

viii) THAT the property hereby sold is believed and shall be taken to be correctly described in the Schedule hereunder written and if any mis-statement, error or omission shall be discovered, the same shall not annul this sale, but all the same such mis-statement, error or omission will always be subject to correction by the parties hereto.

ix) THAT the Vendor has delivered all the Original/Relevant documents relating to the property hereby sold to the Purchasers at the time of Registration of this Sale Deed.

x) THAT the Purchasers are fully aware that all the terms, conditions and covenants contained in the Principal Sale Deed Dated 5-3-1981 executed by Friends Co-operative Housing Society Limited, Nagpur in favour of Late Shri. Keshao S/o Dattatraya Rajhansa bearing Registration No. 900(P) of 6-3-1981 shall always remain binding upon them and their successors-in-title. In the like manner the rules, regulations and the bye-laws of the aforesaid Society shall also remain binding upon the Purchasers and their successors-in-title.

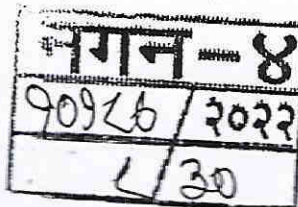
(3) THAT all expenses on account of preparation of this Sale Deed including the cost of Stamp Duty and Registration Fees payable thereon have been borne and paid by the Purchasers.

**SCHEDULE REFERRED TO ABOVE**  
**(RESIDENTIAL)**

THE UNDIVIDED 25.00 PERCENT share and interest in ALL THAT Piece and Parcel of land bearing Plot No. 9 out of the sanctioned layout of FRIENDS CO-OPERATIVE HOUSING SOCIETY LIMITED, NAGPUR admeasuring Length 21.00 Mtrs. and Breadth 14.00 Mtrs. equal to 294.00 Sq. Mtrs. being a portion of the entire land bearing Kh. Nos. 127/1 and 127/2 of Mouza – PARSODI TOGETHERWITH the Undivided 25% share and interest in the existing more than 30 Years Old Residential House standing thereon covering a Built-up area of 45.622 Sq. Mtrs. including all connections, fittings, electric and water meters and all other easementary rights appurtenant and belonging thereto, bearing Corporation House No. 2272/9, City Survey No. 993 and Sheet No. 32 of Mouza – PARSODI, situate at Deendayal Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 74 in Tahsil and District – NAGPUR and bounded as under :-

ON THE EAST	-	PLOT NO. 8.
ON THE WEST	-	PLOT NO. 10.
ON THE NORTH	-	12.00 MTRS. WIDE ROAD.
ON THE SOUTH	-	PLOT NOS. 6 AND 7.

Contd. . .



*Keshao*

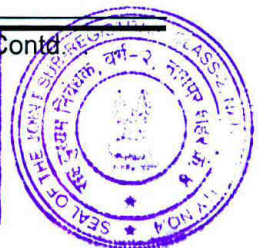
## GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT WE, (1) SHRI. KISHOR S/o LATE SHRI. KESHAO RAJHANSA, Aged 66 Years, Occupation – Retired, Resident of Plot No. 30, Mandar Apartments, Near Anand Purti Bazar, Pioneer Society, Nagpur-440025, Tahsil and District – NAGPUR (**PAN ABEP0174K & AADHAR 7469 1064 7533**); (2) SHRI. VIVEK S/o LATE SHRI. KESHAO RAJHANSA, Aged 63 Years, Occupation – Retired, Resident of Plot No. 23, Shweta Apartments, Jaitala Road, Near Dhomane Sabhagruha, Swawalambi Nagar, Nagpur-440022, Tahsil and District – NAGPUR (**PAN ABCPR6311G & AADHAR 2523 9067 7981**); AND (3) MRS. APARNA W/o DATTATRAY BAXI, Aged 59 Years, Occupation – Housewife, Resident of Happy Complex, Flat No. H-102, Bikaner Sweet Lane, Sinhagad Road, Opposite Canara Bank, Kolewadi, Pune-411024 (**PAN AGAPB4340M & AADHAR 5353 4429 7252**), do hereby jointly and severally nominate, constitute and appoint M/S. THE DESIGN INSIDE, represented through its Sole Proprietor SHRI. VIPIN S/o VINAYAK TALWEKAR, Aged 39 Years, Occupation – Business, Resident of Block No. 101, Vishnu Laxmi Tower, Rajiv Nagar Square, Wardha Road, Nagpur-440025, Tahsil and District – NAGPUR (**PAN AEOPT3365D & AADHAR 4099 4471 3573**), as our True and Lawful Attorney in our names and on our behalf.

