

393/19254

इतर पावती

Original/Duplicate

Friday, 27 October 2023 4:25 PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 20219 दिनांक: 27/10/2023

गावाचे नाव: -महाजनवाडी

दस्तऐवजाचा अनुक्रमांक: टनन10-19254-2023

दस्तऐवजाचा प्रकार : पॉवर ऑफ अटर्नी

सादर करणाऱ्याचे नाव: झिरकॉन इन्फ्रास्ट्रक्चर एलएलपी चे पार्टनर आदित्य व्ही मिरचंदानी

वर्णन

दस्त हाताळणी फी

रु. 80.00

पृष्ठांची संख्या: 4

एकूण:

रु. 80.00

सुनिल वाडेवाले

Joint Sole Registrar, Thane 10

1); देयकाचा प्रकार: DHC रक्कम: रु.80/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1023270113486 दिनांक: 27/10/2023

बँकेचे नाव व पत्ता:

सह दुय्यम निबंधक वर्ग-२

ठाणे क्र. १०

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Receipt (pavti)

393/19254

पावती

Original/Duplicate

Friday, October 27, 2023

नोंदणी क्र.: 39म

11:55 AM

Regn.: 39M

पावती क्र.: 20168 दिनांक: 27/10/2023

गावाचे नाव: महाजनवाडी

दस्तऐवजाचा अनुक्रमांक: टनन10-19254-2023

दस्तऐवजाचा प्रकार : पॉवर ऑफ अटर्नी

सादर करणाऱ्याचे नाव: झिरकॉन इन्फ्रास्ट्रक्चर एलएलपी चे पार्टनर आदित्य व्ही मिरचंदानी

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 400.00

पृष्ठांची संख्या: 20

एकूण:

रु. 500.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

12:15 PM ह्या वेळेस मिळेल.

Joint Sole Registrar, Thane 10

सुनिल वाडेवाले

बाजार मुल्य: रु.1/-

मोबदला रु.0/-

भरलेले मुद्रांक शुल्क : रु. 500/-

सह दुय्यम निबंधक वर्ग-२

ठाणे क्र. १०



GRN	MH010109985202324E	BARCODE							Date	26/10/2023-21:44:13		Form ID	48(f)	
Department Inspector General Of Registration							Payer Details							
Stamp Duty							TAX ID / TAN (If Any)							
Type of Payment Registration Fee							PAN No.(If Applicable)							
Office Name THN10_THANE NO 10 JOINT SUB REGISTR							Full Name		ZIRCON INFRASTRUCTURE LLP					
Location THANE														
Year 2023-2024 One Time							Flat/Block No.		CTS 3019 3256 3464 PT 3466 3588 PT 3598 3592					
Account Head Details					Amount In Rs.		Premises/Building		3599 PT 3657 TO 3665					
0030046401 Stamp Duty					500.00		Road/Street		CTS 3668 3667 PT 3669 PT 3670 PT 3671 TO 3675 3750 TO 3757					
0030063301 Registration Fee					100.00		Area/Locality		MAHAJANWADI MIRE					
							Town/City/District							
							PIN		410107					
							Remarks (If Any)							
							SecondPartyName=SHREE SALASAR SAHAKAR~							
							Amount In		Six Hundred Rupees Only					
Total					600.00		Words							
Payment Details IDBI BANK							FOR USE IN RECEIVING BANK							
Cheque-DD Details							Bank CIN		Ref. No.		69103332023102710812		2835383490	
Cheque/DD No.							Bank Date		RBI Date		26/10/2023-21:45:37		Not Verified with RBI	
Name of Bank							Bank-Branch		IDBI BANK					
Name of Branch							Scroll No.		Date		Not Verified with Scroll			

