

270/1977

पावती

Original/Duplicate

Wednesday February 14, 2024

नोंदणी क्र. 39म

5 18 PM

Regn. 39M

क्र. 2390 दिनांक 14/02/2024

गावाचे नाव: खापरी रेल्वे

दस्तावेजाचा अनुक्रमांक: नगन7-1977-2024

दस्तावेजाचा प्रकार: पॉवर ऑफ अॅटर्नी

मादर करणाऱ्याचे नाव: प्रफुल्ल पुरुषोत्तमराव गाडगे

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 320.00

पृष्ठांची संख्या: 16

एकूण:

रु. 420.00

आपणास मूळ दस्त, थंबनेल प्रिंट, मूची-2 अंदाजे

5:37 PM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक वर्ग-२,
NCP
नागपूर प्राविण क्र. ७

वाजार मूल्य: रु. 1/-

मोवदला रु. 0/-

भरलेले मुद्रांक शुल्क: रु. 500/-

1) देयकाचा प्रकार: DHC रकम: रु. 320/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0224146814438 दिनांक: 14/02/2024

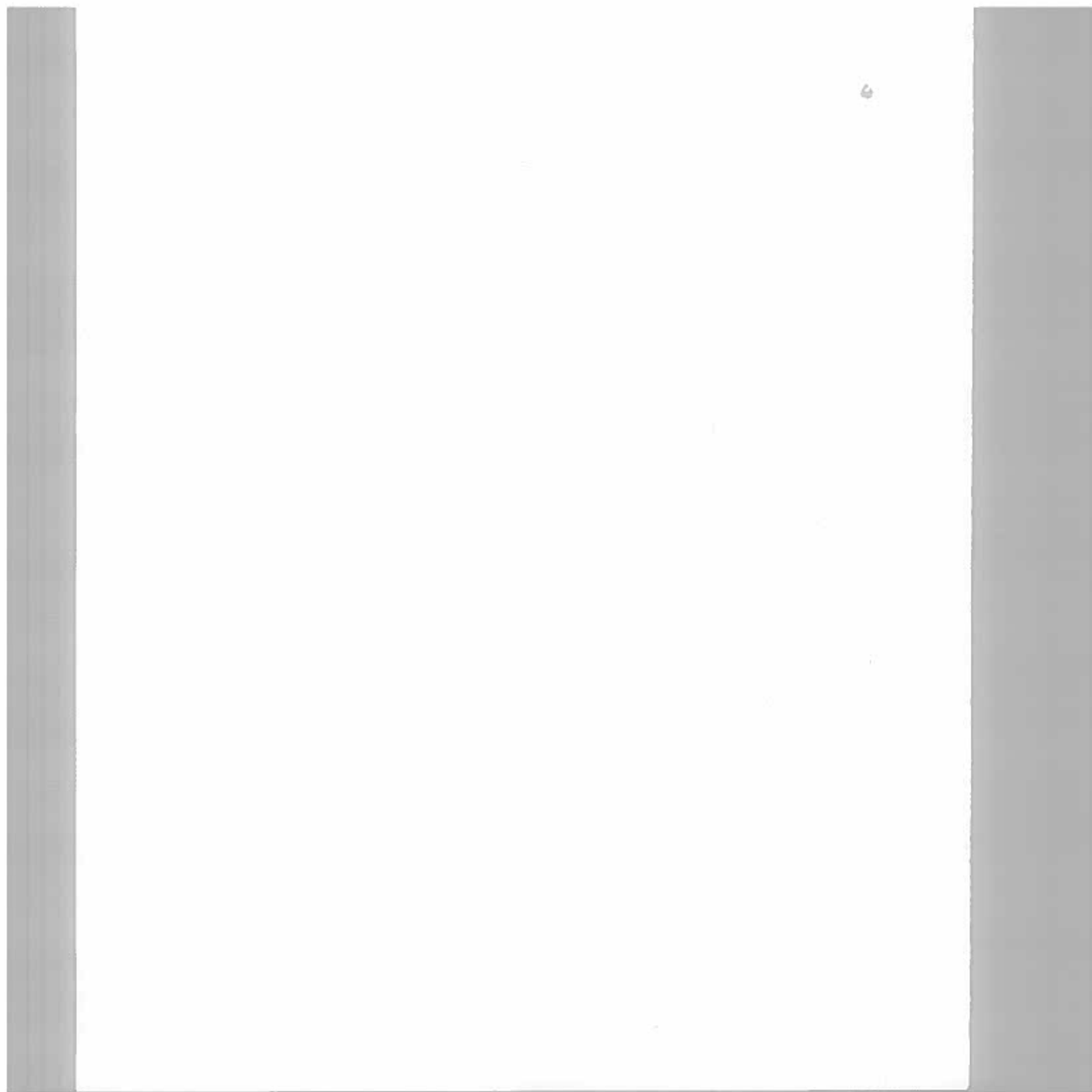
बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH015565216202324E दिनांक: 14/02/2024

