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Thursday,May 19 ,2022
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पावती

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नोंदणी क्रं. :39म
Regn.:39M

पावती क्रं.: 9683 दिनांक: 19/05/2022

गावाचे नाव: शिळ
दस्तऐवजाचा अनुक्रमांक: टनन5-8387-2022
दस्तऐवजाचा प्रकार : जनरल पॉवर ऑफ अॅटर्नी
सादर करणाऱ्याचे नाव: मे.अरिहंत सुपरस्ट्रक्चर्स लि चे संचालक अशोक भंवरलाल छाजेड - -

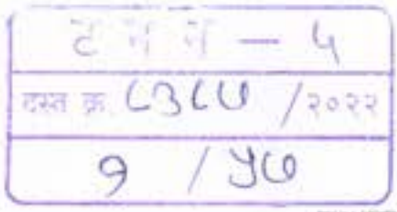
नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 1140.00
पृष्ठांची संख्या: 57	
एकूण:	रु. 1240.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
5:12 PM ह्या वेळेस मिळेल.

Joint Sub Registrar,Thane 5
सह दुय्यम निबंधक, ठाणे क्र ५

बाजार मुल्य: रु.0.0 /-
मोबदला रु.0/-
भरलेले मुद्रांक शुल्क : रु. 500/-

1) देयकाचा प्रकार: By Cash रक्कम: रु 1140/-
2) देयकाचा प्रकार: eChallan रक्कम: रु.100/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH002097047202223E दिनांक: 19/05/2022
बँकेचे नाव व पत्ता:



CHALLAN

MTR Form Number-6

GRN	MH002097047202223E	BARCODE		Date	19/05/2022-16:50:44	Form ID	48(1)

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	THN5_THANE NO 5 JOINT SUB REGISTRA	Full Name	PRADEEP DATATREY KENI AND OTHERS
Location	THANE		
Year	2022-2023 One Time	Flat/Block No.	SURVEY NO 18 HISSA NO 2
		Premises/Building	
Account Head Details	Amount In Rs.	Road/Street	SHIL
0030063301 Registration Fee	100.00	Area/Locality	THANE
		Town/City/District	
		PIN	4 0 0 6 1 2
		Remarks (If Any)	SecondPartyName=MS ARIHANT SUPERSTRUCTURES LTD~
Total	100.00	Amount In Words	One Hundred Rupees Only

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	691033320220519185 72	2746913244
Cheque/DD No.		Bank Date	RBI Date	19/05/2022-16:51:40	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. : 9833157496

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

सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागु आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागु नाही.

Print Date 19-05-2022 04:51:52

भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◑ 2022 ◑ 12 MAY 2022 BN 075649

जिल्हा कोषागार कार्यालय, ठाणे

26 APR 2022

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IRREVOCABLE GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT, We,

1. **SHRI PRADEEP DATATREY KENI,** an Indian Inhabitant, agriculturist, aged 65 years, residing at Keni House, Near Hiradevi Mandir , Kharegaon, Kalwa (ADHAAR No. 4429 0619 4795 and PAN No. AFKPK6066M),

जोडपत्र-१ / Annexure - II

12 MAY 2022

१. मुद्रांक विक्री नोंदवही अनु. क्रमांक / दिनांक	12568
२. दस्ताचा प्रकार	POA
३. दस्त नोंदणी करणार आहेत का ?	होय / नाही
४. मिळकतीचे थोडक्यात वर्णन	
५. मुद्रांक विकत घेणाऱ्याचे नाव व सही	
६. हस्ते असल्यास त्यांचे नाव, पत्ता व सही	
७. दुसऱ्या पक्षकाराचे नाव	
८. मुद्रांक शुल्क रक्कम	
९. परवानाधारक मुद्रांक विक्रेत्याची सही व परवाना क्रमांक तसेच मुद्रांक विक्रीचे ठिकाण/पत्ता ई, ६/१०१, सेक्टर-१, वाशी, नवी मुंबई	सौ. [illegible] आर. शिरसाट परवाना क्र. १२०१२८

ज्या कारणासाठी जास्ती मुद्रांक खरेदी केला त्यांनी त्यास कारणासाठी मुद्रांक खरेदी [illegible] नाही-वरुन आपरणे बंधनकारक आहे.

ARIHANT SUPERSTRUCTURES LTD. NAVI MUMBAI

Hemant

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THE SEAL OF THE SUB-REGISTER ठाणे-५ THANE-5

[illegible]

PTS

2. **SMT. PRAMILA MUKUND KENI** wife of Late Shri Mukund Balu Keni, an Indian Inhabitant, agriculturist, aged 55 years, residing at Mayur Ratna Bunglow, Near TMT Bus Depo, Budhaji Nagar, Kalwa, Thane -400605 (ADHAAR NO. 9104 2099 3779 and PAN No. ABBPK8732H),
3. **SHRI MANDAR MUKUND KENI**, son of Late Shri Mukund Balu Keni, an Indian Inhabitant, agriculturist, aged 35 years, residing at Mayur Ratna Bunglow, Near TMT Bus Depo, Budhaji Nagar, Kalwa, Thane -400605 (ADHAAR No. 3073 3274 4332 and PAN No. ASXPK9420F),
4. **SHRI MAYURESH MUKUND KENI,** son of Late Shri Mukund Balu Keni, an Indian Inhabitant, agriculturist, aged 31 years, residing at Mayur Ratna Bunglow, Near TMT Bus Depo, Budhaji Nagar, Kalwa, Thane - 400605 (ADHAAR No. 8838 2008 9700 and PAN No. BODPK5986H),

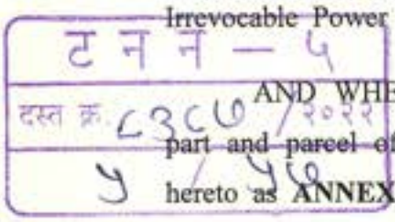
All together hereinafter for the sake of brevity referred to as the said **"LANDOWNERS"** (which expression, unless it be repugnant to the meaning or context thereof, shall mean and include each of their respective heirs, legal representative, and successors and assigns) SEND GREETINGS:

WHEREAS Landowners are exclusive owners of and otherwise well and sufficiently entitled to the pieces and parcel of agricultural lands lying and situated at Survey No. 18 Hissa No. 2, Village Shil, Taluka & District Thane, Maharashtra, within the jurisdiction of the Sub – Registrar of Assurances, Thane, District Thane, and **totally admeasuring about 15,980 sq. meters**, duly registered with the Sub-Registrar of Assurances at Thane 5, bearing Registration no. 5029 of 2008 (hereinafter referred to as **"the said Lands"** .

