

Yazdani International Private Limited. CA LAND PROCUREMENT VILLAGE RATAMBI

AREA TO BE DIVERTED IN HA				146.996 HA
Survey number	Sub gut number	Total area HA	Status	Supporting Document and Reference
12	1A	4.017	Sale Deed and Mutation completed	Khata 281 dated 13/9/2023
	1G	4.010	Sale Deed and Mutation completed	Khata 281 dated 13/9/2023
	1D	4.008	Sale Deed and Mutation completed	Khata 281 dated 13/9/2023
	1F	4.010	Sale Deed and Mutation completed	Khata 281 dated 13/9/2023
	1B	4.017	Sale Deed and Mutation completed	Khata 281 dated 13/9/2023
	1H	4.010	Sale Deed and Mutation completed	Khata 281 dated 13/9/2023
	7	0.102	Sale Deed and Mutation completed	Khata 281 dated 13/9/2023
5	10	1.940	Sale Deed and Mutation completed	Khata 281 dated 13/9/2023
	13	1.270	Sale Deed and Mutation completed	Khata 281 dated 13/9/2023
	14	0.608	Sale Deed and Mutation completed	Khata 281 dated 13/9/2023
	15	3.010	Sale Deed and Mutation completed	Khata 281 dated 13/9/2023
	16	0.487	Sale Deed and Mutation completed	Khata 281 dated 13/9/2023
	17	0.330	Sale Deed and Mutation completed	Khata 281 dated 13/9/2023
	18	0.540	Sale Deed and Mutation completed	Khata 281 dated 13/9/2023
	19	1.780	Sale Deed and Mutation completed	Khata 281 dated 13/9/2023
	2	5.580	Sale Deed and Mutation completed	Khata 281 dated 13/9/2023
	21A	1.160	Sale Deed and Mutation completed	Khata 281 dated 13/9/2023
	23	1.640	Sale Deed and Mutation completed	Khata 281 dated 13/9/2023
	25	4.079	Sale Deed and Mutation completed	Khata 281 dated 13/9/2023

6	5/3A	1.090	Sale Deed and Mutation completed	Khata 281 dated13/9/2023
	5-	0.970	Sale Deed and Mutation completed	Khata 281 dated13/9/2023
	6	0.954	Sale Deed and Mutation completed	Khata 281 dated13/9/2023
	8	0.540	Sale Deed and Mutation completed	Khata 281 dated13/9/2023
	5.9	0.970	Sale Deed and Mutation completed	Khata 281 dated13/9/2023
	1B	3.720	Sale Deed and Mutation completed	Khata 281 dated13/9/2023
	10	0.300	Sale Deed and Mutation completed	Khata 281 dated13/9/2023
	11-	0.115	Sale Deed and Mutation completed	Khata 281 dated13/9/2023
	2	9.820	Sale Deed and Mutation completed	Khata 281 dated13/9/2023
	3	0.897	Sale Deed and Mutation completed	Khata 281 dated13/9/2023
6	5	1.791	Sale Deed and Mutation completed	Khata 281 dated13/9/2023
	6	2.140	Sale Deed and Mutation completed	Khata 281 dated13/9/2023
	7	0.750	Sale Deed and Mutation completed	Khata 281 dated13/9/2023
	9	1.460	Sale Deed and Mutation completed	Khata 281 dated13/9/2023

9	11K	0.077	Sale Deed and Mutation completed	Khata 281 dated13/9/2023
	12	0.112	Sale Deed and Mutation completed	Khata 281 dated13/9/2023
	13	1.286	Sale Deed and Mutation completed	Khata 281 dated13/9/2023
	15	0.378	Sale Deed and Mutation completed	Khata 281 dated13/9/2023
	2	0.930	Sale Deed and Mutation completed	Khata 281 dated13/9/2023
	21	1.328	Sale Deed and Mutation completed	Khata 281 dated13/9/2023
	3	2.027	Sale Deed and Mutation completed	Khata 281 dated13/9/2023
	4	1.060	Sale Deed and Mutation completed	Khata 281 dated13/9/2023
	5	0.155	Sale Deed and Mutation completed	Khata 281 dated13/9/2023
	6	0.700	Sale Deed and Mutation completed	Khata 281 dated13/9/2023
	7	0.780	Sale Deed and Mutation completed	Khata 281 dated13/9/2023
	8	1.090	Sale Deed and Mutation completed	Khata 281 dated13/9/2023
	9	0.350	Sale Deed and Mutation completed	Khata 281 dated13/9/2023
10	10	1.05	Sale Deed and Mutation completed	Khata 342 dated13/9/2023
13	11	1.54	Sale Deed and Mutation completed	Khata 342 dated13/9/2023
20	1K	6.43	Sale Deed and Mutation completed	Khata 342 dated13/9/2023

