

267/1321

Tuesday, February 06, 2024

12:22 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 2034 दिनांक: 06/02/2024

गावाचे नाव: लेंढरा

दस्तावेजाचा अनुक्रमांक: नगन4-1321-2024

दस्तावेजाचा प्रकार : पॉवर ऑफ अॅटर्नी

मादर करणाऱ्याचे नाव: मेसर्स रघुकुल कन्स्ट्रक्शन्स प्रा.लि. तर्फे अधिकृत संचालक श्री. दिलीप रघुनाथ भराडे . .

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 440.00

पृष्ठांची संख्या: 22

एकूण:

रु. 540.00

DELIVERED

आपणास मूळ दस्त ,थंबनेल प्रिंट,मूची-२ अंदाजे

12:41 PM ह्या वेळेस मिळेल.

राहु शुभम निबंधक, वेळीस

नामूर शहर क्र. ४

वाजार मूल्य: रु.0/-

मोवदला रु.1/-

भरलेले मुद्रांक शुल्क : रु. 500/-

1) देयकाचा प्रकार: DHC रकम: रु.440/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0224064105948 दिनांक: 06/02/2024

वेळेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH015073218202324M दिनांक: 06/02/2024

वेळेचे नाव व पत्ता:

for

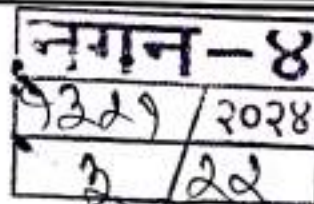
नगन-४
१३२१/२०२४
२/२२



GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT WE,

(1) **SMT. PRATIBHA Wd/o LATE SHRI. JAYANT SAHASRABUDDHE**, Aged about 78 Years, Occupation – House Wife, {Income Tax PAN AKRPS8197D, Aadhar Card No. 5571 4516 0985 & Mobile No. 9822237471}, Resident of Plot No. 6, Khare Town, Dharampeth, Nagpur, Pin Code : 440010, Tahsil and District – NAGPUR (Maharashtra State); (2) **SHRI. SATCHIT S/o LATE SHRI. JAYANT SAHASRABUDDHE**, Aged about 52 Years, Occupation – Business, {Income Tax PAN AQRPS2085C, Aadhar Card No. 7534 4472 3960 & Mobile No. 9822651047}, Resident of 3C/A1/20 New Ajanta Avenue, Paud Road, Kothrud, PUNE Pin Code 411004 (Maharashtra State); (3) **SHRI. SWANAND S/o LATE SHRI. JAYANT SAHASRABUDDHE**, Aged about 48 Years, Occupation – Service, {Income Tax PAN AOYPS9027F, Aadhar Card No. 3765 9884 0936 & Mobile No. 97399 13759, Resident of L-203, Tower 6, Hibiscus, Adarsh Palm Retreat, Devarabisanahalli, Sarjapur Outer Ring Road, Bangalore 560103 (Karnataka State), do hereby jointly and severally nominate, constitute and appoint: **M/s. RAGHUKUL CONSTRUCTIONS PRIVATE LIMITED**, A Company duly incorporated under the Companies Act, 1956(No. 1 of 1956) with CIN197303 U45202MH2009PTC, having its Registered Office at Plot No. 188, 'Arohi Apartments', Bajaj Nagar, Nagpur and acting through its Authorized Director **SHRI. DILIP S/o RAGHUNATHRAO BHARADE**, Aged about 62 Years, Occupation – Business, {Income Tax PAN AAECR5597C, Aadhar Card No. 3190 4615 7588 & Mobile No. 9028013287}, Resident of Plot No. 28, Flat No.501, Shiv Ranjani Apartment, Cement Road, Shivaji Nagar, Nagpur, Pin Code : 440010, Tahsil and District – NAGPUR, as our *True and Lawful Attorney in our name and on our behalf.*

