20. **TO DO** all other acts, deeds, matters and things in respect of the Larger Land including to represent before the MBMC and other concerned authorities for any of the matters relating to the construction of new buildings, sanctioning of the building plans as per the Development Agreement and plans approved by the Owner and the Developer, and/or to the amendments thereto obtaining sanction for utilization of the Floor Space Index (FSI) to the maximum extent possible in accordance with the Development Agreement including acquisition and utilization of Transfer of Development Rights (TDR) and purchase and utilization of Fungible FSI and Premium FSI and FSI in lieu of staircase, elevators, etc., as per the Development Agreement for the construction to be carried out on the Larger Land and any other matters pertaining to the Larger Land.

21. **TO APPROACH** all the concerned authorities to obtain FSI in respect of the said Larger Land as per the D.C. Regulations in force and also other laws and to use the TDR and FSI under whatever nomenclature and for that purpose to sign all agreements and other documents.

22. **TO PURCHASE** Transferable Developments Rights (TDR) in name of the LLP from any DRC holder and to use the same on the said Larger Land and for the same to sign Utilization Form and submit the same to the Corporation and for that purpose to enter into any nature of agreement or arrangement with any DRC holder.

23. **TO APPLY** to MBMC for issue of Letter of Intent, Letter of Eligibility and such other permissions/approvals, remarks for grant of utilizing of TDR/DRC and to collect the original DRC issued from time to time for the construction of the additional floors on the New Buildings to be constructed on the said Larger Land.

24. **TO APPLY** for permission to transfer the benefit of construction permissible from any other property on the said Larger Land, to which such transfer may be permissible by way of TDR (Transfer of Development Rights) and to comply with all relevant requisitions and requirements and obtain appropriate orders thereon.

25. **TO ENTER** into agreement(s) for purchase of TDR (Transferable Development Rights) from the holder of Development Right Certificate (DRC) and utilize the same in the said Larger Land for construction of additional area and to execute necessary declarations, affidavits and other papers required to be submitted to MBMC and other authorities for the utilization of the said TDR.

SEAL OF JOINT SUB-REGISTRAR THANE-10 DIST. THANE
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26. **TO SELL** or otherwise allot/ grant exclusive rights in respect of the Units, Car Parking spaces and other incidental premises in the Project as per the Development Agreement, on "Ownership Basis" or such other basis and for such consideration/terms as the Attorneys and Owners mutually seem fit and for all purposes enter into and/or execute agreements/ allotment letters or such other documents as the Attorneys may deem fit and proper in favour of prospective purchasers and receive consideration from the prospective purchasers and appropriate the same and handover possession of the premises in the New Building to be constructed on the Larger Land to the prospective Purchasers.

27. **TO EXECUTE** from time to time agreements under Real Estate (Regulation and Development Act) 2016, and any statutory modification or amendment or thereof or under Maharashtra Ownership Flats Act, as may be applicable, for sale on "ownership basis" in respect of comprised of the Developer's entitlement, and use of parking spaces in the New Building that may be constructed on the said Larger Land and execute, admit and lodge the document or documents for registration and admit the execution of any such document or documents before the Sub-Registrar or Registrar of Assurances and if need be execute such documents on behalf of the LLP as Confirming Party, provided the same are vetted by the LLP before uploading the same on the RERA website.

28. **TO ACT, APPEAR, LODGE, ADMIT AND EXECUTE** the document or documents for registration and admit the execution of any such document or documents before the Sub-Registrar or Registrar of Assurances.

29. **TO REPRESENT the LLP** before the owners/ holders/ occupants of adjoining Larger Land in the matter of fixing boundaries and other related matters, and to enter into commitments with them and carry out the same and to intimate the LLP of the same in writing.

30. **TO DO** all other acts, deeds, matters and things that may be necessary to be done for rendering these presents valid and effectual to all intents and purposes according to laws and customs of India.

31. **IN GENERAL** to attend to all matters of concerning, affecting or relating to the said Larger Land, and execute and perform or cause to be done, executed and performed any other act, deed, matter or thing whatsoever as the Attorneys (jointly and / or severely).

32. **THIS POWER OF ATTORNEY** shall remain in force from the date of execution of the Development Agreement and shall be co-terminus with the Development Agreement or till the conveyance of the portion of the said Larger Land save and except the Commercial Land after the receipt of the Occupancy Certificate with respect to the New Buildings as set out in the Development Agreement whichever is earlier.

33. **AND FOR THE SAKE OF CLARIFICATION**, all costs charges and expenses of and incidental to any act, deed, matter thing done or caused to be done by our said Attorneys in or about the exercise of the powers and authorities conferred hereunder shall be borne and paid by and/or provided for by the Developer and/or Attorneys.