बँकेचे नाव व पत्ता:

Handwritten signature



GENERAL POWER OF ATTORNEY

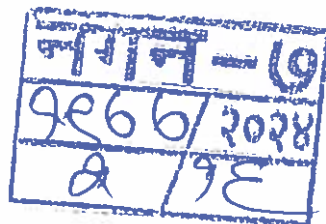
KNOW ALL MEN BY THESE PRESENTS THAT I, **SHRI. PRAFULLA S/o PURUSHOTTAMRAO GADGE**, Aged 61 Years, Occupation – Business, PAN AEQPG8983G & AADHAR UID 5554 8779 1038, Resident of Flat No. 303, Keshavkala Apartments, Wardha Road, Near Diksha Bhoomi, Rahate Colony, Nagpur -440010, Tahsil and District – NAGPUR, do hereby nominate, constitute and appoint **ADVIK BUILDSWORTH PRIVATE LIMITED**, a Company incorporated under the provisions of Companies Act, 1956 bearing Incorporation Certificate No. U28100MH2019PTC328714, having its Registered Office at Flat No. 202, Sai Naman Apartment, 77 Old Subhedar Layout, Nagpur-440024, Tahsil and District-NAGPUR (PAN AASCA5686R) and acting through its Authorised Director **SHRI. AMIT S/o PRAFULLA GADGE**, Aged 29 Years, Occupation – Business, PAN AXBPG7902R & Election ID YKB6627186, Resident of Flat No. 303, Keshavkala Apartments, Wardha Road, Near Diksha Bhoomi, Rahate Colony, Nagpur - 440010, Tahsil and District – NAGPUR, as my True and Lawful Attorney in my name and on my behalf.

WHEREAS the Executant hereinabove named own and possess ALL THAT piece or parcel of land admeasuring 3740.132 Sq. Mtrs. demarcated as Pocket "E" and bearing Khasra No. 175 (Part) on Plot outside PAP Scheme in the situated lying and being in the MIHAN notified area, Nagpur located at Village Khapri (Rly.) in Hingna PS, Post Office Khapri within the Taluka Nagpur (Rural) & District of NAGPUR; AND

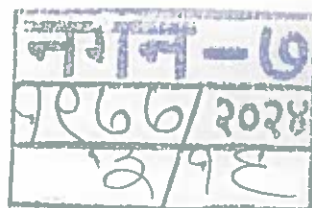
WHEREAS for cogent reasons and good causes I have now decided to develop the aforesaid Plot of land through **ADVIK BUILDSWORTH PRIVATE LIMITED**, a Company incorporated under the provisions of Companies Act, 1956 bearing Incorporation Certificate No. U28100MH2019PTC328714, having its Registered Office at Flat No. 202, Sai Naman Apartment, 77 Old Subhedar Layout, Nagpur-440024, Tahsil and District-NAGPUR. And accordingly I have executed an Agreement of Development in favour of **ADVIK BUILDSWORTH PRIVATE LIMITED**, on 1976, which is duly Registered in the Office of the Sub-Registrar, Nagpur-7 in Book No. 1 at Sr. No. 14-2-2024 on even date on payment of requisite Stamp Duty of Rs. 55,00,000/- and Full Registration Fees of Rs. 30,000/- Only payable thereon; AND

WHEREAS in terms of said Agreement of Development it has become expedient to appoint the Developer as my Attorney or Agent, who shall observe and fulfill all the obligations on my part. I therefore do hereby nominate, constitute and appoint my aforesaid Attorney and empower it to do all or any of the following acts, deeds and things for me and on my behalf that is to say -

