

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1002202300566	Date 10/02/2023
Received from MS ARISTONE BUILDERS, Mobile number 0000000000, an amount of Rs.1300/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R.Thane 4 of the District Thane.	
Payment Details	
Bank Name SBIN	Date 10/02/2023
Bank CIN 10004152023021000532	REF No. 304142311746
This is computer generated receipt, hence no signature is required.	

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दस्ता क्र. 19६५ / 2023	
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CHALLAN
MTR Form Number-6



GRN	MH015102603202223E	BARCODE									Date	10/02/2023-08:10:26	Form ID	48(f)			
Department Inspector General Of Registration									Payer Details								
Stamp Duty Type of Payment Registration Fee									TAX ID / TAN (If Any)								
									PAN No.(If Applicable)								
Office Name THN4_THANE NO 4 JOINT SUB REGISTRA									Full Name		MS ARISTONE BUILDERS						
Location THANE																	
Year 2022-2023 One Time									Flat/Block No.								
Account Head Details					Amount In Rs.		Premises/Building										
0030046401 Stamp Duty					500.00		Road/Street										
0030063301 Registration Fee					100.00		Area/Locality		NAVGHAR								
							Town/City/District										
							PIN			4	0	1	1	0	5		
							Remarks (If Any)										
							SecondPartyName=SUNANDA KESARINATH PATIL~										
							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.		69103332023021011238			2792133122	
Cheque/DD No.									Bank Date		RBI Date		10/02/2023-08:11:11			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. : 9821027480

NOTE:- This challan is valid for document to be registered in Sub-Registrar office only. Not valid for unregistered document.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	User Id	Defacement Amount
1	(IS)-76-2640	0007502976202223	10/02/2023-10:02:55	IGR116	600.00
2	(IS)-76-2640	0007502976202223	10/02/2023-10:02:55	IGR116	600.00
Total Defacement Amount			1200.00		

Total Defacement Amount

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Print Date 16-02-2023 10:56:11



CHALLAN
MTR Form Number-6



GRN MH01510260320223E		BARCODE		Date 10/02/2023-08:10:26		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 THN4_THANE NO 4 JOINT SUB REGISTRAR				Full Name		MS ARISTONE BUILDERS	
Location THANE				Flat/Block No.		-	
Year 2022-2023 One Time				Premises/Building			
Account Head Details			Amount In Rs.		Road/Street		
0030046401 Stamp Duty			500.00		Area/Locality		NAVGHAR
0030063301 Registration Fee			100.00		Town/City/District		
					PIN		4 0 1 1 0 5
					Remarks (If Any)		
					SecondPartyName:=SUNANDA KESARINATH PATIL~		
Total			600.00		Amount In Words		द्वाने 8
Payment Details IDBI BANK				FOR USE IN RECEIVING BANK		SEAL OF THE JOINT SUB-REGISTRAR	
Cheque-DD Details				Bank CIN		279133122	
Cheque/DD No.				Bank Date		10/02/2023-08:11:11	
Name of Bank				Bank Branch		IDBI BANK	
Name of Branch				Scroll No. , Date		Not Verified with RBI	
Department ID :				Mobile No. :		982102748	
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.							
सदर चलन केवल दुर्यम निबंधक कार्यालयात कोदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी व कोदणीसाठी कोदणीसाठी सदर चलन लागू नाही.							
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दस्तक्र. २६६०/२०२३	
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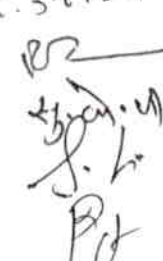
IRREVOCABLE GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME WE,

1) SUNANDA KESARINATH PATIL, age 70 years, Occ: Agriculturist, residing at Jamuna Niwas, Near Datta Mandir, Village Navghar, Bhayander (East), Thane 401 105, having PAN No. ADVPP1422F and Aadhar Card No.8202 5673 9500, 2) SHAILESH KESARINATH PATIL, age 53 years, Occ: Agriculturist, residing at Jamuna Niwas, Near Datta Mandir, Village Navghar, Bhayander (East), Thane 401 105, having PAN No. ADVPP1423E and Aadhar Card No.7707 7991, 3) KANCHAN KESARINATH PATIL, age 52 years, Agriculturist, residing at Jamuna Niwas, Near Datta Mandir, Bhayander (East), Thane 401 105, having PAN No. AATPP6154D and Aadhar Card No.4675 5979 5293, 4) PRADIP KESARINATH PATIL, age 50 years, Occ: Agriculturist, residing at Jamuna Niwas, Near Datta Mandir, Village Navghar, Bhayander