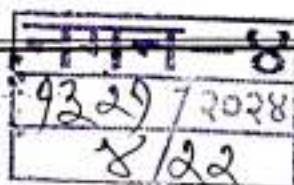


WHEREAS we own and possess ALL THAT Piece and Parcel of land bearing Plot No. 6 (SIX) out of the sanctioned layout popularly known as RADHABAI DAKE LAYOUT, containing by admeasurement 369.80 Sq. Mtrs. (OR 3980.52 Sq. FL.) of Mouza – LENDHRA TOGETHERWITH the existing more than 70 Years old Residential House standing thereon covering a Built-up area of 200 Sq. Mtrs., including all connections, fittings, electric and water meters and all easementary rights appurtenant and belonging thereto, bearing Corporation House No.170 , City Survey No. 152 and Sheet No. 25/19 (II) of Mouza – Lendhra, situated at Radhabai Dake Layout, Khare Town, Dharampeth, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 70, Circle No. 20 Division No. 8 in Tahsil and District – NAGPUR, hereinafter referred to as the 'said property'; AND

WHEREAS for cogent reasons and good causes we have now jointly decided to develop the aforesaid Plot of land through M/s. RAGHUKUL CONSTRUCTIONS PRIVATE LIMITED, A Company duly incorporated under the Companies Act, 1956(No. 1 of 1956) with CIN197303 U45202MH2009PTC, having its Registered Office at Plot No. 188, 'Arohi Apartments', Bajaj Nagar, Nagpur. And accordingly we have executed an Agreement of Development in favour of M/s. RAGHUKUL CONSTRUCTIONS PRIVATE LIMITED on 06-02-2024, which is duly Registered in the Office of the Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 1320 on even date on payment of requisite Stamp Duty of Rs. 1762000/- and Full Registration Fees of Rs. 30,000/- Only payable thereon; AND

WHEREAS, we being pre-occupied in our respective assignments, it is neither possible, nor convenient for all of us to do and execute various acts, deeds and things required in the matter of completion of the proposed transaction of development in all respects. It has therefore become expedient to appoint someone as our Attorney or Agent, who shall observe and fulfill all the obligations on our part for overall purpose of the property development and project completion. We therefore do hereby individually, jointly and severally nominate, constitute and appoint our aforesaid Attorney and empower it and its Partners to do all or any of the following acts, deeds and things for us and on our behalf that is to say –

- (1) To represent us before the Competent Sub-Registrar, Nagpur regarding the said transaction of Development for Registration of various documents/papers regarding the said property and to do the needful.
- (2) To enter into an Agreement/s to Sell of the units constructed on 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.
- (3) To receive the Earnest Money or Advance Sale Price from such buyer/s and to pass a valid receipt and discharge for the same. In the like manner to receive balance



Contd. ...

sale consideration from such buyer/s and to pass a valid receipt and discharge for the same, relating to units constructed on the said property.

(4) To sign Plans/Revised Plans of the Building proposed to be constructed on the said Plot Nos. 6 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 Improvement Trust/Nagpur Municipal Corporation, Nagpur as the case may be.

(5) To deposit necessary sums in the Office of the Nagpur Improvement Trust/Nagpur Municipal Corporation/Water Works Department, Nagpur/ N.M.C., Nagpur/ M.S.E.D.C.L., Nagpur in our joint names and to apply for refund thereof and to receive back such moneys as may be refunded to us by the Nagpur Improvement Trust/Nagpur Municipal Corporation/Water Works Department, NMC,/M.S.E.B., Nagpur and to pass a valid receipt and discharge for the same.

(6) 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.

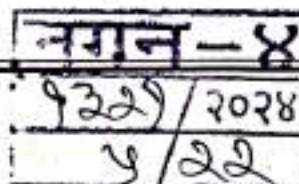
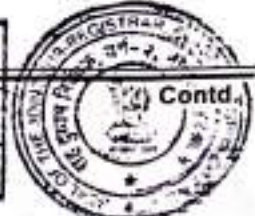
(7) To sign various Applications/Forms regarding commencement of working stage progress and completion of works etc. and to submit the same in the Office of the Nagpur Improvement Trust/Nagpur Municipal Corporation Nagpur.

(8) To sign and execute a Agreement to sale/ Assignment deed relating to the units constructed on the said property OR to sign and execute various Sale Deeds (Excluding 2 Apartments chosen to be retained by us, which are clearly mentioned in the aforesaid Agreement of Development & Agreement of Re-development) 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.

(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 favour of respective individual Apartment Owners and to get the same duly registered in accordance with the law in force excluding 2 Apartments chosen to be retained by us, which are clearly mentioned in the aforesaid Agreement of Development.

