

## IRREVOCABLE GENERAL POWER OF ATTORNEY

(That the requisite Stamp Duty of ₹. 24,47,675,- and Registration Fees of ₹. 30,000/- is already paid at the time of Registration of Agreement of Re-Development Dated 07-02-2024, which is duly registered in the Office of the Sub-Registrar Nagpur-4 in Book No. 1 at Registered Serial No. 1381 /2024 on 07-02-2024)

BE IT KNOWN TO ALL BY THESE PRESENT THAT WE,

(1) **DR. GANESH S/o DATTATRAYA BORKUTE**, Aged about 67 Years, Occupation – Retired, (Income Tax PAN – ABGPB1937N), (Aadhar No. 6822 4401 4486) (Mobile No. 9422149987), (Email Id - drganeshdatta@gmail.com) the Owner of Apartment No. 102,

(2) **MR. PADMAKAR S/o VASUDEORAO SUDAME**, Aged about 92 Years, Occupation – Retired, (Income Tax PAN – RGGPS6290K), (Mobile No. 8550901177), (Email Id - sudamesatish30@rediffmail.com) the Owner of Apartment No. 103, 104, 203 & 303,

(3) **MR. KISHOR S/o GANAPAT GHUDE**, Aged about 71 Years, Occupation – Retired, (Income Tax PAN – ABHPG6732D), (Aadhar No. 7286 0623 6480), (Mobile No. 8446010352), (Email Id - kgghude@gmail.com), the Owner of Apartment No. 201,

(4) **MR. VENKATARAMAN SUBRAMANIAM S/o PANCHAPAKESHAN VENKATARAMAN**, Aged about 70 Years, Occupation - Retired, (Income Tax PAN – ADGSP9550E (Aadhar No. 7020 8928 8221), (Mobile No. 9884801050), (Email Id - ns\_pnb@yahoo.com) the Owner of Apartment No. 202,

(5) **MR. RAVINDRA S/o MANOHARRAO PANDE**, Aged about 61 Years, Profession – Advocate, (Income Tax PAN – ABZPP820-P (Aadhar No. 6129 2705 2375) (Mobile No. 9370466705) (Email Id -panderavindra55@gmail.com), the Owner of Apartment No. 204,

(6) **MR. KISHOR S/o VINAYAK RODAY**, Aged about 75 Years, Occupation – Retired, (Income Tax PAN – ABIPR 1251R) (Aadhar No. 8437 6405 5838) (Mobile No. 9653265259), (Email- kishor\_rodai@yahoo.com) the Owner of Apartment No. 301,

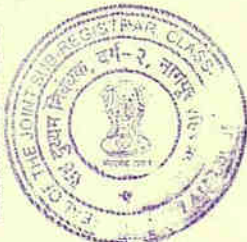


(7) **MRS. NEELAM W/o DEEPAK DESHMUKH**, Aged about 59 Years, Occupation – Service, (Income Tax PAN – ACCPD2300G) (Aadhar No. 2090 3383 8453 (Mobile No. 9422105191), (Email Id - neelamd1995@gmail.com) the Owner of Apartment No. 302,

(8) **MRS. VIJAYA W/o SATISHCHANDRA RANADIVE**, Aged about 64 Years, Occupation – Retired, (Income Tax PAN - AAWPR8115R) (Aadhar No. 6167 6281 2142) (Mobile No. 9922299851) (Email- vijaya\_ranadive@yahoo.co.in) , the Owner of Apartment No. 401,