	1B	6.429	Sale Deed and Mutation completed	Khata 342 dated13/9/2023
	1BH	6.419	Sale Deed and Mutation completed	Khata 342 dated13/9/2023
5	11-	1.42	Sale Deed and Mutation completed	Khata 342 dated13/9/2023
9	23	0.435	Sale Deed and Mutation completed	Khata 342 dated13/9/2023
12	1K	4.018	Sale Deed and Mutation completed	Khata 282land dated13/9/2023
5	12	0.53	Sale Deed and Mutation completed	Khata 282land dated13/9/2023
5	3B	2.19	Sale Deed and Mutation completed	Khata 282land dated13/9/2023
6	1A	7.45	Sale Deed and Mutation completed	Khata 282land dated13/9/2023
6	4	2.14	Sale Deed and Mutation completed	Khata 282land dated13/9/2023
9	1	0.79	Sale Deed and Mutation completed	Khata 282land dated13/9/2023
9	10	1.21	Sale Deed and Mutation completed	Khata 282land dated13/9/2023
9	11B	0.167	Sale Deed and Mutation completed	Khata 282land dated13/9/2023
9	14	8.63	Sale Deed and Mutation completed	Khata 282land dated13/9/2023
20	1L	6.419	Registered Power of Attorney	Khata 282land dated13/9/2023
9	23	0.435	Registered Power of Attorney	REGISTERED POWER OF ATTORNEY
5	21 D	1.15	Registered Power of Attorney	REGISTERED POWER OF ATTORNEY
5	17	0.33	Registered Power of	REGISTERED POWER OF ATTORNEY

			Attorney	
12	1E	4.01	Agreement/Consent of landowners to sale the land	Agreement on 100 Rs stamp paper
9	5	0.2	Agreement/Consent of landowners to sale the land	Agreement on 100 Rs stamp paper
9	15	0.22	Agreement/Consent of landowners to sale the land	Agreement on 100 Rs stamp paper
5	11	1.34	Agreement/Consent of landowners to sale the land	Agreement on 100 Rs stamp paper
TOTAL		147.3363		



Ashok Kumar Pani

Authorized Signatory



महाराष्ट्र शासन
महसूल विभाग
गाव नमुना नंबर ६/१२ व ८ अ, मालमत्ता पत्रक पाहणे

Record website of Maharashtra state (India) that provides 7/12 extract, 8A extract and Property Card online to

मुख्यपृष्ठ



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वर्ष: 2023-24		गाव नमुना आठ-अ धारण जमिनीची नोंदवही (कृषिक) (आसामीवार खतावणी - जमाबंदी पत्रक) तालुका: संगमेश्वर							12/9/2023
गाव: रातांबी		जिल्हा: रत्नागिरी							
गाव नमुना सहा मधील नोंद	भूमापन क्रमांक व उपविभाग क्रमांक	धारण क्षेत्र			वसुलीसाठी			एकूण	
		लागवडी योग्य क्षेत्र	पोटखराब क्षेत्र	एकूण क्षेत्र	आकारणी किंवा जुडी	दुमाला जमिनीवरील नुकसान	स्थानिक उपकर		
		(हे.आर.चौ.मी)	(हे.आर.चौ.मी)	(हे.आर.चौ.मी)	रु.पै.	रु.पै.	जि.प. रु.पै.	ग्रा.प. रु.पै.	रु.पै.
(१)	(२)	(३अ)	(३ब)	(३क)	(४)	(५)	(६अ)	(६ब)	(७)
खाते क्र. 281 खाजगी कंपनी	याझदानी इंटरनॅशनल प्रायवेट लिमिटेड करीता प्राधिकृत अधिकारी श्री अंजनेया रॉय								
	12/1/अ	1.99.70	2.02.00	4.01.70	0.32	0	2.24	0.32	2.88
	12/1/ग	1.99.00	2.02.00	4.01.00	0.32	0	2.24	0.32	2.88
	12/1/ड	1.99.80	2.01.00	4.00.80	0.31	0	2.17	0.31	2.79
	12/1/फ	1.99.00	2.02.00	4.01.00	0.32	0	2.24	0.32	2.88
	12/1/ब	1.99.70	2.02.00	4.01.70	0.32	0	2.24	0.32	2.88
	12/1/ह	1.99.00	2.02.00	4.01.00	0.32	0	2.24	0.32	2.88
	12/7	0.05.17	0.05.00	0.10.17	0.01	0	0.07	0.01	0.09
	5/10	0.97.00	0.97.00	1.94.00	0.12	0	0.84	0.12	1.08
	5/13	0.70.00	0.57.00	1.27.00	0.12	0	0.84	0.12	1.08
	5/14	0.30.50	0.30.25	0.60.75	0.03	0	0.21	0.03	0.27
	5/15	1.50.50	1.50.50	3.01.00	0.23	0	1.61	0.23	2.07
	5/16	0.14.67	0.34.00	0.48.67	0.04	0	0.28	0.04	0.36
	5/17	0.19.16	0.13.84	0.33.00	0.02	0	0.14	0.02	0.18
	5/18	0.16.00	0.38.00	0.54.00	0.04	0	0.28	0.04	0.36
	5/19	0.89.00	0.89.00	1.78.00	0.13	0	0.91	0.13	1.17
	5/2	2.79.00	2.79.00	5.58.00	0.51	0	3.57	0.51	4.59
	5/21/अ	0.61.00	0.55.00	1.16.00	0.07	0	0.49	0.07	0.63
	5/23	1.11.00	0.53.00	1.64.00	0.12	0	0.84	0.12	1.08
	5/25	2.03.12	2.04.75	4.07.87	0.41	0	2.87	0.41	3.69
	5/3/अ	0.54.50	0.54.50	1.09.00	0.07	0	0.49	0.07	0.63
	5/5	0.48.00	0.49.00	0.97.00	0.06	0	0.42	0.06	0.54
	5/6	0.44.62	0.50.75	0.95.37	0.05	0	0.35	0.05	0.45

