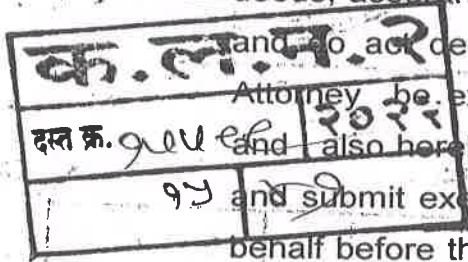


undertakings, indemnities and declarations, on my behalf as may required by any authority for the purpose of development of the property and for getting the construction plans approved by the Municipal and other authorities and/or for the purpose of effecting proper and completing transfer of the property, as contemplated by the said agreements.

34. To sign, transfer forms for transferring the affected area in the DP road, open space, area under reservation in the records of Govt. and Municipal authorities and other public authorities and other public authorities and to correspond with such authorities in connection therewith.

35. To surrender the said property/ies and/or part thereof to Municipal Authorities and/or any other authority acquiring the said property or any part thereof and to execute all such documents including conveyance/s as may be necessary for the effectual transfer of the said acquired portion of the said property/ies in favour of such authority and to lodge the said conveyance/s and/or writing before Registering authority and admit its execution before the said authority.



attend and appear before the any Registrar, Sub-Registrar or Dy. Registrar of Assurances of any district and present for registration or admit execution for purpose of registration or Registrar or otherwise perfect or cause to be signed, executed all deeds, assurances instruments and contracts requiring registration and do all deed or thing which may in the opinion of my said Attorney be expedient or necessary to complete the registration and also hereby authorize the Attorney to present for Registration and submit execution thereof and receipt of consideration on my behalf before the Sub-Registrar or Registrar having Jurisdiction on my behalf all such documents transfer and/or confirmation deeds executed by me personally or thought as said Attorney hereafter

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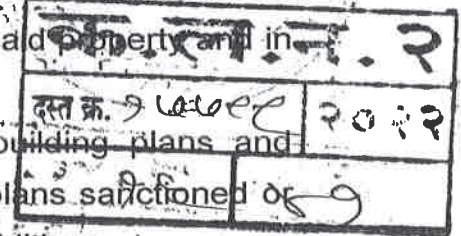
and as my said Attorney shall consider necessary as fully and effectually in all respects as I could do the same myself.

37. To accept, notice or services of writ of Summons or other legal process that may be served upon as and to appear and represent me in any Court of Justice and before all Magistrate or Judicial or revenue or Tenancy or other officers whatsoever as my Attorney may think fit advisable.

38. For the better doing performing and executing all the matters and things aforesaid. I hereby further grant unto the said Attorney full power and absolute authority to substitute and/or to delegate, all or any of the power and authorities and appoint in his/that place and stead on such terms and conditions as they shall think fit one or more Attorney to exercise all or any of the power and authorities hereby conferred and to revoke any such appointment from time to time and so substitute or appoint any other or others in place of such Attorney as the said Attorney shall from time to time think fit and proper.

39. To Correspond And carry on correspondences with the Kalyan Dombivli Municipal Corporation [including all its departments and officers] or any other officer, concerned authority or authorities including the State Government and/or Central Government and its departments and officers in connections with or relating to or touching the developments of the said property and in particular the following :-

- To Apply for and obtain sanction of building plans and amendments /reversion/renewal of the plans sanctioned or to be sanctioned with the alternations, additions.
- To apply for completion certificate in respect of the building/s or to be constituted on the said land more particularly described in the Schedule hereunder written for that purpose to amend sign affidavit, declarations documents as may be necessary.



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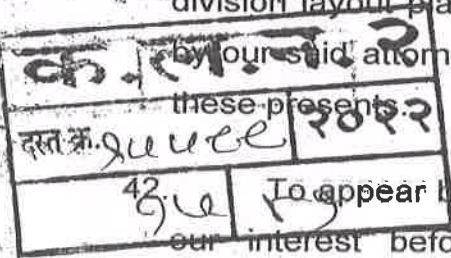
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- c. To apply for and obtain the building commencement, occupation and /or other certificate in respect of the buildings/s to be constructed and completed on the aforesaid property.
- d. To deal with assessment department of the Kalyan Dombivli Municipal Corporation and to dispose and deal with all matters in connection with the assessment of the aforesaid property hereinafter including filing of the complaint, appeals etc., and settlement thereof.
- e. To get sanction of TDR from Kalyan Dombivli Municipal Corporation.
- f. To Load TDR and obtain revised building permission from Kalyan Dombivli Municipal Corporation.

