517/3292 **पावती** Original/Duplicate

Friday,February 25 ,2022 नोंदणी क्रं. :39म

4:48 PM Regn.:39M

पावती क्रं.: 3577 दिनांक: 25/02/2022

गावाचे नाव: **मागाठाणे**

दस्तऐवजाचा अनुक्रमांक: **बरल9-3292-2022**

दस्तऐवजाचा प्रकार : **पॉवर ऑफ अॅटर्नी**

सादर करणाऱ्याचे नाव: **पॅराडाईस टॉवर को-ऑप हौ सो ली चे चेअरमन राजेंद्र जवंजाळ**

| | |
|---|---|
| नोंदणी फी | रु. 100.00 |
| दस्त हाताळणी फी | रु. 640.00 |
| पृष्ठांची संख्या: 32 | |
| एकूण: | रु. 740.00 |

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

5:07 PM ह्या वेळेस मिळेल. BRL9

बाजार मुल्य: रु.1 /-

मोबदला रु.0/-

भरलेले मुद्रांक शुल्क : रु. 500/-

1) देयकाचा प्रकार: DHC रक्कम: रु.640/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2502202212094 दिनांक: 25/02/2022

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH013669196202122E दिनांक: 25/02/2022

बँकेचे नाव व पत्ता:

# CHALLAN
## MTR Form Number-6

| GRN | MH013669196202122E | BARCODE | | Date | 25/02/2022-12:07:49 | Form ID | 48(f) |
|---|---|---|---|---|---|---|---|

| | | | |
|---|---|---|---|
| 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 | BRL5_JT SUB REGISTRAR BORIVALI 5 | Full Name | PARADISE TOWER CHS LTD |
| Location | MUMBAI | | |
| Year | 2021-2022 One Time | Flat/Block No. | AS PER DOCUMENT |
| | | Premises/Building | |

| Account Head Details | Amount In Rs. |
|---|---|
| 0030045501 Stamp Duty | 500.00 |
| 0030063301 Registration Fee | 100.00 |
| | |
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| | |
| | |
| Total | 600.00 |

| | |
|---|---|
| Road/Street | - |
| Area/Locality | BORIVALI WEST MUMBAI |
| Town/City/District | |
| PIN | 4 0 0 0 9 2 |
| Remarks (If Any) | SecondPartyName=SHRADDHA PRIME PROJECT LTD~ |
| Amount In Words | Six Hundred Rupees Only |

| Payment Details | STATE BANK OF INDIA |
|---|---|
| Cheque-DD Details | |
| Cheque/DD No. | |
| Name of Bank | |
| Name of Branch | |

| FOR USE IN RECEIVING BANK | | | |
|---|---|---|---|
| Bank CIN | Ref. No. | 00040572022022589957 | CKS9320682 |
| Bank Date | RBI Date | 25/02/2022-12:24:09 | Not Verified with RBI |
| Bank-Branch | | STATE BANK OF INDIA | |
| Scroll No. , Date | | Not Verified with Scroll | |

Mobile No. : 9820991028

Department ID :

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

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

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Print Date 25-02-2022 12:09:42

# CHALLAN
## MTR Form Number-6

| GRN | MH013669196202122E | BARCODE | | Date | 25/02/2022-12:07:49 | Form ID | 48(f) |
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|---|---|---|---|
| Department | Inspector General Of Registration | Payer Details | |
| Type of Payment | Stamp Duty<br>Registration Fee | TAX ID / TAN (If Any) | |
| | | PAN No.(If Applicable) | |
| Office Name | BRL5_JT SUB REGISTRAR BORIVALI 5 | Full Name | PARADISE TOWER CHS LTD |
| Location | MUMBAI | | |
| Year | 2021-2022 One Time | Flat/Block No. | AS PER DOCUMENT |
| | | Premises/Building | |

| Account Head Details | Amount In Rs. |
|---|---|
| 0030045501 Stamp Duty | 500.00 |
| 0030063301 Registration Fee | 100.00 |
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| | |
| Total | 600.00 |

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|---|---|
| Road/Street | - |
| Area/Locality | BORIVALI WEST MUMBAI |
| Town/City/District | |
| PIN | 4 0 0 0 9 2 |
| Remarks (If Any) | SecondPartyName=SHRADDHA PRIME PROJECT LTD~ |
| Amount in Words | Six Hundred Rupees Only |

DEFACED ₹600.00 DEFACED

| Payment Details | STATE BANK OF INDIA | FOR USE IN RECEIVING BANK | | | |
|---|---|---|---|---|---|
| Cheque-DD Details | | Bank CIN | Ref. No. | 00040572022022589955 | CKS2320682 |
| Cheque/DD No. | | Bank Date | RBI Date | 25/02/2022-12:24:09 | Not Verified with RBI |
| Name of Bank | | Bank-Branch | | STATE BANK OF INDIA | |
| Name of Branch | | Scroll No. , Date | | Not Verified with Scroll | |

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Mobile No: 9820991028

SUB-REGISTRAR BORIVALI NO. 5 MUMBAI SUBURBAN DIST. (W.R.)

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## Challan Defaced Details

| Sr. No. | Remarks | Defacement No. | Defacement Date | UserId | Defacement Amount |
|---|---|---|---|---|---|
| 1 | (iS)-517-3292 | 0006641116202122 | 25/02/2022-16:47:44 | IGR558 | 100.00 |
| 2 | (iS)-517-3292 | 0006641116202122 | 25/02/2022-16:47:44 | IGR558 | 500.00 |
| | | | Total Defacement Amount | | 600.00 |



Print Date 25-02-2022 05:32:31

**D**ocument **H**andling **C**ha₹ges
Inspector General of Registration & Stamps

## Receipt of Document Handling Charges

| PRN | 2502202212094 | Receipt Date | 25/02/2022 |
|---|---|---|---|

Received from POA HOLDER , Mobile number 0000000000, an amount of Rs.640/-, towards Document Handling Charges for the Document to be registered on Document No. 3292 dated 25/02/2022 at the Sub Registrar office Joint S.R. Borivali 9 of the District Mumbai Sub-urban District.

