IRICOVHEBAL POWER OF ATTORNEY

PRINCIPAL : LUXORA INFRASTRUCTURE PVT. LTD.

AGENT : UNICORN ESTATES

REGISTERED ON : 07/02/2024

d k

M/S DWIVEDI & KHEDKAR ADVOCATES

"SHRINIWAS", WARDHAMAN NAGAR SQ.

CENTRAL AVENUE, NAGPUR – 440 008.

PH. NO. 2767995, FAX 0712-2762645

email: msdkadvocates@gmail.com

पावती

270/1591
Wednesday,February 07 ,2024
3.32 PM

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

पावती क्र.: 1931 दिनांक: 07/02/2024

गावाचे नाव: पिपळा
दस्तऐवजाचा अनुक्रमांक: नगन7-1591-2024
दस्तऐवजाचा प्रकार : इर्रिकोव्हेबल पॉवर ऑफ अॅटर्नी
सादर करणाऱ्याचे नाव: युनिकॉर्न इस्टेट्स तर्फे अधिकृत भागीदार संजय पुरणमल अग्रवाल

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 280.00
पृष्ठांची संख्या: 14	
एकूण:	रु. 380.00

DELIVERED

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ इ.दि. 3:52 PM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक, NGP-7
नागपूर शहर क्र. ७

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

1) देयकाचा प्रकार: DHC रक्कम: रु.280/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0224063721703 दिनांक: 07/02/2024
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.100/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH014998982202324E दिनांक: 07/02/2024
बँकेचे नाव व पत्ता:

CHALLAN

MTR Form Number-6

GRN	MH014998982202324E	BARCODE		Date	03/02/2024-13:31:58	Form ID	48(f)

Department	Inspector General Of Registration
Type of Payment	Stamp Duty Registration Fee
Office Name	NGP7_JT NAGPUR NO 7 SUB REGISTRAR
Location	NAGPUR
Year	2023-2024 One Time

Account Head Details	Amount In Rs.
0030046401 Stamp Duty	500.00
0030063301 Registration Fee	100.00
Total	600.00

Payer Details							
TAX ID / TAN (If Any)							
PAN No.(If Applicable)							
Full Name	UNICORN ESTATES						
Flat/Block No. Premises/Building	MZ PIPLA						
Road/Street	NAGPUR						
Area/Locality Town/City/District	NAGPUR						
PIN		4	4	0	0	0	2
Remarks (If Any)	SecondPartyName=LUXORA INFRASTRUCTURE PRIVATE LIMITED~						
Amount In Words	Six Hundred Rupees Only						

Payment Details	STATE BANK OF INDIA
Cheque-DD Details	
Cheque/DD No.	
Name of Bank	
Name of Branch	

FOR USE IN RECEIVING BANK			
Bank CIN	Ref. No.	00040572024020373211	CK000IYEN5
Bank Date	RBI Date	03/02/2024-13:24:32	Not Verified with RBI
Bank-Branch		STATE BANK OF INDIA	
Scroll No. , Date		Not Verified with Scroll	

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 केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

नगण-७
१५९१/२०२४
१/१४

Page 1/1

Print Date 03-02-2024 01:32:38

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	0224063721703	Date	06/02/2024
Received from UNICORN ESTAES, Mobile number 7120000000, an amount of Rs.280/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office Joint S.R. Nagpur 7 of the District Nagpur.			
Payment Details			
Bank Name	SBIN	Date	06/02/2024
Bank CIN	10004152024020620558	REF No.	CHO9723727
This is computer generated receipt, hence no signature is required.			