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5/8	0.27.33	0.26.67	0.54.00	0.04	0	0.28	0.04	0.36
5/9	0.45.00	0.52.00	0.97.00	0.06	0	0.42	0.06	0.54
6/1/ब	1.77.00	1.95.00	3.72.00	0.38	0	2.66	0.38	3.42
6/10	0.18.00	0.12.00	0.30.00	0.06	0	0.42	0.06	0.54
6/11	0.06.83	0.04.67	0.11.50	0.01	0	0.07	0.01	0.09
6/2	5.79.00	4.03.00	9.82.00	1.51	0	10.57	1.51	13.59
6/3	0.52.39	0.37.29	0.89.68	0.1	0	0.7	0.1	0.9
6/5	0.82.65	0.96.43	1.79.08	0.15	0	1.05	0.15	1.35
6/6	1.21.00	0.93.00	2.14.00	0.25	0	1.75	0.25	2.25
6/7	0.43.50	0.31.50	0.75.00	0.13	0	0.91	0.13	1.17
6/9	0.81.00	0.65.00	1.46.00	0.12	0	0.84	0.12	1.08
9/11/क	0.03.20	0.04.50	0.07.70	0.01	0	0.07	0.01	0.09
9/12	0.03.67	0.07.50	0.11.17	0.01	0	0.07	0.01	0.09
9/13	0.53.63	0.74.95	1.28.58	0.08	0	0.56	0.08	0.72
9/15	0.15.00	0.22.83	0.37.83	0.02	0	0.14	0.02	0.18
9/2	0.40.00	0.53.00	0.93.00	0.06	0	0.42	0.06	0.54
9/21	0.55.50	0.77.25	1.32.75	0.09	0	0.63	0.09	0.81
9/3	1.13.33	0.89.33	2.02.66	0.17	0	1.19	0.17	1.53
9/4	0.41.00	0.65.00	1.06.00	0.07	0	0.49	0.07	0.63
9/5	0.06.16	0.09.33	0.15.49	0.01	0	0.07	0.01	0.09
9/6	0.28.86	0.41.12	0.69.98	0.04	0	0.28	0.04	0.36
9/7	0.40.66	0.37.33	0.77.99	0.09	0	0.63	0.09	0.81
9/8	0.40.00	0.69.00	1.09.00	0.06	0	0.42	0.06	0.54
9/9	0.11.83	0.23.17	0.35.00	0.02	0	0.14	0.02	0.18
एकूण	41.75.98	40.62.46	82.38.44	7.48	0	52.36	7.48	67.32

टिप : उक्त रकाना क्र.(३अ) मधील लागवडी योग्य क्षेत्र हेच आकारणीस पात्र क्षेत्र राहील, पोट-खराब क्षेत्रावर आकारणी लागू नाही.

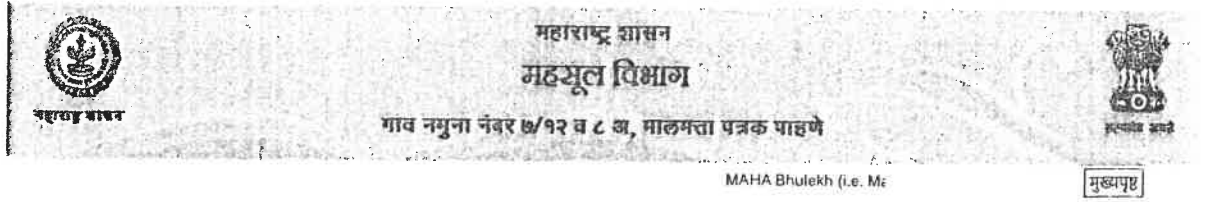
सुचना : या संकेतस्थळावर दर्शविलेली माहिती ही कोणत्याही शासकीय अथवा कायदेशीर बाबींसाठी वापरता येणार नाही.

सुचना : या संकेतस्थळावर दर्शविलेली माहिती ही कोणत्याही शासकीय अथवा कायदेशीर बाबींसाठी वापरता येणार नाही.

जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख कार्यालय
तिसरा मजला, नवीन प्रशासकीय इमारत, कोन्कित हॉल समोर, पुणे
दूरध्वनी : ०२०-२६०५०००६, ई-मेल : dirmah[at]mah[at]nic[at]in

Best viewed with resolution 1366*768 in Firefox, Chrome, IE.

