



CHALLAN
MTR Form Number-6



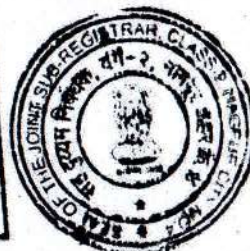
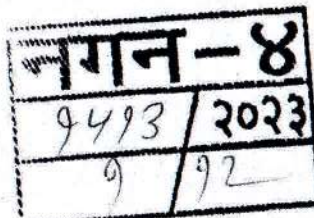
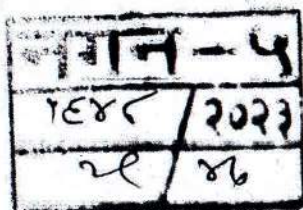
GRN	MH015419637202223E	BARCODE			Date	16/02/2023-13:11:46		Form ID	48(f)				
Department Inspector General Of Registration					Payer Details								
Stamp Duty Type of Payment Registration Fee					TAX ID / TAN (If Any)								
					PAN No.(If Applicable)								
Office Name NGP4_JT NAGPUR NO 4 SUB REGISTRAR					Full Name		SMT NANDA S MISHRIKOTKAR AND OTHER						
Location NAGPUR													
Year 2022-2023 One Time					Flat/Block No.		NAGPUR						
Account Head Details				Amount In Rs.	Premises/Building								
0030046401 Stamp Duty				500.00	Road/Street		NAGPUR						
0030063301 Registration Fee				100.00	Area/Locality		NAGPUR						
					Town/City/District								
					PIN			4	4	0	0	0	2
					Remarks (If Any) SecondPartyName=SHRI TUSHAR S MISHRIKOTKAR~								
					Amount In		Six Hundred Rupees Only						
Total				600.00	Words								
Payment Details STATE BANK OF INDIA					FOR USE IN RECEIVING BANK								
Cheque-DD Details					Bank CIN	Ref. No.	00040572023021641226			CKW1826384			
Cheque/DD No.					Bank Date	RBI Date	16/02/2023-13:24:12			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 :

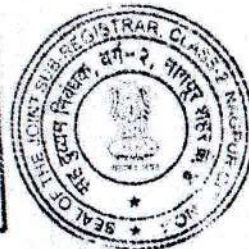
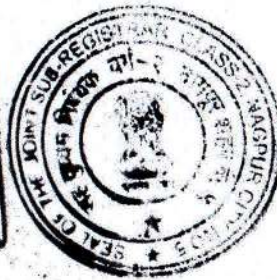
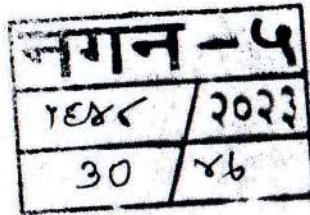
Mobile No. : 7122767995

Department ID : _____ Mobile No. : _____
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

NOTE:- This challan is valid for document to be registered in Sub-Registrar Office Only. Not valid for other Registrar Office.



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1702202304290	Date 17/02/2023
Received from NANDA MISHRIKOTKAR, Mobile number 7122767995, an amount of Rs.240/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Nagpur 4 of the District Nagpur.	
Payment Details	
Bank Name SBIN	Date 17/02/2023
Bank CIN 10004152023021703866	REF No. CHL7886028
This is computer generated receipt, hence no signature is required.	



GENERAL POWER OF ATTORNEY

THIS GENERAL POWER OF ATTORNEY executed at Nagpur
on this 17th day of FEBRUARY 2023 by :

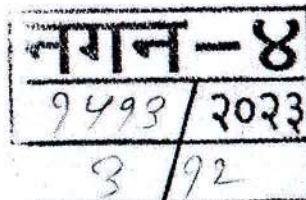
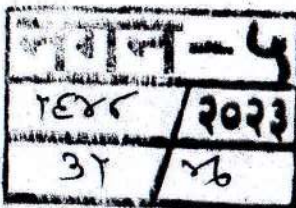
01. **SMT. NANDA WD/O SUBHASH MISHRIKOTKAR**, {PAN : ACIPM6771E} {UID : 9259 6262 6254}, aged about 72 years, Resident of Shri Ganesh Apartments, North Ambazari Road, Dharampeth, Nagpur - 440010,
02. **MISS SHWETA D/O SUBHASH MISHRIKOTKAR**, {PAN : AILPM7783K} {UID : 8749 8219 1450}, aged about 41 years, Resident of a-3, Paradise Apartments, S V Road, Vishnu Baug, 137, Opp. Rustomjee Ozone, Andheri (West), Mumbai - 400058