नगन - ७
१५९१/२०२४
२/९८

POWER OF ATTORNEY

THIS IRREVOCABLE POWER OF ATTORNEY is made and executed at Nagpur on this 07th day of FEBRUARY 2024 BY AND BETWEEN :

01. **LUXORA INFRASTRUCTURE PRIVATE LIMITED,** {PAN : AABCL2854K} a private limited company incorporated under the Companies Act, 1956 with its Corporate Identification Number U70100MH2007PTC166943, having its registered office at Unit No. 150, Avior Corporate Park, Nirmal Galaxy, LBS Road, Mulund, Mumbai – 400080, here-in-after referred to as the **"PRINCIPAL"**

IN FAVOUR OF

02. **UNICORN ESTATES,** {PAN : AAHFU9127D} a Partnership Firm having Office at Shop No. 32, Central Avenue, Nagpur 440018 acting through authorized Partners **SHRI SANJAY S/O PURANMAL AGRAWAL,** aged about 57 years, {UID : 6684 7461 8753}, and/or **SHRI BRINDESH S/O GOVERDHANDAS AGRAWAL,** {UID : 6153 7226 7505}, aged about 44 years, Both Occupation : Business here-in-after referred to as the **"AGENT"**

WHEREAS, the PRINCIPAL above mentioned is sufficiently entitled and is the owner of ALL THAT piece and parcel of land bearing Kh. Survey No. 84/2 (part), 79 (part), 78 (part), 77 (part), 65/2 (part), 76 (part) forming part of property cards 1128 and_24 (which shall be sub-divided in due course) admeasuring about 4.46.00 H. R. (11.03 Acres, AND 85/2 (part), 85/3 (part), 86-A (part), 86-B/1/1 (part), 86-B/1/2 (part), 86-B/2 (part) forming part of property card 1209 (which shall be sub-divided in due course) admeasuring about 3.29.00 H. R. (8.13 Acres) Land Revenue Rs. 8.28 with Occupant Class 1 Bhumiswami Rights, situated at Mauza : PIPLA, P. H. No. 38, Tahsil : NAGPUR (RURAL) and District : NAGPUR, AND;

WHEREAS, the PRINCIPAL has entered into even dated Agreement with the DEVELOPER and have given the said property to the said DEVELOPER for developing the same and on development sell the same to the prospective buyers and to receive consideration thereof, AND;

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9469/2024

WHEREAS, the PRINCIPAL and the AGENT have registered said Agreement with Sub Registrar Nagpur - 7 at Book No. 1 at Sr. No. ..1590... dt. 07.02.2024 and permitted the DEVELOPER to carry on the work of development, AND;

WHEREAS, as per the terms of the said Agreement, it has now become necessary for the PRINCIPAL to execute the Irrevocable General Power of Attorney in respect of the said property in favour of DEVELOPER, AND;

WHEREAS, the AGENT here-in-above is the said DEVELOPER and being conversant with all matters related to the Development of the said property and as per the terms of Agreement of Development it is necessary to give all the powers in respect of the said property to the said DEVELOPER for carrying out the development of the said property and hence the PRINCIPAL have appointed **UNICORN ESTATES,** {PAN : AAHFU9127D} a Partnership Firm having Office at Shop No. 32, Central Avenue, Nagpur 440018, and its Partners jointly and/or severally and/or individually as its AGENT to look after all the matters in relation to the said property, AND;

We, the PRINCIPAL named above do hereby appoint and nominate **UNICORN ESTATES**, and its Partners as our Lawful AGENT or Attorneys on our behalf and to do all acts, deeds and things necessary jointly and/or severally in respect of the said property and more particularly to do the following :

01. To represent the Principal before all the Officers and Departments of State and Central Government, before all Government and Semi-Government Authorities, Authorities of Town Planning, Municipal Corporation, Nagpur Improvement Trust, N.M.R.D.A. City Survey, Water Works Departments, Land Acquisition Authorities, Urban Land Development Department, Competent Authorities, S.L.R., Sub Divisional Officer, Collector, Tahsildar, M.S.E.B., Spanco, M.S.E.D.C.L. etc., Water Departments, Airport authorities, highway Authorities, Railway Authorities as well as before all Courts, Civil as well as Revenue Courts at all stages in respect of said property.