- (1) To enter into an Agreement(s) to Sell the said property 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, if 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.
- (3) 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 Maharashtra Airport Development Company (MADC) for seeking sanction to such Plans.
- (4) To deposit necessary sums in the Office of the Maharashtra Airport Development Company (MADC) in my name and to apply for refund thereof and to receive back such money as may be refunded to me by the Maharashtra Airport Development Company (MADC) and to pass a valid receipt and discharge for the same.
- (5) To apply for water and electricity connections etc. and to pay/deposit necessary sums in the Office of the concerned authorities.
- (6) 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 Maharashtra Airport Development Company (MADC).
- (7) To sign and execute various Sale Deeds / Deed of Transfer/Assignment each relating to the Undivided proportionate variable shares and interest in the aforesaid property in favour of the respective individual buyers and to receive the balance sale price from such buyer(s) and to get such Sale Deeds/ Deed of Transfers/Assignments duly registered in accordance with the law in force.
- (8) To sign and execute Deeds of Correction/Supplementary Deeds, Deed of Assignment etc. and to get the same duly registered in accordance with the law-in-force.
- (9) 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 favor of respective individual Apartment Owners and to get the same duly registered in accordance with the law in force.
- (10) To deliver the actual physical possession of the said property to the respective individual buyer(s) on Registration of the Sale Deed(s).
- (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 favor of such individual buyers in all relevant records. To apply for mutation of my name on the aforesaid property in all relevant records and to do the needful.
- (12) To represent me before the concerned Officer/Authority of Maharashtra Airport Development Company (MADC)/City Survey Department etc. regarding the aforesaid property and to do the needful.



- (13) To sign and verify applications, statements, declarations and affidavits etc. for me and on my behalf.
- (14) To deposit money in the Court, Government and/or Semi-Government Departments and Offices.
- (15) To purchase the T.D.R./Premium/.Additional or Ancillary FSI either in my name or in the name of the Developer Company and to load such T.D.R./Premium/Additional or Ancillary FSI 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./Premium/Additional or Ancillary FSI to any interested buyer and to execute a proper Deed of Transfer regarding the same in favor 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./Premium/Additional or Ancillary FSI from such interested buyer and to pass a valid receipt and discharge for the same.
- (16) To obtain refund of money so deposited in any Court, Department and Offices and to pass a valid receipt and discharge for the same.
- (17) 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 my behalf in the Court of Law and to do the needful.
- (18) To represent me before any Civil and/or Revenue Courts regarding the aforesaid matters and to do the needful.
- (19) To complete all Administrative, Revenue and/or Legal requisition that may be required in this regard. To represent me before the various Government, Semi-Government Departments and Offices, Autonomous Bodies etc. and to do the needful.
- (20) To apply to any Financial Institution for Project Finance/Loan for completion of the proposed Project/Scheme. To mortgage the aforesaid property or any part thereof to any Financial Institution by way of security for the repayment of loan. To borrow/obtain the Project Finance from such Financial Institutions and do the needful.
- (21) To receive, accept, deliver and acknowledge post, letters, telegrams, fax and other correspondence addressed to me or care of the Attorney from the postal department, telecommunication department, courier and all other Government or other postal services.
- (22) To do all things necessary to complete the aforesaid transaction of Development relating ONLY to the said property and to observe and perform all the obligations on my part in accordance with the Agreement(s) to be made by me with any willing buyer/buyers.
- (23) To appoint Architect, Engineer and/or Supervisor for carrying on and completing the proposed work, if considered necessary.



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

(25) Generally to act as my Attorney or Agent in relation to the matters aforesaid and all other matters connected thereto 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.

(26) 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. Till such time this Power of Attorney shall remain IRREVOCABLE.

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.

SCHEDULE REFERRED TO ABOVE

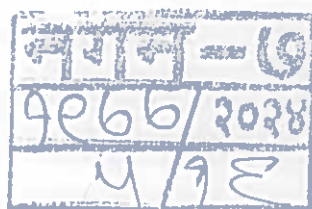
ALL THAT piece or parcel of land admeasuring 3740.132 Sq. Mtrs. demarcated as Pocket "E" and bearing Khasra No. 175 (Part) on Plot outside PAP Scheme in the situated lying and being in the MIHAN notified area, Nagpur located at Village **Khapri** (Rly.) in Hingna PS, Post Office **Khapri** within the Taluka Nagpur (Rural) & District of NAGPUR and bounded as under :

ON THE EAST	-	BY PLOTS FOR FUTURE DEVELOPMENT,
ON THE WEST	-	BY 11.00 MTRS. WIDE ROAD,
ON THE NORTH	-	BY 11.00 MTRS. WIDE ROAD,
ON THE SOUTH	-	BY PLOTS FOR FUTURE DEVELOPMENT.