Both hereinafter known and referred to as the
"EXECUTANT"

IN FAVOUR OF

03. **SHRI TUSHAR S/O SUBHASH MISHRIKOTKAR**, {PAN : ACIPM6772H} {UID : 9219 0720 7591}, aged about 46 years, Resident of Shri Ganesh Apartments, North Ambazari Road, Dharampeth, Nagpur - 440010, hereinafter known and referred to as the **"POWER OF ATTORNEY HOLDER"**, WITNESSTH :

WHEREAS, the EXECUTANT and the POWER OF ATTORNEY HOLDER are family members and are co-owners of ALL THOSE pieces and parcels of lands (i) land bearing City Survey No. 185/1/1, Sheet No. 26/18, admeasuring about 342.00 Sq. Mtrs., alongwith old residential construction of about 25 Sq. Mtrs. bearing Municipal House No. 420, and (ii) land bearing City Survey No. 185/8, Sheet No. 26/18, admeasuring about 1669.43 Sq. Mtrs., alongwith old residential construction admeasuring about 285.00 Sq. Mtrs. bearing Municipal House No. 420/1, both lands jointly / together admeasuring about 2011.43 Sq. Mtrs., in Mauza: LENDHRA, being portion of Kh. No. 69, Chalata No. 79 to 94 Ward No. 70, situated at Dharampeth, Nagpur, within the limits of Nagpur Municipal Corporation, Tahsil and District : Nagpur, AND;



WHEREAS, the EXECUTANT, and the POWER OF ATTORNEY HOLDER have agreed to sell the said property to TAGSURE HOSPITALITY LLP, having LLIPN No. ABZ-1895 having registered Office at 1101, Naniks Ashtavinayak Park Avenue, Sadar, Nagpur - 440001, AND;

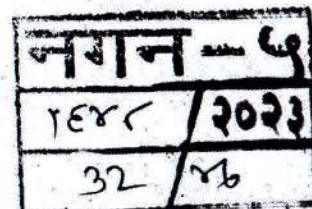
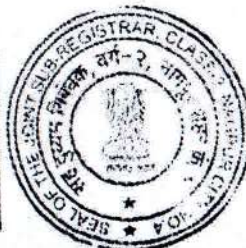
WHEREAS, the EXECUTANT being busy in their day to day activities and it is not possible for them to remain present before the various authorities including Sub Registrar Office for registration of the documents, AND;

WHEREAS, under the said circumstances the EXECUTANT has decided to appoint their son and brother Resp. as their POWER OF ATTORNEY HOLDER so that he could complete all formalities in that regard, AND;

WHEREAS, POWER OF ATTORNEY HOLDER here-in is son and real brother of the EXECUTANT hence the EXECUTANT have decided to entrust the said work to the POWER OF ATTORNEY HOLDER here-in-above and accordingly has appointed their son and Brother respectively as POWER OF ATTORNEY HOLDER to look after the said matters with full authority and powers to do whatever he deems fit and proper and to manage the entire affairs.

I/We the EXECUTANT named above do hereby appoint and nominate my/our son, brother **SHRI TUSHAR S/O SUBHASH MISHRIKOTKAR**, as my/our Lawful Agent or Attorney on my/our behalf to do all acts, deeds and things necessary and more particularly to do the following:

01. To represent before all the Officers and Departments of State and Central Government, before all Government and Semi-Government Authorities, Authorities of Nagpur Improvement Trust, NMRDA, Nagpur metro rail authorities, Land Acquisition Authorities, Competent Authorities, Authorities of Municipal Corporation, City Survey Officer, Urban Land Ceiling Authority, Collector, Sub Divisional Officer, Tahsildar, Patwari, Airport Authorities, Railway Authorities, MSEB, SNDL, Spanco at all stages, as well as before all the Courts, Civil as well as Revenue Courts and Authorities, all third parties as well as all the Courts of Law whether civil or criminal or revenue, Income Tax, Sales Tax Department, Central Excise Department at all stages on behalf of the EXECUTANT and compromise or to arrive at settlement in those proceedings personally or through counsel whatever he deems fit and proper.



