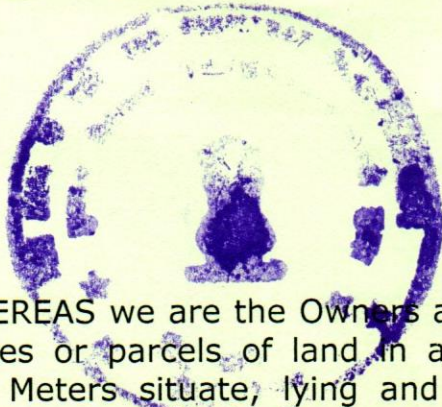


WHEREAS we are the Owners and/or the Developers of all those pieces or parcels of land in aggregate admeasuring 130043.5 Sq. Meters situate, lying and being at Village Dwarli, Taluka Ambarnath, Dist. Thane, within the Limits of Gram Panchayat Dwarli & in the registration District Thane and Sub-District Ulhasnagar and bearing S.No. Survey No.36/6/1, 35/2, 36/13, 37/3, 35/1/D, 36/5/D, 36/5/F, 36/5/E, 36/1, 36/2, 36/3, 35/13, 36/11, 35/1/C, 36/5/A, 35/1/B, 36/5/B, 34/3/B, 35/1/E, 36/5/H, 36/5/I, 35/1/A, 35/5/A, 36/5/K, 39/3, 36/7/A, 36/12, 35/15, 35/3, 35/12/A, 35/7, 34/1B/2A/5A, 36/4, 38, 39/1, 35/10/A, 35/14, 36/7/B together with all easement rights etc. which is hereinafter referred to as "**said property**".

Whereas by an Development Agreement dated 20th December 2007, duly registered with office of Sub-Registrar of Assurances at Ulhas Nagar under Sr. No. 4800 of 2007, we have granted Development Rights in respect of the said property to M/s. K. S. City Private Limited and M/s. K. B. S. Builders Private Limited on the terms and conditions therein contained.

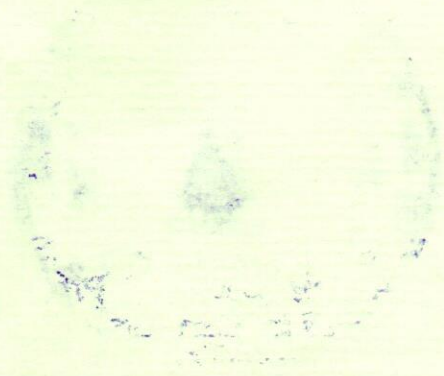
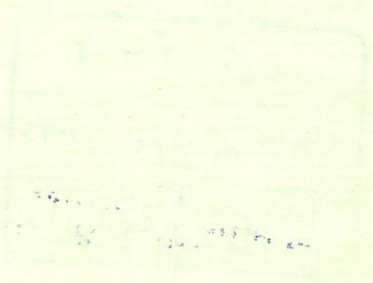
AND WHEREAS by an Agreement dated 18/01/2011 duly registered with the Sub-Registrar of Assurances at Ulhasnagar under Sr. No. UHA/3/00242/2011 M/s. K.S. City Private Limited and M/s. K.B.S. Builders Private Limited have assigned their rights, with our consent, in favour of M/s. Oyster Saket Infrastructure on the terms and conditions therein contained. In accordance with the said Agreement dated 18/01/2011, we have inter alia agreed to execute a Power of Attorney in favour of M/s. Oyster Saket Infrastructure, and cancel the earlier Power of Attorney executed in favour of M/s. K. S. City Private Limited and M/s. K. B. S. Builders Private Limited.

AND WHEREAS accordingly M/s. Oyster Saket Infrastructure, have requested us to execute a Power of Attorney in their favour for development of the said property, to do following acts, deeds and things at the costs of Attorney/s which we have agreed to do.

AND WHEREAS this Power of Attorney is executed pursuant to the said Development Agreement which is chargeable to stamp duty under Article 5(g-a). Proper stamp duty required to be paid on the said Development Agreement under Article 5(g-a) of Schedule I of the Bombay Stamp Act, 1958 has been paid on the said Development Agreement, and therefore, in accordance with the proviso to Article 48 of Schedule I of the said Act, duty chargeable on this present is Rs.100/- only, and accordingly, the same has been paid.

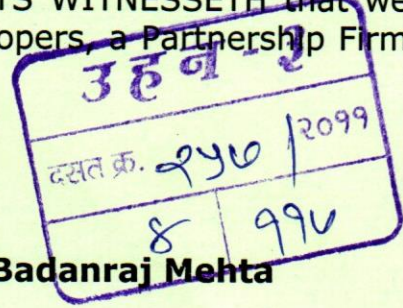
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NOW KNOW YE AND THESE PRESENTS WITNESSETH that we, M/s. Anjaneya Land & Property Developers, a Partnership Firm, through all its partners

- i) Shri **Ganpatraj Badanraj Mehta**
- ii) Shri **Naresh Ganpatraj Mehta,**
- iii) Shri **Pradeep Ganpatraj Mehta,**
- iv) Ganpatraj Badanraj Mehta (HUF)
through its Karta Shri **Ganpatraj Badanraj Mehta**
- v) Naresh Ganpatraj Mehta (HUF)
through its Karta Shri **Naresh Ganpatraj Mehta**



do hereby nominate, constitute and appoint

M/s. **Oyster Saket Infrastructure**, a Joint venture firm having its registered Office at Village Dwarli, Malang Road, Taluka Ambarnath, District Thane, through

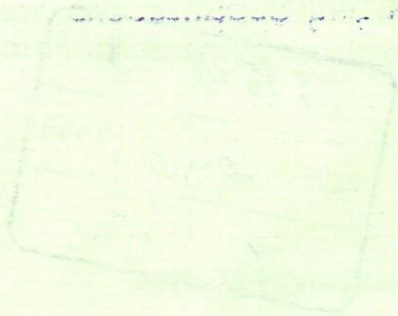
- i) Mr. **Vinod Ramujagar Tiwari**
- ii) Mr. **Avinash Agarwal**
- iii) Mr. **Sarjuprasad T. Mishra**

jointly and each of them severally as our true and lawful attorney to do all the acts, deeds, things and matters in connection with the aforesaid property viz.

1. TO deal and correspond with the MMRDA, Grampanchayat, including all its department of officers or any other authority in connection with or relating to the or touching to the said immovable property described in the schedule hereunder written to carry out the following acts, deeds, things, matters namely;
 - a) TO apply and/or obtain the sanction of the building plans to be sanctioned with future amendments, alterations or additions as may be required by the said attorney. To avail the staircase floor space index if permitted by the MMRDA, Town Planning Authority and / or further increases and incentives in floor space index from time to time.
 - b) TO deal and correspond with the assessment department of the MMRDA, Town Planning Authority, Grampanchayat and/or to deal with all the matters in connection with or relating to development of the said property described in the schedule hereunder written.
 - c) TO apply for and obtain the occupation and / or completion certificate in respect of the building/s to be constructed and completed on the aforesaid property.
2. SIMULTANEOUSLY on execution of these presents, to commence, carry out and complete and/or cause to be commenced, carried out and/or completed construction work on the said property, in accordance with the



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