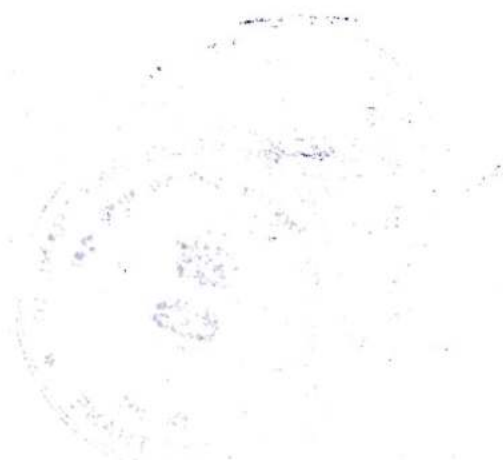
Department ID : Mobile No. : 9821163601
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चतान केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. न कच्चा दस्तासाठी सदर चतान लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(iS)-393-19254	0005301690202324	27/10/2023-11:55:24	IGR122	100.00
2	(iS)-393-19254	0005301690202324	27/10/2023-11:55:24	IGR122	500.00
Total Defacement Amount					600.00

Page 1/1	
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Print Date 27-10-2023 01:51:56



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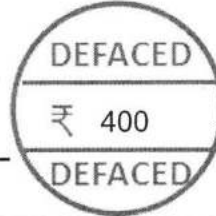


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	1023278301962	Receipt Date	27/10/2023
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Received from Shree Salasar Sahakar, Mobile number 9000000000, an amount of Rs.400/-, towards Document Handling Charges for the Document to be registered on Document No. 19254 dated 27/10/2023 at the Sub Registrar office Joint S.R.Thane 10 of the District Thane.



Payment Details

Bank Name	SBIN	Payment Date	27/10/2023
Bank CIN	10004152023102701795	REF No.	330072035084
Deface No	1023278301962D	Deface Date	27/10/2023

This is computer generated receipt, hence no signature is required.



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CP-13	
1506	1506

POWER OF ATTORNEY



TO ALL TO WHOM THESE PRESENTS SHALL COME, ZIRCON INFRASTRUCTURE LLP, a Limited Liability Partnership incorporated duly under the provisions of the Limited Liability Partnership Act, 2008 having its registered address at 505, Shalimar Morya Park, off. New Link Road, Andheri (West), Mumbai 400 053, hereinafter referred to as the **"the LLP"** **SEND GREETINGS:**

WHEREAS:

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- A. The LLP is sufficiently entitled to all those all those pieces and parcels of land admeasuring 8705 sq. mtrs. or thereabouts, bearing Survey No.86 Hissa No.3 (Part-1), Survey No.86 Hissa No.7 (Part), Survey No.86, Hissa No.8 (Part), Survey No. 89, Hissa No.7 (part), Survey No.89, Hissa No.8, Survey No.89 (part), Hissa No. 9, Survey No.89, Hissa No.10, Survey No.89, Hissa No.11, Survey No.89, Hissa No.13 and Survey No. 89 Hissa No.14, Survey no.86/2 (pt), Survey no. 86/8 (pt), Survey no. 88/1 (pt), Survey no. 88/11 (pt), Survey no. 89/2, Survey no. 89/3 (pt), Survey no. 89/7 (pt), Survey no. 89/12 (pt), Survey no. 89/13 (pt), Survey no. 89/14 (pt) all of village Mira, CTS Nos. 3466, 3537, 3587, 3464 (part), 3588 (part), 3567, 3569, 3660,

Singh

Rajan

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3661, 3662, 3663, 3664, 3667 (part), 3670, 3671, 3658, 3668, 3672, 3673, 3674, 3750, 3751, 3752, 3753, 3754, 3699 (part) 3755, 3675, 3756, 3599 (part) 3019, 3256, 3464 (pt), 3465 (pt), 3588 (pt), 3589, 3667 (pt), 3669 (pt), 3592, 3667 (pt) all of Village Mahajanwadi (Mira), Taluka and District Thane (hereinafter referred to as the "said Larger Land").