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दस्त क्र. २६४० / २०२३	
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(East), Thane 401 105, having PAN No. AATPP6157A and Aadhar Card No.6954 3724 2869, 5) DILIP EKNATH PATIL, age 53 years, Occ: Agriculturist, residing at Jamuna Niwas, Near Datta Mandir, Village Navghar, Bhayander (East), Thane 401 105, having PAN No.

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दस्त क्र. ७०६ / २०२३	
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AWNPP6866C and Aadhar Card No. 7037 5277 284, 6) PRAVEEN EKNATH PATIL, age 49 years, Occ: Agriculturist, residing at

Jamuna Niwas, Near Datta Mandir, Village Navghar, Bhayander (East), Thane 401 105, having PAN No. AWNPP6865B and Aadhar

Card No.4821 0346 4861 174, 7) VIKAS EKNATH PATIL, age 49 years, Occ: Agriculturist, residing at Jamuna Niwas, Near Datta Mandir,

Village Navghar, Bhayander (East), Thane 401 105, having PAN No. AWNPP6602Q and Aadhar Card No.7959 5565 2528, 8) NITIN

EKNATH PATIL, age ___ years, Occ: Agriculturist, residing at Jamuna Niwas, Near Datta Mandir, Village Navghar, Bhayander

(East), Thane 401 105, having PAN No. AWZPP0405F and Aadhar Card No.2896 6598 3206, 9) CHANDRAKANT JAGANANTH PATIL,

Praveen S. J. Patil - 2 - S. J. Patil
 Dilip E. Patil
 Vikas E. Patil
 Nitin E. Patil
 Chandrakant J. Patil

Shamsher

age 77 years, Occ: Agriculturist, residing at House No. 43, Parvati Vihar, Near Dutta Mandir, Navghar Gaon, Bhayander (East), Thane 401 105, having PAN No. BGFPP2999R and Aadhar Card No.7160 4444 4160, 10) SURESH JAGANANTH PATIL, age 73 years, Occ: Agriculturist, residing at House No. 43, Parvati Vihar, Near Dutta Mandir, Navghar Gaon, Bhayander (East), Thane 401 105, having PAN No. ARNPP9972G and Aadhar Card No.5074 1722 9917 and 11) DATTARAY JAGANNATH PATIL, age 75 years, Occ: Agriculturist, residing at House No. 43, Parvati Vihar, Near Dutta Mandir, Navghar Gaon, Bhayander (East), Thane 401 105, having PAN No. AXIPP4774B and Aadhar Card No. 4361 6973 1094, SEND GREETINGS :

WHEREAS :

1. Shri Jagannath Pandurang Patil was the owner of following land, situate, lying and being at Village Navghar, Bhayander (East), Taluka and District Thane, in the Registration District and Sub-District of Thane, now within the limits of Mira Bhayandar Municipal Corporation, Taluka and District Thane, more particularly described in the Schedule hereunder written :

Sr. Nos.	Old Survey Nos.	New Survey Nos.	Hiss a Nos.	Area in sq. meter s	Assessment Rs.Ps.
1.	425	100	9	3710.00	0.20
2.	425	100	6	1010.00	0.61
3.	422	103	2	1720.00	0.10
4.	424	104	4	2830.00	1.50
5.	422	104	3	2830.00	0.80

(for short the land described in the foregoing table shall be hereinafter jointly and collectively referred to as the "Said Property")

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दस्त क्र. २६००/२०२३

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दस्त क्र. १९०८/२०२३

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2. Shri Jagannath Pandurang Patil died intestate on 24th July, 1971 leaving behind his widow by name Smt. Budhibai Jagannath Patil, five sons namely Shri Kesarinath Jagannath Patil, Shri Eknath Jagannath Patil, Shri Chandrakant Jagannath Patil, Shri Dattatray Jagannath Patil, Shri Suresh Jagannath Patil, two daughters namely Smt. Neerabai Babaji Patil and Smt. Maltibai Harishchandra Bhoir as his heirs and legal representatives entitled to the estate of the deceased including the said property.