(10) To do the entire procedure for amalgamation of the said both Plot Nos. 6 and 7 to do the needful.

(11) To deliver the actual physical possession of the units constructed on the said property to the respective individual buyer(s) on Registration of the Sale Deed(s) excluding 2 Apartments chosen to be retained by us, which are clearly mentioned in the aforesaid Agreement of Development.



- (12) To apply to the Nagpur Improvement Trust/Nagpur Municipal Corporation/ M.S.E.D.C.L./Water Works Department and all other Government and/or Semi Government Departments and Offices, Nagpur for obtaining various No Objection Certificates/Documents/Papers required for completion of the said transaction of Development and to receive such Certificates/Papers/Documents.
- (13) To sign and verify Vakalatnama, Applications, Statements, Declarations and Affidavits etc. for us and on our behalf.
- (14) 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 Courts Civil/Criminal/Revenue etc. and to do the needful.
- (15) To sign and execute Correction Deed/ Supplementary Agreement/ Assignment Deeds etc. regarding the aforesaid property excluding two apartments retained by owners and to get the same duly registered in accordance with the law in force, if considered necessary.
- (16) To deposit moneys in the Court, Government and/or Semi-Government Departments and Offices.
- (17) To obtain refund of moneys so deposited in any Court, Department and Offices and to pass a valid receipt and discharge for the same.
- (18) To mortgage the aforesaid property or any part thereof (Excluding 2 Apartments chosen to be retained by us, which are clearly mentioned in the aforesaid Agreement of Development & Agreement of Re-development) to any Financial Institution by way of security for the repayment of loan. To obtain/borrow the Project Finance from the Financial Institution and to do the needful. To execute any Loan Agreement(s), Promissory Notes, Letter(s) of Declaration and indemnity or such other documents as may be required by such Financial Institutions or Banks in respect of the said Loan(s).
- (19) To do all things necessary to complete the aforesaid development works/transaction relating only to the said property and to observe and perform all the obligations on our part in accordance with the Agreement to be made by us with any willing buyer/buyers of the units constructed on the said property.
- (20) To appoint Architect, Engineer and/or Supervisor for carrying on and completing the proposed works, if considered necessary. While appointing attorney will make sure that these appointments align with interests and preferences of the executants mentioned herein.
- (21) To engage Advocate, Pleader, Vakil for completion of the aforesaid development/sale transaction smoothly and to fix his remuneration.

Contd. ...



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

(23) We do hereby declare that we 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.

(24) To apply to the concerned authorities for obtaining Transferable Development Rights (TDR) and to utilize the same in the said proposed construction to be undertaken on the said Plot Nos. 6.

(25) To Sub-delegate all or any of the Power(s) hereby given to our Attorney in favour of any other person as per its choice and desire, if the circumstances arises. The Attorney assure that the Attorney to sub-delegate all or any of the powers given to it to another person without affecting rights of executants interests and control over the matters mentioned in Schedule of Property.

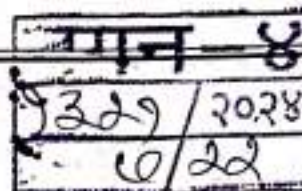
(26) In performing the acts, deeds and things as mentioned hereinabove if any additional work duty is required to be done our attorney hereby authorized to do and performed all such acts, deeds and things which are specifically mentioned here. All such acts, deeds and things lawfully done by the said Attorney shall be binding upon us and our respective successors.

(27) That the Power of Attorney holder hereby assures the Owners of the said property (i.e. Executants herein abovenamed) that it shall always indemnify them against any dispute/litigation regarding the Agreement to sell with willing buyer(s) the units constructed on the said property.

