274/5617
Tuesday,October 04 ,2022
4:30 PM

पावती

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

पावती क्रं.: 8084 दिनांक: 04/10/2022

गावाचे नाव: **विहीरगांव**
दस्तऐवजाचा अनुक्रमांक: **नगन(ग्रा)-5617-2022**
दस्तऐवजाचा प्रकार : **पॉवर ऑफ अँटर्नी**
सादर करणाऱ्याचे नाव: **ओम शिव इन्फ्रास्ट्रक्चर तर्फे भागीदार श्री वीरेंद्र सदाशिवराव निखार**

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 600.00
पृष्ठांची संख्या: 30	
एकूण:	रु. 700.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
4:44 PM ह्या वेळेस मिळेल.

NGR10

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

DELIVERD

1) देयकाचा प्रकार: DHC रक्कम: रु.600/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0410202206571 दिनांक: 04/10/2022
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.100/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH008749917202223E दिनांक: 04/10/2022
बँकेचे नाव व पत्ता:

CHALLAN
MTR Form Number-6

GRN	MH008749917202223E	BARCODE		Date	03/10/2022-17:26:14	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)	BGVPS6889P
Office Name	NGR_NAGPUR NO10 RURAL SUB REGISTRAR	**Full Name**	LAXMAN BHIKAJI SHINDE AND OTHERS
Location	NAGPUR		
Year	2022-2023 One Time	**Flat/Block No.**	SURVEY NO.53/1/1
Account Head Details	**Amount In Rs.**	**Premises/Building**	
0030046401 Stamp Duty	500.00	**Road/Street**	MOUZA-VIHIRGAON
0030063301 Registration Fee	100.00	**Area/Locality**	NAGPUR
		Town/City/District	
		PIN	4 4 1 2 0 4
		Remarks (If Any)	
		SecondPartyName=OM SHIV INFRASTRUCTURE~	
Total	600.00	**Amount In Words**	Six Hundred Rupees Only

Payment Details	UNION BANK OF INDIA	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	02901792022100369090	513020646
Cheque/DD No.		Bank Date	RBI Date	03/10/2022-17:26:58	Not Verified with RBI
Name of Bank		Bank-Branch		UNION 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 नोदंणी करावयाच्या दस्तांसाठी लागु आहे. नोदंणी न करावयाच्या दस्तांसाठी सदर चलन लागु नाही.

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Print Date 03-10-2022 05:27:08

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	0410202206571	**Date**	04/10/2022
Received from OM SHIV INFRASTRUCTURE, Mobile number 0000000000, an amount of Rs.600/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Nagpur-10 (Rural) of the District Nagpur.			
Payment Details			
Bank Name	SBIN	**Date**	04/10/2022
Bank CIN	10004152022100406033	**REF No.**	227768524934
This is computer generated receipt, hence no signature is required.			

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SEAL OF THE JOINT SUB-REGISTRAR CLASS-2, NAGPUR RURAL NO.10, NAGPUR

:: IRREVOCABLE GENERAL POWER OF ATTORNEY ::

[Stamp Duty of Rs.22,62,000/- and Registration Chargers Rs.30,000/- has been paid vide Registered Agreement of Sale dated 24.10.2022, which is duly registered with the Sub- Registrar Office Nagpur Gramin-10 in A.B.No.1 at Sr. No.5616...].

KNOW ALL MEN BY THESE PRESENTS, THAT We,

(1) **SHRI HARI @ HARIBHAU S/O BHIKAJI SHINDE,** aged about 62 years, Occupation – Agriculturist, **AADHAR:- 2169-4704-2851],** Near Hanuman Mandir, Vihirgaon, Umred Road, Nagpur-441204,

(2) **SHRI. GAJANAN S/O BHIKAJI SHINDE,** aged about 60 years, Occupation – Agriculturist, **[AADHAR:- 8261-3833-2736],** Near Hanuman Mandir, Vihirgaon, Umred Road, Nagpur-441204,