3. By a Mutation Entry No. 4137, dated 12th November, 1979, the names of Smt. Budhibai Jagannath Patil, Shri Kesarinath Jagannath Patil, Shri Eknath Jagannath Patil, Shri Chandrakant Jagannath Patil, Shri Dattatray Jagannath Patil, Shri Suresh Jagannath Patil Smt. Neerabai Babaji Patil and Smt. Maltibai Harishchandra Bhoir came to be recorded in the 7/12 extract of the said property as the heirs of late Shri Jagannath Pandurang Patil.

ट न न ४		By a Mutation Entry No. 42, dated 1 st May, 1990, the names	
दस्त क्र. १९०६/२०२३		of Smt. Budhibai Jagannath Patil, Shri Kesarinath Jagannath	
१०६		Patil, Shri Eknath Jagannath Patil, Shri Chandrakant	
१९०६/२०२३		Jagannath Patil, Shri Dattatray Jagannath Patil, Shri Suresh	
१९०६/२०२३		Jagannath Patil Smt. Neerabai Babaji Patil and Smt. Maltibai	
१९०६/२०२३		Harishchandra Bhoir came to be recorded in the 7/12 extract	
१९०६/२०२३		of the said property as the heirs of late Shri Jagannath	
१९०६/२०२३		Pandurang Patil.	
१९०६/२०२३		६५	

5. Smt. Neerabai Jagannath Patil died intestate in or about the year 1992 leaving behind two sons namely Shri Chintaman Babaji Patil, Shri Jaywant Babaji Patil and a daughter by name Smt. Bharti Ramesh Thakur as her heirs and legal representatives entitled to the undivided share of the deceased in the said property.

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Shri. Ramesh Thakur

6. By executing a Deed of Release, dated 27th March, 1995 registered in the office of Sub-Registrar of Assurance at Thane under Sr.No.TNN-4/1671/1995 Smt. Maltibai Harishchandra Patil, Shri Chintaman Babaji Patil, Shri Jaywant Babaji Patil and Smt. Bharti Ramesh Thakur had released, relinquished and given up their undivided share in the said property in favour of Shri Kesarinath Jagannath Patil, Shri Eknath Jagannath Patil, Shri Chandrakant Jagannath Patil, Shri Dattaray Jagannath Patil, Shri Suresh Jagannath Patil.

7. Smt. Budhibai Jagannath Patil died intestate on 30th March, 1997 leaving behind Shri Chandrakant Jagannath Patil, Shri Suresh Jagannath Patil, Shri Dattatray Jagannath Patil, being the Executor Nos. 9 to 11 respectively, Shri Kesarinath Jagannath Patil (since deceased), Shri Eknath Jagannath Patil (since deceased), Smt. Maltibai Harishchandra Patil, two grandsons namely Shri Chintaman Babaji Patil, Shri Jaywant Babaji Patil and a grand daughter by name Smt. Bharti Ramesh Thakur as her heirs and legal representatives entitled to the undivided share of the deceased in the said property.

8. By a Mutation Entry No. 537, dated 1st March, 2004, Shri Kesarinath Jagannath Patil, Shri Eknath Jagannath Patil, Shri Chandrakant Jagannath Patil, Shri Dattatray Jagannath Patil, Shri Suresh Jagannath Patil came to be recorded in the extract of the said property as the heirs of late Smt. Budhibai Jagannath Patil.

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9. Shri Kesarinath Jagannath Patil died intestate on 21st February, 2009 leaving behind his widow by name Smt. Sunanda Kesarinath Patil, three sons namely Shri Sharad Kesarinath Patil, Shri Kanchan Kesarinath Patil and Shri Praful Kesarinath Patil, being the Executor Nos. 1 to 3 respectively.

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दस्तावेज १९६९/२०२३	
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respectively as his heirs and legal representatives entitled to the undivided share of the deceased in the said property.