DEFACED
₹ 640
DEFACED

## Payment Details

| Bank Name | SBIN | Payment Date | 25/02/2022 |
|---|---|---|---|
| Bank CIN | 10004152022022510296 | REF No. | CHI7870656 |
| Deface No | 2502202212094D | Deface Date | 25/02/2022 |

This is computer generated receipt, hence no signature is required.

THE SEAL OF THE JOINT SUB-REGISTRAR BORIVALI No. 9 MUMBAI SUBURBAN DIST. (BANDRA)
सह. दुय्यम निबंधक, बोरिवली-९

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# POWER OF ATTORNEY

**TO ALL TO WHOM THESE PRESENTS SHALL COME, WE,** PARADISE TOWER CO-OP **HOUSING SOCIETY LIMITED**, a Society registered under the provisions of the Maharashtra Co-operative Societies Act, 1960 under Registration No. (Regd. No. MUM/WR-N/HSG/TC/16068/2021 Dated 18/08/2021) and holder of Income Tax PAN **AAJAP9099C** and represented through its Managing Committee members namely (i) **Chairman Mr. Rajendra Jawanjal,** (ii) **Secretary Mr. Ramesh Deval,** and (iii) **Treasurer Mrs. Sheela Talawadekar,** and having its registered office at **PARADISE TOWER CO-OPERATIVE HOUSING SOCIETY LIMITED.**, Kosamgo Nagar, Off S. V. Road, Borivali (West) Mumbai 400 092 hereinafter referred to as **"THE SOCIETY"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the Managing Committee of the Society constituted for the time being and the General Body of the Members of the Society, their respective successors and the members of the Society and all persons claiming through members) **SEND GREETINGS:**

**WHEREAS:**

A. By and under a Development Agreement dated 21st Feb 2022 and duly registered with the Office of the Sub-Registrar of Assurances at Mumbai under Serial No. BRL/9/2920/2022 of 2022 on _____ (**"the said Development Agreement"**) we, along with our existing members, have granted development rights in respect of ALL that piece or parcel of land admeasuring **8114.40** Sq. Meters of thereabout bearing CTS Nos. 63/3 (pt.), 63/2, 63/4, 63/5, 63/7 & 63/10 (pt.), now collectively forms a single plot hereinafter referred as Plot A as per approved Layout u/no. CHE/WSII/2778/R/C/302 dated 29th December 2021 in Village Magathane, Taluka Borivali, Mumbai Suburban District (**"said Land"**) along with the buildings standing thereon bearing names New Gajant, Prajkta, Smitanjali & Shwetdeepmala, now collectively formed single entity Paradise Tower CHSL as per order of Deputy Registrar cooperative society, R-north ward under No. DDR/R-N/B-4/1447/2021, Dated 12th July 2021. (**"said Society"**) to **M/s. Shraddha Prime Projects Ltd.,** a Public Limited Company duly registered under the provisions of the Companies Act, 1956, and holder

| For Paradise Tower CHSL | | | For Shraddha Prime Projects Ltd. |
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| Chairman | Secretary | Treasurer | Santosh Samant, Director |

of Income Tax PAN NO. AAACT6881D and having its principal place of business at Office A-309, Kanare Business Centre Premises Co-operative Housing Society Limited, Link Road, Laxmi Nagar, Ghatkopar (E), Mumbai 400 075, M. S. India. (**"Developer"**) on the terms and conditions more particularly setout therein. The said Land and the said Buildings are hereinafter collectively referred to as **"the said Property"** and is more particularly described in the Schedule hereunder written.

B. In accordance with the provisions of the said Development Agreement and to enable the Developer to carry out development of the said Property at the costs, expenses, risk and responsibility of the said Developer, the Society has agreed to execute an irrevocable Power of Attorney in favour of the Developer and their nominees and we are therefore executing this Power of Attorney in their favour.

C. The said Development Agreement has been stamped with the stamp duty of Rs._____/- (Rupees [_____ only) in accordance with Article [____] of Maharashtra Stamp Act, 1958 and is treated as main/principal document under Section 4 of the said Act and this Power of Attorney is treated as incidental and/or subsidiary document and stamped accordingly.

**NOW KNOW YE ALL MEN AND THESE PRESENTS WITNESSETH THAT WE, PARADISE TOWER CO-OPERATIVE HOUSING SOCIETY LIMITED,** pursuant to the resolution passed at the Special General Meeting held on 23rd Jan 2022 do hereby appoint, constitute and nominate **Santosh S. Samant, authorized Director** of **M/s SHRADDHA PRIME PROJECTS LIMITED,** having its principal place of business at Office A-309, Kanare Business Centre Premises Co-operative Housing Society Limited, Link Road, Laxmi Nagar, Ghatkopar (E), Mumbai 400 075, M. S. India. through its Partners and/or authorized signatories by resolution passed from time to time as our true and lawful Attorneys whose specimen signatures and photographs are appended hereinbelow (**"the said Attorneys"**) jointly and each of them severally in the name of the Society and on behalf of the Society to do the following acts, deeds, matters and things as hereinafter appearing:

1. This power of attorney is granted in respect of the said Property more particularly described in the **SCHEDULE** hereunder written and only for the purposes set out herein.

| For Paradise Tower CHSL | | | For Shraddha Prime Projects Ltd. |
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| Chairman | Secretary | Treasurer | Santosh Samant, Director |

1. This power of attorney is granted in respect of the said Property more particularly described in the **SCHEDULE** hereunder written and only for the purposes set out herein.

