

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.

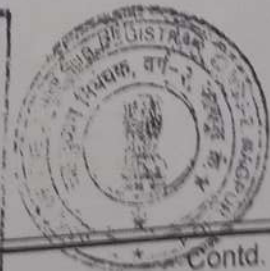
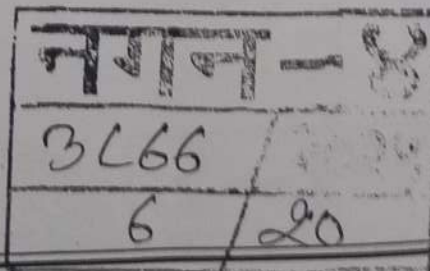
(27) THAT the full Stamp Duty of Rs. 13,70,900/- only and Full Registration Fees of Rs. 30,000/- Only is already paid at the time of Registration of Agreement of Development dated 27-03-2025, which is duly registered in the office of the Joint Sub-Registrar, Nagpur-4 at Serial No. 3876 on even date.

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 Nagpur Improvement Trust Leasehold Plot No. 203 in Civil Station Expansion Scheme containing by admeasurement 284.283 Sq. Mtrs. being a portion of the entire land bearing Khasra No. 3 of MOUZA – AJNI, TOGETHERWITH the existing Residential House standing thereon covering a Built-up area of 167.00 Sq. Mtrs. including all connections, fittings, electric and water meters and all other easementary rights appurtenant belonging thereto, bearing Corporation House No. 575, City Survey No. 238 and Sheet No. 35 of Mouza – Ajni, 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	-	BY PLOT NO. 204
ON THE WEST	-	BY PLOT NO. 202
ON THE NORTH	-	BY 9.00 MTRS. WIDE ROAD
ON THE SOUTH	-	BY PLOT NO. 214



Contd. ....

## GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT I, **VIVEK NARAYAN NERKAR**, Aged 72 Years, Occupation – Retired, PAN AGIPN6704E & AADHAR UID 5670 4998 1945, Resident of Plot No. 203, Laxmi Nagar, Nagpur-440022, Tahsil and District – NAGPUR, do hereby nominate, constitute and appoint **M/S. SOHAM CONSTRUCTIONS**, a Partnership Firm having it's Office at 10, Dnyanyog, Nargundkar Layout, Devnagar, Nagpur Income Tax PAN ABOFS1783M and acting through it's Authorised Partner **SHRI. HARSHAD S/o PURUSHOTTAM DAMLE**, Aged 57 Years, Occupation – Business, (PAN ABNPD6722H Aadhar Unique Identity No. 4952 2857 5714), Mobile No. 9822224987 Resident of 65, Pannase Layout, Swawalambi Nagar, Nagpur, Tahsil and District – NAGPUR, as my True and Lawful Attorney in my name and on my behalf.