02. To approach all the Concerned Authorities in respect of the said property for all purposes 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 in connection with the said property, for and on behalf of the Principal.

नागपूर-9
9469/2024
8/98

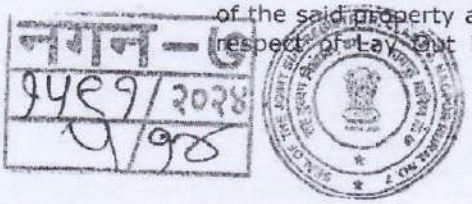
03. To represent Principal before the Municipal Corporation, Town Planning, Nagpur Improvement Trust, N.M.R.D.A., City Survey as well as other connected authorities and also to represent before all authorities in respect of the said property and to compromise or to arrive at settlement in those proceedings personally or through counsel whatever it deem fit and proper. To submit plans and Revised plans of Flat Scheme and/or of building scheme to be developed on the plot to the sanctioning authority viz. Municipal Authorities, Town Planning, City Survey, Collector, Railway Authorities, Airport Authorities or any other authority and to pay the charges for the same and for that purpose to do all necessary things thereof.

04. To prepare or cause to be prepared all applications, statements, returns and documents to be presented before various Authorities as and when required under any law of the land inforce and sign and verify such applications, statements, documents etc., as and when necessary in respect of said property and to present them before such authority.

05. To represent the Principal before Maharashtra State Electricity Board, apply and obtain electric Supply, installation of Transformer and for laying of electric supply line and common and individual electric meters for various purchasers of the Plot Owners, to represent before Electric Inspector, Chief Engineer of MSEB and all other authorities of MSEB / M.S.E.D.C.L, Spanco, and to make applications, undertakings, give replies acknowledgement and receipts and to do all things in this regard whatever.

06. To apply before the N.M.R.D.A., Nagpur Improvement Trust, Nagpur Municipal Corporations, City Survey, etc. for issue of Release and/or NOC of various Plots in the lay out to be developed on said land and to represent the Principal in that regard before the said authorities. To get the release of said land. To persue the same with all related authorities. To appear and apply before the Town Planning authorities, Ministry of Urban Development, Revenue Department, Collector, Divisional Commissioner and all other authorities where it is necessary to represent in any of the matters in respect of the said building scheme and for that purposes enter into an Agreement, give understanding acknowledgement, make payments whatsoever in that regard.

07. To execute, sign and present for Registration of Agreement to Sell, Sale Deed, Conveyance or Conveyances, Correction, Amendment Deeds, Lease, Exchange, etc. in respect of the said property as a whole or in parts i.e. undivided share in respect of Lay Out Plots to be developed on the said land in



favour of prospective Purchasers and to receive the consideration thereof for itself, in its name and/or on behalf of the PRINCIPAL and pass the valid receipts thereof and if required to submit the entire property / Project to the provisions of Real Estate (Regulation And Development) Act, 2016, MAHARERA by executing other documents as per provisions of law and to do all other connected things under various Acts and Rules.

08. To appoint, engage, dismiss or discharge any architect, advocate, pleader or any employee in respect of the matters connected with development of said land and to pay fees, remuneration or salary whatever as they think fit and proper.

09. To pay the Taxes and other charges, cesses, penalties, premium, non agricultural assessments as well as to make all payments, charges, penalties, premium, release fees, whatever levied in respect of the said entire property and take receipts and pass on acknowledgements etc.

10. To obtain financial assistance, loans from any financial institutions like HDFC, LIC, ICICI, Co-operative, Nationalise Banks, private financial institutions, NBFC etc. for development of the said entire land by executing necessary documents and/or documents of mortgage or any other such documents, writings as directed by such financers in respect of the said property.