02. To approach all the Concerned Authorities and to sign and verify and to present such applications, papers, writings, undertakings, statements or documents etc. as may be required and to carry on correspondence with the Authorities and also prefer appeal or appeals from any Order of the Competent Authority and/or any other Authority.

03. To Execute, sign, present and admit for Registration of Sale Deed, Conveyance/s, Deed of Corrections/Amendments, in favour of TAGSURE HOSPITALITY LLP, or any other Purchaser in respect of the said properties for and on our behalf and to lodge they said Conveyance or any documents that may be executed for registration and to admit execution thereof before the concern Sub-Registrar of Assurances as may be required and personally remain present there and sign all registers, receipts, documents while registering the same and to do all other connected things such as to apply for No Objection Certificates etc., under various Acts and Rules.

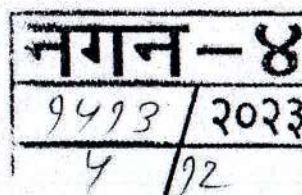
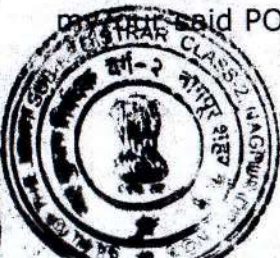
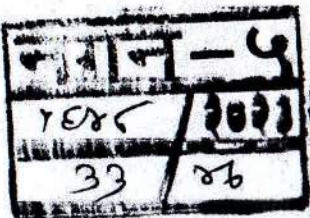
04. To appoint, engage, dismiss or discharge any architect, advocate, pleader or any employee in respect of the matters connected with me and to pay fees, remuneration or salary whatever as he thinks fit and proper.

05. To represent in all litigation in respect of matters connected to me and to give sign, undertaking verification etc., in any of such proceedings and to compromise or enter in to settlement with any authorities whatever and give undertaking or writing whatever required in that regard.

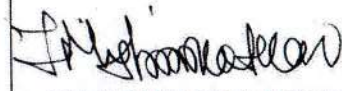
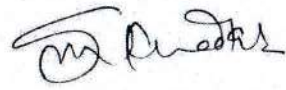
06. To prepare or cause to be prepared all statements, returns, petitions, claims and objections and memorandum and documents to be presented before various authority as and when required by any law for the time being in force and to sign and verify the same as and when necessary.

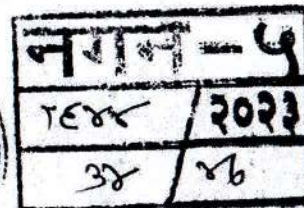
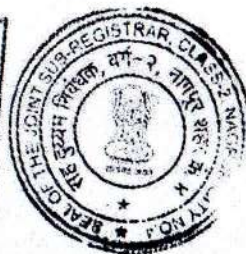
07. To do all acts, deeds and things which are necessary for effectively managing the business and movables, immovable properties and to do all others acts incidental there to and connected therewith

I/We the EXECUTANT do hereby declare and affirm that all acts, deeds and things done by my/our said POWER OF ATTORNEY HOLDER by virtue of this GENERAL POWER OF ATTORNEY shall be construed as acts, deeds and things done by me/us personally and shall be binding on me/us and I/we hereby under take to rectify all such acts, deeds, and things done by my/our said POWER OF ATTORNEY HOLDER.



IN WITNESS WHEREOF, WE THE EXECUTANT AND THE POWER OF ATTORNEY HOLDER above named have placed my signatures on this GENERAL POWER OF ATTORNEY on the day first here-in-above written at NAGPUR, in presence of witnesses :

Photo	L. H. Thumb	Signature / Name
		 SMT. NANDA S. MISHRIKOTKAR
		 MS. SHWETA S. MISHRIKOTKAR EXECUTANT
		 SHRI TUSHAR S. MISHRIKOTKAR POWER OF ATTORNEY HOLDER
WITNESSES :		
		01.  Shri Pawan R. Sai
		02.  Adv. Sandeep M. Khedker