(3) **SHRI. SHESHRAO S/O BHIKAJI SHINDE,** aged about 67 years, Occupation – Agriculturist, **[AADHAR:- 9733-3994-5623]**, Near Hanuman Mandir, Vihirgaon, Umred Road, Nagpur-441204,

(4) **SHRI. LAXMAN S/O BHIKAJI SHINDE,** aged about 57 years, Occupation – Agriculturist, **[PAN:- BGVPS 6889 P, AADHAR:- 5179-2585-5121],** R/o - Near Hanuman Mandir, Vihirgaon, Umred Road, Nagpur-441204,

(5) **SHRI. RAM S/O BHIKAJI SHINDE,** aged about 51 years, Occupation – Agriculturist, **[AADHAR:- 8415-2996-6283],** R/o – Near Hanuman Mandir, Vihirgaon, Umred Road, Nagpur-441204,

(6) **SMT. JYOTI WD/O BHARAT SHINDE,** aged about 43 years, Occupation – Agriculturist, **[AADHAR:- 9589-7006-7649],** R/o - Near Hanuman Mandir, Vihirgaon, Umred Road, Nagpur-441204,

(7) **SHRI. ATHARVA S/O BHARAT SHINDE,** aged about 18 years, Occupation – Agriculturist, **[AADHAR:- 4040-7592-7332],**

(8) **SMT. KUSUM W/O KAWDUJI GAWANDE,** aged about 65 years, Occupation – Agriculturist, **[AADHAR:- 4492-3033-0198]**, Near Hanuman Mandir, Vihirgaon, Umred Road, Nagpur-441204, do hereby execute this **IRREVOCABLE GENERAL POWER OF ATTORNEY** on this 4th day of October 2022, hereby appoint and constitute – **(1) SHRI. VIRENDRA SADASHIVRAO NIKHAR** aged about 55 years, Occupation - Business, **[AADHAR:- 8585-7830-7739,],** R/o-Manish Nagar, Nagpur-440015, AND/OR **(2) SHRI.**

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ARVIND S/O PARWATLAL PANDE, aged about 39 years, Occupation - Business, **[AADHAR:- 8094-8311-1932]**, R/o – Friends Colony, Nagpur-440013, AND/OR **(3) SHRI. PANKAJ S/O MADHUKARRAO GAIKWAD**, aged about 40 years, Occupation – Business, **[AADHAR:- 8964-4027-1179]**, R/o – Ishwar Nagar, Nagpur-440009, AND/OR **(4) SHRI. ASHISH S/O BABURAO SELOKAR**, aged about 39 years, Occupation – Business, **[PAN:- BIRPS 1346 H, AADHAR:- 5103-2873-6971]**, R/o – Plot No.53, Shrikrishna Nagar, Wathoda Layout, , Nagpur-440009, All authorized Partners of **OM SHIV INFRASTRUCTURE, [PAN:- AAHFO 6676 R],** Partnership Firm having its registered Office at Gauri Complex, Shriram Nagar, Uday Nagar Square, Chikhali Layout Ring Road, Nagpur-440024 and as my true and lawful attorney, we hereby authorize and empower them to act and to do any or all the following acts, deeds and things, related to the immovable property mentioned in Schedule of Property hereunder written.

DESCRIPTION OF THE PROPERTY

ALL THAT piece and parcel of Agricultural land bearing **Khasra No. 53/1/1** admeasuring length North –South 240.50 + 231.20/2 and Breadth North – South (45 + 38.10)/2, thus total admeasuring about 0.98 H.R. (OR 9,799.56 Sq. Mtrs.) out of 1.47 H.R. of **MOUZA-VIHIRGAON**, P.H. No. 36, together with all shrub, trees and all easementary rights appurtenant and belonging thereto having Revenue Rs. 7.97, having Class-1 right, Khate No. 1424892, situated within the limits of Grampanchayat - Vihirgaon, Tahsil - Nagpur Gramin & Dist. Nagpur and the same is bounded as under:-

East : Remaining Portion of Khasra No.53/1/1owned by Shinde Family
West : Land of Survey No.53/1/1 owned by M/s Ashmi Road Carriers Pvt. Ltd On the
North : Boundary of Khasra No.55
South : National Highway

(Hereinafter referred to as "the said property",)

WHEREAS, That the Principals are joint and absolute owners and possessor of all that piece and parcel of land bearing KH./Survey No.53/1/1 admeasuring 1.47 H. R. of Mouza-VIHIRGAON, more specifically described in the Schedule of the Property hereunder written and his name have been duly mutated in the record of right.