11. To, sign Vakalatnama, verify and affirm pleadings, file suit, appeal, proceedings, defend any suit or proceedings etc. before any court, Commission, tribunal etc and to engage counsel/ lawyer, to swear and file affidavit, depose in court for an on behalf of the Principal in respect the land agreed to be developed and referred herein above. To settle, compromise or withdraw any dispute that may be raised in respect of the said land and to receive any money, compensation, damages, settlement amount etc. in respect of the said land for and on behalf of the Principal.

12. To, delegate the powers given hereunder in favour of any person for completion of the development work and/ or to do all such things which otherwise the Agent is empowered to do under this authority.

13. Generally to do and perform all acts, deeds and things connected with sale and/or development of said property.



I/We, the Authorised Director of the PRINCIPAL do hereby declare and affirm that all acts, deeds and things done by our said AGENT by virtue of this POWER OF ATTORNEY shall be construed as acts, deeds and things done by the Company and shall be binding on the PRINCIPAL and its Directors and We hereby under take to retify all such acts, deeds, and things done by our said AGENT and we confirm that this power is irrevocable and shall be enforced till the purpose for which it is given is completed. We will not revoke the same in future at any time since we having agreed to receive the consideration for development from the Developer, the AGENT here-in as agreed under Development Agreement.

That the proper Stamp Duty and Registration Fees is paid on the evendated Agreement registered with Sub Registrar, Nagpur - 7 and hence this Power of Attorney is executed on Stamp of Rs. 500/- as per provisions of the Maharashtra tamp Act 1958.

IN WITNESS WHEREOF, WE THE PRINCIPAL AND AGENT above named have placed our signatures on this IRREVOCABLE GENERAL POWER OF ATTORNEY on the day first here-in-above written at Nagpur, in presence of witnesses :

Drafted by Dwivedi & Khedkar Advocates, Nagpur.

WITNESSES :

SIGNED AND DELIVERED
By the withinnamed **PRINCIPAL**
LUXORA INFRASTRUCTURE PVT. LTD.
through its Authorised Director
SHRI DEEPAK M. VASANDANI



SHRI KALPESH PUNTAMBEKAR



In the presence of
Adv. S. M. Khedkar



SIGNED AND DELIVERED
By the withinnamed **AGENT**
UNICORN ESTATES
through its Authorised Partners
SHRI SANJAY P. AGRAWAL



SHRI BRINDESH G. AGRAWAL



In the presence of
Shri Sachin S. Tejani



नगन-७
७५९१/२०२४
८/१४

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

LUXORA INFRASTRUCTURE PRIVATE LIMITED

16/01/2007
Permanent Account Number
AABCL2854K

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AAHFU9127D

नाम / Name
UNICORN ESTATES

निगमन/गठन की तारीख
Date of Incorporation/ formation
08/07/2023

भारत सरकार
GOVERNMENT OF INDIA



कल्पेश नरेंद्र पुणतांबेकर
Kalpesh Narendra Puntambekar
जन्म तारीख/ DOB: 01/02/1978
पुरुष / MALE

4174 6639 0049

आधार-सामान्य माणसाचा अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:
S/O: नरेंद्र जगन्नाथ पुणतांबेकर, 701, भूमी अपार्टमेंट, प्लॉट नं-25, डी-मार्ट जवळ, सेक्टर-05, न्यू पनवेल पूर्व, पनवेल, रायगड, महाराष्ट्र - 410206

Address:
S/O: Narendra Jagannath Puntambekar, 701, Bhoomi Apartment, Plot No-25, Near D-Mart, Sector-05, New Panvel East, Panvel, Raigarh, Maharashtra - 410206

4174 6639 0049

ADVOCATE
BAR COUNCIL OF MAHARASHTRA & GOA
HIGH COURT, BOMBAY
✆ : 2267 3371/ 2265 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