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

SCHEDULE REFERRED TO ABOVE

ALL THAT Piece and Parcel of land bearing Plot No. 6 (SIX) out of the sanctioned layout popularly known as RADHABAI DAKE LAYOUT, containing by admeasurement 369.80 Sq. Mtrs. (OR 3980.52 Sq. Ft.) of Mouza – LENDHRA, including all connections, fittings, electric and water meters and all easementary rights appurtenant and belonging thereto, bearing Corporation House No. 170, City Survey No. 152 and Sheet No. 25/19 (II) of Mouza – Lendhra, situated at Radhabai Dake Layout, Khare Town, Dharampeth, Nagpur, within the limits of the Nagpur Municipal Corporation Ward

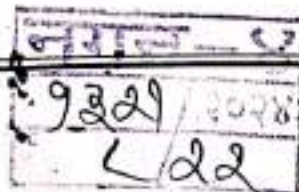


No. 70, Circle No. 20 Division No. 8 in Tahsil and District – NAGPUR and bounded as under :-

ON THE EAST	-	BY PLOT NO. 7.
ON THE WEST	-	BY PLOT NO. 9.
ON THE NORTH	-	BY 9 M WIDE ROAD.
ON THE SOUTH	-	BY PLOT NO. 2&1.

IN WITNESS WHEREOF WE, the EXECUTANTS named hereinabove have hereto set our respective hands and signed this **DEED OF GENERAL POWER OF ATTORNEY** at NAGPUR on this 06th Day of FEBRUARY, 2024 in presence of the attesting witnesses signing as such.

SR. NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	SIGNATURE & FULL NAME
01			(1)  (SMT. PRATIBHA JAYANT SAHASRABUDDHE)
02			(2)  (SATCHIT JAYANT SAHASRABUDDHE)
03			(3)  (SWANAND JAYANT SAHASRABUDDHE)



Contd. ...

04



FOR M/S. RAGHUKUL CONSTRUCTIONS
PRIVATE LIMITED

(DILIP RAGHUNATHRAO BHARADE)

Authorized Director

"ATTORNEY"

WITNESSES : The Executants hereto have read the terms and contents of this Power of Attorney in our presence and have stated that they have understood the terms and conditions enumerated herein which is correct and binding on them and have signed in our presence.

I

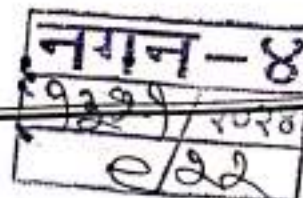


WITNESS NO. 1

II



WITNESS NO. 2



Contd. ...

नगन-४
१३२१/२०२४
१०/२२





भारत सरकार

मालगुता पत्रक



SL/PT/06311570257

[भारत सरकार, नगर व ग्राम पंचायत, विभाग, 35555, राष्ट्रीय विभाग नमूना 702]

नगर पंचायत अधिकारी	मिति नंबर	पत्रक नंबर	सेवा का नाम	पारितोषिक	आवक्यता दिनांक या आवक्यता का दिनांक या आवक्यता का दिनांक
नगर			35555	क	आवक्यता दिनांक या आवक्यता का दिनांक या आवक्यता का दिनांक

सुविधाधिकारी :	
हस्ताक्षर या मुद्रा :	...
नाम :	[...]
पतेदार :	
इतर भाग :	
इतर भाग :	

दिनांक	विवरण	सेवा का नाम	पारितोषिक या सेवा का नाम (या)	आवक्यता
22/05/2025	...			...
07/08/2026	...		[...]	...
25/03/2022	...		...	...

...	...
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मान-8
9229/2028
99/22



Page 1 of 1

गणन-४
१३२१ / २०२४
१२/२४



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RAGHUKUL CONSTRUCTIONS
PRIVATE LIMITED



1/29/41/2009

Form Number

AAECR5597C

पान-४
१३२१/२०२४
१३/२२



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

DILIP RAGHUNATH BHARADE
RAGHUNATH VINAYAK BHARADE
22/11/1960

Permanent Account Number
ABNPB8017G

Signature



भारतीय विशिष्ट ओळख प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

नॉदणी क्रमांक / Enrolment No.: 0000/00360/92852

To
रुपि सुख शर्मा
Dilip Raghunath Bharade
S/D, Dilip Raghunath Bharade
501, Shivrajani Apartments, Plot No 28,
Cement Road
Shivaji Nagar
Opposite Indian Bank
Shankar Nagar
Nagpur Maharashtra - 440010
9028013287

Signature valid



आपला आधार क्रमांक / Your Aadhaar No. :
3190 4615 7588
UID : 9120 6825 8151 9839

माझे आधार, माझी ओळख

 **भारत सरकार**
Government of India

 **रुपि सुख शर्मा**
Dilip Raghunath Bharade
जन्म तारीख/DOB: 22/11/1960
पुरुष/MALE

3190 4615 7588



9229/2028
98/22



विभागाध्यक्ष, जनसंख्या, परिवार नियंत्रण, महिला, श्रम एवं कल्याण विभाग
Unique Identification Authority of India