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वर्ष: 2023-24	गाव नमुना आठ-अ धारण जमिनीची नोंदवही (कृषिक) (आसामीवार खतावणी - जमाबंदी पत्रक) तालुका: संगमेश्वर								12/9/2023
गाव: रातांबी	जिल्हा: रत्नागिरी								
गाव नमुना सहा मधील नोंद	भूमापन क्रमांक व उपविभाग क्रमांक	धारण क्षेत्र			वसुलीसाठी				एकूण
		लागवडी योग्य क्षेत्र	पोटखराब क्षेत्र	एकूण क्षेत्र	आकारणी किंवा जुडी	दुमाला जमिनीवरील नुकसान	स्थानिक उपकर		
		(हे.आर.चौ.मी)	(हे.आर.चौ.मी)	(हे.आर.चौ.मी)	रु.पै.	रु.पै.	जि.प. रु.पै.	ग्रा.प. रु.पै.	रु.पै.
(१)	(२)	(३अ)	(३ब)	(३क)	(४)	(५)	(६अ)	(६ब)	(७)
खाते क्र.342	याज्ञदानी इंटरनॅशनल प्रा लि करिता प्राधिकृत अधिकारी श्री शरद वामनराव सन्नमवार .								
	10/10	0.52.00	0.53.00	1.05.00	0.06	0	0.42	0.06	0.54
	13/11	0.66.00	0.88.00	1.54.00	0.12	0	0.84	0.12	1.08
	20/1/क	0.79.00	5.64.00	6.43.00	0.12	0	0.84	0.12	1.08
व्यक्तिगत खातेदार	20/1/ब	0.79.90	5.63.00	6.42.90	0.1	0	0.7	0.1	0.9
	20/1/म	0.80.90	5.61.00	6.41.90	0.11	0	0.77	0.11	0.99
	5/11	0.81.00	0.61.00	1.42.00	0.12	0	0.84	0.12	1.08
	9/23	0.14.50	0.29.00	0.43.50	0.03	0	0.21	0.03	0.27
एकूण		4.53.30	19.19.00	23.72.30	0.66	0	4.62	0.66	5.94

टिप : उक्त रकना क्र.(३अ) मधील लागवडी योग्य क्षेत्र हेच आकारणीस पात्र क्षेत्र राहिल, पोट-खराब क्षेत्रावर आकारणी लागू नाही.

सुचना : या संकेतस्थळावर दर्शविलेली माहिती ही कोणत्याही शासकीय अथवा कायदेशीर बाबींसाठी वापरता येणार नाही.

सूचना : या संकेतस्थळावर दर्शविलेली माहिती ही कोणत्याही शासकीय अथवा कायदेशीर बाबींसाठी वापरता येणार नाही.
जमाबंदी आपुस्त आणि संचालक भूमि अभिलेख कार्यालय
तिसरा मजला, नवीन प्रशासकीय इमारत, कोसित हॉल समोर, पुणे
दूरध्वनी : ०२०-२६०५०००६, ई-मेल : dlmah[dot]mah[at]nic[dot]gov[dot]in
Best viewed with resolution 1366*768 in Firefox, Chrome, IE.

वर्ष:2023-24		गाव नमुना आठ-अ धारण जमिनीची नोंदवही (कृषिक) (आसामीवार खतावणी -- जमाबंदी पत्रक)					10/12/2023		
गाव: रातांबी		तालुका: संगमेश्वर					जिल्हा: रत्नागिरी		
गाव नमुना सहा मधील नोंद	भूमापन क्रमांक व उपविभाग क्रमांक	क्षेत्र	क्षेत्र	क्षेत्र	क्षेत्र	क्षेत्र	क्षेत्र	क्षेत्र	एकूण
		लागवडी योग्य क्षेत्र	पोटखराब क्षेत्र	एकूण क्षेत्र	आकारणी किंवा जुडी	दुमाला जमिनीवरील नुकसान.	स्थानिक उपकर		
(१)	(२)	(हे.आर.चौ.मी) (३अ)	(हे.आर.चौ.मी) (३ब)	(हे.आर.चौ.मी) (३क)	(४)	(५)	जि.प. (६अ)	ग्रा. प. (६ब)	(७)
खाते याज्ञदानी इंटरनॅशनल प्रायव्हेट लिमिटेड करीता प्राधिकृत अधिकारी श्री अंजनेया रॉय .									
क्रमांक 282									
खाजगी कंपनी	12/1/क	1.99.80	2.02.00	4.01.80	0.32	0	2.24	0.32	2.88
	5/12	0.41.00	0.12.00	0.53.00	0.06	0	0.42	0.06	0.54
	5/3/ब	1.09.00	1.10.00	2.19.00	0.13	0	0.91	0.13	1.17
	6/1/अ	3.53.00	3.92.00	7.45.00	0.75	0	5.25	0.75	6.75
	6/4	1.02.00	1.12.00	2.14.00	0.25	0	1.75	0.25	2.25
	9/1	0.30.00	0.49.00	0.79.00	0.06	0	0.42	0.06	0.54
	9/10	0.60.00	0.61.00	1.21.00	0.06	0	0.42	0.06	0.54
	9/11/ब	0.06.70	0.10.00	0.16.70	0.01	0	0.07	0.01	0.09
	9/14	3.36.00	5.27.00	8.63.00	0.51	0	3.57	0.51	4.59
	एकूण	12.37.50	14.75.00	27.12.50	2.15	0	15.05	2.15	19.35

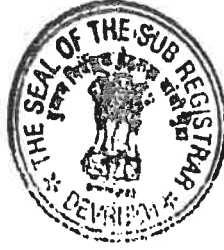
"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."