40. To surrender the said property/ies and/or part thereof to Municipal Authorities and/or any other authority acquiring the said property or any part thereof and to execute all such documents including conveyance/s as may be necessary for the effectual transfer of the said acquired portion of the said property/ies in favour of such authority and to lodge the said conveyance/s and/or writing before Registering authority and admit its execution before

to carry out and complete all the requisitions that may be made by the Kalyan Dombivli Municipal Corporation, Collector, Superintendent of Land Records and /or any other authorities in connection with the development of the said property such as subdivision layout plans, plan or the building plans that will submitted by our said attorney to the appropriate authorities in pursuance of these presents.

To appear before the town Planning Authority and represent our interest before the Town Planning Authority, make any compromise, settlement and /or adjustment and/or transfer relating to the allotment of the final plot to take possession of the final plot from the Town Planning Authority, any Government Body/ bodies,



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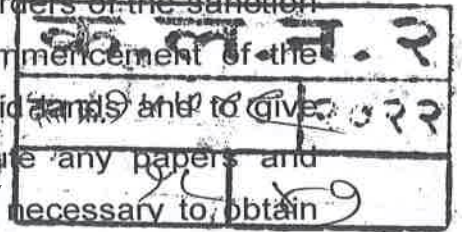
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landlords, authority/ies and enter into any correspondence with the Town Planning Authority and/or other person interested in such final allotment of plot and receive an appropriate all types of Compensation paid by the Town Planning Authority or by any person whom the possession and/or ownership of any part of the property described in the schedule hereunder written is to be transferred and/or allotted and give effectual discharge and the receipt for compensation etc., so recover to any authority or person as the case may be.

43. To make and sign all papers, applications and documents including affidavits, declarations, indemnity and undertakings etc., as may be required by any authority for the purpose of water, sewerage, light and electricity required for the said proposed building or buildings on the said lands and to do all and to carry out and lay the water sewerage and electric connection on the internal lay out and additional roads for the purpose of development of the said lands.

44. To apply for and obtain necessary permission approvals from the Government of Maharashtra and/or other public authority and/or from the Talathi, The Mamlatdar, the Collector and City Survey officer and Kalyan Dombivli Municipal Corporation all permissions, certified copies, etc., in respect of the said lands more particularly described in the schedule hereunder written

45. To make and pay necessary deposits, security fees and/or charges or such money with the appropriate authorities for development of the said property, for issuing orders of the sanction of various plans refer to herein and the commencement of the construction and development work of the said lands and to give any undertaking and assurance or to execute any papers and documents and correspondence that may be necessary to obtain the approval of the building plans in respect of the said lands.

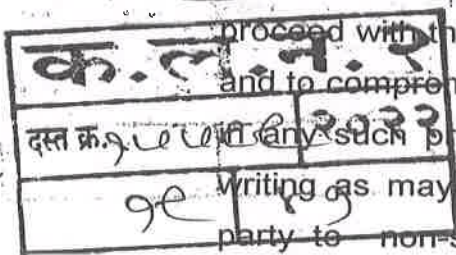


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46. To give and execute effectual receipts and discharge for the rents, profits, sale proceeds and compensation of the land, hereditaments, and premises more particularly described hereunder and on non-payment of the such rents, profits or compensation or any other thereof or on the breach of the covenants agreements and conditions which ought to be observed and performed by any lease or tenant or license of the said premises or any part thereof, to restrain for such rent or to commence, carry on prosecute any actions, suits or any other proceedings whatsoever for compelling payment of such payment of such rents, profits or compensation on the said premises or for or on the account of any such breach of covenant as aforesaid as our said Attorney shall that fit.

47. To file applications, petitions and to institute proceedings and conduct the same before the Tahasildar under Bombay Tenancy and Agricultural Land Act and to make representations on my before any Revenue Authorities necessary under the provisions of the Bombay Tenancy and Agricultural Land Act, and to pay the purchase price and to get certificate under the said act and also represent us and my interest before the Arbitrator under Town Planning Schemes and accept on our behalf allotment by the said Arbitrator and receive compensation and/or land allotted to us under the said scheme.



commence, institute, prosecute, carry and defend, assist resist and/or answer or oppose all or any legal actions suits or proceedings concerning any of our rights in respect of the said property or in connection with the proposed building/s and to proceed with the same unto the highest court of law or if thought fit and to compromise, refer to arbitration with draw or suffer judgment in any such proceedings and to execute such of the pages and writing as may be necessary on that behalf and/or be added as party to non-suited or withdraw the same concerning the said premises or any part thereof or any other matters in which we are or may herein after be interested or concerned in connection with

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the said property and if the said Attorney shall fit, compromise refer to arbitration abandon, submit to judgment or become non-suited in any action proceedings as aforesaid.