पता:
S/O Vasant Karkhanis, Flat No 7 Karkhanis
Apartment, Radhabel Dhole layout Khar
Town Dhankeshwar, Shankar Nagar S.O,
Nagpur - 440010

Address:
S/O Vasant Karkhanis, Flat No 7 Karkhanis
Apartment, Radhabel Dhole layout Khar
Town Dhankeshwar, Shankar Nagar S.O,
Nagpur - 440010



3827 3334 4751

VID - 9153 7702 3191 3662

 1847

 help@uidai.gov.in

 www.uidai.gov.in



भारतीय विशिष्ट ओळख प्राधिकरण

भारत सरकार
Unique Identification Authority of India
Government of India

नॉटिफिकेशन क्रमांक / Enrollment No 1460/21429/01568

To,
सतीश अरुणकुमार लाहोटी
Satish Arunkumar Lahoti
S/O. Arunkumar Lahoti
Apartment No -102
Kalyani Apartment, T Khare Town
Charampath
Shankar Nagar
Shankar Nagar Nagpur Nagpur
Maharashtra 440010
9527112265

Ref: 931 / 13Q / 194951 / 194964 / P



SA2326430E9FT



आपला आधार क्रमांक / Your Aadhaar No. :

2960 6077 6737

માફો આધાર, માફી ઓલ્લખ



भारत सरकार
Government of India

सतीश अरुणकुमार लहरी
Satish Arunkumar Lahori
जन्म तारीख / DOB : 23/06/1983
प्राथम्य / Male

2960 6077 6737

माझे आधार, माझी ओळख

ನನ್ನ ಆಧಾರ್, ನನ್ನ ಗುರುತು



भारत सरकार
Government of India

भारतीय विशिष्ट ओळख प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

नामांकन क्रमांक / Enrollment No.: 0662/20060/09942

सेटिविवादा क्रमांक / Enrollment No. 1205/27271/00765

To
प्रतिभा जयंत साहसबुद्धे
Pratibha Jayant Sahasrabudhe
Plot NO 6, Samadhan,
Near Muldhar Mandir, Khare Town Dharampeth,
VTC, NAGPUR,
District: Nagpur,
State: Maharashtra,
PIN Code: 440010,
Mobile: 9822237471
MG776453606F1

To,
सचि जयंत साहसबुद्धे
Sachit Jayant Sahasrabudhe
S/O Jayant Sahasrabudhe
Near Krishna Hospital At 3C/A/120 Ajanta Avenue Kothrud
Pune City
Ex. Servicemen Colony Pune
Maharashtra 411038

Ref: 310 / 06F / 154826 / 154952 / P

UE556320551IN

आपका आधार क्रमांक / Your Aadhaar No. :

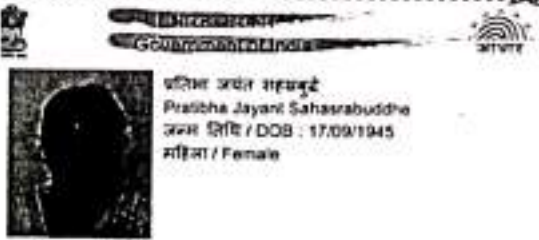
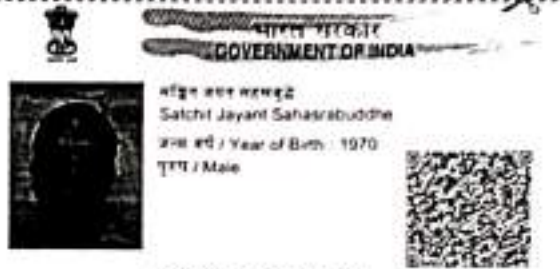
5571 4516 0985

मेरा आधार, मेरी पहचान

आपला आधार क्रमांक / Your Aadhaar No. :