नोंदणी-७
१५८१/२०२४
२/१७८

भारत सरकार
Government of India



दीपक वासनदानी
Deepak Vasandani
जन्म तारीख / DOB: 19/07/1976
पुरुष / Male

6148 9432 9869

माझे आधार, माझी ओळख

To
Deepak Vasandani
दीपक वासनदानी
S/O: Mahadev Vasandani
A Wing, Flat No-1501, 15th Floor, Raheja Atlantis
Worli Naka, Ganpat Rao Kadam Marg
Mumbai
Delisle Road
Delisle Road,Mumbai City,Mumbai City,
Maharashtra - 400013
9820525856

भारत सरकार
Government of India



सचिन सुमतकुमार जेजानी
Sachin Sumatkumar Jejani
जन्म तारीख/DOB: 01/10/1982
पुरुष/ MALE

9578 1443 1479
VID : 9197 7780 8305 04

माझे आधार, माझी ओळख

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता:
एस/ओ सुमतकुमार जेजानी, टाटा कॅपिटोल हाईट्स टॉवर 1 फ्लॅट नं.१००२, जटतरोडी रस्ता, डी मार्ट च्या जवळ, मेडिकल स्क्वेअर, अजनी, नागपूर, महाराष्ट्र - 440003

Address:
S/O Sumatkumar Jejani, Tata Capitol Heights Tower 1 Flat no.1002, Jatatroli Road, Next to D-Mart, Medical Square, Ajni, Nagpur, Maharashtra - 440003

9578 1443 1479
VID : 9197 7780 8305 0402

भारत सरकार



बिन्देश गोवर्धनदास अग्रवाल
Bandesh Govardhandas Agrawal
जन्म तारीख / DOB : 01/09/1980
पुरुष / MALE

6153 7228 7505

आधार - सामान्य माणसाचा अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
S/O गोवर्धनदास अग्रवाल,
राधाकृष्ण मंदिर जवळ, प्लॉट नं .२६
वर्धमान नगर, भांडेवाडी, नागपूर,
महाराष्ट्र, 440008

Address:
S/O Govardhandas Agrawal,
NEAR RADHAKRISHN
MANDIR, PLOT NO .26
WARDHAMAN NAGAR,
Bhandewadi, Nagpur,
Maharashtra, 440008

भारत सरकार
Government of India



संजय पुरुषमल अग्रवाल
Sanjay Puranmal Agrawal
जन्म तारीख/DOB: 30/06/1968
पुरुष/ MALE

6684 7461 8753
VID : 9109 1561 2363 2469

माझे आधार, माझी ओळख

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पत्ता:
फ्लॅट न 601 स्प्रिंग विला अपार्टमेंट प्लॉट न 245-ए,
सिविल लाइन्स, जी पी ओ जवळ, नागपूर (अर्बन),
नागपूर,
महाराष्ट्र - 440001

Address:
Flat no 601 Spring Villa Apartment Plot
no 245-A, Civil Lines, Near G P O,
Nagpur (Urban), Nagpur,
Maharashtra - 440001

6684 7461 8753
VID : 9109 1561 2363 2469

नागज-७
१५९७/२०२४
१०/१४

CHALLAN

MTR Form Number-6

GRN	MH014998982202324E	BARCODE		Date	03/02/2024-13:31:58	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	NGP7_JT NAGPUR NO 7 SUB REGISTRAR	Full Name	UNICORN ESTATES
Location	NAGPUR		
Year	2023-2024 One Time	Flat/Block No.	MZ PIPLA
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=LUXORA INFRASTRUCTURE PRIVATE LIMITED~
600.00			
		Amount In Words	Six Hundred Rupees Only
Total	600.00		

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572024020373211	CK000IYEN5
Cheque/DD No.		Bank Date	RBI Date	03/02/2024-01:32:31	05/02/2024
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		35 , 05/02/2024	

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.

Signature Not Verified

Digitally signed by DS
DIRECTORATE OF ACCOUNTS
AND TREASURIES MUMBAI 02
Date: 2024.02.03 13:33:42 IST
Reason: GRAS Secure Document
Location: India

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-270-1591	0008032422202324	07/02/2024-15:32:52	IGR389	100.00
2	(IS)-270-1591	0008032422202324	07/02/2024-15:32:52	IGR389	500.00
			Total Defacement Amount		600.00

नगन-७
४५९/२०२४
९९/९८

Print Date 07-02-2024 03:33:42

270/1591
गुरुवार 07 फेब्रुवारी 2024 3:33 म.नं.