10. Shri Eknath Jagannath Patil died intestate on 19th June, 2014 leaving behind his widow by name Smt. Girjabai Eknath Patil, who died intestate on 22nd October, 2020, four sons namely Shri Dilip Eknath Patil, Shri Praveen Eknath Patil, Shri Vikas Eknath Patil and Shri Nitin Eknath Patil, being the Executor Nos. 5 to 8 respectively as his heirs and legal representatives entitled to the undivided share of the deceased in the said property.

11. By a Mutation Entry No. 2053, dated 25th June, 2014, the names of Smt. Girjabai Eknath Patil, Shri Dilip Eknath Patil, Shri Praveen Eknath Patil, Shri Vikas Eknath Patil and Shri Nitin Eknath Patil came to be recorded in the 7/12 extract of the said property as the heirs of late Shri Eknath Jagannath Patil.

12. In the premises aforesaid, the Executors are absolutely seized and possessed off and/or otherwise well and sufficiently entitled to the said property, more particularly described in the schedule hereunder written.

13. We have assigned the development rights of the said property to M/s. ARISTONE BUILDERS and in order to enable M/s. ARISTONE BUILDERS to deal with the said property, more effectively, it has become necessary on our part to execute these presents in favour of 1) SHRI SANTOSH SAMAL, 2) SHRI SHANKAR KUMAR JHA and 3) SHRI BRIJESH DEVNARAYAN SINGH, being the partners of M/s. ARISTONE BUILDERS and accordingly, we are executing these presents in favour of 1) SHRI SANTOSH SAMAL, 2) SHRI SHANKAR KUMAR JHA and 3) SHRI BRIJESH DEVNARAYAN SINGH,

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Executed 23.5.24 -6-
S. H. Patil
Shankar
Brijesh
25/5/24
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25/5/24

being the partners of M/s. ARISTONE BUILDERS as hereinafter appearing;

NOW KNOW ALL MEN THESE PRESENTS WITNESSETH
THAT We, the above named Executors, do hereby irrevocably nominate, constitute and appoint 1) SHRI SANTOSH SAMAL, 2) SHRI SHANKAR KUMAR JHA and 3) SHRI BRIJESH DEVNARAYAN SINGH, being the directors of M/s. ARISTONE BUILDERS to be our lawful Attorney in fact and at law for us and on our behalf and in our names to do jointly or severally all or any of the following acts, deeds, things and matters hereby conferred;

1. To get the said property surveyed by any surveyors Architects or T.I.L.R. Authorities and upon such survey being done to execute Deed of Rectification, Supplemental Agreement or any other writing or writings confirming the variation of the area if any of the said property and to do all necessary acts, matters and things including submitting such documents as may be necessary for rectification and to get the area accordingly altered with all authorities including Revenue Department and Municipal Corporation.

2. To apply for and to obtain necessary permission for conversion of the user of the said property from agricultural to non-agricultural use or purpose and to sign, to execute and to deliver all the papers, writings, deeds, documents, guarantees, undertaking, etc. for the purpose to the authorities concerned.

3. To submit and make and on to follow up any applications made to the Competent Authority under the Urban Land (Ceiling and Regulations) Act, 1976 to obtain the sanction for the development of said property under the provisions of the Urban Land (Ceiling and Regulation) Act, 1976.

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4. To make application to the Reliance Energy Ltd. or other concerned authorities for obtaining light and power connections during the course of construction and/or for permanent connections on or before completion of buildings on the said property and for the purpose aforesaid to execute in our name and on our behalf all papers, applications, specifications, undertakings and writing in favour of the said company and/or other concerned authorities.

5. To submit the application to the Cement Controller and Steel Controller authorities or other statutory authorities for obtaining the supply of cement in connection with the construction and to obtain permit or permit for us from the Government of Maharashtra, Collector and other Public Bodies or authorities of steel Controller of Cement Controller or any other appropriate authority in all matters with the construction on the said property

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दस्त क्र २६०० / २०२३	
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to appear in our name for and on our behalf before the Assessor and Collector of Municipal Rates and Taxes or any of their assistants in respect of the said property and the buildings to be constructed thereon for property taxes and other taxes or