IN WITNESS WHEREOF I, the EXECUTANT named hereinabove have fully examined and read over this DEED OF GENERAL POWER OF ATTORNEY before execution and the same is drafted as per my 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 14th Day of FEBRUARY, 2023 in presence of the attesting witnesses signing as such.

Drafted by Sandeep Shastri, Advocate, at the instruction of parties to this Deed.

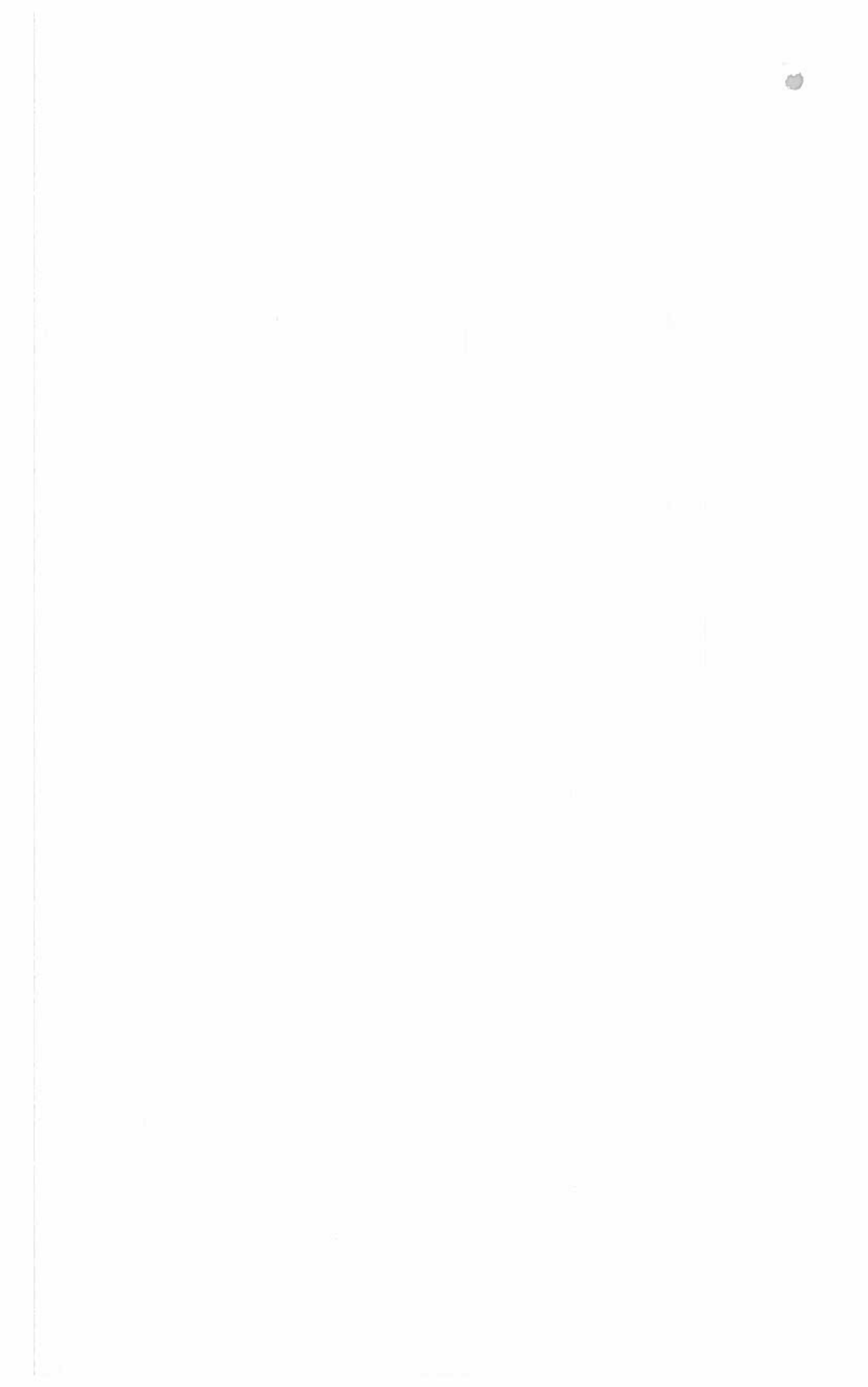
SL. NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	SIGNATURE & FULL NAME
01			 (PRAFULLA PURUSHOTTAMRAO GADGE) <u>EXECUTANT</u>