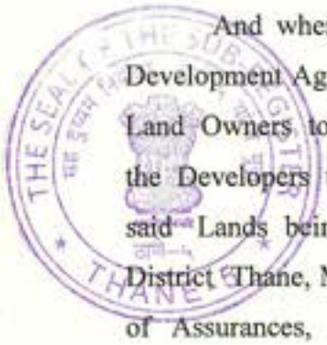
AND WHEREAS the Land Owners abovenamed have granted exclusive development rights in respect of Said Lands, M/s Arihant Superstructures Ltd., a Company duly registered under the provisions of Companies Act, 1956, having its registered office at "Arihant Aura" 25th Floor, B-Wing, Plot No.13/1, TTC Industrial Area, Thane Belapur Road, Turbhe, Navi Mumbai Thane - 400705, (bearing CIN No. L51900MH1983PLC029643) through its Director Mr. Ashok Bhanwarlal Chhajer (hereinafter for the sake of brevity referred to as **"the said Developer"**) and offered to sell,

transfer and all their rights, title and interests of development and construction of the said Lands, which offer is duly accepted by the Developers for valuable consideration.

And whereas accordingly both the parties namely the Land Owners and the Developers have entered into and executed Development Agreement TNN 05, 8382/2022. dated 19/05/2022, (for the sake of brevity and convenience, hereinafter referred to as the ***"Development Agreement")*** recording all the terms and conditions therein and have duly registered the same with the Sub- Registrar of Assurances simultaneously with the execution and registration of this Irrevocable Power of Attorney.



AND WHEREAS the said Development Agreement shall form the part and parcel of this Power of Attorney, the copy whereof is annexed hereto as **ANNEXURE I.**



And whereas by virtue of the execution and registration of the said Development Agreement it has become incumbent and necessary for the Land Owners to execute this Irrevocable Power of Attorney in favour of the Developers to enable them to smoothly function as developers of the said Lands being Survey No. 18 Hissa No. 2, Village Shil, Taluka & District Thane, Maharashtra, within the jurisdiction of the Sub – Registrar of Assurances, Thane, District Thane, and **totally admeasuring about 15,980 sq. meters**, and more particularly set out and described in the **"Schedule – I"** and to act for and on our behalf and in our name and to do all such acts, matters, deeds and things as are necessary and required to effectively pursue and implement the development and construction of the said Lands.

NOW THESE PRESENTS WITNESSETH that We,

1. **SHRI PRADEEP DATATREY KENI,**
2. **SMT. PRAMILA MUKUND KENI**
3. **SHRI MANDAR MUKUND KENI,**
4. **SHRI MAYURESH MUKUND KENI,**

the Landowners abovenamed, do hereby appoint, nominate and constitute **M/S ARIHANT SUPERSTRUCTURES LTD.,** a company duly incorporated and registered under the provisions of Companies Act,

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1956, having its registered office at "Arihant Aura" 25th Floor, B-Wing, Plot No.13/1, TTC Industrial Area, Thane Belapur Road, Turbhe, Navi Mumbai Thane - 400705, (bearing CIN No. L51900MH1983PLC029643) through its Director **Mr. Ashok Bhawarlal Chhajer** presently residing at Flat No. 1401, 14th Floor, EL Castillo, Plot No. 23B, 23C, Sector 6, Nerul, Navi Mumbai, Thane, Maharashtra 400706 INDIA, whose seal and signature is appended herein below jointly and/or severally, to be the true and lawful Attorneys, to do all acts, deeds, matters and things for and on behalf of the Land Owners including the matters and things as recorded hereunder :-

1. To deal with and correspond with all the statutory and local authorities and bodies including but not limited to the Collector District Thane, the Town Planning Department, District Thane, Municipal Council or Corporation, Thane, the Mumbai Metropolitan Regional Development Authority (MMRDA), the Group Gram Panchayat, Village Shil, Taluka & District Thane, the State and Central Government and their respective departments in connection with the development and construction work undertaken by our attorneys on the aforementioned lands and in particular to do the following acts namely :
    a. to apply for and obtain sanction and permissions to the building plans, schematic layout, designs and specifications and for the revalidation and/or revision of the said plans sanctioned or to be sanctioned, with such alterations, modifications, subtractions, deviations and additions thereto as the Attorneys may desire and deem fit.
    b. to apply for and obtain commencement certificate and/or completion certificate and/or occupation certificate and all other certificates for commencing and completing the said development and construction on the said Lands in all aspects.
    c. to deal with and correspond with the assessment department of the Municipal Corporation/ Municipal Council, District Thane and/or any other concerned

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authority in connection with the assessment of the said Lands or property and fixation of its rateable value.

d. to appear and represent us before all concerned authorities and parties as may be necessary and required in connection with the proper and effective development and construction work upon the said Lands.

e. Generally to do all other acts and deeds in connection with or relating to or touching the development and construction work, its completion and for occupation of the buildings/structures constructed on the said lands.

THE SEAL OF THE SUB-REGISTER THANE-5

2. To enter upon the said lands for the purposes of commencing, continuing and completing the development and construction activities on the said lands.

3. To sign all applications, forms, papers, undertakings, indemnities, authorities, terms and conditions etc. as well as to pay all fees, deposits and other amounts under whatsoever head to any such authorities as legally required and to receive back the same and obtain valid receipts and acknowledgments and to file written statements before the concerned authorities as may, from time to time be required by the authorities concerned.

4. To deal with, interact and correspond with the Maharashtra State Electricity Board (MSEB) or any other electric supply undertakings and its officers for obtaining electric connections, electric power supply to the said Lands and/or for the premises namely flats/shops/garages/offices/parking(s) etc including for making or putting up or shifting an electric substation or a separate and independent transformer for and in respect of or relating to the buildings/structures to be constructed on the said lands and for that purpose to sign all letters, applications, undertakings, indemnities, affidavits, terms and conditions and other writing as may be required by the said concerned authorities.

5. To approach, deal with, interact and correspond with the Maharashtra State Water Supply and Sewerage Board or any other water supply undertakings and its officers including the hydraulic engineers, city/town engineers for obtaining water connections and supply to the said Lands and/or for the premises namely

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flats/shops/garages/offices/parking(s) etc including for making or putting up a elevated water tank/reservoir or a separate and independent water supply line from the main supply source in respect of or relating to the buildings/structures to be constructed on the said Lands and for that purpose to sign all letters, applications, undertakings, indemnities, affidavits, terms and conditions and other writing as may be required by the said concerned authorities.