49. To declare, affirm, sign, execute and verify plaints, written statements, counter-claims, applications, petitions, appeals, reviews, affidavits, authorities, papers, and applications and/or returns under Estate Duty Act, Vakalatnama and all other necessary papers of the litigations adopted by us and/or brought against me in respect of the said lands, and to give all acts and appearance in the Court/courts before any Judge, Magistrate, revenue, tenancy or any other officers empowered by the law to hear any such suit or proceedings or any other enquiry relating to any of the matter affecting us or in which we may be interested or concerned and all acts, deeds, matters and thinks necessary for enforcing our rights in the said property and its effectual transfer.

50. To ask, demand, sue for, enforce payment and/or recover and receipt from any person and/or compensation and/or rents and/or means profits and/or deposits in respect of the said property which is now and/or at any time or times hereafter may become due and payable to us and also to settle with the occupiers upon such terms and conditions that they may deem fit and proper.

51. To negotiate, settle with the owners of adjacent properties obtaining proper access to the said proposes aforesaid to enter into such type agreements and to execute such types of deeds, papers, etc. as may be advised.

52. To adjust, settle, compromise or submit to arbitrator any accounts, claims and demands whatsoever which now are or hereafter may be pending or in such manner and all respect as the said Attorney shall think fit.



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53. To appear and act either personally or through agent for us in any court/s of justice tribunal offices and other whatsoever Government, Semi-Government bodies, authorities, corporate companies, firms, arbitration of all kinds, in which actions, suits, information or complaints or prosecuting by or against us or whereunto we shall be part and to defend the same or suffer judgment or obtain decree in any other action, suit information or complaint as our said Attorney shall be advised or think proper and for that purpose to sign and execute all documents that may be necessary in our name as if we were personally present and did the same in respect of the said property,

54. To execute, sign, enter into, acknowledge, perfect, perform, make and do all such contractors, agreements, conveyance, assignments, leases, mortgages, transfers, surrenders, disclaimers, release, re-conveyance, confirmations, assignments, reassignment deeds, instruments, indemnities, agreement for sale of flats/shops/units either commercial or residential in the development of the said property acts and things shall be requisite or as the said Attorney may deem necessary or proper for in relation to all or any of the purpose or matters relating to the development and/or transfer and/or sale and/or surrender of the said immoveable property and we do hereby authorize the said Attorney to represent and lodge for registrations and admit execution on our behalf of all such documents executed or to be executed by us or the Attorney and perfect or complete executions, registrations and transfer thereof.



55. To sign and execute, enter into, make, seal, deliver, acknowledge and perform on my behalf and correspondences contract, agreement, deed, documents, writings, assurances, consequence, transfer, release, disclaimer, all paper or things of any kind whatsoever that may in the portion of my said Attorney be necessary or proper to be entered into made signed, sealed, executed, delivered acknowledged or performed for effectuating the

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purpose aforesaid or any of them and for all or any of the purpose of these presents to use our name in respect of the said property.

56. To attend and to represent us before any officers or authority to the Government or any other State or States or before all revenue as occasion shall arise for any purpose connected with the said development work.

57. To apply for and obtain all necessary orders and permissions from Collector, commissioner or any other officers of the Government of the Municipal Corporation for all or any of the purchasers of these presents and to pay all deposits/fees/charges/premium as may be required.

58. To make and submit representations, applications, petitions, appeals, submissions, correspondence, affidavits, to give undertakings, indemnities and declarations, on our behalf as may required by any authority for the purpose of development property and for getting the construction plans approved by the Municipal and other authorities and/or for the purpose of effecting proper and completing transfer of the property, as contemplated by the said agreements.

59. To sign, transfer forms for transferring the said property in the records of Govt. and Municipal authorities and other public authorities and other public authorities and to correspond with such authorities in connection therewith.

60. To surrender the said property/ies and/or part thereof to Municipal Authorities and/or any other authority acquiring the said property or any part thereof and to execute all such documents including conveyance/s as may be necessary for the effectual transfer of the said acquired portion of the said property/ies in favour of such authority and to lodge the said conveyance/s and/or writing before Registering authority and admit its execution before the said authority.



