३ : १८:३७:०५ PM. पैसा भरण्याकरीता https://digitalsatbara.mahabhumi.gov.in/dlr/ या संकेत स्थळावर जाऊन 09091000001228122 हा क्रमांक वापरावा.

पृष्ठ क्र. १/२

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५२९६ / २०२३
e / ४४

गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम २९]

गाव :- पांजरी(बुद्रुक)त.सा.क्र. ४२ अ (५३५८८४) तालुका :- नागपूर (ग्रामीण) जिल्हा :- नागपूर

भूमापन क्रमांक व उपविभाग ८७/१

			पिकाखालील क्षेत्राचा तपशील					लागवडीसाठी उपलब्ध नसलेली जमीन		शेरा
वर्ष	हंगाम	खाते क्रमांक	पिकाचा प्रकार	पिकांचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
२०२२	संपूर्ण वर्ष	१९७*						पालू पड	१.०४००	
								एक विहिर पड	०.०१००	

टीप : * सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

नगत-ग्रा-१०
५२१६ / २०२३
९० / ४४

वर्ष:2021-22

गाव नमुना आठ-अ
धारण जमिनींची नोंदवही (कृषिक)
(आसामीवार खतावणी -- जमाबंदी पत्रक)

8/27/2021

गाव: पांजरी फार्म

तालुका: नागपूर (ग्रामीण)

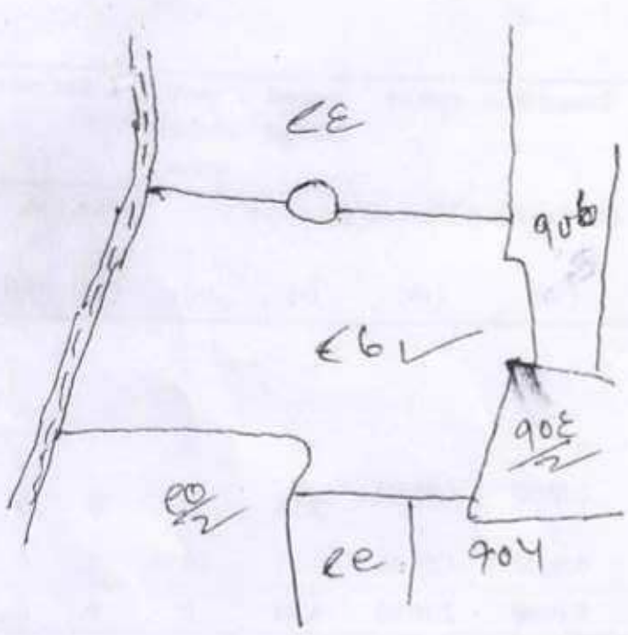
जिल्हा: नागपूर

गाव नमुना सहा मधील नोंद	भूमापन क्रमांक व उपविभाग क्रमांक	क्षेत्र			वसुलीसाठी				एकूण
		लागवडी योग्य क्षेत्र	पोटखराब क्षेत्र	एकूण क्षेत्र	आकारणी किंवा जुडी	दुमाला जमिनीवरील नुकसान.	स्थानिक उपकर		
		(हे.आर.चौ.मी)	(हे.आर.चौ.मी)	(हे.आर.चौ.मी)			जि.प.	ग्रा. प.	
(१)	(२)	(३अ)	(३ब)	(३क)	(४)	(५)	(६अ)	(६ब)	(७)
खाते क्रमांक 197	मनोहर सुखदेव बाराहाते .								
व्यक्तिगत खातेदार	87/1	1.05.00	0.0000	1.05.00	3.15	0	0	0	3.15
	87/3	1.05.00	0.0000	1.05.00	3.15	0	0	0	3.15
	एकूण	2.10.00	0.0000	2.10.00	6.30	0	0	0	6.30

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये भिळाले."
दिनांक :- 27/08/2021
सांकेतिक क्रमांक :- 27090009010858000082021243S