6. To engage and appoint architects, RCC specialists, structural engineers, contractors, sub-contractors, skilled carpenters, electricians, masons, labourer(s) and other such skilled and/or unskilled professionals as may be from time to time be necessary to carry out and/or implement the development and construction work upon the said Lands and to substitute them or any one of them at any point of time.
7. For us and in our name, to accept the service of any writ of summons or other legal process and to appear before any court of courts, magistrates, judicial, quasi judicial bodies and other officers and competent authorities, whom so ever and if thought advisable by the said Attorneys, to commence any action or proceedings in any court of justice or authority in the same action or proceedings to prosecute and/or discontinue or become non-suited therein and to settle, compromise or refer to arbitration any suit, action or proceedings as the Attorneys shall deem fit and proper and if the said Attorneys shall so deem fit also to settle and compromise any such proceedings and to give or receive any monies thereof and also to appoint any solicitor and or advocate or lawyer or council to prosecute or defend any of the action aforestated as occasion may arise either in our name or in the name of our said Attorneys or any of them.
8. To sign, verify, affirm, declare and execute plaints, written statements, counterclaims, appeals, reviews, revisions, applications, affidavits, declarations, authorities and papers of every description that may be necessary to be signed, affirmed, verified and executed for the purposes of any suits, actions, appeals and all other proceedings of any kind whatsoever before any court of law, whether of original, appellate, testamentary or revisional jurisdiction or before

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any judicial or quasi-judicial authority established by lawful authority and to do all acts and make appearances and submit applications in any such proceedings brought or commenced and to defend, answer or oppose the same or suffer judgement or orders or decree in any such proceedings either in favour or against us and to execute such orders and decrees as the such Attorneys shall be advised or may deem fit and proper.

THE SEAL OF THE SUB REGISTRAR THANE-5

9. To demolish, pull down, construct, reconstruct, repair, improve upon the said lands or otherwise to do and carry out, all acts, deeds and things to develop the said Lands or any part or portion thereof in accordance with the prevailing rules and regulations and sanctions granted in such manner as that the attorneys may deem fit.
10. To sell or agree to sell any flats, offices, shops, garages, stilt parking, open parking spaces etc to third parties and for that purpose to sign and execute all necessary assurances, writings, letters, agreements, deed etc thereof.
11. To apply for and obtain and receive refund of monies paid and/or deposits made or which may have been deposited with the relevant authorities and to sign receipts and acknowledgement for the purpose of receiving the same.
12. To sign and execute the Conveyance or Conveyances or Assignments or other assurances in respect of the said Lands together with the building/s constructed thereon or any portion thereof in favour of the Co-operative Society or a Limited Company or a Flat Owners Association or a Federation or a Condominium of Body of Purchasers of the premises/flats/units, built/developed or constructed on the said lands and as may be formed by them.
13. To take all the required steps for formation and registration of a Co-operative Society or a Limited Company or a Flat Owners Association or a Federation or a Condominium or such other organisation of the flat purchasers or purchasers of other premises built/developed on the said lands and for the said purpose to sign and execute and get signed and executed necessary applications, papers and writing and lodge the same before the registrar of Co-operative Societies or of the Companies or of the Flat Owners

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Associations or of the Condominiums or such other authorities as the case may be.

14. To lodge all the agreements, documents and writing etc generally in respect of the said Lands for their registration as required from time to time before the concerned Sub-Registrar of Assurances and to admit execution thereof.

15. To make necessary application to any statutory or government body including but not limited to the Talathi, Tehsildar, Village: Shil, Taluka & District Thane, the Town Planning Authorities Thane, the Sub-Divisional Officer Thane, Thane Municipal Corporation and/or the District Collector, Thane for incorporating their names in the revenue records as the Developers of the said Lands being Survey No. 18 Hissa No. 2, Village Shil, Taluka & District Thane, Maharashtra more particularly set out and described in **Schedule I** hereunder written.

16. To attend the offices of all statutory bodies and authorities and sign registers, make declarations and/or make affidavits and all other documents necessary to incorporate their name as the Developers in the revenue records and to prefer any appeal or revision if any adverse order is passed by the revenue authorities or any other statutory authority as the said attorneys may deem fit and proper and to make applications for amendment in the records maintained by them in relation to the said Lands mentioned in the Schedule I hereunder written. To represent us and on our behalf before all the aforesaid concerned authorities including Collector Thane or Thane Muncipal Corporation for obtaining permissions, for development and construction work upon the said lands. To submit plans for development and to get the same approved in our name if required or in their own name as deemed fit and to pay necessary fees cost and charges and to produce relevant documents and records for the same.

17. To make necessary application to the Talathi/ Tehsildar/ Sub-Divisional Officer/ Group Gram Panchayat, Village: Shil, District Thane and/or all other concerned authorities for carrying out the development and construction work upon the said Lands mentioned in the Schedule I hereunder and also if required to procure and

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obtain necessary permissions and sanctions for sale of the developed and constructed units on the said Lands.

18. To apply for issuance of the certified copies of the orders which may be passed on such aforementioned applications and pay necessary charges thereof to the concerned authorities.



19. To comply with all the terms and conditions imposed by the concerned authorities on grant of such sanctions and permissions and to attend all such matters, acts, deeds and things for the purpose of complying with all such conditions. To make all such necessary applications, if need be and required, to the statutory authorities including the Talathi/ Tehsildar/ Sub-Divisional Officer/ Group Gram Panchayat, Village: Shil, District Thane, for change of user of the said Lands described in Schedule I hereunder written.

20. To pay necessary N.A charges and to collect receipts for payment of such NA charges and to submit such documents and records for change of user from agriculture to non-agriculture, if required and if exigency so arises. To sign on our behalf all applications, forms, affidavits, declarations, undertakings and all such deeds and documents as may be required to be signed and executed to the concerned statutory authority either for the grant of such permissions and to pay such penalties, fines and all other charges that may be levied.

21. To comply with all the terms and conditions as may be imposed from time to time by the concerned statutory authorities for change of user of the said Lands mentioned in the Schedule I hereunder written.

22. If required to make necessary applications and representations to the Ministry of Urban Land Development or its departments for grant of permissions to sell the properties and for that purpose to file applications/ revenue petitions or such other applications as may be required to be filed on our behalf and to submit all such other documents including declarations on affidavits including reply affidavits as may be necessary for the complete and effectual intend in accordance with the said agreement annexed hereto as Annexure I.

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23. To submit schematic layouts, designs, plans and other specifications and to apply for and obtain necessary sanctions and permissions including IOD and commencement certificates from the Collector District Thane or From The Assistant Director Town Planning, or the Mumbai Metropolitan Region Development Authority (MMRDA), or the Thane Municipal Corporation, or from Group Gram Panchayat, Village: Shil, District Thane, or from any other competent authority for commencing the work of construction on the said Lands described in the Schedule I hereunder written as per the sanctions and approved plans and to revalidate the same from time to time and to pay the premium deposits and or other amounts as may be levied, required and demanded by any of the authorities from time to time. To apply to the Collector, District Thane, the Assistant Director Town Planning, Thane Muncipal Corporation, the MMRDA, Group Gram Panchayat Village Shil, District Thane or to any other competent authority or the Government of Maharashtra and procure necessary sanctions and permissions for the purposes of development and construction and/or for the change of user of the said Lands mentioned in the Schedule I hereunder written.