WHEREAS, thereafter Shri. Bhikaji Keshavrao Shinde has left for heavenly abode and his son namely Shri. Bharat Bhikaji Shine was also died and after their deaths, the said property/land devolved upon their legal hairs namely (1) Shri Hari Bhikaji Shinde, (2) Shri. Gajanan Bhikaji Shinde, (3) Shri. Sheshrao Bhikaji Shinde, (4) Shri. Laxman Bhikaji Shinde, (5) Shri. Ram Bhikaji Shinde, (6) Smt. Jyoti



Bharat Shinde, (7) Shri. Atharva Bharat Shinde, (8) Smt. Kusum Kawduji Gawande and (9) Smt. Kamlabai Bhikaji Shinde and their names have been duly mutated in the record of rights.

WHEREAS, it is submitted that thereafter, land owners have sold land admeasuring 0.98 H.R. from and out of 2.45 H.R. of land of Khasra No. 53/1/1 to M/s Ashmi Road Carriers Pvt. Ltd., by virtue of Sale Deed dated 08.10.2020 and the same is duly registered with the Sub-Registrar office Nagpur Gramin-7 in Book No.1 at Sr. No.7800.

Thus after execution of aforesaid Sale Deed, land Owners/Vendors namely (1) Shri Hari Bhikaji Shinde, (2) Shri. Gajanan Bhikaji Shinde, (3) Shri. Sheshrao Bhikaji Shinde, (4) Shri. Laxman Bhikaji Shinde, (5) Shri. Ram Bhikaji Shinde, (6) Smt. Jyoti Bharat Shinde, (7) Shri. Atharva Bharat Shinde, (8) Smt. Kusum Kawduji Gawande and (9) Smt. Kamlabai Bhikaji Shinde have left remained land admeasuring 1.47 HR which is part of Kh.No.53/1/1.

WHEREAS, during the time, Smt. Kamlabai Bhikaji Shinde has left for heavenly abode on 01.05.2021 and after her death her share from the said property has been devolved upon her legal hairs namely (1) Shri. Hari @ Haribhau Bhikaji Shinde, (2) Shri. Gajanan Bhikaji Shinde, (3) Shri. Sheshrao Bhikaji Shinde, (4) Shri. Laxman Bhikaji Shinde, (5) Shri. Ram Bhikaji Shinde, (6) Smt. Jyoti Bharat Shinde, (7) Shri. Atharva Bharat Shinde, & (8) Smt. Kusum Kawduji Gawande i.e. present Party No. 1/Owners, and they became the joint and absolute owners of the said property i.e. land admeasuring 1.47 H.R of Khasra No. 53/1/1, and accordingly name of late Smt. Kamlabai Bhikaji Shinde has been deleted from the record of rights and names of aforesaid owners have been continued as the joint owners of the said property.

WHEREAS, it is sbubmited that the (1) Shri. Hari @ Haribhau Bhikaji Shinde, (2) Shri. Gajanan Bhikaji Shinde, (3) Shri. Sheshrao Bhikaji Shinde, (4) Shri. Laxman Bhikaji Shinde, (5) Shri. Ram Bhikaji Shinde, (6) Smt. Jyoti Bharat Shinde, (7) Shri. Atharva Bharat Shinde, & (8) Smt. Kusum Kawduji Gawande (Pricipals) have executed Agreement to Sale dated 04.10.2022 in favour of **OM SHIV INFRASTRUCTURE** through its Partners (Agent/Attorney) in respect of subject property mentioned in Schedule of property hereunder Writtern and the same is duly registered with the Sub – Registrar office Nagpur-10 in A.B.No.1 at Sr.No.5616. and thereby gave possession of the said land to the attorney for the purpose of development of said land.