2. To enter upon the said Property and to carry out development work in respect thereof including construction and completion of building thereon in accordance with the plans and specifications thereof approved and sanctioned by the Municipal Authorities and other concerned authorities.

3. To carry out the development of the said Property as contemplated by the said Development Agreement and in accordance with the plans sanctioned by the Municipal Corporation of Greater Mumbai ("**MCGM**") and as per the requirements as laid down by the MCGM for development of the said Property.

4. To take all effective steps under the provisions of the said Development Agreement in respect of the said Property and to take all steps for the purpose of enforcement of the said Development Agreement for development of the said Property against any other person, party, Body or Authority and for that purpose to carry on correspondence, make representations, meetings and discussions with any person or party or Body or Authority and to arrive at any Agreement, arrangement, writing, contract or commitment with them or any of them and to lodge the same for registration with the concerned Sub-Registrar of Assurances at Mumbai and to admit execution thereof and to do all acts, deeds, matters and things as the said Attorneys may desire or deem fit.

5. To obtain all permissions in the name of the Society from Mumbai Metropolitan Region Development Authority (MMRDA), MCGM, MHADA, High Rise Committee, Forest Department, Collector MSD, High Way Authority, Railway Authority, Airport authority and/or such other concerned authority for the redevelopment of the said Property as envisaged in the said Development Agreement and for utilization and consumption of the TDR FSI, Fungible FSI, MCGM Premium FSI available in respect of the said Property for construction of the proposed new building on the said Property and for that purpose to carry on correspondence and sign all applications, letters,

| For Paradise Tower CHSL | | | For Shraddha Prime Projects Ltd. |
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| Chairman | Secretary | Treasurer | Santosh Samant, Director |

PARADISE TOWER CO-OP. HSG. SOC. LTD. Reg. No. MUM/WR-N/ HSG/TC/16068/ 2021-22/2021 DT. 18/08/2021

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undertakings, agreements, indemnities and/or other requisite documents and take all steps as the said Attorneys may desire or deem fit.

6. To construct building and other structures on the said Property by consuming the FSI potential including FSI by way of TDR, Fungible FSI/MCGM Fungible FSI to the utmost extent and FSI / TDR benefit of Layout RG and Internal Road and Road Set Back, benefit and other benefits available in respect of the road set-back in exercise of the powers reserved under the said Development Agreement in respect of the said Property.

7. To purchase and load the additional FSI/TDR in the name of the Society from the open market, the Corporation and/or the Competent Authority and the TDR-FSI as permissible for construction of the proposed new construction and pay the necessary premium/charges in respect thereof and to sign the necessary documents / papers in respect thereof.

8. To purchase and load the additional FSI or any increment thereto, in the name of the Society from the Corporation, the Collector, MSD, Its Departments, and/or the Competent Authority and the TDR-FSI as permissible for construction of the proposed new construction and pay the necessary premium in respect thereof and to sign the necessary documents / papers in respect thereof.

9. To negotiate and arrive at arrangement or agreements with the members of the Society as the said Attorneys may deem fit and for that purpose to sign and execute agreements or other requisite documents as may be necessary and to lodge the same for registration with the concerned Sub-Registrar of Assurances at Mumbai and to admit execution thereof.

10. To represent the Society before all authorities including Government, Semi-Government, Revenue, local or other authorities in relation to any of the matters hereiñ contained or any other matter or matters wherein the Society may be concerned as the owner of the said Property.

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11. To perfect the title of the Society to the said property in all respects including updation of the property register cards.

| For Paradise Tower CHSL | | | For Shraddha Prime Projects Ltd. |
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| Chairman | Secretary | Treasurer | Santosh Samant, Director |

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Shraddha Prime Projects Limited MUMBAI

12. To apply and obtain permission for re-development in the name of the Society of the said Property from the Competent Authority (if required) under Urban Land (Ceiling & Regulation) Act, 1976 and for that purpose to carry on correspondence and take all steps as the said Attorneys may desire or deem fit.

13. To sign and execute all such applications, forms, declarations, undertakings or any other documents as may be necessary to acquire additional FSI, TDR (Transfer of Development Rights), Fungible FSI and any other FSI by whatever name it is called and to load the same upon the said Property and for that purpose to obtain all required sanctions/ permissions/ NOC, etc.

14. To apply from time to time to the MCGM to issue in the name of the said Attorneys the letter of intent, letter of eligibility/ eligibilities and such other permissions/ approvals/remarks for grant of TDR/DRC and to collect the original Development Right Certificates issued for additional construction on the said Property.

15. To Purchase in the name of the Society additional FSI rights by way of TDR (Transfer of Development Right) and/or slum TDR of other properties and utilise the same upon the said property over and above the permitted FSI construction as may become available to be loaded on the said property and as may be permissible under the Development Control and Promotion Regulations for Greater Mumbai, 2034 ("**DCPR**") with payment of premium fees, deposits, charges etc. as may be applicable and for the purpose to obtain all required sanctions and confirmations and certificates from the MCGM and other concerned authorities.

16. To obtain the entire FSI which may be available in respect of the said property, and in lieu thereof including for balconies, staircase, lift, passage, free FSI, FSI in respect of land going in set back and/or under reservation, if any by way of transfer of development rights (TDR).