7534 4472 3960

आधार — सामान्य माणसाचा अधिकार



5571 4516 0985

मेरा आधार, मेरी पहचान

7534 4472 3960

आधार — सामान्य माणसाचा अधिकार



3827 3334 4751

VID : 9152 7703 3191 3662

माझे आधार, माझी ओळख

नगन-४
१३/१२/२०२४
७६/०२



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AOYPS9027F

नाम /NAME
SWANAND JAYANT
SAHASRABUDDHE

पिता का नाम /FATHER'S NAME
JAYANT DIGAMBAR
SAHASRABUDDHE

जन्म तिथि /DATE OF BIRTH
19-08-1974

हस्ताक्षर /SIGNATURE

आयकर आयुक्त (कंप्यूटर सेल)
Commissioner of Income-tax (Computer Operations)

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AKRPS8197D

नाम /NAME
PRATIBHA JAYANT SAHASRABUDHE

पिता का नाम /FATHER'S NAME
PANDURANG BALWANT GANGIL

जन्म तिथि /DATE OF BIRTH
17-09-1945

हस्ताक्षर /SIGNATURE

आयकर आयुक्त, विदर्भ
COMMISSIONER OF INCOME-TAX, VIDARBH

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

SATCHIT SAHASRABUDDHE
JAYANT DIGAMBAR SAHASRABUDDHE

07/07/1970
Permanent Account Number
AQRPS2065C

Signature

नगन-४
9329/2028
96/22





मूची क्र.2

दुयस निवडक : सह दु.वि.नागपूर 4

दुयस क्रमांक : 1320/2024

मॉडेली :

Regn 63m

06/02/2024

गावाचे नाव : सेंदरा

(1) विलेखाचा प्रकार	विकसितकरागनामा
(2) मोबदला	21277000
(3) बाजारभाव (भाडेगट्टाच्या बाबत नवट्टाकार आकारणी देतो की पट्टेदार ने समुद करावे)	35239000
(4) भू-मापन, पोटलिंग्मा व धनुषमाप (असल्यास)	1) पाकिवेचे नाव: नागपूर घ.न.पा. इतर वर्षेन : , इतर माहिती: , इतर माहिती: मोठा मंडू, नवरील नागपूर शाहीन व शिन्हा नागपूर केरीम मिडी नं. 152, लिट नं. 25/190, मध्ये टाकलेल्या गाथावाई हाई वेअरड या मंडू वेअरड शाहीन प्लॉट नं. 6, क्षेत्रफळ 369.80 चौ.मि. (C.T.S. Number : 152 ;)
(5) क्षेत्रफळ	1) 369.80 चौ.मीटर
(6) भाकारणी किंवा जुडी देण्यात असेल तेव्हा,	
(7) दम्तवेवज करन देणाऱ्या/निवृत्त देवपा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतियादिचे नाव व पत्ता.	1): नाव:-यतिभा जयंत महेशकुधे , , वय:-78; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं. प्लॉट नं. 6, एने टाऊन, धनचौड, नागपूर , महाराष्ट्र, नागपूर. पिन कोड:-440010 पिन नं.-AKRPS8197D 2): नाव:-सज्जित जयंत महेशकुधे , , वय:-52; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं. 3मी/ 15/20, न्यु अंजना रेव्हीन्यू, पीड रोड, बोधरुड पुणे , महाराष्ट्र, PUNE. पिन कोड:-411004 पिन नं.-AQRPS2085C 3): नाव:-म्हानंद जयंत महेशकुधे , , वय:-48; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं. पल-203, टावर 6, रिजिस्ट्रेशन, आदर्श प्लॅट मिडीट मंडापुर अटर रिंग रोड, दमचौर , कर्नाटक, बंगलोर, पिन कोड:-560103 पिन नं.-AOYPS9027F
(8) दम्तवेवज करन देणाऱ्या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतियादिचे नाव व पत्ता	1): नाव:-मेमर्स रघुकुस वन्नुक्रमन शा.वि. सर्व अधिकृत मंचानक धी, दिनीस रघुनाथ भगडे , , वय:-59; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं. 501, शिव मंडापी, प्लॉट नं. 28, मिर्मेट रोड, शिवाजी नगर, नागपूर, महाराष्ट्र, नागपूर, पिन कोड:-440010 पिन नं.-AAECR5597C
(9) दम्तवेवज करन दिव्याचा दिनांक	06/02/2024
(10) दम्त नोंदणी केल्याचा दिनांक	06/02/2024
(11) अनुक्रमांक, वट व पुस	1320/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1762000
(13) बाजारभावाप्रमाणे मॉडेली शुल्क	30000
(14) भंग	