B. By a Development Agreement dated 26/10/2023, 2023 executed between, **ZIRCON INFRASTRUCTURE LLP** (as the Owner therein) and **M/s SHREE SALASAR SAHAKAR** a partnership firm duly formed under the provisions of Indian Partnership Act 1932, having place of business at 505, Shalimar Morya Park, off. New Link Road, Andheri West, Mumbai – 400 053, (as the Developer therein) and registered with the office of Sub Registrar of Assurances under Serial No. TNN-10-19252-2023 (hereinafter referred to as the "Development Agreement"), the LLP has appointed the said Developer as the developer and granted development rights with respect to Larger Land to the Developer on terms and conditions more particularly contained therein;

C. Under the said Development Agreement, the LLP has agreed to execute a Specific Power of Attorney in favour of the Developer **M/s SHREE SALASAR SAHAKAR** to enable the Developer to take all such steps, and to do, execute and perform all acts, deeds and things as may be necessary for the implementation and completion of the development of the said Larger Land in the manner stipulated in the Development Agreement;

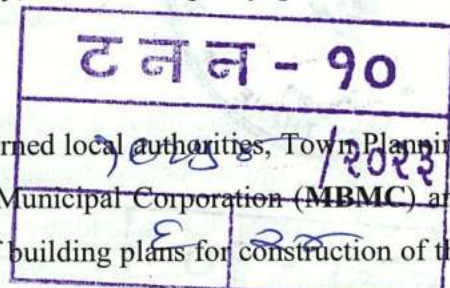
D. As per the Development Agreement, the Developer has agreed to construct residential buildings for sale in the manner stipulated therein and also take approval and all the permission for the Owner's commercial building on the portion of the said Larger Land in the manner stipulated as per clause 3(b).

E. In pursuance of said Development Agreement and to enable Developer therein being **M/s SHREE SALASAR SAHAKAR** to develop the said Larger Land, **ZIRCON INFRASTRUCTURE LLP**, doth hereby nominate, constitute and appoint jointly and/or severally **MR. SARJU THAKKAR, MR. NIHIR THAKKAR and MR. KARAN THAKKAR** the Partner/s of the Developer to be its true and lawful Attorney/s (hereinafter referred to as 'the Attorney/s') to enable them to act for and on its behalf and in its name and to do the following acts, deeds, matters and things jointly and/or severally in relation to the redevelopment of the said Larger Land. It is

hereby agreed that the Developer shall not be entitled to appoint and/or transfer the powers vested in them by this Power of Attorney without the prior written approval of the LLP.

NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH that **ZIRCON INFRASTRUCTURE LLP** doth hereby nominate, constitute and appoint jointly and/or severally **Mr. SARJU THAKKAR, Mr. NIHIR THAKKAR and MR. KARAN THAKKAR** the Partners of Developers i.e. **M/s SHREE SALASAR SAHAKAR** to be its true and lawful Attorneys ("**Attorney/s**") to jointly and/or severally act for the LLP and in its name and on its behalf to execute and perform all or any acts, deeds, matters and things hereafter mentioned in relation to the development of the said Larger Land in accordance with the Development Agreement and on the terms and conditions mentioned therein and to exercise all or any of the power authorities hereunder written namely:

1. **TO REPRESENT** the LLP before the concerned local, government, semi-government, judicial, quasi-judicial, planning, competent and any other concerned authorities in any / all matters concerning, touching or affecting the Larger Land, including but not limited to –
 - i. survey or joint survey thereof and fixation of its boundaries; and
 - ii. payment of assessment dues in respect thereof, and in the said context and for the said purpose make necessary applications/ proposals to the concerned authorities, appear before them, and make and give statements, information declarations, etc. and file documents and take and adopt all necessary steps and proceedings as the Attorneys may think proper and/or necessary, and to diligently prosecute such proceedings.
2. **TO APPLY** and to submit proposals to the concerned local authorities, Town Planning Authority, Planning Authority, Mira Bhayandar Municipal Corporation (**MBMC**) and all other concerned authorities, for the sanction of building plans for construction of the proposed building(s) on the Larger Land and/or to apply for and obtain approvals, permissions and sanctions for amendments, revisions, modifications, alterations, rectifications, additions and/or deletions thereto/therein, and/or to or in those made, issued or granted heretofore, and/or extension, renewal and revalidation thereof, and/or of those made, issued or granted heretofore, and comply with the terms and conditions which may be stipulated by them, apply for and obtain the relevant Commencement Certificate (**CC**), Occupancy Certificate (**OC**), Building Completion Certificate (**BCC**), etc. or any other permissions / approvals in respect of such construction work and/or get