दिनांक :- 12/10/2023

सांकेतिक क्रमांक :- 273200070404930000102023224

(नाव :- शितल संभाजी कदम)

तलाठी साझा :- कुटगिरी ता :- संगमेश्वर जि :-रत्नागिरी



समय
द.क्र. २०६९/२०२३
६ / २३

**IRREVOCABLE GENERAL POWER OF ATTORENY
(WITH GRANT OF SALE POWER)**

Village: Ratambi (565697) Taluka Sangmeshwar District Ratnagiri
Survey No. 20/1/L, 20/1/BH
Khata No. 15, 25 Total area of Khata: 12.83.80 ha.

Know all men by these present that, we below principal executants below viz.

1. Shri. Sonu Daji Kajve

Age - 78 Years, occupation - Farmer

Present Resident at Ratambi Teshile sangameshwar

Dist Ratnagiri 415607

Aadhar Number: 738937374478

PAN Number- FVUPK3591N

Do hereby nominate, appoint and constitute the Attorney/Agent viz

Shri. Sujit Subhash Jadhav

Age-40 Occupation - NRMCM,

Add - 99, Sadar Bazar, Near Police Station,

At Post Satara, Satara, Maharashtra, 415001

Aadhar Number- 242148999825

PAN Number- ABQPG7795R

Mob. No. - 9011024996

Email - sujit.jadhav82@gmail.com

'As our true lawful Attorney/Agent with full authority to do and execute the following acts, deed for us in our names and on behalf of us.

1 Whereas all the said Principals/executants herein are the sole and absolute owners and peaceful long lasting exclusive possessors of the properties having jurisdiction in this sub registry and of the village Ratambi, Tehsil-Sangmeshwar, District-Ratnagiri which are mentioned herein in the schedule of property (which are hereafter for the sake of brevity called and stated as 'schedule properties'). These schedule properties are ancestral properties of the all Principals /executants. These said Principals/executants had already handed over the all related certified documents of schedule properties to the said Attorney.

2. Whereas

2.1 We are unable to personally supervise and administrate, safeguard the schedule properties

2.2 As we have expressed our wish about the sale of schedule properties, and

2.3 As most of principals / executants are resident from different and far away places, some of the principals / executants are married women having daily duties of familiars, and most of the principals/ executants are old aged personas and suffering from problem of movements as per old age.

2.4 As some properties mentioned in the schedule require prior requisite permissions from various authorities and also there is need of getting concerned documents and making of various applications, we have to step into those and there is need to take follow up by physical presence in multiple times and most of us are less literate, not known to the routine and needful legal methods for having permissions and making applications and as most of us are old aged persons ,

Receipt (pavti)

93/441

Friday, March 31, 2023

12:10 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 601 दिनांक: 31/03/2023

गावाचे नाव: रातुंबी (बुडीत)

दस्तऐवजाचा अनुक्रमांक: समव-441-2023

दस्तऐवजाचा प्रकार: कुलमुखत्यारपत्र

सःदर करणान्याचे नाव: सुजीत सुभाष जाधव --

नोंदणी फी

रु. 19740.00

दस्त हाताळणी फी

रु. 460.00

पृष्ठांची संख्या: 23

एकूण:

रु. 20200.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
12:24 PM ह्या वेळेस मिळेल.

Sub Registrar (Vijaykumar Deshpande)

संगमेश्वर (देवरुख)

वाजार मुल्य: रु. 1974000/-

मोबदला रु. 1604750/-

भरलेले मुद्रांक शुल्क : रु. 79000/-

1) देयकाचा प्रकार: DHC रकम: रु. 480/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 3103202300955 दिनांक: 31/03/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु. 19800/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH017852305202223P दिनांक: 31/03/2023

बँकेचे नाव व पत्ता:

मूळ दस्त परत मिळाला



स म व
द.क्र. २२९/२०२३
९/२३

3.12 To receive rent if any in full or part from the related authorities in our names and on behalf of us.

3.13 That the Attorney/Agent is hereby authorized to safeguard the said properties mentioned in schedule hereunder from the encroachments by any third parties whomsoever on behalf of us.

3.14 That the Attorney/Agent is hereby authorized to do all acts, deeds and any things which we can do personally in our names and on behalf of us.

3.15 That the Attorney/Agent is hereby authorized to do all acts, deeds and any things which are not mentioned in this document which our attorney may think fit and proper regarding to the said properties mentioned in schedule hereunder.

4. We the above named Principals/Executants do hereby agree and declare that all the acts, deeds, and things done executed or performed by this Irrevocable General Power of Attorney shall be valid and binding on us and on our legal heirs in case of anybody's demise or in case of anybody's heirs complaint about the rights of this Attorney/Agent to extent of legal rights and obligations as per law and to all intents and purposes as if done by us personally. We undertake to ratify and confirm the essence of this deed whenever required.

5. We also undertakes and admits that time is not essence of this contract.

6. We the above named Principals/Executants do hereby agree admits, undertakes and declares that we have individually received the full consideration amount from the Attorney/Agent as per our legal shares and we do not have any due amount to be received by the Attorney/Agent, which details are as under:

Sr. No	Name	Khate Number	Class	Serve No.	Cultivable (Ha.)	Fallow (Ha.)	Total (Ha.)	Assmt (Ha.)	Market Valuation@ 153700
1	Sonu Daji Kajve	15	2	20/1/L	0.80.90	5.61.00	6.41.90	0.11	9,87,000/-
		25	1	20/1/BH	0.80.90	5.61.00	6.41.90	0.11	9,87,000/-
				Total			12.83.80		19,74,000/-

Stamp Duty @ 4%- Rs. 79,000/-,

Registration @ 1%- Rs. 19,800/-

Above amount received in full and final consideration in the name of mentioned below on behalf of executants mentioned above as under.