मुद्रांकनामादी विभागात घेतलेला नगरीय:-

मुद्रांक शुल्क आकारनामा निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it,

नगन-8
9229/2024
96/22







CHALLAN
MTR Form Number-6

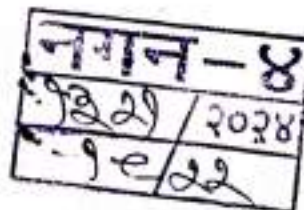


GRN	MH015073218202324M	BARCODE	[Barcode]		Date	05/02/2024-14:09:36		Form ID	48(f)		
Department Inspector General Of Registration					Payer Details						
Stamp Duty					TAX ID / TAN (If Any)						
Type of Payment Registration Fee					PAN No.(If Applicable)						
Office Name NGP4_JT NAGPUR NO 4 SUB REGISTRAR					Full Name		PRATIBHA JAYANT SAHASRABUDDHE				
Location NAGPUR					Flat/Block No.						
Year 2023-2024 One Time					Premises/Building						
Account Head Details				Amount In Rs.		Road/Street		MOUZA LENDHRA			
0030046401 Stamp Duty				500.00		Area/Locality		NAGPUR			
0030063301 Registration Fee				100.00		Town/City/District					
						PIN		4 4 0 0 1 0			
						Remarks (If Any)					
						SecondPartyName=RAGHUKUL CONSTRUCTIONS PRIVATE LIMITED-					
				Amount In		Six Hundred Rupees Only					
				600.00		Words					
Payment Details STATE BANK OF INDIA					FOR USE IN RECEIVING BANK						
Cheque/DD Details					Bank CIN		Ref. No.		00040572024020605005		CPADMOLOV4
Cheque/DD No.					Bank Date		RBI Date		05/02/2024-14:09:48		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. : 9822223267
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
रादर चालन कोवत दुर्यम निवर्तक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करतावयाच्या दस्त्यासाठी रादर चालन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-267-1321	0007976670202324	06/02/2024-12:22:04	IGR386	100.00
2	(IS)-267-1321	0007976670202324	06/02/2024-12:22:04	IGR386	500.00
Total Defacement Amount					600.00





267/1321

मंगळवार, 06 फेब्रुवारी 2024 12:22 म.नं.

दस्त गोपबारा भाग-1

नगन4

20-22

दस्त क्रमांक: 1321/2024

दस्त क्रमांक: नगन4 /1321/2024

बाजार शुल्क: रु. 00/-

मोबदला: रु. 01/-

भरलेले मुद्रांक शुल्क: रु. 500/-

दु. नि. सह. दु. नि. नगन4 यांचे कार्यालयाने

अ. क्र. 1321 वर दि. 06-02-2024

रोजी 12-21 म.नं. वा, हजर केला.

पावती: 2034

पावती दिनांक: 06/02/2024

मादरकरगाराचे नाव: वेमर्न रघुकुल कन्स्ट्रक्शन्स प्रा.लि. तर्फे अधिकृत
संचालक श्री. दिलीप रघुनाथ भराडे ..

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 440.00

मुद्रांची संख्या: 22

दस्त हजर करणाऱ्याची सही:

एकूण: 540.00

NGR4 दुय्यम निबंधक, वर्ग-2.

नाम: रमेश वि. भ.

राह दुय्यम निबंधक, वर्ग-2.

नाम: रमेश वि. भ.

दस्तावा प्रकार: पांवर ऑफ थ्रेटनी

मुद्रांक शुल्क: अ वेव्हा तो प्रतिफलार्थ देण्यात आलेला असून त्यामुळे कोणतीही स्थावर मावमना विकण्याचा प्राधिकार मिळत असेल तेव्हा

शिक्का क्र. 1 06 / 02 / 2024 12 : 21 : 00 PM ची वेळ: (मादरीकरण)

शिक्का क्र. 2 06 / 02 / 2024 12 : 21 : 53 PM ची वेळ: (फी)