भारत सरकार
Government of India

नंदा सुभाष मिश्रिकोटकर
Nanda Subhash Mishrikotkar
जन्म तारीख/DOB: 13/11/1950
लिंग FEMALE

9259 6262 6254

माझी आधार, माझी ओळख

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता:
W/O: सुभाष मिश्रिकोटकर, फ्लॅट नं. 101 श्रीगणेश अपार्टमेंट, नॉर्थ अम्बाजरी रोड, धरामपेठ, शंकर नगर, नागपूर, महाराष्ट्र - 440010

Address:
W/O: Subhash Mishrikotkar, FLAT NO, 101 SHRIGANESH APARTMENT, NORTH AMBAZARI ROAD, DHARAMPETH, Shankar Nagar, Nagpur, Maharashtra - 440010

9259 6262 6254

सौ. नंदा मिश्रिकोटकर

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

नंदा सुभाष मिश्रिकोटकर
Nanda Subhash Mishrikotkar

PERMANENT ACCOUNT NUMBER CARD
ACIPM6771E

28002018

PERMANENT ACCOUNT NUMBER
ACIPM6772H

TUSHAR SUBHASHCHANDRA MISHRIKOTKAR

SHUBHASH MAGANLAL MISHRIKOTKAR

23-01-1976

भारत सरकार
Government of India

तुषार सुभाष मिश्रिकोटकर
Tushar Subhash Mishrikotkar
जन्म तारीख/DOB: 23/01/1976
पुल्ल/ MALE

9219 0720 7591

माझी आधार, माझी ओळख

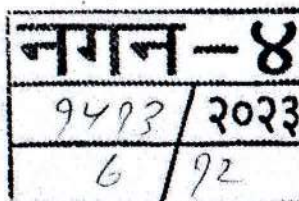
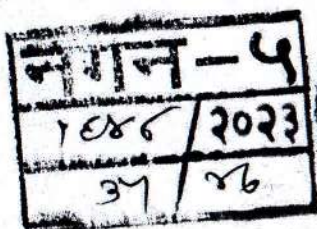
भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता:
S/O: सुभाष मिश्रिकोटकर, फ्लॅट नं. 101 श्रीगणेश अपार्टमेंट, नॉर्थ अम्बाजरी रोड, धरामपेठ, शंकर नगर, नागपूर, महाराष्ट्र - 440010

Address:
S/O: Subhash Mishrikotkar, FLAT NO, 101 SHRIGANESH APARTMENT, NORTH AMBAZARI ROAD, DHARAMPETH, Shankar Nagar, Nagpur, Maharashtra - 440010

9219 0720 7591

Mishrikotkar



भारत सरकार
Government of India

श्वेता मिश्रिकोटकर
Shweta Mishrikotkar
जनम तारीख/DOB: 11/08/1981
लिंग FEMALE

8749 8219 1450

माझी आधार, माझी ओळख

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पता:
अर बी सैल, ए 3 पॅराडिस अपार्टमेंट्स, एस वी रोड, व्हानु बाग 137, अंधेरी वेस्ट, एस्टीमेटेड जॉइंट, मुंबई, महाराष्ट्र - 400058

Address:
C/O, R B Sail, A3 Paradise Apartments, S V Road, Vahnu Bag 137, Andheri West, Opp. Rustumjee Ozone, Mumbai, Maharashtra - 400058

8749 8219 1450

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PAWAN R. SAIL
RONDAS BALKRISHNA SAIL
29/10/1981
Permanent Account Number
AUWPS1359N

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

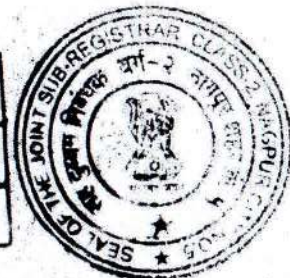
SHWETA MISHRIKOTKAR
S M MISHRIKOTKAR
11/08/1981
Permanent Account Number
AILPM7783K

ADVOCATE
BAR COUNCIL OF
MAHARASHTRA & GOA
HIGH COURT, BOMBAY
☎ 2267 4371 2260 6567

NAME: Sandeep Mohanlal Khedkar
RESIDENCE: Wardhaman Nagar, Nagpur.
ROLL No: Mah/ 1734/1988
ENROLLED ON: 17-11-1988
DATE OF BIRTH: 05-07-1965