Sr. no.	Cheque in favor of	Bank name	Account Number	IFSC Code	Cheque no & Date	Amount
1	Sonu Daji Kajve	YES BANK	002883900000580	YESB000028	377452 - 30/3/23	6,40,000/-
		YES BANK	002883900000580	YESB000028	377451 - 30/3/23	9,64,750/-
					Total Amount	16,04,750/-

7. The powers given by the Principals/executors to the Attorney/Agent under this Irrevocable General Power of Attorney deed are irrevocable and shall not be revoked by us under any circumstances or for any reason.



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SCHEDULE OF PROPERTIES:

No.	Name	Kbale Number	Class	Serve No.	Cultivable (Ha.)	Fallow (Ha.)	Total (Ha.)	Assum
	Sonu Daji Kojve	15	2	20/17A	0.8090	5.6100	6.4190	0.11
			1	20/17B	0.8090	5.6100	6.4190	0.11
				Total			12.8380	

All that the piece and parcel of immovable properties mentioned above of village Kalambi, Tehsil - Sangameshwar, District-Ratnagiri is free from all encumbrances as confirmed from advocate search report.

8. This deed is executed by us without having undue influence of anyone, without any or anyone's pressure, without having any drugs, admitted and signed by admitting the recitals in the deed, in presence of the witnesses mentioned herein at sub Registrar office at Devnagar (Sangameshwar), Tehsil-Sangameshwar, District-Ratnagiri.

सदर दस्त इंग्रजीमध्ये असल्याने तो आम्हाला सर्वांना वाचून दाखवला असून तो आम्हाला सर्वांना मान्य आहे. तसेच सदर दस्त मुलमुखत्वावर पयानुसार खरदाखल करताना ताका देण्यात येत असून वेगळ्या सर्वांचा आचरवकता नाही.

Date: _____
Place: Devnagar (Sangameshwar)

Signature and details of executor and executors	Thumb impression	Photograph
 1. Shri: Sonu Daji Kojve Present Resident at Ratnambhi Teshile Sangameshwar Dist Ratnagiri 415607		
 Shri. Sujit Subhash Jadhav Age-40 Occupation - NRMIC, Add- 99, Sadar Bazar, Near Police Station, At Post Satara, Satara, Maharashtra, 415001		



स म व
द.क्र.१.०.०.०./२०३२
७ / ४९

**IRREVOCABLE GENERAL POWER OF ATTORNEY
(WITH GRANT OF SALE POWER)**

Village: Ratambi (565697) Taluka Sangameshwar District Ratnagiri
Survey No. 5/3A, 5/6, 5/15, 5/17, 5/25, 6/1B, 6/3, 6/7, 9/4, 9/6, 9/11C, 9/21,
Khata No. 249, 98, 128, 203, 132, 70 Total area of Khata: 8.57.85 ha.

Know all men by these present that, we below principal executants below viz.

I. Shri. Prabhakar Dattam Patole

Age- 52 Years. occupation -- Farmer

Present Resident at Ratambi Teshile sangameshwar

Dist Ratnagiri 415607

Aadhar Number: 216247760603

PAN number: AZZPP8358E

Do hereby nominate, appoint and constitute the Attorney/Agent viz

Mohan Wasudeorao Hood

For NRMC, B-1 Triveni Appartment, Subhash Nagar Jaitala Road,
Nagaur Pin 440022

Aadhar Number- 56873407728

PAN Number- AAGPH6681Q

As our true lawful Attorney/Agent with full authority to do and execute the following acts, deed for us in our names and on behalf of us.

1 Whereas all the said Principals/executants herein are the sole and absolute owners and peaceful long lasting exclusive possessors of the properties having jurisdiction in this sub registry and of the village Ratambi, Tehsil-Sangameshwar, District-Ratnagiri which are mentioned herein in the schedule of property (which are hereafter for the sake of brevity called and stated as 'schedule properties'). These schedule properties are ancestral properties of the all Principals /executants. These said Principals/executants had already handed over the all related certified documents of schedule properties to the said Attorney.

2. Whereas

2.1 We are unable to personally supervise and administrate, safeguard the schedule properties

2.2 As we have expressed our wish about the sale of schedule properties, and

2.3 As most of principals / executants are resident from different and far away places, some of the principals / executants are married women having daily duties of familiars, and most of the principals/ executants are old aged personas and suffering from problem of movements as per old age.

2.4 As some properties mentioned in the schedule require prior requisite permissions from various authorities and also there is need of getting concerned documents and making of various applications, we have to step into those and there is need to take follow up by physical presence in multiple times and most of us are less literate, not known to the routine and heedful legal

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

Friday, August 04, 2022

पावती क्र.: 1510 दिनांक: 04/08/2022

संगमेश्वर नाव: राहुंवावी (दुडीत)

संगमेश्वर नाव: अनुक्रमांक: सभ-1070-2022

दस्तावेजाचा प्रकार : कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: मोहन वासुदेवराव हूड - -

नोंदणी फी

रु. 13460.00

दस्त हाताळणी फी

रु. 820.00

पृष्ठांची संख्या: 41

एकूण:

रु. 14280.00

आपणान मूळ दस्त, थंबनेल प्रिंट, नूची-२ अंदाजे

11:37 AM ह्या वेळेस मिळेल.