06/02/2024 12:24:14 PM

दमन गोपबारा भाग-2

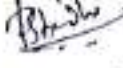
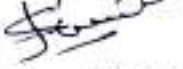
महानं

29.2.2

दमन क्रमांक: 1321/2024

दमन क्रमांक: नमन4/1321/2024

दमनीचा प्रकार :-पॉवर ऑफ अटॉर्नी

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	हस्ताक्षर	दमन प्रमाणित
1	नाम:प्रतिभा जयंत महाबळुपदे . पत्ता:प्लॉट नं. , बाळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं: प्लॉट नं. 6, खरे टाऊन, धर्मपेट, नागपुर, महाराष्ट्र, नागपुर. पिन नंबर:AKRPS8197D	कुलसुधारण देणार वय :-78 स्वाक्षरी:-	 	
2	नाम:मन्दिन जयंत महाबळुपदे . पत्ता:प्लॉट नं. , बाळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं: 3अधिए/20, न्यु अंजना ऐच्छीन्यु, पौड रोड, बोधकड पुणे, महाराष्ट्र, PUNE. पिन नंबर:AQRPS2085C	कुलसुधारण देणार वय :-52 स्वाक्षरी:-	 	
3	नाम:महानंद जयंत महाबळुपदे . पत्ता:प्लॉट नं. , बाळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं: मूल-203, टावर 6, हिरीमकम, आदर्श पास मिट्रीट सत्रीपूर आउटर सिव रोड, वगलोड, कर्जटक, वंगलोड. पिन नंबर:AOYPS9027F	कुलसुधारण देणार वय :-48 स्वाक्षरी:-	 	
4	नाम:मेममं रघुकुल कल्लुकल्लम प्रा.नि. तर्फे अधिकृत संबालक श्री. हिनीप रघुनाथ भागडे . पत्ता:प्लॉट नं. , बाळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं: 501, शिव रंजनी, प्लॉट नं. 28, मिमेंट रोड, शिवाजी नगर, नागपुर, महाराष्ट्र, नागपुर. पिन नंबर:AAECR5597C	पॉवर ऑफ अटॉर्नी होल्डर वय :-69 स्वाक्षरी:-	 	

वरील दमनऐवज करून देणार तथाकथित पॉवर ऑफ अटॉर्नी चा दमन ऐवज करून दिव्याचे कजुल करतात.
निष्ठा क्र.3 ची वेळ:06 / 02 / 2024 12 : 23 : 30 PM

शेळप:-

खालील इनाम असे निवेदीन करताना की ते दमनऐवज करून देणा-यांना आवीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	हस्ताक्षर	दमन प्रमाणित
1	नाम:जयंत जयंत बारखागीस वय:73 पत्ता:प्लॉट नं. 7, अपार्टमेंट नं. 101, पहिला माळा, कल्याणी अपार्टमेंट, खरे टाऊन, धर्मपेट, नागपुर पिन कोड:440010	 	
2	नाम:मनिश अरुण साहोदी वय:40 पत्ता:प्लॉट नं. 7, अपार्टमेंट नं. 101, पहिला माळा, कल्याणी अपार्टमेंट, खरे टाऊन, धर्मपेट, नागपुर पिन कोड:440010	 	

निष्ठा क्र.4 ची वेळ:06 / 02 / 2024 12 : 24 : 02 PM

NGRह दुय्यम निबंधक, वर्ग-2,

नागपुर शहर जिल्हा, ४



Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRNA licence	Amount	Used At	Deface Number	Deface Date
1	PRATIBHA JAYANT SAHASRABUDDHE	eChallan	00040572024020605005	MH015073218202324M	500.00	SD	0007976670202324	06/02/2024
2		DHC		0224064105948	440	RF	0224064105948D	06/02/2024
3	PRATIBHA JAYANT SAHASRABUDDHE	eChallan		MH015073218202324M	100	RF	0007976670202324	06/02/2024

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

1321 /2024

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१ नंवराचे बुकावे
 १३२१ नंदरी नोंदला
 प्रमाणित करण्यात येते कि,
 या दस्ताला फक्त २२ पाने आहेत।
 सह दुय्यम निदर्शक, वर्ग-२,
 नागपूर शहर प्र. ४
 दि. ६ मार्च २०२४

गण-४
 १३२१ / २०२४
 २२ / २२