24. To procure and obtain loan and other finances, if required by our said Attorneys, to develop the said Lands by creating a charge, pledge, lien or mortgage of the said Lands at Schedule I herein including the development rights granted in the Development Agreement and this deed and on all the proposed constructed premises or units proposed to be built or constructed on the said lands except on the total areas of 40,000 sq. feet of RERA Carpet area of constructed premises promised to be handed over to us (the Landowners herein) as consideration, and for the said purpose make necessary applications to the banks and other financial institutions including private or nationalised banks, co-operative, state, central, international banks or company and/or multinational financing company or from any person for procuring loan, financial assistance and/or any other monetary assistance if required and for the said purpose any NOC/ consent letter and/or any other document are required to be produced by us, our Attorneys are granted full power and absolute authority to produce the same and to provide all such

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documents and writings as may be called upon by such banks or financial institutions or any other person from time to time thereby mortgaging and creating charge. However, the Attorneys shall take consent from the Landowners for mortgaging the said Lands.

25. To enter into any agreement, contract and joint venture with any Indian or foreign institutions and organizations for the purposes of carrying out the said development and constructions upon the said Lands mentioned in the Schedule I hereunder written, if required and if the exigency so arises and for that purpose to sign and execute all or any required documents and writings and to enter into such transactions on such terms and conditions as the said Attorneys may deem fit and proper. However, the Attorneys shall take consent from the Landowners for entering into any Joint Ventures for developing the said Lands.
26. In consonance to the terms and conditions of the said Development Agreement at Annexure I hereto, to float a public limited company and to issue shares, debentures and to float public issues by allotting equity shares and to enter into such schemes for carrying out the development and construction of the said Lands mentioned in the Schedule I hereunder written in the manner our Attorneys may deem fit and proper.
27. In consonance to the terms and conditions of the said Developement Agreement at Annexure I hereto, to enter into transaction with Indian and/or foreign institutions, bodies and organisations and to get local or foreign direct investments if required for the purposes of carrying out the said development and construction upon the said Lands mentioned in the Schedule I hereunder written and in that respect our Attorneys are hereby authorised to sign, execute and deliver all such documents and writing and to produce and hand over such documents and writing as our Attorneys may deem fit and proper.
28. To make all and necessary applications and representations to the Thane Muncipal Corporation and all other concerned statutory authorities for carrying out the said development and construction of the project upon the Lands mentioned in the Schedule I hereunder written in accordance with provisions of Development Control Rules and Regulations and to make such applications, representations and

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to submit such documents and records and to provide such information on our behalf from time to time to the Thane Muncipal Corporation and all other concerned authorities either for the purpose of carrying out the development and construction upon the said Lands mentioned in the Schedule I hereunder written.

29. To make payment of such deposits, IOD deposits, security deposit and all other amounts which may be required to be paid for carrying out the development and construction of the Lands described in the Schedule I hereunder written.
30. To sign and execute all such documents with the Thane Municipal Corporation or MHADA or MMRDA and all other concerned authorities for allotting and handing over possession of the constructed units (residential and commercial) which will be constructed on the Lands mentioned in the Schedule I hereunder written for providing the units under the Inclusive Housing Scheme, if applicable, sanctioned and incorporated by the Government of Maharashtra in exercise of the powers contained in Section 37(1AA) (c) of the Maharashtra Regional Town Planning Act 1966, vide their notification dated 08/11/2013 bearing reference no. TBP 4312/CR-45/2012(2)IUD-11 and the subsequent modifications thereto.
31. To sign and execute all such documents, deeds and writings in favour of MMRDA, Thane Municipal Corporation or MHADA and all other concerned authorities from time to time as called upon by the Thane Municipal Corporation, MHADA, MMRDA for transferring the constructed and developed units to be given to the said MHADA free of costs towards the said Inclusive Housing Scheme, if applicable, sanctioned and incorporated by the Government of Maharashtra in exercise of the powers contained in Section 37(1AA) (c) of the Maharashtra Regional Town Planning Act 1966, vide their notification dated 08/11/2013 bearing reference no. TBP 4312/CR-45/2012(2)IUD-11 and the subsequent modifications thereto.
32. If the exigency so arises to approach on our behalves all the concerned authorities, officers and other authorised persons appointed under the provisions of Urban Land (Ceiling and Regulation) Act 1976 (ULC) for the purpose of procuring permissions and/or sanctions u/s 6, 8, 20, 21, 22, 26, 27 and all other applicable provisions

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९५ / ९८

and rules made under the ULC Act in relation to the said lands mentioned under the Schedule I hereunder written for the purpose of development and redevelopment and for that purpose to sign such applications, papers, writing, undertaking etc. as may be required and to carry out correspondence with the authorities under the ULC Act and also prefer appeal or appeals, revisions or writ petition under Article 226 and 227 of the Constitution of India from any adverse order made under the provisions of the ULC Act..

33. To commence the work of construction on the said Lands mentioned in the Schedule I hereunder written as per the sanctioned and approved plans with such modifications and deviations as will be necessary and required by our said Attorneys and/or the concerned authorities.

34. To appoint architects, engineers, consultants, contractors, plumbers, electricians, RCC Consultants, Structural Engineers, labourers as deemed fit and proper by our said attorneys and to carry out the development and construction work for erection or structures upon the said Lands mentioned in Schedule I hereunder written in accordance with the approved and sanctioned plans designs, specifications and schematic layouts by the Collector District Thane, the Town Planning Department, Building Department, Thane Municipal Corporation, MMRDA, Group Gram Panchayat or any other such competent authority and in accordance to and in compliance with the No-Objection Certificates issued by the local bodies and authorities including the Airport Authority.

35. To execute necessary contracts of work with architects, engineers, consultants, contractors, plumbers, electricians, RCC Consultants, Structural Engineers, labourers and other skilled workers for execution of the development and construction upon the said Lands mentioned in Schedule I hereunder written and to pay their fees, remuneration, wages, salaries and charges without holding us responsible and liable thereto.

36. To submit plans, applications, affidavits, undertakings, to the concerned authorities and officers in connection with the exempted vacant land and transfer thereof.