We, the **PRINCIPALS** named above do hereby of our free will and consent appoint and nominate **(1) SHRI. VIRENDRA SADASHIVRAO NIKHAR** aged about 55 years, Occupation - Business, **[PAN:- ACHPN 5238 L & AADHAR:- 8585-7830-7739,]**, R/o-Manish

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SUB-REGISTRAR CLASS-2, NAGPUR RURAL NO. 10

Nagar, Nagpur-440015, and/or **(2) SHRI. ARVIND S/O PARWATLAL PANDE,** aged about 39 years, Occupation - Business, **[PAN:- AMZPP 8898 E & AADHAR:- 8094-63111-1932],** R/o – Friends Colony, Nagpur-440013, and/or **(3) SHRI. PANKAJ S/O MADHUKARRAO GAIKWAD,** aged about 40 years, Occupation – Business, **[PAN:- ATKPG 7128 A & AADHAR:- 8964-4027-1179],** R/o – Ishwar Nagar, Nagpur-440009, and/or **(4) SHRI. ASHISH S/O BABURAO SELOKAR,** aged about 39 years, Occupation – Business, **[AADHAR:- 8585-7830-7739],** R/o - Nandanvan, Nagpur-440009, all authorized Partners of **OM SHIV INFRASTRUCTURE** as our lawful **AGENT or ATTORNEY** in our names and on our behalf to do all acts, deeds and things necessary in respect of the proposed Sale deed, which to be execute in its/their favour and/or in the name of any person as nominated by the Attorney and since We, Principals, have received entire sale consideration in favour Attorney hence We Principals executing this Power in respect of Schedule of Property hereunder written, more particularly to do the following acts:-

1. To represent before all the officers and departments of state and Central Government and Semi-Government Authorities, as well as all the courts, civil as well as Revenue Courts and Authorities at all stages in respect of the matter of the property, more particularly described in schedule of properties.

2. To prepare or cause to be prepare all applications, statements, returns and documents to be presented before various authorities as and when required under any law of the land in force and sign and verify such applications, statements, documents etc. as and when necessary in respect of the property.

3. To sign and execute a proper Sale Deed relating to the said property in favour of himself/themselves and to get such Sale Deed duly registered in accordance with the law in force. To sign and execute a proper Correction Deed if require and to get such Correction Deed duly registered in accordance with the law in force.

4. To sign and execute a proper Sale Deed relating to the said property in favour of the prospective buyers and receive the balance sale price from such buyers and to get such Sale Deed duly registered in accordance with the law in force.

5. To deliver the actual physical possession of the said property to such willing buyer on Registration of the Sale Deed.

6. To, prepare, submit and get sanctioned the layout plan and revisions or modifications thereto and in that behalf, to revise the

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layout plan, to deal with Town Planning Department, Nagpur, Collector or Nagpur, Nagpur Municipal Corporation, Nagpur Improvement Trust, Nagpur Melro Regional Development Authority and any other statutory or non-statutory body or corporation and sign, verify and affirm such applications and other documents as are required me, to deposit the refudamble and non-refundable charges with the any such Authority or any other Planning authority and to obtain refund of part or whole of such amount in my name and on our behalf, to generally sign and execute every such document such as affidavit, indemnity bond etc. as may be required for obtaining the sanction of the Planning Authority to such plan/s.

7. To, approach to the prospective buyers, to negotiate and settle the sale consideration with them.

8. To sign and execute a Sale Deed relating to the said property OR to sign and execute various Sale Deed each relating to independent plot(s), plot with building or undivided proportionate share in such plot(s) with a built-up space in the building and to execute and sign such Sale-Deed(s) in favour of the prospective buyer/buyers company, association, person/s, Society etc. before the proper registering authority and complete the registration work. Further to apply and receive the certified copies of the said registered documents.