(नाव :- सुभाष बापुजी झाडे)
तलाठी सजा :- ता :- नागपूर (ग्रामीण) जि :-नागपूर

नगन-ग्रा-१०
५२९६ / २०२३
११ / ४४

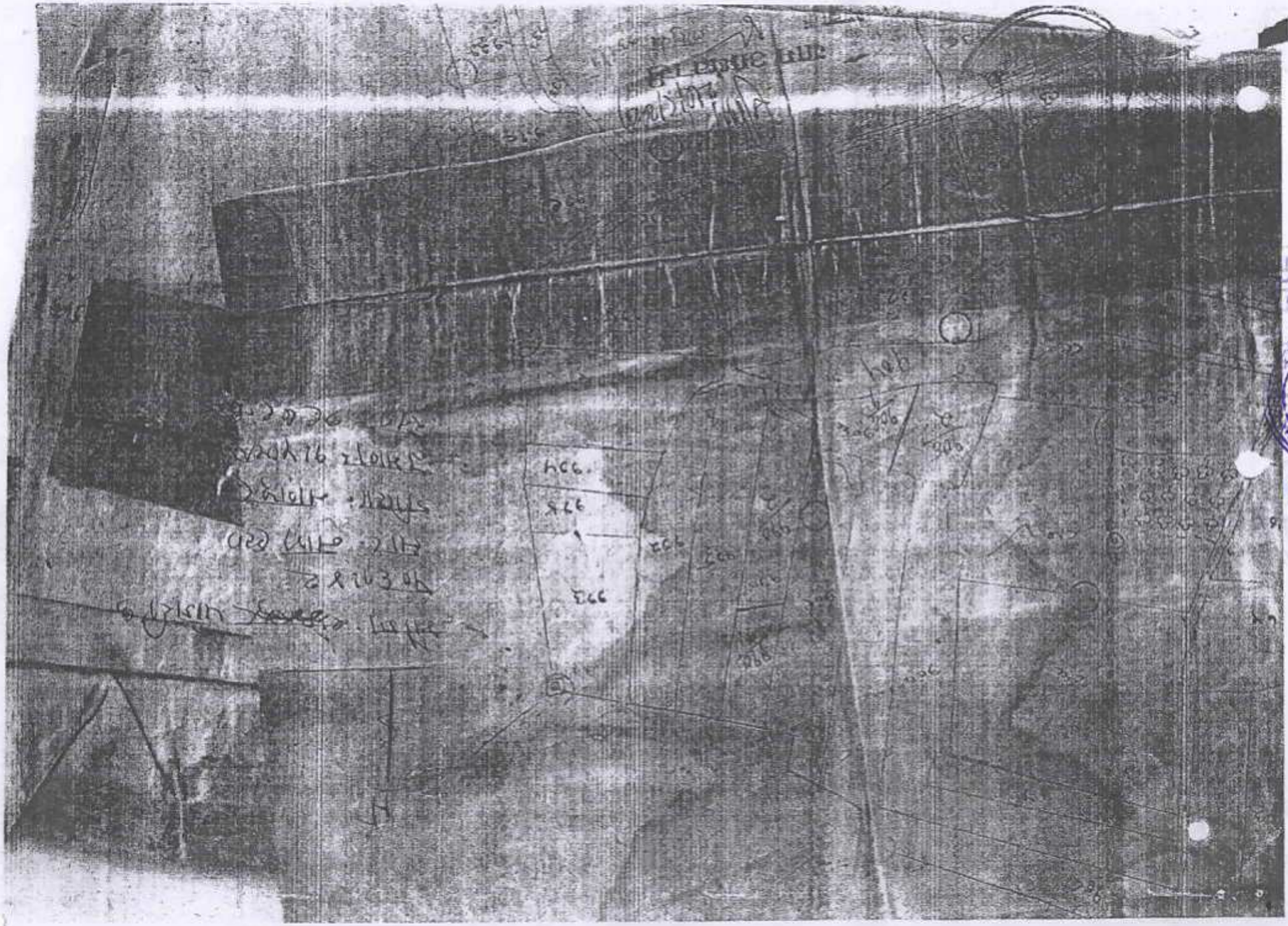


मौजा पांजरी क
प० ह० १+४८
ता८ नाग रा०
जीला८ - नागपुर
तेमान! १:५०००
सन-१९७८-८०

Dt 25/11/22

ग्राम अधिकारी
तलाठी साजा क्र ४२
तहसिल नागपूर (ग्रामीण)