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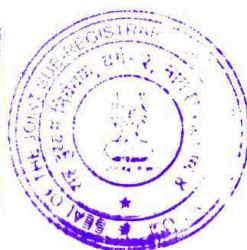
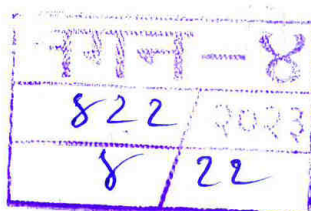
WHEREAS we jointly own and possess ALL THAT Piece and Parcel of land bearing Plot No. 9 out of the sanctioned layout of FRIENDS CO-OPERATIVE HOUSING SOCIETY LIMITED, NAGPUR admeasuring Length 21.00 Mtrs. and Breadth 14.00 Mtrs. equal to 294.00 Sq. Mtrs. being a portion of the entire land bearing Kh. Nos. 127/1 and 127/2 of Mouza – PARSODI, bearing Corporation House No. 2272/9, City Survey No. 993 and Sheet No. 32 of Mouza – PARSODI, situate at Deendayal Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 74 in Tahsil and District – NAGPUR; AND

WHEREAS for cogent reasons and good causes we have now jointly decided to develop the aforesaid property through M/S. DESIGN INSIDE, A Proprietary Firm having its Office at 101, Vishnu Laxmi Tower, Rajiv Nagar Square, Wardha Road, Nagpur. And accordingly we have executed an Agreement of Development in favour of M/S. Design Inside on 12-1-2023 upon the several terms and conditions contained therein. The said Agreement of Development Dated 12-1-2023 is duly Registered in the Office of the Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 421 on even date on payment of requisite Stamp Duty of Rs. 10,39,300/- 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 us to do and execute various acts, deeds and things required in the matter of completion of the proposed transaction of development of the aforesaid property in all respects. It has therefore become expedient to appoint some one as our Attorney or Agent, who shall observe and fulfill all the obligations on our part. We therefore do hereby jointly and severally nominate, constitute and appoint our aforesaid Attorney and empower it to do all or any of the following acts, deeds and things for us and on our behalf that is to say –

- (1) To enter into an Agreement(s) to Sell the said property (excluding 3 Apartments chosen to be retained by us) 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 Nagpur Improvement Trust/Nagpur Municipal Corporation for seeking sanction to such Plans.

Contd. . .



(21) To receive, accept, deliver and acknowledge post, letters, telegrams, fax and other correspondence addressed to us 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 our part in accordance with the Agreement(s) to be made by us 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 our Attorney or Agent in relation to the matters aforesaid and all other matters connected thereto 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.

(26) 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.

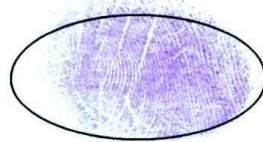
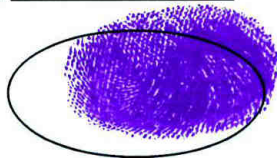
AND we hereby ratify, confirm and agree to confirm whatsoever our said Attorney shall do or purport to do by virtue of this General Power of Attorney.

IN WITNESS WHEREOF WE, the aforesaid EXECUTANTS, have hereto set our respective hands and signed this DEED OF GENERAL POWER OF ATTORNEY at NAGPUR on this 12th Day of JANUARY, 2023 in presence of the attesting witnesses signing as such. *Deeded by Adv. A-S. Kelley*

**WITNESSES :**



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1)

*K. Rajhansa*  
(KISHOR KESHAO RAJHANSA)



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