34. The Developer and/or Attorneys hereby indemnify and keep indemnified the LLP and each its successors and assigns of from and against any claim demand, action, charges, costs, expenses, penalties, orders, liability, loss, damages including any legal attorneys' fees etc., (collectively referred to as "**the Claims**") that may be suffered or incurred by the LLP on account of any act of commission or omission by the Developer and/or the Attorneys herein and or by any contractors, consultants, architects, labour, employees or any party engaged or employed by the Attorney in development of the said Larger Land. The provisions of this clause will survive after the expiration of the Development Agreement and this Power of Attorney.

AND GENERALLY, to do, execute and perform any other act, deed or thing whatsoever which in the opinion of the Attorneys ought to be done, executed or performed in relation to or touching or concerning the aforesaid matters as fully and effectually in all respects as the LLP itself would do the same if was personally present.

AND the LLP doth hereby agree to ratify and confirm at all times all and whatsoever the Attorneys shall lawfully do or cause to be done in or about the said Larger Land by virtue hereof.

AND LASTLY, the Development Agreement is adequately stamped and registered with the office of Sub-Registrar of Assurances as stated above; this document being incidental to the said Development Agreement, a nominal stamp duty of Rs.500/- is paid on this document.

Dated: 26/October/2013.

THE SCHEDULE HEREINABOVE REFERRED TO:

All those all those pieces and parcels of land totally admeasuring 8705 sq. mtrs. or thereabouts (1818 sq. mtrs. + 6887.00 sq. mtrs.) and area as per the NA Order 8675.90 sq. mtrs., bearing Survey No.86, Hissa No.3 (Part), Survey No.86, Hissa No.7 (Part), Survey No.86, Hissa No.8 (Part), Survey No.86, Hissa No. 2 (Part), Survey No. 86, Hissa No. 8 (part), Survey No. 88, Hissa No. 1 (part), Survey No. 88, Hissa No. 11 (part), Survey No. 89, Hissa No. 2 (part), Survey No. 89, Hissa No. 3 (parts), Survey No. 89, Hissa No.7 (part), Survey No.89, Hissa No.8, Survey No.89, Hissa No. 9, Survey No.89, Hissa No.10, Survey No.89, Hissa No.11, Survey No. 89, Hissa No. 12 (part), Survey No.89, Hissa No.13 (Part) and Survey No. 89, Hissa No.14 (Part) all of village Mira, CTS Nos. 3019, 3256, 3464 (part), ~~3465 (part)~~, 3466, 3588 (part), ~~3589,~~ 3598, 3592, 3599 (Part), 3657, 3658, 3659, 3660, 3661, 3662, 3663, 3664, 3665, 3668, 3667 (part), 3669 (part), 3670 (part), 3671, 3672, 3673, 3674, 3675,3750, 3751, 3752, 3753, 3754, 3755, 3756, **3757** all of Village Mahajan wadi (Mire), Taluka and District Thane and bounded as follows: -

On or towards the North - Old Survey No. 77;
On or towards the South - Survey No 91;
On or towards the East - Old Survey No. 78 new 77;
On or towards the West - 30 Mtrs Road.

THE SEAL OF JOINT SUB-REGISTRAR THANE-10 DIST. THANE

SIGNED AND DELIVERED)
By the within named "LLP")
ZIRCON INFRASTRUCTURE LLP)
Through its Designated Partners)
Mr. ADITYA V. MIRCHANDANI)

		
Photo	Signature	LHT Impression

WE ACCEPT,

MR. SARJU BHOGILAL THAKKAR)

		
Photo	Signature	LHT Impression

MR. NIHIR BHOGILAL THAKKAR)

		
Photo	Signature	LHT Impression

MR. KARAN SARJU THAKKAR)

		
Photo	Signature	LHT Impression

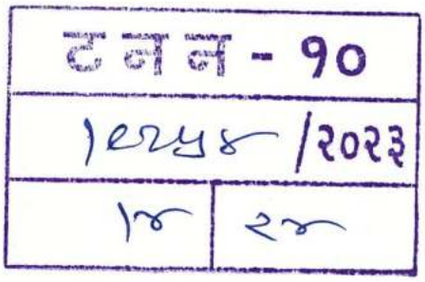
PARTNERS OF THE DEVELOPER)

Signature)

In the presence of .....)

1. _____)

2. _____)





CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING OF DESIGNATED PARTNERS OF ZIRCON INFRASTRUCTURE LLP HELD AT REGISTERED OFFICE OF THE FIRM AT 505-506, SHALIMAR MORYA PARK, NEW LINK ROAD, ANDHERI WEST, MUMBAI – 400 053 ON 25th OCTOBER, 2023 AT 3.00PM

AUTHORISATION FOR ADMISSION AND PRESENTATION OF DEVELOPMENT AGREEMENT AND SUPPLEMENTARY DEVELOPEMNT AGREEMENT FOR LAND AT VILLAGE MAHAJANWADI (MIRA), TALUKA AND DISTRICT THANE, FOR REGISTRATION BEFORE THE SUB – REGISTRAR ON BEHALF OF THE LIMITED LIABILITY PARTNERSHIP FIRM.

