

Sr.No.TNN-4/3669/2016 (for short hereinafter referred to as the "Third Sale Deed") Shri Shailesh Kesarinath Patil, Smt. Kanchan Kesarinath Patil, Shri Praful Kesarinath Patil, Sunanda Kesarinath Patil, Smt. Girjabai Eknath Patil , Shri Dilip Eknath Patil, Shri Pravin Eknath Patil, Shri Vikas Eknath Patil and Shri Nitin Eknath Patil, Shri Dattaray Jagannath Patil, Shri Chandrakant Jagannath Patil and Shri Suresh Jagannath Patil with the consent and confirmation of M/s. Sadguru Construction had sold, transferred and conveyed the second property to the Executors for the consideration mentioned therein.

35. In the 7/12 extract of the second property, the name of the Estate Investment Co., Pvt. Ltd., was appearing as a Superior Holder and accordingly, the Estate Investment Co., Pvt. Ltd., has given up its right, title, interest and claim in respect of the second property by issuing a Letter Ref. No. EI/NOC/1882/2021, dated 11th November, 2021 to the Executors and accordingly, the name of the Estate Investment Co., Pvt. Ltd., came to be removed from the 7/12 extract of the second property vide a Mutation Entry No. 3122, dated 27th October, 2022.
36. By a Mutation Entry No. 3093, dated 30th August, 2022, the names of the Executors came to be recorded in the 7/12 extract of the second property as the owners/occupants thereof.

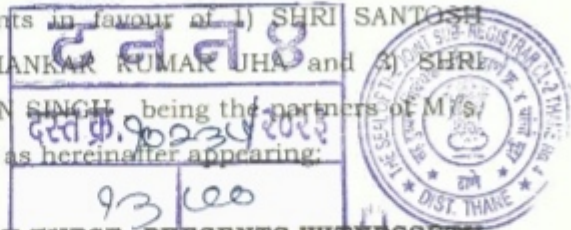
37. By an Order No. ULC/TA/ATP/Section-20/SR-1220/316/2021, dated 24th May, 2021, the Addl. Collector and Competent Authority, Thane had granted permission under Section 20 of the Urban Land (Ceiling and Regulation) Act, 1976 to develop the property.

38. By an Order No. Revenue/K-1/T-2/Land/KV/606/2021/SR-124/2021, dated 14th December, 2021, the Tahsildar of Thane has assessed the first and second property for non-agricultural use.

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39. In the premises aforesaid, the Executors are absolutely seized and possessed off and/or otherwise well and sufficiently entitled to first and second property, more particularly described in the Schedule hereunder written and shown and surrounded by GREEN colour on the Survey Plan No. BMBN/A.T/H.K/M.R.No. 11088/2023, dated 30th January, 2023. For the brevity sake, the first and second property shall be hereinafter jointly and collectively referred to as the "Said Property"
40. By a Development Agreement, dated 6/6/2023, registered in the Office of Sub-Registrar of Assurance under Sr. No. TNN- 4-10235/2023, the Executors have agreed to grant development rights of the said property, more particularly described in the Schedule hereunder written to M/s. ARISTONE BUILDERS at the price and on the terms and conditions mentioned therein.
41. 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 , 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 partners 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;

19.06.2023

[Signatures]

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This power of attorney is granted by the Executants to the Attorneys for development and construction of buildings on the said property by way of obtaining all the necessary sanctions and approvals from the Mira Bhayander Municipal Corporation and other concern departments and for sale of 69% of share of the Attorneys in the buildings as mentioned in the Development Agreement, however this Power of Attorney shall not be operative in respect of sale or transfer of the said property and also for sale of the 31% share of the Executants by the Attorney in any manner whatsoever.

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 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 or 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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४.	To make application to the Adani Electricity Mumbai Or Tata Power 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



To make application to the Adani Electricity Mumbai Or Tata Power 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

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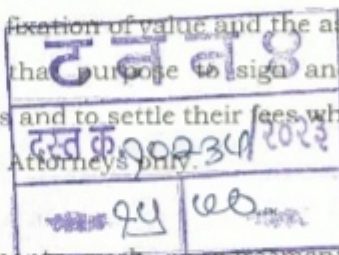
on our behalf all papers, applications, specifications, undertakings and writing in favour of the said company and/or other concerned authorities.

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 connected with the construction on the said property.

6. 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 levies payable to the Corporations and to make an application before local authorities or officers 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 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 executed by attorney for sale of their respective share of flats or other units 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

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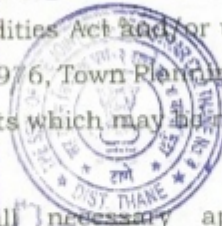
8. To apply if necessary to the Controller or any other statutory authority either under the provisions of Maharashtra Tenancy and Agricultural Land Act 1948 or Maharashtra Land Revenue Code or under any other statutory Act to obtain N. A. permissions of the said property and to do such further acts,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

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 if such N.A. assessment is found to be more regarding or concerning the said property.

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.

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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

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and/or Essential Commodities Act and/or under Urban 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 be necessary.

13. To appoint Architects, R.C.C. specialists, Engineers, Surveyors, etc.

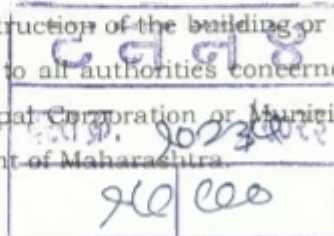
14. To get the layout and/or sub-division sanctioned in respect of the said property and to approach all Government Authorities including the authorities under Urban Land (Ceiling and Regulations) Act, 1976 and the Municipal Authorities for the said purpose.