दस्त गोषवारा भाग-1

नगन7 १२/१४
दस्त क्रमांक: 1591/2024

दस्त क्रमांक: नगन7 /1591/2024

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

भरलेले मुद्रांक शुल्क: रु.500/-

दु.नि. सह. दु. नि. नगन7 यांचे कार्यालयात

अ. क्रं. 1591 वर दि.07-02-2024

रोजी 3.31 म.नं. वा. हजर केला.

पावती:1931 पावती दिनांक: 07/02/2024

सादरकरणाराचे नाव: युनिकार्ब इस्टेट्स तर्फे अधिकृत भागीदार संजय पुरणमल अग्रवाल

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 280.00
पृष्ठांची संख्या: 14	
एकूण:	380.00

दस्त हजर करणाऱ्याची सही:

सह दुय्यम निबंधक, वर्ग-२,
नागपूर ग्रामिण क्रं. ७

सह दुय्यम निबंधक, वर्ग-२,
नागपूर ग्रामिण क्रं. ७

दस्ताचा प्रकार: इरिव्होकेबल पॉवर ऑफ अॅटर्नी

मुद्रांक शुल्क: (48-अ) जेव्हा एकाच मालमत्तेच्या संबंधात एका किंवा अधिक दस्तऐवजांची नोंदणी करण्याचा एकमेव प्रयोजनासाठी किंवा असे एक किंवा अधिक दस्तऐवज निष्पादित केल्याचे शाबूत करण्यासाठी केला असेल तेव्हा

सिद्धता क्र. 1 07 / 02 / 2024 03 : 31 : 47 PM ची वेळ: (सादरीकरण)

सिद्धता क्र. 2 07 / 02 / 2024 03 : 32 : 47 PM ची वेळ: (फी)



दस्त गोषवारा भाग-2

नगन7 93198

दस्त क्रमांक:1591/2024

07/02/2024 3:46:28 PM

दस्त क्रमांक :नगन7/1591/2024

दस्ताचा प्रकार :-इर्रिकोव्हेबल पॉवर ऑफ अॅटर्नी

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराची प्रकार	छायाचित्र	हाताचा ठसा
1	नाव:युनिकॉर्न इन्व्हेस्ट तर्फे अधिकृत भागीदार संजय पुरणमल अग्रवाल पत्ता:प्लॉट नं: .., माळा नं: .., इमारतीचे नाव: .., ब्लॉक नं: .., रोड नं: ऑफ नं. 32, मेट्रल अव्हेन्यू, वाठोडा , महाराष्ट्र, नागपूर. पॅन नंबर:AAHFU9127D	पॉवर ऑफ अटॉर्नी होल्डर वय :-55 स्वाक्षरी:-		
2	नाव:युनिकॉर्न इन्व्हेस्ट तर्फे अधिकृत भागीदार विनेश गोवर्धनदास अग्रवाल पत्ता:प्लॉट नं: .., माळा नं: .., इमारतीचे नाव: .., ब्लॉक नं: .., रोड नं: ऑफ नं. 32, मेट्रल अव्हेन्यू, वाठोडा, महाराष्ट्र, नागपूर. पॅन नंबर:AAHFU9127D	पॉवर ऑफ अटॉर्नी होल्डर वय :-42 स्वाक्षरी:-		
3	नाव:लक्कोरा इन्फ्रास्ट्रक्चर प्रायव्हेट लिमीटेड तर्फे हस्ताक्षर कर्ता दीपक महादेव वसनदानी पत्ता:प्लॉट नं: .., माळा नं: .., इमारतीचे नाव: .., ब्लॉक नं: .., रोड नं: बिल्डिंग नंबर क. 1501, वरली नाका, गणपत राव कदम, मुंबई, महाराष्ट्र, मुम्बई. पॅन नंबर:AABCL2854K	कुलमुखत्यार देणार वय :-46 स्वाक्षरी:-		
4	नाव:लक्कोरा इन्फ्रास्ट्रक्चर प्रायव्हेट लिमीटेड तर्फे हस्ताक्षर कर्ता कल्पेश नरेंद्र पुणतांबेकर पत्ता:प्लॉट नं: .., माळा नं: .., इमारतीचे नाव: .., ब्लॉक नं: .., रोड नं: 701, नमी अपार्टमेंट प्लॉट क. 25 डी-मार्ट जवळ, सेक्टर 05, न्यु पनवेल पुर्व रायगड, महाराष्ट्र, रायगाड(पे).	कुलमुखत्यार देणार वय :-44 स्वाक्षरी:-		