Sub-Registrar Sangameshwar

दुय्यम निबंधक श्रेणी (Deputy)

संगमेश्वर (देवरुख)

वाजार मूल्य: रु. 1346000/-

मोवदला रु. 1072000/-

भगलेदे मुद्रांक शुल्क : रु. 54000/-

1) देयकाचा प्रकार: DHC रकम: रु. 900/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0308202210860 दिनांक: 04/08/2022

वैकचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु. 13460/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH005933034202223E दिनांक: 04/08/2022

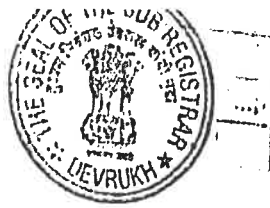
वैकचे नाव व पत्ता:

State Branch

STATE BANK OF INDIA

Not to be
used for
any other
purpose
than the
one for
which it
is issued

67502



समव
द.क्र.१०७००/२०२२
६/१९

- 3.11 To make payment of Taxes, rates, cesses, assessments, and all deed at related authorities on behalf of us in respect of said properties mentioned in schedule hereunder.
- 3.12 To receive rent if any in full or part from the related authorities in our names and on behalf of us.
- 3.13 That the Attorney/Agent is hereby authorized to safeguard the said properties mentioned in schedule hereunder from the encroachments by any third parties whomsoever on behalf of us.
- 3.14 That the Attorney/Agent is hereby authorized to do all acts, deeds and any things which we can do personally in our names and on behalf of us.
- 3.15 That the Attorney/Agent is hereby authorized to do all acts, deeds and any things which are not mentioned this document which our attorney may think fit and proper regarding to the said properties mentioned in schedule hereunder.
4. We the above named Principals/Executants do hereby agree and declare that all the acts, deeds, and things done executed or performed by this Irrevocable General Power of Attorney shall be valid and binding on us and on our legal heirs in case of anybody's demise or in case of anybody's heirs complaint about the rights of this Attorney/Agent to extent of legal rights and obligations as per law and to all intents and purposes as if done by us personally. We undertake to ratify and confirm the essence of this deed whenever required.
5. We also undertakes and admits that time is not essence of this contract.
6. We the above named Principals/Executants do hereby agree admits, undertakes and declares that we have individually received the full consideration amount from the Attorney/Agent as per our legal shares and we do not have any due amount to be received by the Attorney/Agent, which details are as under:

Sr. No	Name	Khate Number	Class	Serve No.	Cultivable (Ha.)	Fallow (Ha.)	Total (Ha.)	Assmt (Ha.)	Market Valuation
1	Prabhakar Dattaram Patole	249	1	5/3A	0.54.50	0.54.50	1.09.00	0.07	168000
		98	1	5/6	0.06.37	0.07.25	0.13.62	0.01	22000
		98	1	5/15	0.21.50	0.21.50	0.43.00	0.03	77000
		128	1	5/17	0.19.16	0.13.84	0.33.00	0.02	52000
		203	1	5/25	0.15.62	0.15.75	0.31.37	0.03	50000
		249	1	6/1B	1.77.00	1.95.00	3.72.50	0.38	575000
		132	1	6/3	0.06.60	0.04.70	0.11.31	0.01	18000
		249	1	6/7	0.43.50	0.31.50	0.75.00	0.13	116000
		249	1	9/4	0.41.00	0.65.00	1.06.00	0.7	163000
		249	1	9/6	0.04.47	0.06.38	0.10.85	0.005	17000
		249	1	9/11C	0.03.20	0.04.50	0.07.70	0.005	18000
		70	1	9/21	0.18.50	0.25.50	0.44.25	0.03	70000
				Total			8.57.85		1346000

Stamp Duty @ 4%- Rs.54,000/-.

Registration @1%- Rs.13,460/-

Above amount received in full and final consideration in the name of mentioned below on behalf of executants mentioned above as under.

Sr. no.	Cheque in favor of	Bank name	Account Number	IFSC Code	Cheque no & Date	Amount
1	Prabhakar Dattaram Patole					10,72,000/-
					Total Amount	10,72,000/-



रायव
द.क्र.१०७०/२०२२
११ / ०९

Signature and details of executor and executants	Thumb impression	Photograph
प्रभाकर दत्तराम पाटोले I. Shri. Prabhakar Datttram Patole Present Resident at Ratambi Teshile sangameshwar Dist Ratnagiri 415607		
Mohan Wasudeorao Hood For NRMCM, B-1 Triveni Appartment, Subhash Nagar Jaitala Road, Nagaur Pin 440022		

Signature of witness	Thumb impression	Photograph
श्री लक्ष्मण बाबू येडो रा गोवारे ता. पाळण जि. सातारा.		
श्री. रमेश रमेश लक्डे रा. कुभांली ता. सिवळगा जि. रायगडी.		