"RESOLVED THAT, Mr. Aditya V. Mirchandani, the designated Partner of Limited Liability Partnership Firm is hereby authorized to sign, execute the Development Agreement, Supplementary Development Agreement, Power of Attorney, any other documents and all other documents pertaining to the development of the Property for and on behalf of the Firm, and to affix the Firms seals and stamps where required and to present documents before the Sub-Registrar of Assurances and admit execution thereof and complete all registration formalities and generally to do and execute all acts deeds and things for or related to the development of the Property.

"FURTHER RESOLVED THAT, all acts, deeds and things done and executed by Mr. Aditya V. Mirchandani shall be binding to all intents and purposes on the Firms.

THE SEAL OF JOINT SUB-REGISTRAR THANE-10 DIST. THANE

BY ORDER OF BOARD

ZIRCON INFRASTRUCTURE LLP MUMBAI

DESIGNATED PARTNER

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ZIRCON INFRASTRUCTURE LLP
Office: 505/506, Shalimar Morya Park, New Link Road, Andheri (W), Mumbai – 400053.
Tel.: (022) 66778192 Fax: (022) 66914582

SHREE
SALASAR
SAHAKAR

To Whomsoever It May Concern

Partnership Firm has decided to take Development Rights and Power of Attorney of the land Bearing CTS. NO Survey No.86, Hissa No.3 (Part), Survey No.86, Hissa No.7 (Part), Survey No.86, Hissa No.8 (Part), Survey No.86, Hissa No. 2 (Part), Survey No. 86, Hissa No. 8 (part), Survey No. 88, Hissa No. 1 (part), Survey No. 88, Hissa No. 11 (part), Survey No. 89, Hissa No. 2 (part), Survey No. 89, Hissa No. 3 (parts), Survey No. 89, Hissa No.7 (part), Survey No.89, Hissa No.8, Survey No.89, Hissa No. 9, Survey No.89, Hissa No.10, Survey No.89, Hissa No.11, Survey No. 89, Hissa No. 12 (part), Survey No.89, Hissa No.13 (Part) and Survey No. 89, Hissa No.14 (Part) all of village Mira, CTS Nos. 3019, 3256, 3464 (part), 3466, 3588 (part), 3598, 3592, 3599 (Part), 3657, 3658, 3659, 3660, 3661, 3662, 3663, 3664, 3668, 3667 (part), 3669 (part), 3670 (part), 3671, 3672, 3673, 3674, 3675, 3750, 3751, 3752, 3753, 3754, 3755, 3756, all of Village Mahajan wadi (Mire), Taluka and District Thane.

Partners of the Partnership Firm **Mr. Sarju B Thakkar, Mr. Nihir B Thakkar & Mr. Karan S Thakkar** are authorized to Sign Development Agreement and Accept Power of Attorney with Development Agreement.