02			FOR M/S. ADVIK BUILDSWORTH PRIVATE LIMITED  (AMIT PRAFULLA GADGE) Authorised Director <u>ATTORNEY</u>
<u>WITNESSES :-</u>			
I			 <u>WITNESS NO. 1</u>
II			 <u>WITNESS NO. 2</u>

नमिन-७
१९६६/२०२४
३/१९





आयकर विभाग

INCOME-TAX DEPARTMENT



भारत सरकार

GOVT OF INDIA

स्थायी लेखा संख्या कार्ड

Permanent Account Number Card

AASCA5686R



नाम / Name

ADVIK BUILDSWORTH PRIVATE LIMITED

निगमन / मंडन की तारीख

Date of Incorporation / Issuance

31/07/2019



भारत सरकार

Government of India



आधार

Issue Date: 25/07/2022



अमित प्रफुल्ल गाडगे

Amit Prafulla Gadge

जन्म तारीख/DOB: 20/08/1992

पुरुष/ MALE

9630 7753 5647

VID : 9122 1293 5277 4680

माझे आधार, माझी ओळख



भारतीय विशिष्ट ओळख प्राधिकरण

Unique Identification Authority of India



आधार

पता:

माफत: प्रफुल्ल गाडगे, फ्लॅट नं 303, 304 केशव कला

अपार्टमेंट, राहटे कॉलोनी, शंकर नगर, नागपूर,

महाराष्ट्र - 440010

Address:

C/O: Prafulla Gadge, Flat No 303, 304 Keshav

Kala Appt, Rahate Colony, Shankar Nagar,

Nagpur,

Maharashtra - 440010



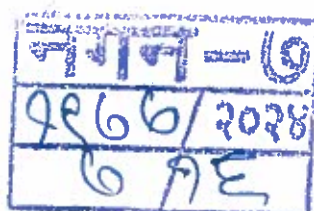
9630 7753 5647

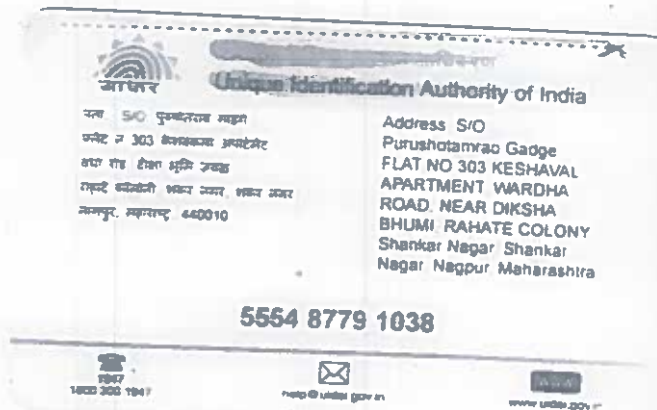
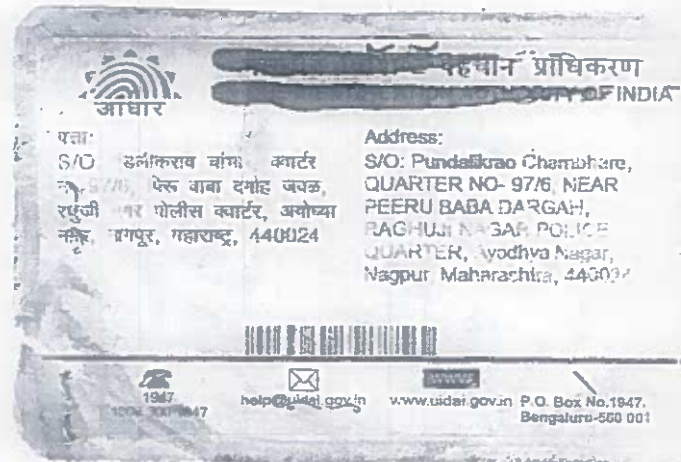
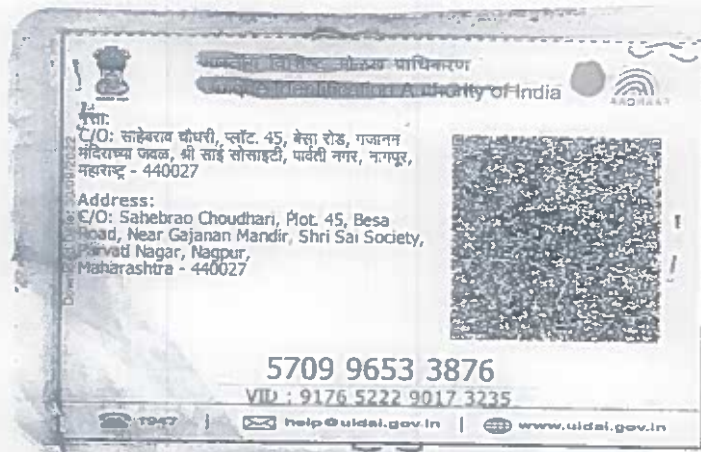
VID : 9122 1293 5277 4680