[Handwritten signatures of Sarju, Nihar, and Karan]

the same revalidated and for the said purpose represent us and appear on our behalf before the concerned authorities, and make, execute and submit proposals, information, declarations, letters, affidavits, deeds, documents, writings, undertakings, etc. as such authorities may require and comply with the requisitions of such authorities and obtain approvals and sanctions for construction of the New Buildings to be constructed on the Larger Land.

3. **TO CONSTRUCT** building/s and ancillary structures on the Larger Land, as per the sanctioned/ approved plans and according to specifications and other requirements of MBMC and for that purpose to employ Contractors, Architects, Structural Engineers, RCC Consultant and other professionals, as may be required for the construction of the New Buildings.
4. **TO ENTER** into and sign contracts with contractors for construction as well as contractors for labour and sign such agreements on the cost, expenses, risk responsibility and without any recourse to the LLP.
5. **TO REPRESENT** the LLP with respect to Larger Land before the Arbitrator or other concerned authorities appointed in respect of the Town Planning Scheme of which the Larger Land is a part, and in proceedings before them and make and submit applications, petitions, etc. to them, appear and represent before them in all related matters, file objections, pay betterment charges, receive compensation and/or take possession of any additional area available on revision of the said Scheme, subject always to the provisions of the Development Agreement. Further the Developer shall be liable to inform the LLP of all such proceedings.
6. **TO PREPARE** plans in consultation with us for development (including layout and building plans) for construction of the New Building/ structures on the Larger Land, and to submit the same to the MBMC and other concerned Authorities as per the plans annexed to the Development Agreement. Further in the event of any deviation after getting written consent from the LLP and to submit proposals from time to time for the amendments of building plans to the MBMC and other concerned Authorities for the purpose of obtaining approval to such amendments, subject always to the provisions of the Development Agreement and LLP's prior written approval.
9. **TO APPLY** from time to time to the MBMC and other concerned authorities for approval of the plans of the building plans in respect of the New Buildings and

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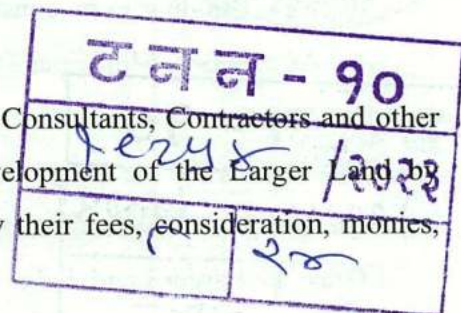
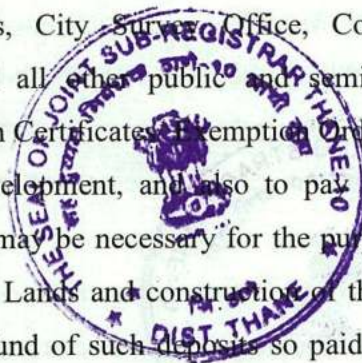
structures to be constructed on the Larger Land including obtaining approval/ sanction by way of IOD and CC from MBMC and other concerned authorities in respect of the building plans for construction of the New Buildings on the Larger Land and to sign and submit to MBMC and other concerned Authorities, Affidavits, Declarations, Undertakings etc., as may be required to obtain from time to time approval building plans as per the Development Agreement.