17. In connection with the development of the said property and construction of the building, to deal with, sign, file applications, papers and any writings of whatsoever nature with the Government and Semi-Government bodies and other various departments or any other Officer

| For Paradise Tower CHSL | | | For Shraddha Prime Projects Ltd. |
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| Chairman | Secretary | Treasurer | Santosh Samant, Director |

concerned including with the MCGM or Development Control Board under DCPR, Collector, Town Planning Authority or any other Officer or Authority at Mumbai, statutory bodies or Authorities including the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976 and/or the State Government/or Central Government/or any of its Department and Officers and in particular to do the following acts, deeds, matters and things, namely in the name of the society:

(i) To make and prepare and/or cause to be made and prepared all plans, specifications, maps, designs, including for lay out, sub-division, amalgamation, construction, reconstruction, additions, alterations, repairs, renovation, modification, amendments variation and/or to submit the same to appropriate authorities including the MCGM, Town Planning, Collector, MMRDA, Urban Development of the State of Maharashtra, Competent Authority under Urban Land (Ceiling and Regulation) Act, 1976 and to get the same sanctioned from such authorities and for that purpose to do all acts, deeds, things and matters after getting approval from the Society its Managing Committee & General Body on behalf of and in the name of the Society. and sign and execute all papers, documents, deeds, declarations, undertakings, assurances, etc. as the case may be;

(ii) To approach Executive Engineer (Building Proposal), Executive Engineer (Development Plan)and all other officer or officers of the Municipal Corporation of Greater Mumbai for obtaining sanction of Building Plans and any amendment, revision or revalidation of the plans to be sanctioned with further alterations, additions or modifications therein as the said Attorneys may desire or deem fit from time to time and for that purpose file any Form or apply for any permission or permissions and revise the building plans in accordance with the provisions of the said Development Agreement from time to time as the said Attorneys may desire or deem fit on behalf of & in the name of the Society;

(iii) To obtain the Intimation of Disapproval (IOD), Commencement Certificate (CC), Drainage-Completion Certificate (DCC), part/full Occupation Certificate (OC) and Building Completion Certificates

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| Chairman | Secretary | Treasurer | Santosh Samant, Director |

(BCC), in respect of the said building and take all necessary and incidental steps including making applications for water connection, electricity supply, drainage connection. piped cooking gas connection and other service connections and incidental matters and works which are required to be carried out and/or to be done for becoming eligible for grant of such full Commencement Certificate, Drainage Completion Certificate, part/full Occupation Certificate, Building Permission and Building Completion Certificate and for the aforesaid purpose to sign and execute all applications, plans, specifications, writings, affidavits, undertakings, indemnities deeds and documents as may be required for the aforesaid purpose in the name of the society;

(iv) To do, perform and execute such further acts, deeds, matters and things and to take steps on our behalf for keeping all orders passed by the concerned authorities pertaining to the development of the said property, orders, commencement certificates and other such permissions granted by the concerned authorities valid and subsisting and to renew the said orders and Commencement Certificate from time to time;

(v) To appoint and/or remove Architects, R.C.C. specialists and other consultants, Engineers, Supervisors, Contractors, Surveyors, workmen, clerks and other staff members, advocates, counsel, Chartered Accountant, Society Consultant and other persons for the purposes mentioned in these presents, to make payment to them and other persons engaged in connection with carrying out demarcation of boundaries of the said property and construction of the said building and upon such payments being made to obtain effectual receipts and discharges from the said contractors and architects and other persons so engaged as aforesaid and to terminate the services of any of them and to appoint others in their place and stead and upon such terms and conditions as said Attorneys shall deem fit; and

(vi) To carry out all the requisitions that may be made by any of the Concerned Authorities in connection with the said building plans and specification or the amendments, alterations or additions

| For Paradise Tower CHSL | | | For Shraddha Prime Projects Ltd. |
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| Chairman | Secretary | Treasurer | Santosh Samant, Director |

submitted to such Concerned Authorities including Town Planning Department.

18. To represent the Society before the revenue and other authorities concerned and obtain 7/12 extracts, mutation entries, property register card, property records etc.

19. To approach City Survey Officer, District Inspector of Land Records, Superintendent of Land Records, Collector (MSD) and Talati, Tahsildar, SDO, Dy. Collector (Appeals), Addl. Commissioner, Konkan Division and all other Revenue Authorities for obtaining such extract and/or record as may be required to be submitted in respect of the said property for sanction of the Building Plans and re-development of the said property and to make Applications, file petitions, submit Affidavits and do all acts to confirm, title of the said property.

20. To get the said property surveyed by all authorities including by Surveyors, Architects or S.L.R. authorities and upon such survey being done obtain the certificate/extract from the concerned authorities and to execute Deed of Rectification, Supplemental Agreements, Agreements with owners/occupants of adjoining properties for straightening of boundaries or any other writings or writing confirming the variation of the area if any, of the said property and to do all necessary acts, deeds, things and matters including presenting and getting such documents registered with the authorities concerned including sub-register of assurances.

21. To make, pursue an application to the Collector (if required) for obtaining its consent for development of the said property and also to appear and represent the Society before the said Authority and for such purpose sign and execute all necessary applications, affidavits, reply, declarations and writings.

22. To demolish the building standing on the said property for the purpose of development and to dispose of the debris in such manner as the said Attorneys deem fit.