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दस्त क्र. ८३८७ /२०२२
९६ / ५७

37. To negotiate with the concerned authorities regarding the premium payable for the transfer of the exempted land and to pay such premium and obtain necessary orders for transfer of the exempted land from the competent authority in their own favour.
38. To get the said Lands mentioned in the Schedule I hereunder written surveyed or re-surveyed and get demarcations by the surveyors of the concerned authorities, the Collector District Thane or of the Town Planning Department, MMRDA, Thane Municipal Corporation and/or the Group Gram Panchayat, Village Shil District Thane.
39. To apply and procure necessary permissions and sanctions from the government, semi government and/or Ministry of Environment and Forest under the provisions of the Coastal Regulation Act and clearance of Coastal Regulation Zone (CRZ) for carrying out the construction and development work upon the said Lands mentioned in the Schedule I hereunder written and to supply and tender all such documents as may be necessary to procure the sanction/consent/ permissions from the said authorities.
40. To assign the development and construction rights given to our Attorneys under the said Development Agreement at Annexure I hereto, in favour of any person/body or corporate without making us or holding us liable or responsible financially or otherwise in any manner whatsoever.
41. To apply for correction of the area of the land if necessary and in the event if the area of the said Land is found to be more than the area referred to in this power of attorney and/or the said Development Agreement at Annexure I hereto, to take all necessary steps for developing and enjoying such additional area without any reference to us and in such circumstances this power of attorney shall remain valid, subsisting and binding irrespective of the area of the said Lands being found more or less than the area as recorded in the said Development Agreement at Annexure I.
42. To submit layout/sub-division/amalgamation/proposals to the Collector District Thane, Town Planning Department, Thane, the MMRDA, Thane Municipal Corporation, the Group Gram Panchayat, Village Shil, District Thane or to any other relevant government

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authority and to apply to get the properties subdivided and/or to be amalgamated with the adjoining and/or neighbouring properties.

43. While carrying out the development and construction of the said Lands mentioned in Schedule I hereunder written our said attorneys shall have the full power and absolute authority to comply with all the guidelines, requirements, orders and/or directions issued by the competent authorities or the Thane Municipal Corporation or MMRDA and/or such other statutory authorities and organisations for carrying out the said development by construction of school, hospitals, malls, hotels, etc., if so ordered and to provide all infrastructure and facility as may be required.

THANE

44. To construct internal roads, provide drainage, storm water drainage and to provide and construct all other facilities as may be required to be provided for the construction of residential and commercial premises and development of the Lands mentioned in Schedule I hereunder written.

45. To hand over possession of such portion of plots of Land which fall under road or earmarked or demarcated for construction of schools, colleges, hospitals, hotels, banks, malls, commercial complexes etc and in respect thereof to sign and execute agreements, conveyance, deed of lease and all such documents in writing as our Attorneys may be called upon by the concerned authorities from time to time and to hand over the possession of the said portions of the plots of Land and to receive monetary compensation and /or compensation in the form of FSI or TDR and/or other such benefits as may be granted and/or allotted by the concerned authorities.

46. To construct residential units as required to be provided to the MHADA under the said Inclusive Housing Scheme, if applicable, for giving it to the tenants and to hand over possession of the said units as per the specification and guidelines issued by the MMRDA/MHADA and to sign and execute such documents in writing from time to time in favour of the said MMRDA/MHADA or any other authority/agency thereby handing over the possession of the said units (residential or commercial).

47. To claim the benefit of Floor Space Index (FSI)/ Transfer of Development Rights (TDR)/ monetary compensation of the entire

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said Lands including area if any which may be increased as a result of area correction and for that purpose execute all necessary writing, declarations and assurances and registering the same.

48. To apply to the controller of cement and steel and any other authorities and procure the same and for that purpose give such undertakings or execute such documents, interact and correspond and do such other acts, matters and things as our said Attorneys may deem fit.
49. To approach the Collector District Thane or the Director, Town Planning or the MMRDA or Thane Municipal Corporation or the Group Gram Panchayat, Village Shil District Thane and all other concerned authorities for the purposes of obtaining release of any portion/s of the said Lands from reservations, if any.
50. For effective surrender of the lands falling in set back or under the D.P Road or under any reservation to the Municipal Corporation/Council, Group Gram Panchayat, Village Shil District Thane and to execute necessary writing as required by the said local authorities with registration thereof.
51. To execute necessary authority letters or a power of attorney in favour of any person, attorneys, nominees', officers and/or any other staff for getting the plans passed in connection with the development and construction work upon the said Lands and for obtaining and or procuring IOD, Commencement Certificate, Occupation Certificates and Building Completion Certificate.
52. To make necessary applications, if required and necessary, under the Land Acquisition Act for the purpose of getting the said Lands free from any acquisition or any reservations if any, that may hereafter affect the said Lands mentioned in the Schedule I hereunder written and for that purpose make such applications, sign and execute such writing and undertakings as may be required and to prefer an appeal, revision, review or writ from the adverse orders, if any, passed by the competent authority,
53. To receive every sum of money whatsoever which may become due and payable to us and which have been received by our said attorneys on our behalf by virtue of any agreement, charges and

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९८ /३७

other security and on receipt thereof, to make, sign, execute and give sufficient releases or other discharges for the same.

54. To hand over physical possession to the prospective purchaser(s) may it be person, body or corporate, of the flats/units (residential or commercial) to be constructed on the said Lands.

55. To appear before the Superintendent of Stamps or appellate authority for ascertaining the true value of properties, to make submissions for determining the true market value and to sign and execute documents, affidavits, declarations, papers and writings as may be required by such authorities and to prefer appeals, revisions, reviews, writs against the adverse orders passed by the Superintendent of Stamps and or any other appellate authority for determination of the true market value of the said Lands mentioned in Schedule I hereunder written.

56. For doing and executing all the matters and things aforesaid, our said Attorneys have full power and authority to appoint one or more attorney or attorneys with the same or limited powers and as such substitute in their place on such terms as they shall think fit from time to time and substitute by removing and appointing another in their place.

57. To do all such acts, deeds, matters and things at their own costs, charges and expenses which may be necessary to be done for rendering these presents valid and effectual for its true intent and purposes according to the prevailing laws without attributing or holding us responsible for the same.

58. The said Attorneys shall exercise powers and authorities granted to them under these presents with due diligent caution and all costs, charges, expenses, risks etc. that may arise in exercising power under these present shall be borne and paid by our said Attorneys.

59. AND GENERALLY to sign all letters, correspondences, declarations, affidavits, undertakings, indemnities, and other all such documents and to execute and perform and or cause to be executed and performed any other acts, deeds, matters or things whatsoever which ought to have been done, executed or performed or which in the opinion of the said Attorney ought to have been executed and performed in or about our concern and engagements or every nature

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दस्त क्र. ८३८० /२०२२
20/46

and kind, whatsoever, as fully and effectually, to all intends and purposes as we ourselves could do if we were personally present or did or cause to be done the same being our intend and desire that all matters and things respecting the same may be under the full management and directions of our said Attorneys and or the attorney appointed by them and the said Attorneys may accordingly act jointly or severally.

We hereby ratify and confirm and agree to ratify and confirm all the acts, deed, matters and things done or caused to be done whatsoever by our said Attorneys presents as if the same had been done or caused to be done by us.