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मनाई-90
4226
2023
23

नागपूर महानगर प्रदेश विकास प्राधिकरण

स्टेशन रोड, सदर, नागपूर – ४४०००१.
फोन नं. २५३३२०२,पी.बी.एक्स.नं. २५३१४३१, २५३१४३२, फॅक्स नं. ०७१२ २५३१४३१

जा. क्रमांक :– नर/भान/नामप्रविप्रा/१२७६९ दिनांक : ०४/०१/२०२२.

प्रति,

श्री. मनोहर सुखदेव बाराहाते
कुकडे लेआऊट, रामेश्वरी,
नागपूर ४४००२७.

विषय :– मौजा पांजरी(फार्म), खसरा क्र. ८७/१, तह. नागपूर ग्रा., जि. नागपूर चा भाग नकाशा व झोन दाखला पुरविण्याबाबत.

संदर्भ :– आपला दिनांक ०३/०१/२०२२ चा अर्ज.

नागपूर महानगर प्रदेश विकास योजना

महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम १९६६ चे कलम ३१ (१) अन्वये शासनाच्या नगर विकास विभागाची अधिसुचना क्र. टिपीएस–२४१६/प्र.क्र.१२२(अ)/२०१६/एस.एम./नवि–९, दिनांक ०५/०१/२०१८ आणि अधिसुचना क्र. टिपीएस–२४१६/प्र.क्र.१२२(ब)/ई.पी./२०१६/नवि–९, दिनांक ०५/१०/२०१८ अन्वये भागश: मंजूर तसेच अधिसुचना क्र. टिपीएस–२४१६/प्र.क्र.१२२(ब)ई.पी./२०१६/नवि–९ दिनांक २१/०२/२०१९ अन्वये वगळलेल्या क्षेत्राची विकास योजना मंजूर.

अ) भाग नकाशा :–



ब) झोन दाखला / प्रमाणपत्र :–

मंजूर विकास योजना नकाशा नुसार विषयाकीत/जागेचे पोटभाग उपलब्ध नसल्यामुळे संपूर्ण खसऱ्याचा झोन दाखला देण्यात येत आहे.

सेक्टर :– South B Sector

झोन :– "निवासी, South B – UESS001(Electric Sub Station), 24.00 M. Road Widening"

टीप :– १) हा भाग नकाशाचा व झोन दाखल्याचा कुठल्याही प्रकरणात परवानगी म्हणून उपयोग करता येणार नाही.
२) सदरहू झोन दाखला हा मालकी हक्काचा पुरावा म्हणून ग्राह्य धरता येणार नाही.
३) सदर झोन दाखला एकत्रित झालेल्या सर्वे क्रमांक/गट क्रमांक बाबत अर्जदार यांनी आपल्या स्तरावर खात्री करावी.
४) वरीलपैकी भूखाणर प्रस्तावाबाबत कोणतीही शंका अथवा साशंकता उद्भवल्यास मूळ मंजूर विकास योजना नकाशा नुसारचे प्रस्ताव ग्राह्य धरण्यात येईल.
५) सदर दाखला वरील नमूद जावक क्रमांकाच्या दिनांकापासून केवळ तीन महिन्यापर्यंत ग्राह्य धरल्या जाईल.
६) अर्जदाराने चुकीची माहिती पुरविल्याचे सिध्द झाल्यास सदर दाखला रद्द समजण्यात येईल.

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नगर रचनाकार
नागपूर महानगर प्रदेश विकास प्राधिकरण

267/11292 पावती Original/Duplicate
Thursday,December 29 ,2022 नोंदणी क्रं. :39म
2:22 PM Regn.:39M

पावती क्रं.: 17340 दिनांक: 29/12/2022

गावाचे नाव:
दस्तऐवजाचा अनुक्रमांक: नगन4-11292-2022
दस्तऐवजाचा प्रकार : विशेष मुखत्यारनामा
सादर करणाऱ्याचे नाव: सौम्या प्रियदर्शी चन्द सुनिल कुमार अधिकृत भागीदार मेसर्स आदित्य इन्फ्रा . .