**IRREVOCABLE GENERAL POWER OF ATTORNEY
(WITH GRANT OF SALE POWER)**

Village: Ratambi (565697) Taluka Sangmeshwar District Ratnagiri
Survey No. 5/2, 5/10, 5/13, (5/21D), 6/2, 6/10, 6/11, 9/9, 9/12, (9/23), 12/7
Khata No.143, 13. Total area of Khata: 12.68.84 ha.

Know all men by these present that, we below principal executants below viz.

1. SMT. Vanita Laxman Ghanekar

Age-71, occupation-House wife

Village-Paud Road, More Shramik Vasahat, Yerandavane

Pune-411038

Adhar No.4999 5903 8372



2. Shri. Ramesh Aanda Patole

Age-61 Occupation-Farmer

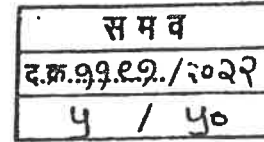
Village-rautwadi, hanumannagar, paund road

, katariya hospital javal kotharud

Pune-411038

Adhar No.2422 3020 2415

Pan- CZKPP7765G



Do hereby nominate, appoint and constitute the Attoeny/Agent namely,

Md. Salik Iqbal

Age 31 Years, occupation- Business/ Farmer

Resident at C/O Mohammad Samim Arif, JHUMPURA, JHUMPURA (C.T.)

Kendujhar, Odisha - 758031

Aadhar Number-467191188532

PAN Number- ACAP10827M

As our true lawful Attorney/Agent with full and final authority to do and execute the following acts, deed for us in our names and on behalf of us.

I Whereas all the said Principals/executants herein are the sole and absolute owners and peaceful long lasting exclusive possessors of the properties having jurisdiction in this sub registry and of the village Ratambi, Tehsil-Sangmeshwar, District-Ratnagiri which are mentioned herein in the schedule of property (which are hereafter for the sake of brevity called and stated as 'schedule properties'). These schedule properties are ancestral properties of the all Principals /executants.

7. The powers given by the Principals/executors to the Attorney/Agent under this Irrevocable General Power of Attorney deed are irrevocable and shall not be revoked by us under any circumstances or for any reason.

SCHEDULE OF PROPERTIES :

Sr. No	Name	Khate Number	Class	Serve No.	Cultivable (Ha.)	Fallow (Ha.)	Total (Ha.)	Assmt
	Vanita Laxman	143	1	5/2	1.39.50	1.39.50	2.79.00	0.25
	Ghanekar	13	1	5/10	0.97.00	0.97.00	1.94.00	0.12
	Ramesh Ananda	13	1	5/13	0.35.00	0.28.50	0.63.50	0.06
	Patole	13	2	5/21D	0.59.00	0.56.00	1.15.00	0.06
		13	1	6/2	2.89.50	2.01.50	4.91.00	0.76
		13	1	6/10	0.09.00	0.06.00	0.15.00	0.03
		143	1	6/11	0.06.83	0.04.67	0.11.50	0.01
		143	1	9/9	0.11.83	0.23.17	0.35.00	0.03
		143	1	9/12	0.03.67	0.07.50	0.11.17	0.01
		143	1	9/23	0.14.50	0.29.00	0.43.50	0.03
		143	1	12/7	0.05.17	0.05.00	0.10.17	0.01
				Total			12.68.84	

All that the piece and parcel of immovable properties mentioned above of village Ratambi, Tehsil - Sangmeshwar, District-Ratnagiri is free from all encumbrances as confirmed from advocate search report.

8. This deed is executed by us without having undue influence of anyone, without any or anyone's pressure, without having any drugs, admitted and signed by admitting the recitals in the deed, in presence of the witnesses mentioned herein at sub Registrar office at Devrukh (Sangmeshwar), Tehsil-Sangmeshwar, District-Ratnagiri.

सदर दस्त इंग्रजीमध्ये असल्याने तो आम्हाला सर्वांना वाचून दाखवला असून तो आम्हाला सर्वांना मान्य आहे. तसेच सदर कुलमुखत्यार पत्रानुसार खरेदीखत करताना ताबा देण्यात येत असून वेगळ्या समंतीची आवश्यकता नाही.

Date: 6/9/22

Place: Devrukh (Sangmeshwar)

स म व
द.क्र.११२९../२०२२
६ / ५०



Signature and details of executor and executants	Thumb impression	Photograph
वर्गीकृत व्यक्ती व वारिस 1. Smt. Yashu Laxman Chaudkar Village-Pand Road, More Shivnrik Vasahat, Yerandavane Pune-411038		
2. Shri. Ramesh Annand Patole Village-rauwadi hamunamagar -pand road Kariya hospital Javal Kolharud Pune-411038		
3. Smt. Salik Iqbal Age 31 Years, occupation- Business/ farmer Resident at C/O Mohammad Soni Arit, JHIMPUR JHIMPUR (C.T.) Kendujhar, Odisha 758031 Aadhar Number-467191188552 PAN Number- ACP10827M		

Signature of witness	Thumb impression	Photograph
प्रमाण प्रमोद चव्हाण देवराव चव्हाणवाडी ता. सोमनाथ, जि. रत्नागिरी		
पुलाव राजेश रोमरा दमरे मु.पो. कुमारी ता. सिपवग जि. रत्नागिरी		



स म व
द.क्र. ११६९./२०२२
१० / १०