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23. To appear and represent the Society before the Ministry of Environment and Forestry, CRZ Authority Government of India, Mumbai, Government of India, New Delhi, Railway Authority and the Urban

| For Paradise Tower CHSL | | | For Shraddha Prime Projects Ltd. |
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| Chairman | Secretary | Treasurer | Santosh Samant, Director |

PARADISE TOWER CO-OP. HSG. SOC. LTD. Reg. No. MUMMWR-NJ HSG(TC)/16068/ 2021-22/2021 DT. 18/08/2021

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Development Department, Government of Maharashtra and/or appoint consultants for obtaining Environment Impact Assessment clearance from Ministry of Environment & Forest, New Delhi and/or for sanction of all necessary permissions and sanctions for construction of building on the said property and for such purpose sign and execute all applications, affidavits, declarations and writings for and on behalf of the Society.

24. To pursue application to Maharashtra Pollution Control Board for obtaining consent for development of the said property and also to appear and represent us before the said Authority and for such purpose sign and execute all necessary applications, affidavits declarations and writings.

25. To approach, pursue, appear before, represent, correspond and make application to the Aviation Authorities and/or any other appropriate body or bodies, Authority or authorities in connection with any matter relating to the said property and/or the construction to be affected thereon.

26. To approach, pursue, appear before, represent, correspond and make application to the Registrars and all authorities of the Maharashtra Co-operative Societies Act and/or any other appropriate body or bodies, Co-operative Courts, District Deputy Registrar, District Registrar, and all sub ordinate officers, Assistant Registrar, authority or authorities in connection with any matter relating to the said property, said Society and members.

27. To relocate and/or to apply and get new additional electric sub-station standing on the said property (if required) and to execute and get registered any lease, of area required for such electric sub-station and for that purpose to get necessary permission.

28. To hand over the possession of the part/portion of the said property falling under reservation and/or falling under road setback, if any to the MCGM, the State Government, Collector or to the other authorities to whom the same is required to be handed over and for the aforesaid purpose to surrender and/or transfer the aforesaid portion of the said property to the concerned authority and to apply for and obtain in lieu

SUB-REGISTRAR BORIVALI-2 MUMBAI SUBURBAN DIST.

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| For Paradise Tower CHSL | | | For Shraddha Prime Projects Ltd. |
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| Chairman | Secretary | Treasurer | Santosh Samant, Director |

PARADISE TOWER CO-OP. HSG. SOC. LTD. Reg. No. MUM/WR-N/ HSG/TC/16868/ 2021-22/2021 DT. 18/08/2021

Shraddha Prime Projects Limited MUMBAI

thereof any additional F.S.I. for the purpose of utilising the same on the said property, and/or get compensation for the same in any form including by way of money by arriving at such arrangement or arrangements with the State Government, the Town Planning Authorities and/or any other appropriate body or authorities and for the purpose aforesaid to sign and execute all such agreements, assurances, conveyance in favour of MCGM or Competent Authority or any local authorities or Govt., Semi-Govt. authorities and to attend before any Registrar, Sub-Registrar or Deputy Registrar of Assurances having jurisdiction to register the said documents and to lodge and present for registration and admit execution of the agreement, transfer, assignment, conveyance, assurances, releases, indemnify or other instrument or writing executed in favour of MCGM or Electric Company or Govt. Bodies or Semi-Govt. Bodies in respect of the portion of the said property the registration of which is compulsory and generally to do all acts, deeds and things, necessary or expedient for registering all such deeds, instruments and writings or any of them under the provisions of Indian Registration Act, 1908 as fully and effectually as the said Society as the owner could do in its own proper person.

29. To make necessary applications in the name of the society for procuring permits and quotas for cement, steel and other building materials to the Controller of Cement & Steel Rationing Officer and other concerned authorities for that purpose to sign and execute such applications, affidavits, undertakings, indemnities, bonds and such documents etc. as may be required and to receive the same and make payments for such permits, quotas, etc.

30. To make payment of all deposits (whether refundable or otherwise) to be made, scrutiny fees, premium and other charges to be paid to the MCGM, Competent Authority, Government of Maharashtra and/or other concerned authorities and to ask for and apply for and to collect the refund and/or return of the deposits, scrutiny fee and other amounts if any, paid to the MCGM, Collector, and or other authorities concerned for getting the building plans/lay out plan/ and/or carrying out development of the said property. The said Attorneys shall be entitled to transfer the aforesaid amounts and deposits to any person or persons.

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| For Paradise Tower CHSL | | | For Shraddha Prime Projects Ltd. |
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| Chairman | Secretary | Treasurer | Santosh Samant, Director |

PARADISE TOWER CO-OP. HSG. SOC. LTD. Reg. No. MUM/WR-N/HSG(TC)/16068/2021-22/2021 DT. 18/08/2021

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31. To appear and deal in the name of the society with the Assessment Department of the MCGM and to dispose of and deal with all matters in connection with the assessment of the proposed construction on the said property and for the purpose to sign all applications, documents and writings and to make or arrive at any arrangements, compromise or settlement with the officers or authorities in respect of the rateable value of the said property and the building to be constructed thereon and in respect of the assessment or the amount of property taxes and other taxes and in the event of the said Attorneys being not agreeable to any such assessment fixed or determined by any of the aforesaid officers or authorities to commence institute and prosecute at their own costs, charges and expenses all actions, suits, appeals and proceedings against the Municipal Authorities and/or the said officers and authorities for the fixation of the ratable/capital value and the assessment resulting therefrom and for that purpose to sign and execute all applications, evidences, vakalatnamas, applications, petitions, plaints, affidavits etc. and to engage advocates, solicitors, pleaders and others and to settle and pay their fees.

32. In terms of the provisions of the Development Agreement, to pay all taxes, assessments, levies, rates, charges, expenses, LUC Tax, other outgoings and water charges in respect of the said property;

33. To deal and correspond with the Adani Energy/ Tata Electrical Co Ltd. or any other electricity company for obtaining electric connections for the said property (including making or putting up a sub-station and/or any construction already standing thereon or to be constructed on the said property and for that purpose to sign all agreements, and assurances including letters, applications, undertakings, terms and conditions etc. as may from time to time be thought necessary or as may be required by the concerned authorities and to admit execution of such agreements, conveyances and assurances and cause to register such documents before the Sub-Registrar of Assurances having jurisdiction to register the same.