IN WITNESS WHEREOF, we have set and subscribed our signature at Thane on this 19th Day of May 2022.

SCHEDULE I

All that pieces and parcels of lands being Survey No. 18 Hissa No. 2, Village Shil, Taluka & District Thane, Maharashtra, within the jurisdiction of the Sub – Registrar of Assurances, Thane, District Thane, and totally admeasuring about 15,980 sq. meters, and bounded on the;

East: boundary of village Daighar

West: by lands bearing survey no. 18/3, survey no. 19/1 and survey no. 19/2 of village Shil.

North: boundary of village Davlya

South: boundary of village Daighar





SIGNED AND DELIVERED)

by the within named **Landowners**)

1. Shri Pradeep Datatrey Keni,)
)
2. Smt. Pramila Mukund Keni)
)



3. Shri Mandar Mukund Keni,)
)
4. Shri Mayuresh Mukund Keni,)
In the presence of;)

WITNESSES)

1. Mr)
2. Mr)



SIGNATURE & Seal of)

the Constituted Attorney being)

We Accept the aforesaid powers

M/S Arihant Superstructures)

Ltd., through its authorised)

Director **Shri Ashok**)

Bhanwarlal Chhajer)

)



In the presence of;)

WITNESSES)

1. Mr)
2. Mr)

ठाणे - ५
दस्त क्र. ८३८५ /२०२१
२१ /५०

THE SEAL OF THE SUB-REGISTER
सह दुय्यम निबंधक - ठाणे ५ यांचे शिक्का
THANE-5

19/05/2022

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 5
दस्त क्रमांक : 8382/2022
नोंदणी :
Regn.63m

ठाणे ५ न न - ५
दस्त क्र ८३८७ /२०२२
22 / 40

गावाचे नाव : शिळ

(1)विलेखाचा प्रकार	विकसनकरारनामा
(2)मोबदला	170352000
(3) बाजारभाव(भाडेपटट्याच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	252791500
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन :, इतर माहिती: मौजे शिळ,सर्वे नं.18,हिस्सा नं.2 चे एकुण क्षेत्रफळ 15,980 चौ.मी.असलेली खुली जमिन.अभिनिर्णय क्रमांक 240/2022,आवक क्रमांक 7056 दिनांक 19/05/2022.भरलेले मुद्रांक शुल्क 12639600/-त्याचा अनुक्रमे जीआरएन नं MH001986049202223E रुपये 9000000/-दिनांक 17/05/2022 व MH001997333202223E रुपये 3639600/- दिनांक 18/05/2022((Survey Number : सर्वे नं.18,हिस्सा नं.2 ;))
(5) क्षेत्रफळ	1) 15980 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:-प्रदीप दत्तात्रेय केणी - - वय:-65; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: केणी हाऊस , ब्लॉक नं: हिरादेवी मंदिर जवळ , रोड नं: खारेगांव,कळवा,ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:-AFKPK6066M 2): नाव:-प्रमिला मुकुंद केणी वांच्या तर्फे कु मु म्हणून मयुरेश मुकुंद केणी - वय:-31; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: मयुर रत्न बंगलो , ब्लॉक नं: टीएमटी बस डेपो जवळ, रोड नं: बुधाजी नगर जवळ, कळवा,ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:-ABBPK8732H 3): नाव:-मंदार मुकुंद केणी - - वय:-35; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: मयुर रत्न बंगलो , ब्लॉक नं: टीएमटी बस डेपो जवळ , रोड नं: बुधाजी नगर जवळ, कळवा,ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:-ASXPK9420F 4): नाव:-मयुरेश मुकुंद केणी - - वय:-31; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: मयुर रत्न बंगलो , ब्लॉक नं: टीएमटी बस डेपो जवळ , रोड नं: बुधाजी नगर जवळ, कळवा,ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:-BODPK5986H
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मे.अरिहंत सुपरस्ट्रक्चर्स लि चे संचालक अशोक भंवरलाल खाजेड - - वय:-51; पत्ता:-प्लॉट नं: 13/1 , माळा नं: 25 वा मजला, बी-विंग , इमारतीचे नाव: अरिहंत औरा , ब्लॉक नं: टीटीसी इण्डस्ट्रीयल एरिया , रोड नं: ठाणे बेलापूर रोड,तुर्भे, नवी मुंबई, महाराष्ट्र, THANE. पिन कोड:-400705 पॅन नं:-AABCS1848L
(9) दस्तऐवज करुन दिल्याचा दिनांक	19/05/2022
(10)दस्त नोंदणी केल्याचा दिनांक	19/05/2022
(11)अनुक्रमांक,खंड व पृष्ठ	8382/2022
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	12639600
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1		Certificate	MH001997333202223E	240/2022	3639600	SD		
2		Certificate	MH001986049202223E	240/2022	9000000	SD		
3		By Cash			2000	RF		
4		eChallan		MH002080082202223E	30000	RF	0001099787202223	19/05/2022

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

ठाणे – ५
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२३ / ५७



ANNEXURE - "3"

ठ ने ने – ५
दस्त क्र. ८३७ /२०२२
२४ / ५७

महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिनियम अभिलेख आणि नोंदवह्या तयार करणे व सुरक्षितता ठेवणे, नियम पंधरा याखाली नियम ३,५,६ अन्वये]

गाव :- ठिकर तालुका :- ठाणे जिल्हा :- ठाणे

भूधारण क्रमांक व उपविभाग ५८/२

भूधारण पद्धती खोगवटाहार वर्ग -५

क्षेत्र, एकक व आकारणी	खाते क्र.	कोणाकडील नाव	क्षेत्र	आकार	पो.ह.	फेरफार क्र.
लागवड एकक हे.आर.चौ.मी.	४३९	प्रथम दत्तात्रय कंगी				(१५७६)
		प्रभिता मुकुंद कंगी				(३२५९)
अ) लागवड योग्य क्षेत्र		[मुकुंद बाबू कंगी			]	(३२५९)
जिरायत १.४९.७०		मंदार मुकुंद कंगी				(३२५९)
बागायत -		मयुरेश मुकुंद कंगी				(३२५९)
एकूण		.....तलाईक क्षेत्र.....	१.४९७०	१९.८७	०.२०५०	
वा.यो. क्षेत्र १.४९.७०						
ब) पोटखराब क्षेत्र						
(लागवड अयोग्य)						
खरी (अ) ०.२८.१०						
इतर (ब) -						
एकूण						
पो.ख.क्षेत्र ०.२८.१०						
एकूण क्षेत्र १.४९.८० (अ+ब)						
आकारणी १९.८७						
दुमाला शिवाय आकारणी						

तलाठी यांचे नाव :- गावी.