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 360.00
पृष्ठांची संख्या: 18	
एकूण:	रु. 460.00

DELIVERED

आपणास मूळ दस्त ,बंधनेत्र प्रिंट,सूची-२ अंदाजे
2:37 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: By Cash रक्कम: रु 360/-
2) देयकाचा प्रकार: eChallan रक्कम: रु.100/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH012909388202223P दिनांक: 29/12/2022
बँकेचे नाव व पत्ता:

1/1

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OP-R-FTF
5509 / 2023
22 / 30

CHALLAN
MTR Form Number-6

GRN	MH012909388202223P	BARCODE		Date	29/12/2022-10:27:09	Form ID	46(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	SOUMYA PRIYADARSHI SUNIL KUMAR
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	
0030063301 Registration Fee	100.00	Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 2 2
		Remarks (If Any)	SecondPartyName=AMIT SUKHLAL JAISWAL AND OTHERS~
Total	600.00	Amount In Words	Six Hundred Rupees Only

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	10000502099122900496	8568014154025
Cheque/DD No.		Bank Date	RBI Date	29/12/2022-10:27:43	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
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 केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागु आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागु नाही.

Print Date 29-12-2022 10:29:55

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नगन-४
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९ / ९८

(D)







POWER OF ATTORNEY

(FOR ADMISSION)

This POWER of ATTORNEY is made and executed on this 29th Day of DECEMBER, 2022 BY: **(1) SHRI. SOUMYA PRIYADARSHI S/o SUNIL KUMAR**, Aged about 28 Years, Occupation – Business, (PAN BWFPP4372Q & Aadhar Unique Identity No. 511375324477), Cell No. 8527098413 AND **(2) MRS. PRAGYA KUMAR W/o SUNIL KUMAR**, Aged about 49 Years, Occupation – Business, (PAN ARUPK3075A & Aadhar Unique Identity No. 655076531141) and Cell No. 8527098414, Resident of Flat No. 6A, 8, Ballygunge Park road, Arihant Gardens, Ballygunge, Kolkata-700019, (West Begnal), both presently residing at Block No. 4, Ghatat Chambers, Wardha Road, Panchsheel Square, Ramdaspeth, Nagpur-440012, Tahsil and District – NAGPUR.

WHEREAS We the aforesaid Executants and the Attorneys are the Partners of **M/s AADITYA INFRA**, a Partnership Firm, having Income Tax PAN **AAOFA4603R**, having its Office at Block No. 4, Ghatat Chambers, Wardha Road, Panchsheel Square, Ramdaspeth, Nagpur-440012, Tahsil and District – NAGPUR; AND

WHEREAS we are acting in our all capacities i.e. Authorised Partner/jointly are required to execute various deeds, declarations and documents viz. Agreement to Sell, Sale Deed(s), Power of Attorney, Correction Deeds, Mortgage Deed/Deposit of Title

Contd. ...

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३ / ४८

(4)

Deeds, Gift Deeds, Conveyance/Transfer/Exchange Deeds, Development Agreement, Rectification Deed, Partition Deed, Release Deeds, etc. in respect of the aforesaid property/matter related with us or related with our aforesaid venture in the distinctive capacities and to get the same registered in accordance with the law in force; AND