34. To surrender the existing electrical connections in the name of the society and reconnect, such surrendered connections.

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| For Paradise Tower CHSL | | | For Shraddha Prime Projects Ltd. |
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| Chairman | Secretary | Treasurer | Santosh Samant, Director |

PARADISE TOWER CO-OP. HSG. SOC. LTD. Reg. No. MUM/WR-NI HSG/TC/16068/ 2021-22/2021 Dt. 18/08/2021

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35. To surrender the existing piped gas connections in the name of the society, Members and reconnect, such surrendered connections.

36. To enter into, execute, sign, seal and deliver, acknowledge and perform any contract, agreement, deed, application, paper, writing, indemnity, undertaking, terms and conditions, document or other assurances or thing as may from time to time be required by concerned authorities for the purpose of development of and relating to the said property or any part thereof which may in the opinion of the said Attorneys be necessary or required to be entered into, made, signed and sealed, executed, delivered and performed for effectuating all or any of the purposes aforesaid and for all or any of the purpose of these presents.

37. Subject to prior written approval of the Society which shall not be unreasonably withheld, to enter into, execute, sign, seal and deliver, acknowledge and perform any contract, agreement, deed, application, paper, writing, indemnity, undertaking, terms and conditions, document or other assurances or thing as may from time to time be required by executed with the adjacent society/societies, which may in the opinion of the said Attorneys be necessary or required to be entered into, made, signed and sealed, executed, delivered and performed for road, set back, right of way, layout RG and effectuating all or any of the purposes aforesaid and for all or any of the purpose of these presents.

38. To sign, declare, affirm, execute, deliver and give necessary letters, writings and undertakings, indemnities and other necessary or required documents to the Mumbai Municipal Corporation Authorities, Fire Brigade Department and other concerned authorities for occupying the said building and/or obtaining necessary No Objection Certificate (NOC) from the said Departments in connection with the redevelopment of the said Property, without in any manner binding or making us responsible for the observance/ performance/compliance of any of the terms and conditions thereof.

39. To sign and execute in the name of Society as Confirming Party the Letter of Allotments and/or Agreements for Sale or lease or leave and licence or any other document enter into by the Developer in respect of the flats/shops and other premises forming part of the Developer's Sale Component in the building to be constructed by the Developer on the

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said property to be developed by it under the said Development Agreement.

40. To create charge, mortgage, lien, collateral security and/or any other encumbrance in respect of flats and other premises in the proposed new building forming part of the Developer's Sale Component to be constructed by the Developer on the said property and the development rights for the purpose of raising finance or otherwise against the security of the right of the Developers under the said Development Agreement and for such purpose to give consent/no objection in writing to financial institutions, banks, etc. in respect of loans that may be taken by the Developer and the Purchasers/acquirers from the Developer against mortgage/ collateral security of the parking spaces and premises agreed to be sold and transferred to them by the Developer and the development rights but without making the Society liable or responsible howsoever towards repayment of such loans and/or without incurring any kind of monetary liability on behalf of the Society.

41. To do all acts, deeds, things and matters as prescribed, or required, under the Real Estate (Regulation And Development) Act, 2016 (the **"Act"**) and as per the Rules thereunder as applicable to Maharashtra (the **"Rules"**) for the purposes of registration of the project, and perform and comply with the obligations thereunder for maintaining the registration of the project, and to correspond and deal with, and represent us before, the Real Estate Regulatory Authority (**"RERA"**), as may be required from time to time and as the Attorneys shall deem fit and proper.

42. To deal, correspond with and represent us before RERA and/or any other authority as prescribed or constituted under the Act and the Rules, and the regulations thereunder, as may be applicable from time to time, for the purpose of the scheme of development as set out in the said Development Agreement, and to do and perform all necessary acts, deeds, matters and things for the same as the Attorneys in their sole and unfettered discretion shall deem fit and proper including the power and authority to represent us before RERA in any disputes filed before it and for the aforesaid purposes, to sign, execute, register (if required)

| For Paradise Tower CHSL | | | For Shraddha Prime Projects Ltd. |
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and submit all necessary applications, forms, statements, affidavits, declarations, undertakings, indemnities, agreements, documents and other deeds, documents, instruments and writings, including by uploading the same and all information and details as may be prescribed on the website of RERA, and to pay all necessary charges, fees, premia, deposits and other amounts whatsoever, and to do and perform all other necessary acts, deeds, things and matters as prescribed under the Act and the Rules, and the regulations thereunder, and/or as RERA may direct or require from time to time.

43. To sign and execute on behalf of the society :-

a) No objection letter which is to be issued to the prospective buyers from the Developers' allocation to obtain financial assistance from any bank/financial organisation in its prescribed format;

b) All applications, undertakings indemnities declarations, agreements, deeds documents forms on behalf of the society for giving consent for enable the Developer to avail the financial for the redevelopment of the said property of the society and further to attend the office of the Sub-Registrar of Assurances, Mumbai to register the documents pertaining to the same; and

c) all the requisite documents to be filed with the RERA in terms of the provision the Act and the Rules.

44. To engage/appoint advocates, solicitors, chartered accountants and other professionals for matters relating to payment of stamp duty, valuation, registration, etc. of the documents executed in relation to the development of the said property and to represent the Society before the Superintendent/Collector of Stamps and registration authorities.