पॅन्स दस्तांवेज करुन देणार तथाकथीत इर्रिकोव्हेबल पॉवर ऑफ अॅटर्नी चा दस्त ऐवज करुन दिल्याचे कबुल करनात.

शिक्का क्र.3 ची वेळ:07 / 02 / 2024 03 : 44 : 34 PM

सह दुय्यम निबंधक, वर्ग-२,
नागपूर ग्रामिण क्र. ७

शेरा:-

दस्तावेज निष्पादनाचा कबुलीजबाब देणाऱ्या सर्व पक्षकारांची ओळख संमती-आधारित - आधार प्रणालीद्वारे पडताळण्यात आली आहे. स्वाक्षरीत प्रमाणे आहे.

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)	
1	कुलमुखत्यार देणार लक्कोरा इन्फ्रास्ट्रक्चर प्रायव्हेट लिमीटेड तर्फे हस्ताक्षर कर्ता दीपक महादेव वसनदानी	07/02/2024 03:46:26 PM	दीपक वसनदानी M 119238344493023232	
2	कुलमुखत्यार देणार लक्कोरा इन्फ्रास्ट्रक्चर प्रायव्हेट लिमीटेड तर्फे हस्ताक्षर कर्ता कल्पेश नरेंद्र पुणतांबेकर	07/02/2024 03:45:49 PM	कल्पेश नरेंद्र पुणतांबेकर M 118225543072005324 8	
3	पॉवर ऑफ़ अटॉर्नी होल्डर युनिकॉर्न इन्वेस्ट तर्फे अधिकृत भागीदार संजय पुरणमल अग्रवाल	07/02/2024 03:45:21 PM	संजय पुरणमल अग्रवाल M 119207127640128716 8	
4	पॉवर ऑफ़ अटॉर्नी होल्डर युनिकॉर्न इन्वेस्ट तर्फे अधिकृत भागीदार विनेश गोवर्धनदास अग्रवाल	07/02/2024 03:45:02 PM	विनेश गोवर्धनदास अग्रवाल M 120473197940266189 8	

शिक्का क्र.4 ची वेळ :07 / 02 / 2024 03 : 46 : 27 PM

सह दुय्यम निबंधक, वर्ग-२,
नागपूर ग्रामिण क्र. ७

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	UNICORN ESTATES	eChallan	00040572024020373211	MH014998982202324E	500.00	SD	0008032422202324	07/02/2024
2		DHC		0224063721703	280	RF	0224063721703D	07/02/2024
3	UNICORN ESTATES	eChallan		MH014998982202324E	100	RF	0008032422202324	07/02/2024

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

नगन-७
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प्रमाणित करण्यात येते कि,
या दस्तात एकूण १४ पाने आहेत.

सह दुय्यम निबंधक, वर्ग-२
नागपूर ग्रामिण क्र.७,
दि. ७ माहे २ सन २०२४

SEAL OF THE JOINT SUB-REGISTRAR, CLASS-2, NAGPUR RURAL NO.7