तलाठी कार्यालय क्रमांक : ३२५९ ॥ दिनांक ०७/११/२०२१

THE SEAL OF THE SUB-REGISTER OF THANE-5

दुमाला बोजाचा प्र. : (१८३) (३१८) (३१८) (८४१) (१११६) (१४८५) (१५७६)

तलाठी यांचे मुद्रांकन टिपण

गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम २९]

गाव :- शिळ | तालुका :- ठाणे | जिल्हा :- ठाणे

भूमापन क्रमांक व उपविभाग : १८/२

			पिकाखालील क्षेत्राचा तपशील									लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा
			मिश्र पिकाखालील क्षेत्र						निर्भेळ पिकाखालील क्षेत्र						
						घटक पिके व प्रत्येकाखालील क्षेत्र									
वर्ष	हंगाम	खाते क्रमांक				पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र		
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)	
							हे.आर.चौ.मी	हे.आर.चौ.मी		हे.आर.चौ.मी	हे.आर.चौ.मी		हे.आर.चौ.मी		
२०१८-१९	खरीप								भात		१.३९३०				
२०१९-२०	खरीप								भात		१.३९३०				

टीप : ४ - मिश्रणाचा संकेत क्रमांक, ५ - जल सिंचित, ६ - अजल सिंचित

टनन - ५
दस्त क्र. ८३८८ /२०२२
२५ / ४८

THE SEAL OF THE SUB REGISTRAR
सत्यमेव जयते
ठाणे-५
THANE-5

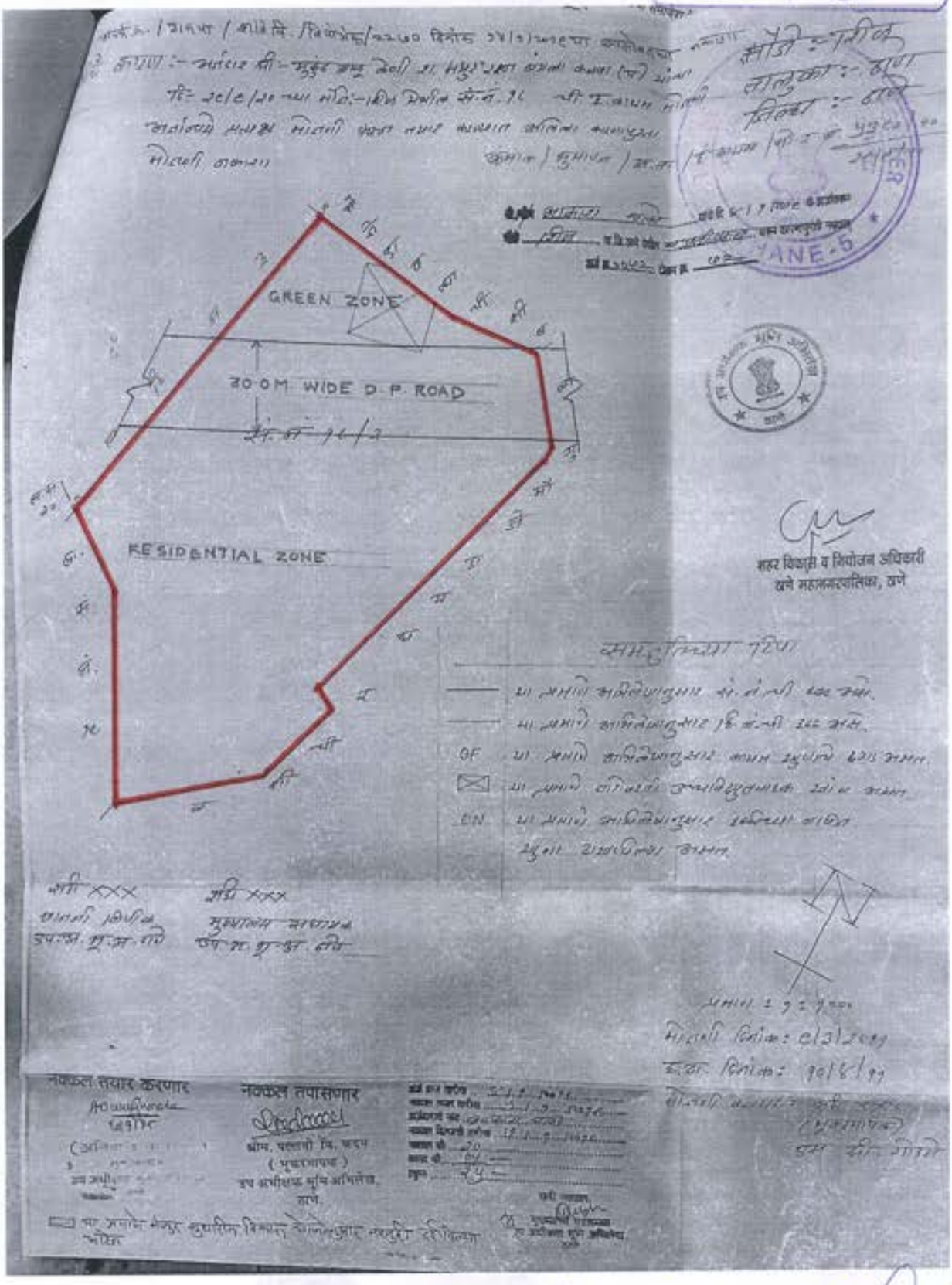
हा ७/१२ अभिलेख दि. [illegible] रोजी डिजिटल स्वाक्षरीत केला असल्यामुळे त्यावर कोणत्याही सही शिक्क्याची आवश्यकता नाही.

सूचना : [illegible]

[illegible]

ANNEXURE

ट न न. – ५
दस्त क्र. CBटी /२०२२
२६/५७



शहर विकास व नियोजन अधिकारी
ठाणे महानगरपालिका, ठाणे

नकाशा तयार करणार

नकाशा तपासणार



दस्त क्र. ८३८७ /२०२२

ANNEXURE 27 / 40

दूरध्वनी :-

ठाणे महानगरपालिका, ठाणे

"महापालिका भवन" पारसेवाडी जवरलाल अरुण कुमार वैद्य मार्ग, घंटळवाडी, पाचपाखाडी, ठाणे-४०० ६०२
THE MUNICIPAL CORPORATION OF THE CITY OF THANE

REGISTER
दिनांक :
DATE :
ठाणे-५
THANE-5

संदर्भ मा./का.व.स./तांत्रिक/विभोअ - ८२५७

Ref./T.M.C./

प्रति,
श्री. अशोक घटणे
मनिषा नगर, कळवा,
ठाणे.

विषय :- मौजे शिळ येथील स. नं. १८/२, ह हिस्सेदार यांचे क्षेत्र वगळणे बाबत.

संदर्भ :- आपले दिनांक ८/१/२०१९ आपले क्र. ११५७३ चे पत्र.