(9) **MR. KRISHNA S/o KOTHIRAM WANJARI**, Aged about 52 Years, Occupation – Business, (Income Tax PAN – AHCPV8720B) (Aadhar No. 5015 2132 7821 (Mobile No. 7304726913), (Email Id - krishnawanjari24@gmail.com) the Owner of Apartment No. 402, aforesaid Sr. No. 3 to 9 all Residents of Plot No. N-7, Scientific Society, Laxmi Nagar, Nagpur, Pin Code No. 440022, Tahsil and District - NAGPUR, do hereby nominate, constitute and appoint **M/s OMKARA BUILDCON**, A Partnership firm, (Income Tax PAN – AAIFO0745N) having its office at plot no. 180, Bajaj Nagar, Nagpur, pin code no. 440010, Tahsil and district – Nagpur (**Email Id – Sadanand.kokate@gmail.com**) and acting through its partners (1) **MR. SADANAND S/o MADHAVRAO KOKATE**, Aged about 52 Years, Occupation– Business, (Income Tax PAN – AHXPK1406G) (Aadhar no. 5964 2113 0199) (Mobile no. 9850565050) (**Email Id – Mr. (1) Sadanand.kokate@gmail.com**) Resident of plot no. 54, Pandurang Gawande layout, Telecom Nagar, Nagpur, pin code no. 440022, tehsil and district – Nagpur, (2) **MR. VITTHAL S/o RAMCHANDRA BAJIRAO**, Aged about 52 years, occupation – business, (Income Tax PAN – AFUPB9196D) ( Aadhar No. 5138 5523 7713) ( Mobile No. 9823154240) (**Email Id – vbajirao@gmail.com**) Resident of Plot No. 40, Bajaj Nagar, Nagpur, Pin Code No. 440010, Tahsil and District – Nagpur, AND (3) **MR. RAVINDRA S/O SEWAKRAM SONKUSARE**, Aged about 50 Years, Occupation Business, (Income Tax PAN AROPS0414M) (Aadhar No. 7496 7539 0026) (Mobile No. 9822578331) (**Email Id – sonkusare.r.s@gmail.com**) Resident of C-2. Radha Krishna Apartment, 187, Gokulpeth Nagpur, Pin Code No. 440010. Tahsil and District- Nagpur, as our True and lawful Attorney to act in our names jointly and severally and on our behalf in the matters hereinafter mentioned;

WHEREAS we jointly own and possess ALL THAT Piece and Parcel of land bearing Plot No. N-7, containing by admeasurements **743.22 Sq. Mtrs. (i.e. 8000 Sq. Ft.)**, being a portion of the entire land bearing Khasra No. 4/1, 4/2, 7/2, 25, 26/1-4 of Mouza – AJNI, TOGETHERWITH the existing Multistoreyed Building standing thereon consisting of 13 separate Apartments therein and known and styled as “**ABHINAV-SHILP APARTMENTS**”, bearing Corporation House No. 280, **City Survey No. 391** and Sheet No. 211/38, situated at Laxmi Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR; AND



WHEREAS for cogent reasons and good causes we have now decided to develop the said property comprising Plot No. N-7 into a Residential Estate by constructing a Multistoreyed Building thereon consisting of various Self contained separate apartments therein through M/s OMKARA BUILDCON through its Partners (1) MR. SADANAND S/o MADHAVRAO KOKATE and (2) MR. VITTHAL S/o RAMCHANDRA BAJIRAO AND (3) MR. RAVINDRA S/O SEWAKRAM SONKUSARE, Attorney Holder hereto. The Executants decided to retain Apartments in the building as under :-

Sr. No.	NAME OF OWNERS	Apartment No. retained by the Executants/ Owners	Floor
1.	Mr. Sameer Vasant Kulkarni	101	First
2	Dr. Mr. Ganesh Dattatraya Borkute	102	First
3	Mr. Padmakar Vasudeorao Sudame	103	First
4	Mr. Padmakar Vasudeorao Sudame	104	First
5	Mr. Kishor Ganapat Ghude	201	Second
6	Mr. Venkatraman Subramanian	202	Second
7	Mr. Padmakar Vasudeorao Sudame	203	Second
8	Mr. Ravindra Manoharrao Pande	204	Second
9	Mr. Kishor Vinayak Roday	301	Third
10	Mrs. Neelam Deepak Deshmukh	302	Third
11	Mr. Padmakar Vasudeorao Sudame	304	Third
12	Mrs. Vijaya Satishchandra Ranadive	401	Forth
13	Mr. Krishna Kothiram Wanjari	402	Forth