1047

help@uidai.gov.in

www.uidai.gov.in





द्वयम निबन्धक : सह. दु. नि. नागपुर 7

मोडर्नी :

Regn:63m

14/02/2024

गावाचे नाव : खापरी रेल्वे

मुख्यावकाशाची वि. लागत पत्रव्यवस्था नपशील - मुद्राक शुल्का आका- ताना निवडलेल्या अमुक्तद	मुख्यावकाशाची आवश्यकता नार्ही कारण अभिनिर्णीत दमन कारणाचा तपशील अभिनिर्णीत दमन Adj/IGR377/3/2024 (ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i). or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.
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Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1		Certificate	CER-NAG- ADJ- IGR377-3- 2024	4600901	5500000	SD		
2		DHC		0224141314354	600	RF	0224141314354D	14/02/2024
3		eChallan		MH015565003202324E	30000	RF	0008259020202324	14/02/2024

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



CHALLAN
MTR Form Number-6



GRN	MH01565216202324E	BARCODE	Date		13/02/2024-17:19:11	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		Full Name			PRAFULLA PURUSHOTTAMRAO GADGE		
Location				NAGPUR		Flat/Block No.					
Year				2023-2024 One Time		Premises/Building					
Account Head Details				Amount In Rs.		Road/Street					
0030046401 Stamp Duty				500.00		Area/Locality			NAGPUR		
0030063301 Registration Fee				100.00		Town/City/District					
						PIN			441108		
						Remarks (If Any)			SecondPartyName=ADVIK BUILDSWORTH PRIVATE LIMITED-		
600.00						Amount In			Six Hundred Rupees Only		
Total				600.00		Words					
Payment Details				IDBI BANK		FOR USE IN RECEIVING BANK					
Cheque-DD Details				Bank CIN		Ref. No.		69103332024021320602		2853521208	
Cheque/DD No				Bank Date		RBI Date		13/02/2024-17:40:03		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. : 9503727893
This Challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-270-1977	0008259092202324	14/02/2024-17:17:41	IGR389	100.00
2	(IS)-270-1977	0008259092202324	14/02/2024-17:17:41	IGR389	500.00
Total Defacement Amount					600.00



Print Date 14-02-2024 05:22:16

नगन-७
१९६६/२०२४
१२/१९



1



Document **H**andling **C**harges
Inspector General of Registrars

Page No. _____
Stamp _____

Receipt of Document Handling Charges

PRN	0224146814438	Receipt Date	14/02/2024
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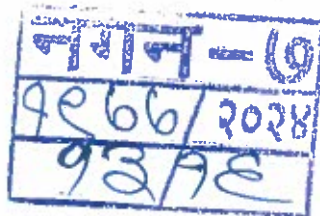
Received from GADGE, Mobile number 0000000000, an amount of Rs.320/-, towards Document Handling Charges for the Document to be registered on Document No. 1977 dated 14/02/2024 at the Sub Registrar office Joint S.R. Nagpur 7 of the District Nagpur.

320

Payment Details

Bank Name	SBIN	Payment Date	14/02/2024
Bank CIN	10004152024021413659	REF No.	404590719293
Deface No	0224146814438D	Deface Date	14/02/2024

This is computer generated receipt, hence no signature is required



नगर-७
१९६६/२०१४



270/1977

बुधवार, 14 फेब्रुवारी 2024 5:18 म.नं.

दस्त गोपवारा भाग-1

नगन7

98/98

दस्त क्रमांक: 1977/2024

दस्त क्रमांक: नगन7 /1977/2024

वाजारा मूल्य: रु. 01/-

माघदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

द. नि. म. न. नि. नगन7 यांचे कार्यालयाने

अ. क्र. 1977 वर दि. 14-02-2024

रोजी 5-16 म.न. या. दस्त केला.