महोदय,

प्रस्तुत प्रकरणी ठाणे शहराच्या मंजुर सुधारित विकास आराखड्यानुसार मौजे शिळ स. नं. १८/२, ह हिस्सेदार यांचे क्षेत्र नियोजित ३० मी. रस्तारुंदीकरणाचे बाधित होत असुन प्रादेशिक भाग राष्ट्रीय विरुद्ध व हरित विभागात (मंजुर विकास नियंत्रण नियमावलीनुसार G-2 झोन) समाविष्ट होत आहे.

शासनाच्या नगर विकास विभागाचे पत्र क्र. टिपीएस -१२०३/४४२/सीआर - ५०/०३/युडी - १२, दि. २९/०६/२००५ चे पत्रान्वेये प्राप्त झालेल्या अंतिम झालेल्या किनारा व्यवस्थापन आराखड्यानुसार विभागाकडील प्रादेशिक क्षेत्र (CZMP) तरतुदीने बाधित होत नाही.

जल विभागाकडून या कार्यालयास प्राप्त झालेल्या महाराष्ट्र खाजणे वने संरक्षण अधिनियम १९७५ अंतर्गत जल क्षेत्रात मोडण्याचा शासन निर्णय शासनी उपरोक्त जमिनीचा समावेश होत नाही.

तसेच कार्यकारी अभियंता खारभुमी विकास विभाग ठाणे (कळवा) यांचे पत्र क्र. खारभुविविक/प्रशा-१/७९८, दि. २०/३/२००७ चे पत्रासोबत प्राप्त झालेल्या खारभुमी कोकणच्या पुन:प्रविष्ट क्षेत्रातील निर्धारीत केलेल्या जमिनीच्या याद्येत विचाराधीन जमिनीचा समावेश केलेला नाही

सदरचे अभिप्राय या कार्यालयाकडील उपलब्ध अभिलेखानुसार देत विचारात घेऊन देण्यात येत आहेत. तथापि, जमिनीच्या सीमारेषेच्या हद्दीत तफावत आल्यास अशापरिस या कार्यालयाकडून पुन:श्च अभिप्राय घेणे आवश्यक असुन मोजणी नुसार देण्यात येणारे अभिप्राय कायम राहतील.

शासनाच्या पत्रान्वेये निर्देशित शेलाऱ्या आदेशास व मा. आयुक्त सो. यांनी मंजुर विकास नियंत्रण नियमावलीतील नियम क्र. ६९ अंतर्गत तरतुदीनुसार मंजुर केलेल्या फेरबदलास अधिन राहुन विषयांकित जमिनीबाबत अभिप्राय देण्यात येत आहेत.

सदर्भिय पत्राद्वारे सादर केलेल्या विषयांकित जमिनीचा उप अधीक्षक भुमी अभिलेख, ठाणे यांचे कार्यालयाकडील प्रतवारी/भूमापन/अ.ता./१८ क्रमांक /मो.र.नं. ५३९२/१० दि. २९/०९/२०१० रोजीची नकाशाच्या एका प्रतीवर वरील प्रमाणे मंजुर सुधारित विकास आराखड्याच्या तरतुदी लाल रंगाने दर्शवुन नकाशाची एक प्रत सोबत जोडल्या आहेत.

आपला,

नगर विकास व नियंत्रण अधिकारी,
नगर विकास विभाग,
ठाणे महानगरपालिका, ठाणे

CONTINUING STABILITY

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING NO. 01/2022-23 OF THE BOARD OF DIRECTORS OF ARIHANT SUPERSTRCUTURES LIMITED HELD ON FRIDAY, 06TH MAY, 2022 AT 01:00 A.M. AT THE REGISTERED OFFICE OF THE COMPANY SITUATED AT "ARIHANT AURA" 25TH FLOOR, B - WING, PLOT NO. 13/1, TTC INDUSTRIAL AREA, THANE BELAPUR ROAD, TURBHE, NAVI MUMBAI – 400705, MAHARASHTRA.

Item No. 41(D): Authorisation to Purchase/and/or acquisition of Development Rights/ entering into any arrangement for developing & construction on behalf of the Company:

दस्त क्र. 6360 /2022

Resolution No. 21(01)/2022-23:

"RESLOVED THAT, pursuant to the provisions of Section 179 of the Companies Act, 2013, read with Companies (Meetings of Board and its Power Rules), 2014 and other applicable provisions, if any of the Companies Act, 2013, the Board of Directors be and are hereby accorded their consent to authorize Mr. Ashok Chhajer, Chairman & Managing Director of the Company to negotiate and settle the terms and conditions for Purchase/and/or acquisition of Development Rights/ entering into any arrangement for developing & construction on of the following Lands in the name of Arihant Superstructures Limited:

i. Lands bearing Survey No. 57 Hissa No. 3 admeasuring 1 H 20 A 8 Prati i.e. Admeasuring approx. about 12,080 sq. meters of lying, being and situated at Village: Padale , Kalyan Shilphata Road, Opposite Diaghar Police Station, Shil – Kalyan Junction, Taluka & District: Thane,

ii. - Lands bearing Survey No. 109 Hissa No. 1A admeasuring 0 H 7 A 10 Prati i.e. 710 sq. meters situated and lying at Village: Daighar
- Lands bearing Survey No. 109 Hissa No. 1B admeasuring 0 H 25 A 9 Prati i.e. 2590 sq. Meters; situated and lying at Village: Daighar
- Lands bearing Survey No. 108 Hissa No. 2 admeasuring 330 sq. Meters situated and lying at Village: Daighar,

iii. Land bearing Survey No. 18 Hissa No. 2, admeasuring 15,980 sq. meters, Village Shil, Taluka & District Thane, Maharashtra

RESLOVED FURTHER THAT, Mr. Ashok Chhajer, Chairman & Managing Director of the Company be and is hereby authorized to sign and execute the requisite Agreement/Sale Deed/Conveyance Deed/Development Agreement/Power of Attorney for Purchase/and/or acquisition of Development Rights/ entering into any arrangement for developing &

construction of said Lands , and such other documents as may be found necessary, modified or amend the documents so executed where necessary and present the documents so signed by him on behalf of the Company for registration before the Registrar or sub-Registrar of Assurance and admit execution of the documents and to do all such acts, deeds and things as may be necessary, expedient and incidental thereto to give effect to the above resolution.

RESOLVED FURTHER THAT, a copy of this resolution, duly certified by any one of the Directors, be furnished to the concerned persons/authorities as may be required and they be requested to act thereon."

//CERTIFIED TRUE COPY//
For and behalf of the Board of Directors,
ARIHANT SUPERSTRUCTURES LIMITED

Ashok Chhajer
Chairman & Managing Director
(DIN- 01965094)

ठ ने ने — ५
दस्त क्र. ८३८७ /२०२४
२९ /५७

THE SEAL OF THE SUB-REGISTER
THANE-5