45. To apply, proceed and/or continue with applications made or which may be made for exemption/deletion and/or release from reservations and/or permission of the authorities concerned including the Collector, Addl. Collector, MMRDA, MHADA, MCGM, Talati, Mamlatdar, Tahsildar, Arbitrator, Government of Maharashtra, Town Planning Authority and other public and semi public authorities, MRTP, Collector, The collector (Mumbai Suburban District) Collector of Land Revenue and Assessor of Municipal Rates and Taxes, Commissioner of

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| For Paradise Tower CHSL | | | For Shraddha Prime Projects Ltd. |
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| Chairman | Secretary | Treasurer | Santosh Samant, Director |

Police, Police department, Fire Brigade and Municipal officers and in all Central and State Government Departments including offices of the Collector of Land Revenue, or any other Revenue Authority including S.L.R. Officer, City Survey Office and other local offices or such other authorities under all the laws and statutes and including the provisions of the Urban Land Ceiling Act for the purpose of developing the said property and for that purpose to make any declaration or sign forms and other papers and also to appear before them and also if necessary to sign all the applications or documents as the said Attorneys shall deem fit and also to appear before all Appellate Authorities under the said Act and/or statute in connection with the development of the said property as aforesaid and to surrender such part or portion of the said property to the authorities, person etc. as may be directed by the authorities concerned and/or to receive compensation including in form of money, TDR and to do all acts, deeds, things and matters and to carry out all the requisitions that may be made by all the concerned authorities or all the officers of such authorities.

46. To commence, prosecute, institute, carry on, defend, oppose, withdraw, compromise, negotiate for settlement and settle and appear and represent the Society in all actions and legal proceedings and touching any of the rights, interest, share or title or in any such actions or proceedings in respect of or touching the development of the said property as envisaged under the said Development Agreement and/or to be party to any action, suit, complaint, etc. pending or which may hereafter be filed (which impacts the development of the said Property including to represent the Society in all proceedings *inter alia* filed before any judicial authority, administrative authority, regulatory authority, Central Government, State Government, quasi-judicial bodies, Authorities whatsoever (civil, revenue, criminal or otherwise), and/or all officers whomsoever, including before all Authorities and officers of or under the Authorities and to declare and affirm all the pleadings and for that purpose to appear before any judicial authority, administrative authority, regulatory authority, Central Government, State Government, quasi-judicial bodies, Authorities whatsoever (civil, revenue, criminal or otherwise), and/or all officers whomsoever, including before all Authorities and officers of or under the Authorities

| For Paradise Tower CHSL | | | For Shraddha Prime Projects Ltd. |
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| Chairman | Secretary | Treasurer | Santosh Samant, Director |

as occasion shall arise and to accept service of writs, processes summons, writs, or proceedings or processes from any judicial authority, administrative authority, regulatory authority, Central Government, State Government, quasi-judicial bodies, Authorities whatsoever (civil, revenue, criminal or otherwise), and/or all officers whomsoever of or under the Authorities and to do perform all acts, deeds and things as may be necessary or required or requisite or expedient for the purpose or according to law and for carrying out and completing the development of the said Property including for protection of the Society and the Developers' interest and also if thought fit to refer to mediation or Arbitration and to execute and submit to the judgement or decree or decrees, become non-suited in any action or proceeding and without prejudice to the generality of the foregoing to appear and attend all proceedings *inter alia* before the judicial authority, administrative authority, regulatory authority, Central Government, State Government, quasi-judicial bodies and/or Authorities whatsoever (civil, revenue, criminal or otherwise) including to receive any compensation, monies in respect thereof and to engage and remunerate any pleader, Advocate, counsel or attorney and from time to time to remove them and appoint other/s in his/her/their place, to conduct such proceedings legal or otherwise or any of them on behalf and in the name of the Society to sign necessary Vakalatnama or warrants in their favour and to sign consent terms or submit to decrees or consent orders in such suits, applications or other legal proceedings and/or to deposit in court and/or to withdraw from the court or other authorities any monies and/or to apply for such withdrawal thereof as and when necessary and to obtain decrees or orders or copies thereof such suits or legal proceedings that may be filed by the said Attorneys in the name and on behalf of the Society and also to apply for execution thereof and to execute any Decree or order against any person or by whom proceedings may have been taken.

47. To appear before the concerned Sub-Registrar of Assurances and lodge and admit execution of all documents including undertakings affidavits, declarations, Indemnity, various agreements executed by the society through its representatives from time to time under the Indian Registration Act, 1908, executed by the said Attorneys concerning the

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| For Paradise Tower CHSL | | | For Shraddha Prime Projects Ltd. |
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| Chairman | Secretary | Treasurer | Santosh Samant, Director |

development of the said property and requiring to be submitted with the MCGM, MRTP, Urban Development Department of the State of Maharashtra, ULC Department, Collector, City Survey Office of Talati or Tahasildar, Reliance Energy, Tata Electrical Co. Ltd., State of Maharashtra, Government Bodies, Semi Government Bodies, S.L.R. Authorities and/or any other concerned department of the Government.

48. Our said Attorneys shall have for the purpose of carrying out development of the said property, irrevocable exclusive right to pass and re-pass at all hours of the day and night either by foot or by vehicles of all description whatsoever over all the roads giving access to the said property as aforesaid with the right to all service lines of all nature that are required in respect of the development of the said property in all its aspects and in its entirety.

49. Generally, to do and execute all other acts, deeds, matters, and things relating to completion of all formalities for the commencement of and completion of the development on the said property as per the said Development Agreement between the Society and the Developers.