पावती:2390

पावती दिनांक: 14/02/2024

मादरीकरणाचे नाव: प्रफुल्ल पुरुषोत्तमराव गाडगे

नोंदणी फी

रु. 100.00

दस्त दानाळणी फी

रु. 320.00

पुष्टाची संख्या: 16

एकूण: 420.00

दस्त दस्त करणाऱ्याची गर्ती

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

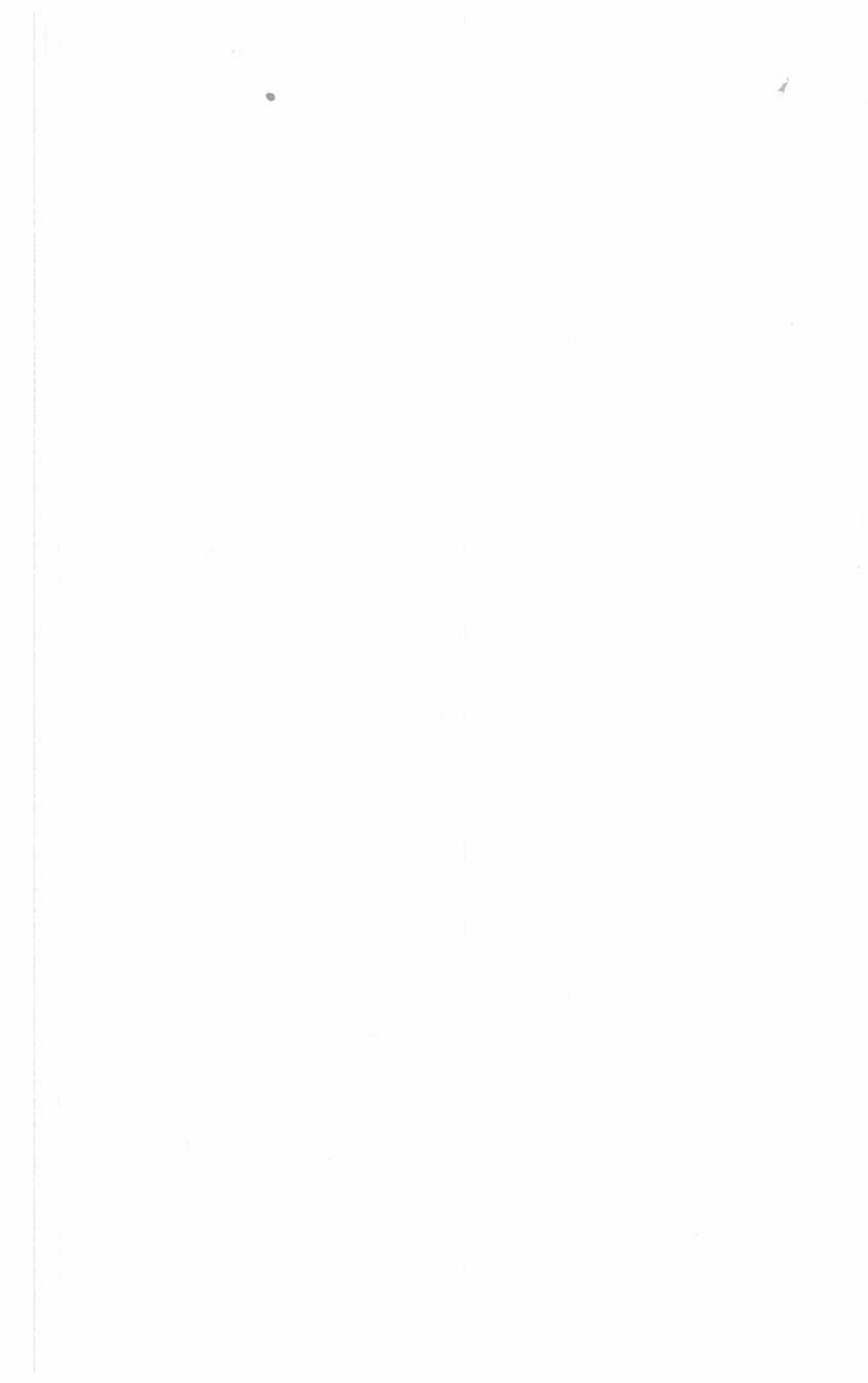
दस्ताला पत्राचे पावर ऑफ अटर्नी

मुद्रांक शुल्क: (48-अ) जेव्हा एकाच संव्यवहाराच्या संबंधाने एका किंवा अधिक दस्तगवेजांची नोंदणी करण्याच्या एकमेव प्रयोजनासाठी किंवा असे एक किंवा अधिक दस्तगवेजांचे निष्पादन केल्याचे कवून करण्यासाठी केला असेल तेव्हा