Mr. Sarju B Thakkar

Mr. Nihir B Thakkar

Mr. Karan S Thakkar

THE SEAL OF JOINT SUB-REGISTRAR THANE-10 DIST. THANE

SHREE SALASAR SAHAKAR

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27/10/2023

दुय्यम निबंधक : सह दु.नि. ठाणे 10
दस्त क्रमांक : 19252/2023
नोंदणी :
Regn:63m

गावाचे नाव : महाजनवाडी

(1)विलेखाचा प्रकार	विकसनकरारनामा
(2)मोबदला	596771500
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	541903500
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मिरा-भाईदर मनपा इतर वर्णन :, इतर माहिती: , इतर माहिती: मौजे महाजन वाडी(मिरे)येथील जमीन क्षेत्र 8705 चौ मी एन ए ऑर्डर प्रमाणे क्षेत्र 8675.90 चौ मी सर्वे क्र 86,हिस्सा क्र 3 पार्ट,सर्वे क्र 86,हिस्सा क्र 7 पार्ट,सर्वे क्र 86,हिस्सा क्र 8 पार्ट,सर्वे क्र 86,हिस्सा क्र 2 पार्ट,सर्वे क्र 86,हिस्सा क्र 8 पार्ट,सर्वे क्र 88,हिस्सा क्र 1 पार्ट,सर्वे क्र 88,हिस्सा क्र 11 पार्ट,सर्वे क्र 89,हिस्सा क्र 2 पार्ट,सर्वे क्र 89,हिस्सा क्र 3 पार्ट,सर्वे क्र 89,हिस्सा क्र 7 पार्ट,सर्वे क्र 89,हिस्सा क्र 8,सर्वे क्र 89,हिस्सा क्र 9,सर्वे क्र 89,हिस्सा क्र 10,सर्वे क्र 89,हिस्सा क्र 11,सर्वे क्र 89,हिस्सा क्र 12 पार्ट,सर्वे क्र 89,हिस्सा क्र 13 पार्ट,सर्वे क्र 89,हिस्सा क्र 14 पार्ट सीटीएस क्र 3019,3256,3464 पार्ट,3466,3588 पार्ट,3598,3592,3599 पार्ट,3657,3658,3659,3660,3661,3662,3663,3664,3665,3668,3667 पार्ट,3669 पार्ट,3670 पार्ट,3671,3672,3673,3674,3675,3750,3751,3752,3753,3754,3755,3756,3757 मौजे महाजन वाडी(मिरे)तालुका व जिल्हा ठाणे ADJ/IGR108/523/2023((C.T.S. Number : 3019, 3256, 3464 पार्ट, 3466, 3588 पार्ट, 3598, 3592, 3599 पार्ट, 3657, 3658, 3659, 3660, 3661, 3662, 3663, 3664, 3665, 3668, 3667 पार्ट, 3669 पार्ट, 3670 पार्ट, 3671, 3672, 3673, 3674, 3675,3750, 3751, 3752, 3753, 3754, 3755, 3756, 3757 ;))
(5) क्षेत्रफळ	1) 8705 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-झिरकॉन इन्फ्रास्ट्रक्चर एलएलपी चे पार्टनर आदित्य व्ही मिरचंदानी वय:-; पत्ता:-प्लॉट नं: 505, माळा नं: -, इमारतीचे नाव: शालीमार मौर्या पार्क, ब्लॉक नं: अंधेरी पश्चिम मुंबई, रोड नं: ऑफ न्यु लिंक रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400053 पॅन नं:-AABFZ6010A
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मेसर्स श्री सालासर सहकार तर्फे पार्टनर सरजु भोगीलाल ठक्कर वय:-; पत्ता:-प्लॉट नं: ए 204, माळा नं: -, इमारतीचे नाव: वेस्टर्न एज, ब्लॉक नं: बोरीवली पूर्व, मुंबई, रोड नं: ऑफ वेस्टर्न एक्स्प्रेस हायवे, महाराष्ट्र, MUMBAI. पिन कोड:-400066 पॅन नं:-AEXFS4864D 2): नाव:-मेसर्स श्री सालासर सहकार तर्फे पार्टनर निहीर भोगीलाल ठक्कर वय:-; पत्ता:-प्लॉट नं: ए 204, माळा नं: -, इमारतीचे नाव: वेस्टर्न एज, ब्लॉक नं: बोरीवली पूर्व, मुंबई, रोड नं: ऑफ वेस्टर्न एक्स्प्रेस हायवे, महाराष्ट्र, मुम्बई. पिन कोड:-400066 पॅन नं:-AEXFS4864D 3): नाव:-मेसर्स श्री सालासर सहकार तर्फे पार्टनर करण सरजु ठक्कर वय:-; पत्ता:-प्लॉट नं: ए 204, माळा नं: -, इमारतीचे नाव: वेस्टर्न एज, ब्लॉक नं: बोरीवली पूर्व, मुंबई, रोड नं: ऑफ वेस्टर्न एक्स्प्रेस हायवे, महाराष्ट्र, मुम्बई. पिन कोड:-400066 पॅन नं:-AEXFS4864D
(9) दस्तऐवज करुन दिल्याचा दिनांक	26/10/2023
(10)दस्त नोंदणी केल्याचा दिनांक	27/10/2023
(11)अनुक्रमांक,खंड व पृष्ठ	19252/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	2983860
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

THE SEAL OF JOINT SUB-REGISTRAR THANE-10 सह दुय्यम निबंधक ठाणे-१० वांद्रे दक्ष DIST. ठाणे

THE SEAL OF JOINT SUB-REGISTRAR THANE-10 सह दुय्यम निबंधक ठाणे-१० वांद्रे दक्ष DIST. ठाणे

मुल्यांकनासाठी विचारात घेतलेला तपशील:-: मुल्यांकनाची आवश्येकता नाही कारण अभिर्निणीत दस्त कारणाचा तपशील अभिर्निणीत दस्त 11727 25

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- : (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

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सुनिल वडिवाले
सह दुय्यम निबंधक वर्ग-२
ठाणे क्र. १०



Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1		Certificate	11734	COS THANE	29838600	SD		
2		DHC		1023277701911	1800	RF	1023277701911D	27/10/2023
3		eChallan		MH010110081202324E	30000	RF	0005301201202324	27/10/2023

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]