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



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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 to make applications, petitions, representations or appeals and to 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

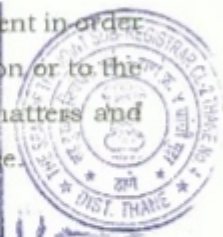
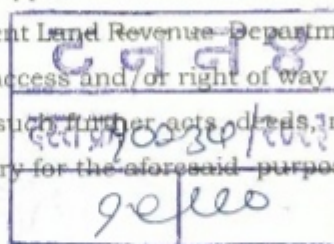
letters, papers, writings, applications if any of the Government, Semi-Government concerned departments and to do all further acts, deeds, matters and things which may be necessary.

23. To 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.

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

25. To file and submit all necessary forms under section 6(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 the 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, 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.

26. 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.



27. 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

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to do such further acts, deeds, matters and things as may be necessary.

28. To enter upon occupy and enjoy the said property commence carry on and complete the construction of the proposed building on the said property consisting of residential flats, 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 and for that purpose to engage the service of the Architect, Engineers, Labourers, 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 acts, deeds, matters and things which may be necessary for the same.

29. To sell the flats and other premises of Attorney's Share 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.

30. To execute an Agreement for Sale and/or any other documents pertaining to the flats and other premises of Attorney's Share 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.

31. 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.

32. 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

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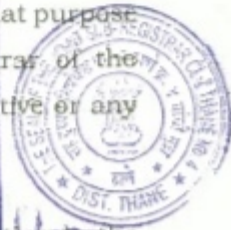
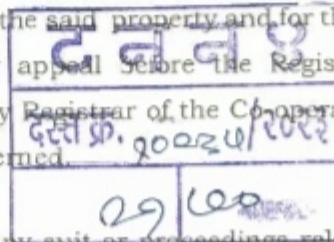
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Planning Authorities, Mira Bhayandar Municipal Corporation and Regional Development authority, Maharashtra Electricity Board etc. or any other officer, Authority or authorities.

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

34. 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.

35. 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, 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.



36. 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 of 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 therein 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 Vakalatnamas, Written Statements, Affidavits, Appeals and such other document and papers and writings as may be necessary and/or advised.

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Handwritten signature 'Shankar' and initials 'Rgh' at the bottom right of the page.

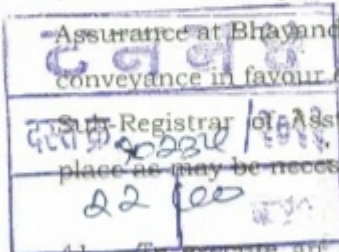
37. To apply to the authorities concerned including Town Planning Authority inter-alia Mira Bhayandar Municipal Corporation for seeking F.S.I. available on the said property including F.S.I. in respect of any area forming the portion of the said property reserved under the development plan of the Mira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

38. To consume the available F.S.I. on the said property including T.D.R. and D.R.C. to be granted by the planning authority in respect of the said property either on the said property or on the adjoining property of the single layout 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 papers, writings, documents, applications to various authorities and obtain necessary approval from the concerned authorities etc.,

39. To sign seal and deliver and/or to execute Agreement for Sale upon paying necessary stamp duty of the said Flats of Attorney's Share and also further execute Deed of Conveyance/s, in respect of the said property in favour of the 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 of the said property.

40. To lodge the Agreement for Sale and any other assurance executed by him in respect of the flats of Attorney's share with the Sub-Registrar of Assurance at Bhayandar-Thane and/or at any other concerned place and to appear before the Sub-Registrar of Assurance at Bhayandar-Thane and admit the execution of the said conveyance in favour of the co-operative Housing Society before the Sub-Registrar of Assurance at Bhayandar-Thane or such other place as may be necessary in that regard.

41. To execute an Agreement for Sale, Sale Deeds and/or any other documents pertaining to the flats of Attorney's share and other



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premises in the building 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.

42. To apply and obtain certified copies of the Entries Form, Index II and other Indices and records maintained by the concerned Sub-Registrar/Registrar.

43. To institute, commence, prosecute, carry on or defend or resist all suits, applications, petitions and other actions and proceedings to the said property.

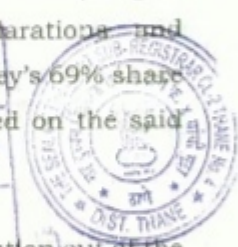
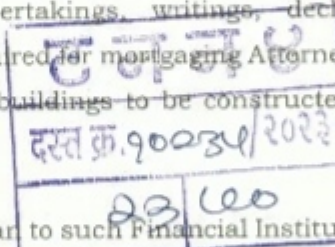
44. To raise the fund for construction of the buildings by mortgaging Attorney's 69% share of flats, and units in the buildings to be constructed on the said property by obtaining loan from any financial Institution or Banks or any other Organization or Association.

45. To make necessary Application to such Financial Institution, Banks or any other organization for obtaining loan on Attorneys Share and to sign such Application on behalf of the said firm or otherwise.

46. To mortgage and/or create any charge or mortgage on Attorney's 69% share of flats and units in the buildings to be constructed on the said property or on flats or any other premises in the building under construction to secure the repayment of loan to such Financial Institution.

47. To sign and execute and to file necessary forms and/or give all such necessary undertakings, writings, declarations and indemnities as may be required for mortgaging Attorney's 69% share of flats, and units in the buildings to be constructed on the said property.

48. To repay the said loan to such Financial Institution out of the fund of the said partnership firm and to collect the proper receipt to that effect and also to get redeemed the mortgage of Attorney's 69%



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