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दस्त क्र. ९७८ / २०२३	
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levies payable to the Corporations and to make an application before local authorities for the assessment of the said property and the building to be constructed thereon for the property taxes and other taxes for the purposes aforesaid to sign all applications and writings and to make or arrive at any arrangement compromise or settle with the officers or authorities in respect of the assessment of the amount of property taxes and to commence, institute and prosecute all actions, suits, papers and proceedings against such local authorities and officers in the appropriate Court or Courts and authorities and authorities for fixation of value and the assessment resulting there from and for that purpose to sign and execute affidavits and other proceedings

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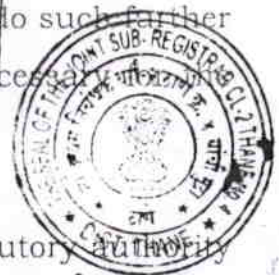
and to settle their fees which would be borne and paid by our said Attorneys only.

7. To register the documents such as agreement for sale, deed of conveyance and/or any other documents/instruments executed by us in the Office of Sub-Registrar of Assurance and to admit the same before the Sub-Registrar of Assurance and to collect/ receive purchase price of the same and to issue the receipt to that effect

8. To apply if necessary to the Controller or any other statutory authority either under the provisions of Maharashtra Tenancy and Agricultural Land Act 1948 or Maharashtra Land Revenue Code or under any other statutory Act to obtain N. A. permissions of the said property and to do such further acts, deeds, matters and things which may be necessary for the same.

9. To apply if necessary to the Collector or any other statutory authority either under provisions of Maharashtra Tenancy and Agricultural Land Act, 1948 or Maharashtra Land Revenue Code or under any other statutory act to obtain sanction of sale of the said property in our names and for that purpose and to do such further acts, deeds, matters and things which may be necessary for the same.

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दस्त. २६४०/२०२३	
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10. To apply to the Controller or any other statutory authority either under the provisions or Maharashtra Tenancy and Agricultural Lands Act, 1948 or Maharashtra Land Revenue Code or under any other statutory Act to obtain N.A. assessment order of the said property and for that purpose to do such further acts, deeds, matters, and things which may be necessary for the same such N.A. assessment is found to be more regarding or concerning the said property.

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11. To make all necessary applications to such authorities as may be applicable to obtain such further orders which may be necessary for the complete and absolute development of the said property under provisions of Maharashtra Land Revenue Code and/or Maharashtra Tenancy and Agricultural Lands Act and/or Essential Commodities Act and/or under Urban Land (Ceiling and Regulations) Act 1976, Town Planning Authorities and/or under any other statutory acts which may be necessary.

12. To file all necessary appeals, applications, revision applications and/or writ petition and/or such other legal proceedings either in the High Court or before any other Courts and/or Land Revenue Authorities against any of the orders passed by any of the authorities under the provisions of Maharashtra Land Revenue Code and/or Bombay Tenancy and Agricultural Lands Act and/or Essential Commodities Act and/or under Land (Ceiling and Regulations) Act 1976, Town Planning Authorities or any other judicial or quasi judicial authorities regarding and/or concerning the said property and every part thereof and/or under any other provisions of statutory act and to engage Advocate, Lawyers, Solicitors, Architects and such other professionals as may be necessary and to given such instructions to them as may

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दस्तक. १३५/२०२३	१३५/२०२३
Architects, Specialists, Engineers, Surveyors, etc.	
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specialists, Engineers,

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दस्तक. १३५/२०२३	१३५/२०२३
including the authorities under Urban Land (Ceiling and Regulations) Act, 1976 and the Municipal Authorities for the said purpose.	
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14. To get the layout and/or sub-division sanctioned in respect of the said property and to approach all Government Authorities including the authorities under Urban Land (Ceiling and Regulations) Act, 1976 and the Municipal Authorities for the said purpose.

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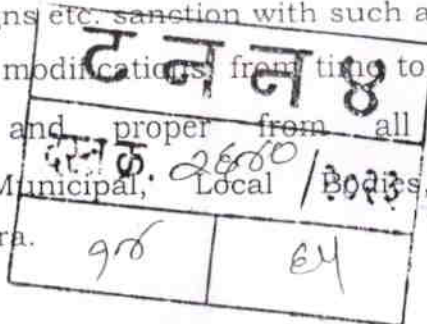
प्रीति सु. सु. सु.