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61. To attend and appear before the any registrar sub-registrar or Dy. Registrar of Assurances of any district and present for registration or admit execution for purpose of registration or registrar or otherwise perfect or cause to be signed, executed all deeds, assurances instruments and contracts requiring registration and do act deed or thing which may in the opinion of our said Attorney be expedient or necessary to complete the registration and we also hereby authorise the Attorney to present for Registration and submit execution thereof and receipt of consideration on our behalf before the Sub-Registrar or Registrar having Jurisdiction on our behalf all such documents transfer and/or confirmation deeds executed by us personally or thought our said Attorney hereafter and as our said Attorney shall consider necessary as fully and effectually in all respects as we could do the same ourselves in respect of the said property.

62. For us in our name to accept service of any writ or summons or other legal process and to appear in any Court and before all Courts, Magistrate or Judicial or other officers whatsoever as by the said Attorney shall be thought advisable and to commence any action or other proceedings in any Court of Justice or Authority and the same action or proceedings to prosecute or discontinue or become non-suited therein and to settle, compromise or refer to arbitration any suit, action or proceedings as the said Attorney shall think fit and if the said Attorney shall see cause and also to take such other lawful ways and means for the recovering or getting in any such money or other thing whatsoever which shall by the said Attorney be conceived to be due owing belonging or payable to me/us by any person firm or body corporate and also to appoint any Solicitor and/or Advocate or lawyer to prosecute or defend in the premises aforesaid or any of them as occasion may arise either in our name or in the name of him or them the said Attorney in respect of the said property.



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63. To accept, notice or services of writ of Summons or other legal process that may be served upon us and to appear and represent us in any Court of Justice and before all Magistrate or Judicial or revenue or Tenancy or other officers whatsoever as my Attorney may think fit & advisable in respect of the said property.

64. For the better doing performing and executing all the matters and things aforesaid. we hereby further grant unto the said Attorney full power and absolute authority to substitute and/or to delegate, all or any of the power and authorities and appoint in his/that place and stead on such terms and conditions as they shall think fit one or more Attorney to exercise all or any of the power and authorities hereby conferred and to revoke any such appointment from time to time and so substitute or appoint any other or others in place of such Attorney as the said Attorney shall from time to time think fit and proper in respect of the said property.

65. AND we hereby declare that this power of Attorney is irrevocable given for the purpose of the development of the said property more particularly described in the Schedule hereunder written and these presents shall be subject to what is stated hereinabove.

66. AND GENERALLY to do and execute all other acts, deeds and things in relation to our said property/ies as we ourselves could have done if personally present.

67. AND we hereby undertake to ratify and confirm whatsoever our said Attorney shall lawfully do or caused to be done by virtue of these presents.

68. And We hereby agree, ratify and confirm whatsoever the said Attorneys shall do in respect of the property agreed to be developed, by virtue of these presents.

69. This power of attorney is irrevocable.



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This Power of Attorney is made in pursuance of the Agreement dated 29/07/2022 in respect of the said property on which proper stamp duty has been paid. Hence the stamp duty of Rs. 500/- is paid on this Power of Attorney.

This Power of Attorney shall remain in force in respect of the aforesaid land is sanctioned and loaded, but this deed shall always be co - terminus with the said agreement dated 29/07/2022.

SCHEDULE OF THE PROPERTY

All that piece and parcel of Land bearing Survey Nos. i.e. [1] Survey No. 82 / 83 / Plot no.148, Admeasuring Area 279 Sq. Mtrs., & Survey No. 82 / 147 / Plot no.147, Admeasuring Area 279 Sq. Mtrs, aggregating 558 sq. mtrs., standing structure of Building known as "JAYSHREE LAXMI CO-OPERATIVE HOUSING SOCIETY LIMITED.", Consist of Two Wing i.e. "A" & "B" Wing, (consisting Total 14 Flats & 3 Shops), lying and being situated at Village- Gajbandhan Patherli , Dombivli (East), Taluka:- Kalyan, District:- Thane within the local Limits of Kalyan Dombivli Municipal Corporation in the Registration District and Sub-district of Taluka:- Kalyan, District:- Thane, and bounded as under:

On or towards the East : Plot no.147

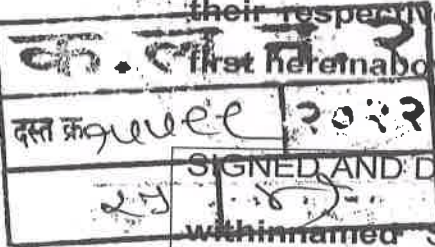
On or towards the West : Plot no.149

On or towards the South : Plot no.84

On or towards the North : Scheme Road as per Sanction Plan

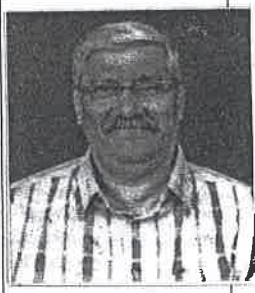
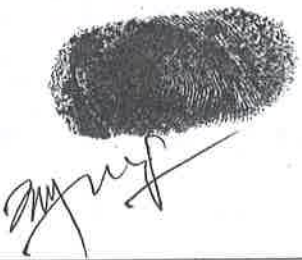
WITNESS WHEREOF the parties hereto have set and subscribed their respective signatures to this writing of the day and the year first hereinabove mentioned.

SIGNED AND DELIVERED by the
within named "SOCIETY",



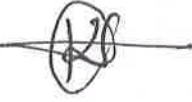
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NAME	SIGNATURE & THUMB	PHOTO
JAYSHREE LAXMI CO- OPERATIVE HOUSING SOCIETY LIMITED. Through its authorized person "A" Wing Chairman Mr. Sitaram L. Salve		
JAYSHREE LAXMI CO- OPERATIVE HOUSING SOCIETY LIMITED. Through its authorized person "A" Wing Secretary Mr. RAOJI BHOIR		
JAYSHREE LAXMI CO- OPERATIVE HOUSING SOCIETY LIMITED. Through its authorized person "B" Wing CHAIRMAN HARRY JOSEPH		
JAYSHREE LAXMI CO- OPERATIVE HOUSING SOCIETY LIMITED. Through its authorized person "B" Wing SECRETARY KUMAR JUWATKAR		
SIGNED AND DELIVERED by the withinnamed "DEVELOPERS"		

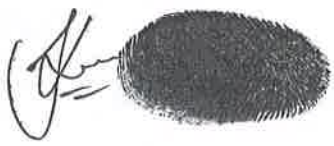
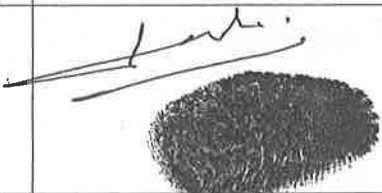
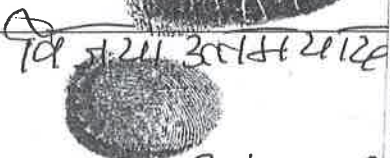
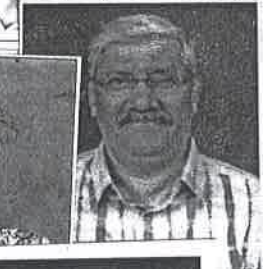
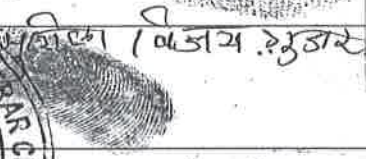
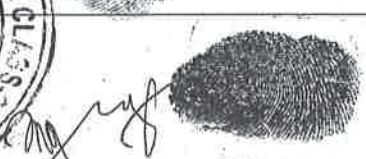


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M/s. AARAMBHA VISION HOMES, A Registered Partnership Firm Through its Authorised Partner [1] Mr. SAMEER BENDRE,	 	
M/s. AARAMBHA VISION HOMES, A Registered Partnership Firm Through its Authorised Partner [2] Mr. KUNDAN CHOUDHARY	 	
M/s. AARAMBHA VISION HOMES, A Registered Partnership Firm Through its Authorised Partner [3] Mr. SUMIT PATIL,	 	
M/s. AARAMBHA VISION HOMES, A Registered Partnership Firm Through its Authorised Partner [4] Mr. AVINASH MENEZES	 	
SIGNED AND DELIVERED by the withinnamed "Confirming party"		
Mr. Prashant N. Mhatre,	 	

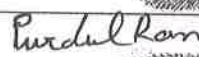
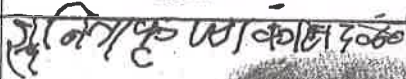
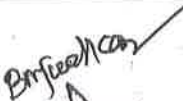