शिक्का क्र. 1 14 / 02 / 2024 05 : 16 : 43 PM ची वेळ: (मादरीकरण)

शिक्का क्र. 2 14 / 02 / 2024 05 : 17 : 31 PM ची वेळ: (फी)







14/02/2024 5:21:16 PM

दम्न गोपवाग भाग-2

नमन7

99/98

दम्न क्रमांक:1977/2024

दम्न क्रमांक: नमन7/1977/2024

दम्नाचा प्रकार :- पावक ऑफ अटॉर्नी

अनु.क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	ह्यायाचित्र	दम्ना प्रमाणित
1	नाम अश्विनी विठ्ठलराव प्रा. लि. तर्फे संचालक अमिन प्रफुल्ल गाडगे पत्ता प्लॉट नं. 303, केशवकला अपार्टमेंट, वर्धा रोड, दिशा भुमी जवळ, रहाटे कोवर्नर, नागपूर, महाराष्ट्र, नागपूर. पिन नंबर: AASCA5686R	पावक ऑफ अटॉर्नी होल्डर वय :-31 स्वाधरी:-		
2	नाम प्रफुल्ल पुनमोहनराव गाडगे पत्ता प्लॉट नं. 303, केशवकला अपार्टमेंट, वर्धा रोड, दिशा भुमी जवळ, रहाटे कोवर्नर, नागपूर, महाराष्ट्र, नागपूर. पिन नंबर: AEQPG8983G	कुलमुखन्यास देणार वय :-63 स्वाधरी:-		

यहीन दम्नापत्र करून देणार पक्षकाराचीन पावक ऑफ अटॉर्नी चा दम्न पत्र करून दिव्याचे करून करवात.
शिक्का क्र 3 ची बळ 14 / 02 / 2024 05 : 20 : 12 PM

ओळख -

मार्गीन दम्न असे निवेदीन करवान की ने दम्नापत्र करून देणा-यानां व्यक्तीशः ओळखवान, व त्याची ओळख पटवितान

अनु.क्र.	पक्षकाराचे नाव व पत्ता	ह्यायाचित्र	दम्ना प्रमाणित
1	नाम रोहीत राजेंद्र देवदे वय 21 पत्ता प्लॉट नं. 45, वेन्ना रोड, गजानन मंदिर जवळ, श्री साई सोमायटी, पार्वती नगर, नागपूर पिन नंबर 410027		
2	नाम लक्ष्मीमान पुढीकराव नांभा वय 51 पत्ता लक्ष्मी नगर, नागपूर पिन नंबर 410024		

दम्नापत्र सिपादनाचा पक्षकाराचा देणाच्या अनु क्र. 1, या पक्षकारांची ओळख संमती-आधारित - आधार प्रणालीद्वारे पडनाळण्यात आनी आहे. त्याबाबत प्राप्त माहिती पुढीलप्रमाणे आहे.

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	पावक ऑफ अटॉर्नी होल्डर अश्विनी विठ्ठलराव प्रा. लि. तर्फे संचालक अमिन प्रफुल्ल गाडगे	14/02/2024 05:20:33 PM	अमिन प्रफुल्ल गाडगे M 1207292795255545856

शिक्का क्र 4 ची बळ 14 / 02 / 2024 05 : 21 : 09 PM

साह 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	PRAFULLA PURUSHOTTAMRAO GADGE	eChallan	69103332024021320602	MH015565216202324E	500.00	SD	0008259092202324	14/02/2024
2		DHC		0224146814438	320	RF	0224146814438D	14/02/2024
3	PRAFULLA PURUSHOTTAMRAO GADGE	eChallan		MH015565216202324E	100	RF	0008259092202324	14/02/2024

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

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Summary-2

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१९६६ नंबरचे वृत्तचे
नंबरी नोंदला
प्रमाणित करण्यात येते की,
या दस्तावेज एकूण १९ पाने आहेत.

सह दुय्यम निबंधक, वर्ग-२
नागपुर ग्रामीण अ.७,
दि १९ माह १९ सन २०२४