15. To amalgamate adjoining property to the said property, make and prepare and/or cause to be made and prepared and submit all plans for amalgamation of the said property with any other land or lands adjoining the said property.

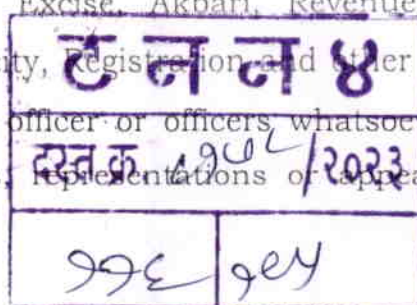
16. To carry out the terms and conditions of such sub-division and/or amalgamation and/or layout.

17. To make, prepare and submit all plans for the construction to be put up thereon, specifications, maps and designs and/or make amendments, variations, alterations and modifications from time to time for the purpose of construction of the building or buildings as our Attorneys may deem fit to all authorities concerned including the Mira Bhayandar Municipal Corporation or Municipal or Local Bodies, Collector, Government of Maharashtra.

18. To get the amalgamation, layout, sub-divisions, plans specifications, maps, designs etc. sanction with such amendments, variations, alteration and modifications from time to time as our Attorneys may deem fit and proper from all authorities concerned including Municipal, Local Bodies, Collector, Government of Maharashtra.



19. To make, execute, swear, declare, register and advertise all necessary documents, declarations, affidavits, applications, petitions, plans, written statements and writings and for the purposes set out herein and to appear and represent us before all and every Court or Courts, Magistrates, Government Authorities, Municipal, Town Planning, Excise, Akbari, Revenue, Railway, Police, Tax, Finance, Electricity, Registration and other concerned or competent authorities or officer or officers whatsoever and make applications, petitions, representations or appeals and to



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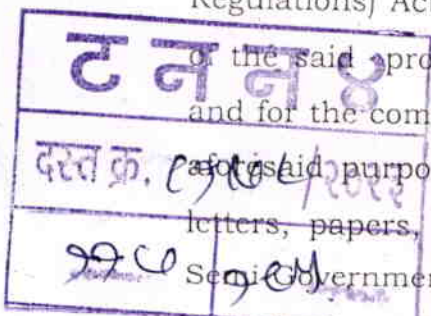
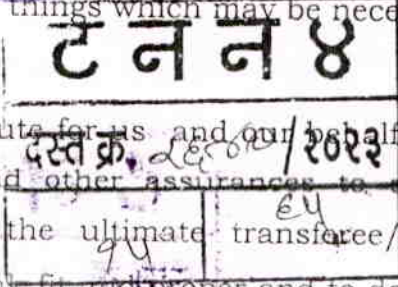
swear, defend and plead to all matters before them touching and concerning the said property and the construction thereof.

20. To apply for and obtain from the competent authorities under the provisions of the Urban Land (Ceiling and Regulations) Act 1976 any permission for development of the said property.

21. To apply for and obtain necessary D.P. remark certified copy of the T.I.L.R. record and all the other remarks/records which may be necessary for the complete development of the said property and/or obtain all the necessary orders/permissions which may be passed by the Local Authority for the development of the same. For all or any of the aforesaid purpose to sign, execute and submit all necessary letters, papers writings applications to any of the Government, Semi-Government or other concerned department including Village or Talathi and to do all further acts, deeds, matters and things which may be necessary.

22. To apply for and obtain all the necessary permission and/or order under the relevant provisions of Urban Land (Ceiling and Regulations) Act, 1976 and/or N.A. permission and/or conversion of the said property into residential zone and/or any other zone and for the complete development of the said property and for the aforesaid purpose to sign and execute and submit all necessary letters, papers, writings applications if any of the Government, Semi-Government concerned departments and to do all further acts, deeds, matters and things which may be necessary

23. To sign and execute for us and our behalf or other documents and other assurances to property in favour of the ultimate transferee/s, as Attorneys may deem think fit and proper and to do all acts, deeds, matters and things and to execute such further writings as may be



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required and/or necessary for the purpose of completing the transfer of the said property and the registration of conveyance or any other documents.

24. To apply for and obtain certificates under the provisions of the Income Tax Act in respect of the deed of conveyance or any other documents of the said property and to do all acts, deeds, matters and things necessary for obtaining such certificate for registration and for transferring the said property to the ultimate transferee/s.