SECRETARY

नगन-५
1085/2023
3E/46



नगन-४
9493/2023
C/92





CHALLAN
MTR Form Number-6

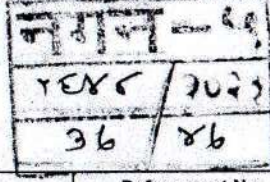


GRN	MH015419637202223E	BARCODE			Date	16/02/2023-13:11:46	Form ID	48(f)
Department Inspector General Of Registration					Payer Details			
Stamp Duty					TAX ID / TAN (If Any)			
Type of Payment Registration Fee					PAN No.(If Applicable)			
Office Name NGP4_JT NAGPUR NO 4 SUB REGISTRAR					Full Name		SMT NANDA S MISHRIKOTKAR AND OTHER	
Location NAGPUR					Flat/Block No.		NAGPUR	
Year 2022-2023 One Time					Premises/Building			
Account Head Details				Amount In Rs.		Road/Street		
0030046401 Stamp Duty				500.00		NAGPUR		
0030063301 Registration Fee				100.00		Area/Locality		
						NAGPUR		
						Town/City/District		
						PIN		
						4 4 0 0 0 2		
						Remarks (If Any)		
						SecondPartyName=SHRI TUSHAR S MISHRIKOTKAR~		
				600.00		Amount In Six Hundred Rupees Only		
						Words		
Payment Details STATE BANK OF INDIA					FOR USE IN RECEIVING BANK			
Cheque-DD Details					Bank CIN	Ref. No.	00040572023021641226	CKW1826384
Cheque/DD No.					Bank Date	RBI Date	16/02/2023-01:12:39	Not Verified with RBI
Name of Bank					Bank-Branch		STATE BANK OF INDIA	
Name of Branch					Scroll No. , Date		48 , 17/02/2023	

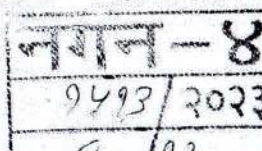


Department ID : Mobile No. : 7122767995
NOTE:- This challan is valid for document to be registered in Sub Registrar Office only. Not valid for unregistered document.
 सदर चलन केवल दुरायम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तावेजांसाठीच वैध आहे. नोंदणी न करावयाच्या दस्तावेजांसाठी सदर चलन लागू नाही.

Challan Defaced Details



Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-267-1513	0007717984202223	17/02/2023-17:10:17	IGR386	100.00
2	(IS)-267-1513	0007717984202223	17/02/2023-17:10:17	IGR386	500.00
Total Defacement Amount					600.00



267/1513

पावती

Original/Duplicate

Friday, February 17, 2023

नोंदणी क्र.: 39म

5:10 PM

Regn.: 39M

पावती क्र.: 2262 दिनांक: 17/02/2023

गावाचे नाव: नागपूर (बास)

दस्तऐवजाचा अनुक्रमांक: नगन4-1513-2023

दस्तऐवजाचा प्रकार: जनरल पॉवर ऑफ अटॉर्नी

सादर करणाऱ्याचे नाव: तुषार सुभाष मिश्रीकोटकर

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 240.00

पृष्ठांची संख्या: 12

एकूण:

रु. 340.00

DELIVEREDआपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
5:27 PM ह्या वेळेस मिळेल.

NGP4

महं दुष्कर्म निबंधक वर्ग-२
नागपूर शहर क्र. ४

बाजार मूल्य: रु. 0/-

मोबदला रु. 1/-

भरलेले मुद्रांक शुल्क: रु. 500/-

1) देयकाचा प्रकार: DHC रकम: रु. 240/-

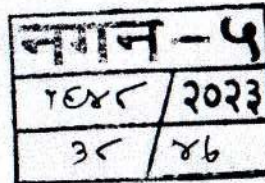
डीडी/घनादेश/पे ऑर्डर क्रमांक: 1702202304290 दिनांक: 17/02/2023

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH015419637202223E दिनांक: 17/02/2023

बँकेचे नाव व पत्ता:

The bookkeeper

17-Feb-23

elo6Aq2y6a