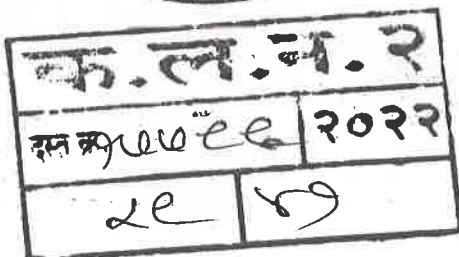
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3. Mr. Chhotelal Kanojiya, (Deceased), Through its Legal Heirs a. Jiyalal C. Kanojiya, b. Mukesh C. Kanojiya,	 	 
4. Mr. Sitaram L. Salve,		
5. Mr. Satish P. Joshi,		
6. Mr. Raoji H. Bhoir,		
7. Mrs. Uttam B. yadav,		
8. Mr. Balkrishna V. Patil,		
9. Mr. Ashok T. Gadkari,		
10. Mrs. Sushma Joseph		
11. Mr. Hanu Joseph		



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12. Mr. P.S. Mohanan,	 	
13. Mr. Purdulram Ram Pritram	 	
14. Mrs. Sunita K. Dalvi	 	
15. Mr. Alka Shinde,		
16. Mr. Kumar M. Juwatkar,	 	
17. Mr. Dinesh S. Rajput	 	
Witness		
1. Viraj V. Uttekar	 	
2. Akshay S. Deshmukh	 	



आयकर विभाग
INCOME TAX DEPARTMENT
VIJAYA UTTAM YADAV
VISHNU KONDIBA PATIL
02/06/1961
Permanent Account Number
ADPPY5390M
Signature

भारत सरकार
GOVT. OF INDIA



विजया उत्तम यादव

आयकर विभाग
INCOME TAX DEPARTMENT
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ARLPP9227A
BALKRISHNA VISHNU PATIL
VISHNU KONDIBA PATIL
01/06/1964
Signature

भारत सरकार
GOVT. OF INDIA




बालकृष्ण विठ्ठल पाटील

आयकर विभाग
INCOME TAX DEPARTMENT
ASHOK TUKARAM GADKARI
TUKARAM LAXMAN GADKARI
01/06/1961
AAEPG1238J
Signature

भारत सरकार
GOVT. OF INDIA

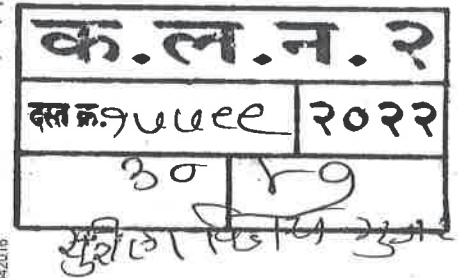




आयकर विभाग
INCOME TAX DEPARTMENT
SUSHILA VIJAY GUJAR
GOPALJI RAJESHIRKE
01/03/1948
Permanent Account Number
BUZPG1178F
Signature

भारत सरकार
GOVT. OF INDIA





आयकर विभाग
INCOME TAX DEPARTMENT
HARIBHAU BHOR
HARIBHAU DAJI BHOR
20/03/1953
Permanent Account Number Card
ACZPB1286L
Signature

भारत सरकार
GOVT. OF INDIA

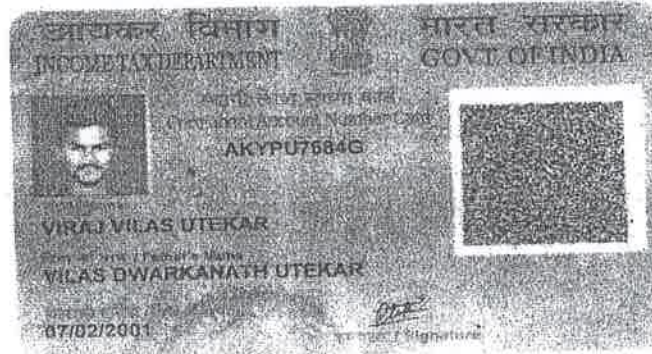



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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

HARRY JOSEPH
NARSIMA HASSANNA JOSEPH
13/04/1948
Permanent Account Number
ABYPJ4318B

Signature



Handwritten signature

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

P.S. MOHANAN
KUNJAMAN SANKARAN
08/01/1958
Permanent Account Number
AALPM9609E

Signature



Handwritten signature

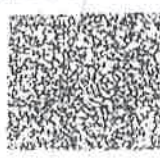
आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी खाता नम्बर
Permanent Account Number Card
BSYPH614N

PURDULRAM RAM PRAM
Father's Name: RAMPRITRAM MALLU / PURDULRAM
15/07/1959

Signature

Handwritten signature



क.ल.न.२	
दस्तावेज क्र. १७७८६	२०२२
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