WHEREAS due to pre-occupation and other assignments it is neither possible nor convenient for us to remain present before Competent Registration Officer/Authorities and it has therefore become expedient and necessary for us to appoint someone to admit the on our behalf. And whereas our other Partners **(1) SHRI. AMIT S/o SUKHLAL JAISWAL**, Aged about 44 Years, Occupation – Business, Aadhar Unique Identity No. 7772 1471 1891, Resident of Plot No. 39, Gopal Nagar, Nagpur-440022, Tahsil and District – NAGPUR AND/OR **(2) MRS. PRAGYA KUMAR W/o SUNIL KUMAR**, Aged about 49 Years, Occupation – Business, (PAN ARUPK3075A & Aadhar Unique Identity No. 655076531141) and Cell No. 8527098414, Resident of Flat No. 6A, 8, Ballygunge Park road, Arihant Gardens, Ballygunge, Kolkata-700019, (West Begnal) presently residing at Block No. 4, Ghatat Chambers, Wardha Road, Panchsheel Square, Ramdaspeth, Nagpur-440012, Tahsil and District – NAGPUR, are ready and willing to act on our behalf **JOINTLY OR SEVERALLY** as our Lawful Attorney.

NOW THEREFORE THER DEED WITNESSETH AS UNDER :

WE, the Executants named hereinabove do hereby nominate, constitute and appoint **(1) SHRI. AMIT S/o SUKHLAL JAISWAL**, Aged about 44 Years, Occupation – Business, Aadhar Unique Identity No. 7772 1471 1891, Resident of Plot No. 39, Gopal Nagar, Nagpur-440022, Tahsil and District – NAGPUR AND/OR **(2) MRS. PRAGYA KUMAR W/o SUNIL KUMAR**, Aged about 49 Years, Occupation – Business, (PAN ARUPK3075A & Aadhar Unique Identity No. 655076531141) and Cell No. 8527098414, Resident of Flat No. 6A, 8, Ballygunge Park road, Arihant Gardens, Ballygunge, Kolkata-700019, (West Begnal) who are also the Partners to the Firm as our Constituted Attorneys to do and perform the following acts and things **JOINTLY OR SEVERALLY** that is to say :

To present the deeds and documents executed by us/me before the Competent Registering Authority and to admit the contents of the said Deeds/Documents/Declaration to the extent of our/my execution only.

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AND WE, the Executants named hereinabove further state that the acts and things done by our said Constituted attorneys who are also the Partners to the Firm in admission of the said deeds/documents shall be binding on us as if we are done the same. We undertake to ratify the acts and things done or Deeds or Documents admitted by them.

IN WITNESS WHEREOF, WE, the aforesaid Executants named hereinabove have signed and executed this Deed of Power of Attorney at NAGPUR on the Day, Date and Year first above written.

SL. NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	SIGNATURE & FULL NAME
01			1) (SOUMYA PRIYADARSHI SUNIL KUMAR)
02			2) (MRS. PRAGYA KUMAR SUNIL KUMAR) Partners of M/s. AADITYA INFRA EXECUTANTS
03			1) (AMIT SUKHLAL JAISWAL)

Contd. ...

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२० / ४४

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९२८२ / २०२२
१/१२

(6)

04





2)

(MRS. PRAGYA KUMAR SUNIL KUMAR)
Partners of M/s. AADITYA INFRA
ATTORNEYS

WITNESSES :



(1)



(2)





दस्तऐवज क्र. 3576/2022
मुखत्यार पत्र श्री/श्रीमती. प्रज्ञा प्रियदर्शी तर्फे सुनिल कुमार
वय २८... व्यवसाय ... राहणार ... नागपूर
यांनी तारीख 28/12/22 रोजी नमूद
फरमन दिला. त्यांच्या ओळखी विषयी श्री. [illegible]
ज. [illegible] ..वय.४५.. व्यवसाय [illegible]
रा. नागपूर यांनी माझी खात्री [illegible]
दि. 28/12/2022 सह दुय्यम निबंधक, वर्ग-२ नागपूर शहर, क्र.४
फि रु. [illegible]

सदरहू दस्तावर...1... ते...6..... पानावरील अक्षर ओळींवर पुठल्याही प्रकारची आंतर ओळी समाविष्ठ नाही.
तसेच खाडाखोड आढळून आली नाही.

सह दुय्यम निबंधक वर्ग-२
नागपूर शहर क्र.४.
ता: 28/12/2022

पावती क्र. 90334, ता: 28/12/2022

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२१ / ४४

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