WHEREAS we are being pre-occupied in our assignments. It is neither possible, nor convenient for us to do various acts and things to complete the formalities of sale of our aforesaid property in all respects. It has therefore become expedient to appoint some one as our Attorney or Agent, who shall fulfill and observe all the obligations on our part in the capacity of seller. We therefore do hereby nominate, constitute and appoint our aforesaid Attorney and empower them 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 the said property with willing buyer(s) and to sign and execute such Agreement/s to Sell (excluding the aforesaid



**Apartments retain by the Executants)** 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 sale consideration from such buyer/s and to pass a valid receipt and discharge for the same.

(4) To sign Plans/Revised Plans of the Building proposed to be constructed on the said Plot No. N-7 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.

(5) To deposit necessary sums in the Office of the Nagpur Improvement Trust/Nagpur Municipal Corporation/Water Works Deptt., N.M.C., Nagpur/ M.S.E.D.C.L. Nagpur in our name 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.D.C.L. 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.

(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.

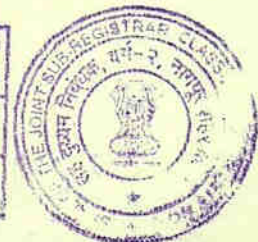
(8) To sign and execute a Sale Deed/s of the apartments proposed to be constructed on the said property (**excluding the Apartments retain by the Executants**) OR to sign and execute various Sale Deeds, each relating to the Undivided Proportionate variable shares and interest in the aforesaid property in favour of the respective individual buyers and to receive the balance sale price from such buyer(s) and to get such Sale 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.

(10) To deliver the actual physical possession of the said property (excluding the Apartments retain by the Executants) 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 favour of such individual buyer(s), in all relevant records.
- (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, cancellation deed, deed of apartment, deed of declaration, transfer deed to purchaser TDR or to sale balance TDR etc. regarding the aforesaid property (excluding the Apartments retain by the Executants) 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 money so deposited in any Court, Department and Offices and to pass a valid receipt and discharge for the same.
- (18) 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.
- (19) To appoint Architect, Engineer and/or Supervisor for carrying on and completing the proposed works, if considered necessary.
- (20) To engage Advocate, Pleader, Vakil for completion of the aforesaid development transaction smoothly and to fix his remuneration.
- (21) 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.



(22) 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.

(23) 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 of land.

(24) To purchase TDR on our behalf and to load the same on the said plot of land, 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 Competent Development Authority/Nagpur Improvement Trust/Nagpur Municipal Corporation, Nagpur.

(25) To sign and execute a Sale Deed relating to the said property(**excluding the aforesaid Apartments retain by the Executants**)/To sign and execute transfer Deed/sale deed to purchase TDR for further development of land on our behalf OR to sign and execute Sale Deed or various Sale Deeds in favour of itself or 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 Deed(s) duly registered in accordance with the law in force.

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. N-7, containing by admeasurements **743.22 Sq. Mtrs. (i.e. 8000 Sq. Ft.)**, being a portion of the entire land bearing Khasra No. 4/1, 4/2, 7/2, 25, 26/1-4 of Mouza – AJNI, TOGETHERWITH the existing Multistoreyed Building standing thereon consisting of 13 separate Apartments therein and known and styled as “**ABHINAV-SHILP APARTMENTS**”, bearing Corporation House No. 280, **City Survey No. 391** and Sheet No. 211/38, situated at Laxmi Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR and bounded as under :-

ON THE EAST	-	PLOT NO. N -6.
ON THE WEST	-	30.00 FEET WIDE ROAD.
ON THE NORTH	-	PLOT NO. N -8.
ON THE SOUTH	-	RESIDENCE OF MRS. SONARIKA.