25. To sign necessary forms, returns applications representation under any tax statutes and to appear before any tax authority on our behalf.

26. To present and admit the execution of the conveyance deed or other final documents of the said property and for the purpose of registration of the same to declare, affirm, sign and file necessary applications, form, papers, and letters under the Urban Land (Ceilings and Regulation) Acts or other acts in the relevant offices of the Sub-Register of Assurances and to get the necessary Entries in Index-II in the record of relevant office of Sub-Registrar of Assurances and for the purpose aforesaid to do such other acts, deeds, matters and things as may be necessary in respect of the said property.

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27. To file and submit all necessary forms under section 0(1) or any other relevant provisions of the Urban Land (Ceiling and Regulations) Act 1976 if not already filed by us and to follow such application and to obtain necessary orders from competent authority under any of the provisions of the said Act for the development of the said property and for the purpose aforesaid to sign and execute and submit all necessary letters

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papers, writings, applications to any of the Government, Semi Government concerned department and to do all further acts, deeds, matters and things which may be necessary.

28. To make necessary applications to the concerned Local Government/ Semi Government Land Revenue Department in order to obtain the proper right of access and/or right of way on or to the said property and to do all such further acts, deeds, matters and things which may be necessary for the aforesaid purpose.

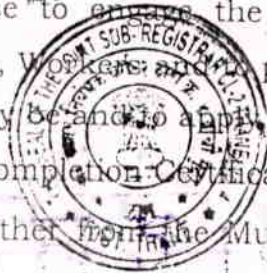
29. To negotiate with the adjoining owners of the said property for the purpose of obtaining proper access and/or right of way on the said property and for the said purpose to enter into such agreement and/or writings and/or understanding with the adjoining owners incorporating therein such terms and conditions as our said Attorney may fit and proper for all or any of the aforesaid purpose to do such further acts, deeds, matters and things as may be necessary.

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30. To enter and enjoy the said property and commence carry out and complete the construction of the proposed building on the said property consisting of residential flats, shops, garages or such other units as may be permitted by the Local Authorities or any other statutory bodies of authorities either by themselves or through any of their building contractor, Sub-contractor or any other agent or any of their nominee or nominees

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and for that purpose to engage the service of the Architect, Engineers, Laborers, Workers and to pay necessary fees, charges, wages as the case may be and to apply for and obtain No Objection Certificate building Completion Certificate or such other Certificate and/or permission either from the Municipal Corporation or any other statutory bodies or authorities and to obtain such certificates to make and sign such application, forms, letters and to such

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acts, deeds, matters and things which may be necessary for the same.

31. ~~To~~ sell the flats and other premises in the buildings to be constructed on the said property to the prospective purchasers thereof and to receive the consideration price from the prospective purchasers and to appropriate the same for themselves.

32. ~~To~~ execute an Agreement for Sale, Deed of Conveyance and/or any other documents pertaining to the flats and other premises in the buildings to be constructed on the said property and to register the same before the Registrar/Sub-Registrar and any other authorities and to admit the execution thereof.

33. In case of acquisition of the said property or any part thereof to represent me in acquisition proceedings and also to oppose the said proceedings of our Attorneys are of the opinion that the said proceedings are against our interest.

34. In case of enforcement of any Town Planning Scheme in the area, to represent us in the proceedings and to receive the final plots allotted to us in any scheme.

35. To represent before and to deal with the correspondence with Municipal Corporation, all Revenue Authorities under Maharashtra Land Revenue Code, the Government of Maharashtra Collector, Competent Authority and any other officer, Authority or Town Planning Authorities, Mira Bhayandar Municipal Corporation and Regional Development authority, Maharashtra Electricity Board etc. or any other officer, Authority or authorities.

36. To pay all taxes, acts, charges, expenses and all other outgoing in respect of the said property.

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Handwritten signatures and notes at the bottom of the page, including 'S. H. Patel', 'Shamshad', and various initials and dates.

37. To deposit any amount required to be deposits with the authorities concerned including the Municipal Corporation, etc. to apply for and obtain refund of any amount to deposit and to give receipt for the same.