50. To substitute and appoint in place of the said Attorneys one or more attorney or attorneys with any or all the powers and authorities hereby conferred and to revoke any such appointment from time to time and to substitute or appoint any other or others in place of such attorney or attorneys as the said Attorneys shall from time to time think fit.

51. All costs, charges and expenses of and incidental to any act, deed, matter or thing done or caused to be done by the said Attorneys/substitutes in or about or by virtue of the powers and authorities herein contained shall be borne and paid by and provided by the said Attorneys and substitutes alone and they shall be responsible for the same and the said Attorneys and substitutes shall indemnify and keep indemnified the Society and its estate and effects from and against the payments of the aforesaid costs, charges and expenses and from and against any loss and damage that may be caused by reason of the Attorneys doing or causing to be done any acts, deeds, matters or things by virtue of these presents.

| For Paradise Tower CHSL | | | For Shraddha Prime Projects Ltd. |
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| Chairman | Secretary | Treasurer | Santosh Samant, Director |

And we do hereby declare that the Power of Attorney hereby granted shall not be revoked by the Society, save and except in case of contravention of any of the terms of the Development Agreement dated __ Feb 2022, pursuant and in view of execution of which Agreement this Power of Attorney is executed, and shall automatically come to an end without requiring the execution of the any other document or agreement upon the completion of entire proposed new construction and only after the Developers have dealt with "Developers' Sale Component" in the proposed new construction and persons nominated by the Developers are admitted as members of the Society. And we do hereby agree to allow, ratify and confirm all and whatsoever the said Attorneys and/or their substitute or substitutes shall lawfully do or cause to be done in or about and relating to the said property by virtue of these presents and the same shall be binding upon the Society and its members to the same extent and in the same manner as if the same was done by the Society and as if the Society were personally present. For the purposes of this Power of Attorney the term **"Authority/Authorities"** shall mean and include MCGM, Pollution Control Boards, Environmental and Ecological Authorities, Tree Authority, City Survey & Land Records Authorities, MCZMA, the State Government of Maharashtra (in all its Ministries and Departments, including the Ministry of Environment & Forests, and the Public Works Department), the Central Government of India (in all its Ministries and Departments, including the Ministry of Environment & Forests, the Public Works Department, the Railway Ministry and Authorities, the Defense Ministry and Authorities, and the Ministry of Civil Aviation and the Civil Aviation Authorities, including the Airports Authority of India, National Airports Division, Mumbai Airport, and the Airports Authority of India, Safdarjung Airport, New Delhi), the International Civil Aviation Organisation, the Collector and other Revenue Authorities and officers, the authorities and officers under the Maharashtra Regional and Town Planning Act, 1966, the Chief Fire Officer and other concerned Fire Brigade Authorities, Town Planning Authorities, the Competent Authorities constituted / appointed under the Urban Land (Ceiling and Regulation) Act, 1976 (since repealed), and all other development authorities, and/or any other government, semi-government, local or public bodies or authorities concerned.

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| For Paradise Tower CHSL | | | For Shraddha Prime Projects Ltd. |
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| Chairman | Secretary | Treasurer | Santosh Samant, Director |

PARADISE TOWER CO-OP. HSG. SOC. LTD. Reg. No. MUM/WR-NI/ HSG/TC/16066/ 2021-22/2021 DT. 18/06/2021

Shraddha Prime Projects Limited MUMBAI

**IN WITNESS WHEREOF**, the Society has hereunto set and subscribed our hands and seal at Mumbai this _____ day of _____ 2022.

**THE SCHEDULE ABOVE REFERRED TO:**

***(Description of the said property)***

ALL that piece or parcel of land admeasuring **8114.40** Sq. Meters of thereabout bearing CTS Nos. 63/3 (pt.), 63/2, 63/4, 63/5, 63/7 & 63/10 (pt.), now collectively forms a single plot hereinafter referred as Plot A as per approved Layout u/no. CHE/WSII/2778/R/C/302 dated 29th December 2021 in Village Magathane, Taluka Borivali, Mumbai Suburban District and bounded as under:

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| On or towards East | : | by Western Railway DT4.3 Railway Yards / Tracks |
| On or towards West | : | by 18.30-meter-wide D. P. Road and Meghlok & Meenant Societies |
| On or towards North | : | by Road over bridge namely, P. M. Karlappa Flyover |
| On or towards South | : | by Hari Om Nagar |

**IN WITNESS WHEREOF** the parties hereto have hereunto set and subscribed their respective hands and seals on the day and year first hereinabove written

**COMMON SEAL** of the within named ]
**"Society" Paradise Tower Co-operative Housing Society Limited,** was hereunto affixed ]
pursuant to the Resolutions passed ]
by the Special General Body meeting ]
held on _____

1) **Mr. Rajendra P Javanjal**, the Hon. Chairman



| For Paradise Tower CHSL | | | For Shraddha Prime Projects Ltd. |
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| Chairman | Secretary | Treasurer | Santosh Samant, Director |



2) **Mr. Ramesh P Deval**, the Hon. ]
Secretary ]
]
]
3) **Mrs. Sheela L Talwdekar**, the ]
Hon. Treasurer ]
Who are authorized to sign and have ]
put their respective signatures on ]
these presents in presence of : ]
]
]



SIGNED, SEALED AND DELIVERED
By the hand of the within named
"Developer" M/s. Shraddha Prime
Projects Ltd through Directors viz. ]
**Mr. Santosh S Samant** ]



who are authorized to sign and has
put their respective signatures on
these presents in presence of :

**In Presence of Witness:**

1. _____

2. _____

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| For Paradise Tower CHSL | | | For Shraddha Prime Projects Ltd. |
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| Chairman | Secretary | Treasurer | Santosh Samant, Director |