10. **TO ENTER** upon the Larger Land for the purpose of commencing construction work thereon and erecting the New Buildings as per the approved and sanctioned plans by the MBMC and as per the Development Agreement.

11. **TO APPEAR** before and carry on correspondence with all the concerned authorities and bodies including the Government of Maharashtra and all its departments, MBMC and/or Town Planning Department, Urban Development, the Ministry of Civil Aviation and the Civil Aviation Authorities, including the Airports Authority of India, National Airports Division, and the Airports Authority of India, Safdarjung Airport, New Delhi), the International Civil Aviation Organization, the Chief Fire Officer, Ministry of Environment and Forest (MOEF), Maharashtra Pollution Board (MPB) and other concerned authorities, Fire Brigade Authorities, City Survey Office, Collector, Mamlatdar, Tahsildar, Revenue Authorities and all other public and semi-public authorities and to obtain permissions/ No Objection Certificates/ Exemption Orders etc. in connection with the Larger Land and its development, and also to pay various deposits/ amounts to the concerned authorities as may be necessary for the purpose of carrying out the development work on the Larger Lands and construction of the New Buildings and structures thereon and to claim refund of such deposits so paid by the Attorneys and to give effectual receipts in our name in connection with refund of such deposits.

12. **TO APPOINT** from time-to-time Architects, RCC Consultants, Contractors and other personnel and workmen for carrying out the development of the Larger Land by constructing the New Buildings thereon and to pay their fees, consideration, monies, salaries and/ or wages.

13. **TO APPROACH** the Hydraulic Engineer, City Engineer, and concerned authorities and Officers of MBMC for the purpose of obtaining various permissions, service connections, including water connection for carrying out and completing the



[Handwritten signatures]

development of the Larger Land and construction of the New Buildings and the structures to be constructed on the Larger Land.

14. **TO MAKE** necessary applications to the Electricity Supply Company and other concerned authorities for obtaining electric power for the proposed new buildings.

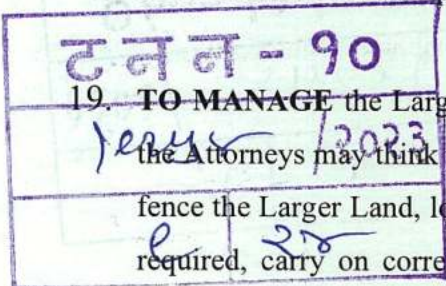
15. **TO REPRESENT** the LLP and to deal and correspond with the electric company (be they Reliance Infrastructure Limited or TATA Electric Company or Adani Electricity Mumbai Ltd. or any other), regarding all matters connected with obtaining electric power for the New Buildings and the structures to be constructed on the Larger Land and connected with the sub-station on the Larger Land that may be required to be earmarked/ erected/ sub-leased/ handed over and to sign and execute the deeds/ documents/ writings required for such lease/ sub-lease of such portion and to register the same.

16. **TO APPLY** to the Civil Aviation authorities and obtain permission to put up a multi-storied buildings on the Larger Land.

17. **TO MAKE** sign and execute undertakings, etc., and all required writings in favour of public authorities in its name and on its behalf in connection with the development of the Larger Land and procurements of sanctions and approvals thereof as the Attorneys may think fit or necessary in the manner ascribed to in the Development Agreement.

18. **TO MAKE** necessary representations including filing of complaints and appeals before the Municipal Tax Assessors of MCGM and other concerned authorities including in Courts of competent Jurisdiction in regard to the fixation of rateable value in respect of the New Building to be constructed on the Larger Land and/or any portion thereon by the Assessors of Municipal Taxes viz., Assessor and Collector, MBMC.

19. **TO MANAGE** the Larger Land and protect the possession thereof in such manner as the Attorneys may think proper, including from encroachments, engage security guards, fence the Larger Land, lodge complaints with the police and other authorities whenever required, carry on correspondence, and take other steps as the Attorneys may think proper for the purpose in accordance with the plans and the Development Agreement.



Sujit

AKSHAT

KARAN