

the water sewerage and electric connection of the internal layout and roads for the purpose of development of the said property to make application to the M.S.E.D.C.L. for electrical connections and for submitting the proposal for sub-station and hand over any portion of the land to the M.S.E.B. authorities.

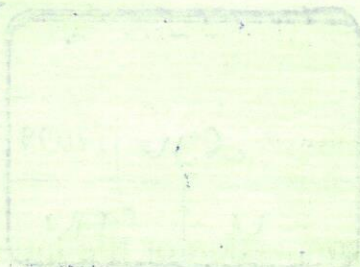
17. TO carry on correspondence, to prepare sign and execute papers, applications and documents including affidavits, plaints, petitions, declarations, indemnity bonds and undertakings etc. as may be required for the purpose of constructing the said proposed building or buildings on the said property.
18. To put up and display hoardings on the said property announcing the proposed Housing schemes or any other schemes in respect of the said property.
19. TO proceed with the development of the said property including constructing boundary walls, to comply with all the terms of the building plans and permissions and for the purpose if required to hand over and/or surrender and/or transfer portion of the property falling in set back area or under reservation to the MMRDA, Town Planning Authority, Grampanchayat or Collector or to the authorities concerned and to apply for and obtain in lieu thereof the compensation and/or for the utilisation of the said F.S.I. on the remaining portion of the said property.
20. TO commence, file and prosecute any action petition/s, appeals, suits or other proceedings at law against any person or persons in respect of the matters or things relating to our affairs and to appear to and defend all actions, suit or other proceedings commenced or to be commenced against me or whereunto we shall think fit, to compromise, refer to arbitration, submit to judgement, discontinue or become non-suited in any such actions, suit or proceedings as aforesaid and also to accept services to writs or summons, notice or other proceedings. To defend and appear for pending suit/s in any court of law including High Court and Supreme Court.

TO ask for and apply and to collect the refund and/or return of the deposits, security fee and other amounts if any paid to MMRDA, Town Planning Authority, Grampanchayat, Collector and/or other authorities concerned for getting the building plan/layout plan sanctioned and also to apply for and obtain the refund of the deposits if any paid to the authorities concerned.

21. To sign and execute Deed of Mortgage, further charge or any other such documents that may be executed by us in

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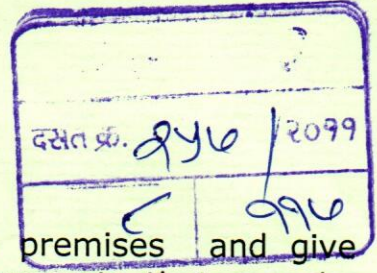




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their 71% share of the constructed premises and give security for due repayment of any amounts that may be advanced by any bank or financial institutions for development of the said property only, provided such bank or financial institutions confirms that we are not personally responsible for repayment of said amounts and further that such bank and financial institutions have no claim of whatsoever nature in respect of our 29% share in constructed premises or other revenue generated from the said property as set out in the said Agreement.

22. TO pay taxes, rates, charges, expenses and other outgoing in respect of the said property.
23. AND generally to do all other acts, deeds, matters and things whatsoever in or about my estate property and affairs herein either particularly or generally described as amply and effectually to all intents and purposes and as we could do in our own person if these presents had not been made
24. All costs, charges, expenses of and incidental to any act, deed, matter or thing, done or caused to be done by our said attorney in or about the exercise of my powers herein contained shall be borne and paid as provided by the said attorneys alone and shall be responsible for the same and our said attorney shall indemnify and keep indemnified us and our estate and effects from and against any loss and damages that may be caused to us by reason of our attorney doing or causing to be done any acts, deeds, matters or things by virtue of these presents.
25. THIS Power of Attorney is co-extensive with the terms of the agreement dated 18/01/2011 and all powers and authorities conferred upon the attorney under this Power of Attorney shall be exercised by the attorney at their own costs and expenses we hereby agree and undertake to allow, ratify and confirm and whatsoever our attorney acting under them shall do purport to do or cause to be done by virtue of these presents.

SCHEDULE OF THE PROPERTY

All those pieces or parcel of land bearing 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 admeasuring in aggregate 130043.50 Sq. Meters situate, lying and being at Village Dwarli, Taluka Ambernath, Dist. Thane, within the Limits of Gram Panchayat Dwarli and in the registration District Thane and Sub-District Ulhasnagar



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