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

10. The said Attorney shall have full power and absolute authority to substitute and appoint in his/their place and on such terms as they shall think fir one or more attorney to exercise all or any of the powers and authorities hereby conferred and to revoke any such appointment from time to time and to substitute or appoint any other person as the said attorney shall think fir and proper.

11. To support all applications for mutation of name on the said property and to do all necessary things to procure the mutation thereof in their favour or such willing buyer in all relevant records.

12. To make necessary applications for the purpose of getting the property Transfer/Sale and also for the purpose of such applications, sign or execute such writings and undertakings as may be required before the concern Sub-Registrar of assurances as may be required and personally remain present before him/them and sign all registers, receipts, documents and to do all other acts and things that may be necessary or incidental to the



execution and registration of the deed of conveyance i.e. Agreement to Sell/ Sale Deed/Conveyance Deed etc in respect of the property, more particularly described in schedule of property. The attorney is authorized to acknowledge and pass the valid receipt for sale consideration of the said property. I hereby also authorized to collect/receive pay order of sale consideration in his name (attorney name) from the seller or from his financer if any because I have received entire sale consideration of the subject property.

13. If prospective purchaser/s is/are going to avail loan from any financial institutions for the purchase of the said property, then the attorney is authorized to receive the Pay order/D. D./ Cheque/Cash of sale consideration from the financial institutions in his name and acknowledged the same.

14. To help the prospective purchaser/s for the purpose of his/her/their loan case and sign necessary documents in support of that.

15. To file or furnish any applications, affidavits, declarations, statements form to the concerned appropriate authority and to file application for obtaining NOC from any concerned appropriate authority, Local Authority and any other Competent Authority on behalf the Principal with respect to the property, more particularly described in Schedule of Property.

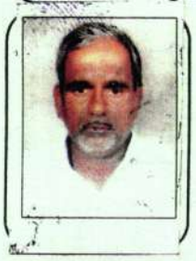
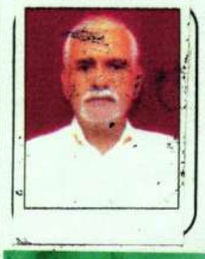
16. It is hereby authorized to the agent to make necessary applications for the purpose of getting the property transferred in the name of third party/prospective purchaser/s and for that purpose, sign or execute such writings and undertakings as may be required before the concern Sub-Registrar of Assurances as may be required and personally remain present before him/them and sign all registers, receipts, documents and to do all other acts and things that may be necessary or incidental to the execution and registration of the deed of conveyance (Agreement/Sale Deed/Deep of Apartment etc.) in respect of the property to be transferred and also authorized to received consideration on behalf of the Principal by way of cash/Cheques/D.D./Pay order etc. If, suppose prospective purchaser/s avail loan from any financial institutions i.e. Nationalized Bank, Private bank etc for the purchase of property from the Principal/developer then the agent is authorize/entitle to receive cash/cheques/D.D./Pay Order etc directly from the said financial institutions in Agent/Attorney name and for that I don't have any objection as I have received entire sale consideration of the subject property.

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17.To Authorized to execute Sale Deed in respect of subject property/flat in the name of Attorney himself on the basis of subject Power of Attorney.

WHEREAS, Generally to act as my Attorney or agent in relation to them matters aforesaid and all other matters connected therewith and on my behalf to execute and to do all acts, deeds and things as fully and effectually in all respects, as I myself would do if personally present.

IN WITNESS WHEREOF I the Executants and attorney above named do hereby set my/their hand and signed this irrevocable general power of attorney, without any pressure, without any/under the influence on this 4th day of October 2022 and in the presence of the attesting witnesses at Nagpur.

Passport Size Photograph	Name of the Parties	Left Hand thumb Impression
	SHRI HARI BHIKAJI SHINDE,	
	SHRI. GAJANAN BHIKAJI SHINDE	
	SHRI. SHESHRAO BHIKAJI SHINDE	
	SHRI. LAXMAN BHIKAJI SHINDE	

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SEAL OF THE JOINT SUB-REGISTRAR CLASS-2 NAGPUR RURAL NO. 10