38. To form and to get registered any Co-operative Society under the Maharashtra Co-operatives Societies Act or a Limited Company Act 1965 or a condominium of apartment of owners or any organisation of the Purchasers of the flats, shops, tenements, etc. in the building to be constructed on the said property and for that purpose to correspond with and/or appeal before the Registrar of the Assistant Registrar of Deputy Registrar of the Co-operative or any other office or authority concerned.

39. To represent us in any suit or proceedings relating to the said property and for that purpose the accept service of any writ of summons or other legal proceedings or notice and to commence any suit, action or other proceedings in respect of the said

property and to prosecute or discontinue or compromise the same on such terms and conditions as our Attorneys shall deem fit and proper and also to prefer appeal/appeals against any order passed thereon and also to appoint to engage Advocate, Solicitors and Legal Advisors and to remove them and to appoint in their place

other Advocates, Solicitors or Legal Advisors and to pay them such fees and remuneration as our Attorney shall deem fit and proper

that purpose to sign, execute, deliver and file all necessary Vakalathnamas, Written Statements, Affidavits, Appeals and such

other documents and papers and writings as may be necessary and/or advised.

40. To apply to the authorities concerned including Town Planning Authority inter-alia Mira Bhayandar Municipal Corporation for seeking F.S.I. available on the said property including F.S.I. in respect of any area forming the portion of the

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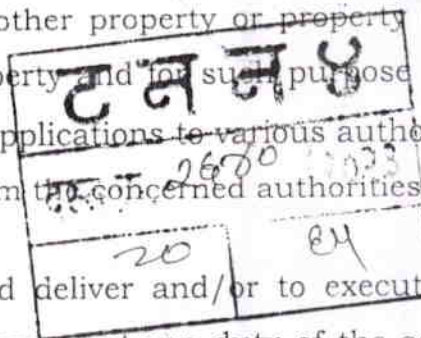
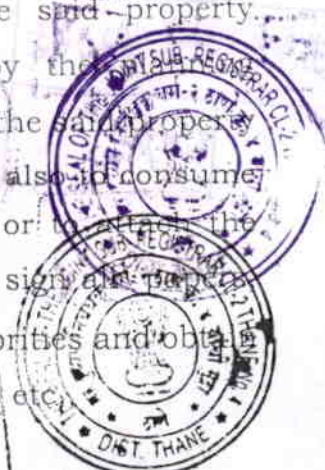
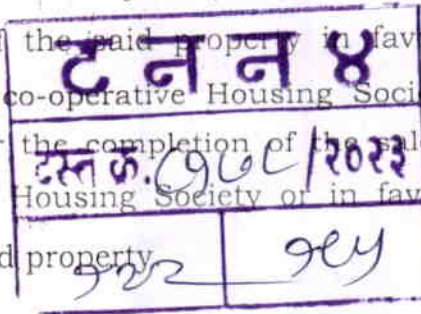
said property reserved under the development plan of the Mira Bhayandar Municipal Corporation and to that effect to avail development rights certificate as well as Transfer of Development Rights (T.D.R) in respect of the said property and to that effect to make sign, execute, subscribe any application, writing, declaration, affidavit, bonds, etc. on our behalf.

41. To surrender and/or hand over the said property or any portion of the said property to the authorities concerned including the Mira Bhayandar Municipal Corporation and/or Town Planning Authority and in lieu thereof to avail compensation awards or any other benefits arising thereof.

42. To assign the benefits of the said property including benefits of T.D.R., D.R.C. to the person or persons of their choice and to receive the consideration price thereof and appropriate the same for themselves.

43. To consume the available F.S.I. on the said property including T.D.R. and D.R.C. to be granted by the authority in respect of the said property either on the said property or on any other property as the case may be and also to consume D.R.C./T.D.R. of any other property or property or to attach the same to the said property and for such purpose sign all the writings, documents, applications to various authorities and obtain necessary approval from the concerned authorities etc.

44. To sign seal and deliver and/or to execute Agreement for Sale upon paying necessary stamp duty of the said property and also further execute Deed of Conveyance/s, Sale Deed, Deed of Assignment/s, in respect of the said property in favour of ultimate transferee and/or co-operative Housing Society as the case may be as required for the completion of the sale either in favour of such co-operative Housing Society or in favour of the ultimate transferee of the said property



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