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institute file and proceed with such appeal till such proceedings are finally disposed of and for the said purpose to sign and declare all Petitions, Memorandum of Appeal, Review Applications, affidavits, and all other proceedings as may be required or necessary for the same.

7. To make and prepare and/or cause to be made and prepared all plans, specifications, maps, designs for construction, re-construction, additions, alterations, repair, renovation, modification, amendments, variation with our approval and/or to submit the same to appropriate authorities including the Collector, Municipal Corporation of Greater Mumbai, Town Planning, MMRDA, Competent Authority under Urban Land (Ceiling & Regulation) Act, 1976 using and consuming entire FSI originating from the said land and TDR and/or incidental FSI and to get the same sanctioned from such authorities, obtain IOD and commencement certificate and for that purpose to do all acts, deeds, things and matters and sign and execute all papers, documents, deeds, declarations, undertakings, assurances, etc.

8. The aforesaid FSI including TDR FSI shall also deem to include FSI in respect of staircase, passage, lift, basement, stilt, internal road, and other FSI which may be available as incidental and/or free and/or by payment of premium.

9. To amend the said building plans from time to time with written approval of the Society.

10. To get sanctioned plans for layout and construction with or without amendment from all authorities concerned including the Municipal Corporation of Greater Mumbai, Collector, MRTP, MMRDA, etc. and to get the building plans sanctioned, obtain IOD and /or commencement certificate whether in part or in full by whatever name it may be called in such phases as the said Attorneys may deem fit and to get the same revalidated from time to time and/or to get the period stipulated therein extended and to make, sign and give such other applications, writings,

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undertakings, indemnities, declarations, affidavits, etc. as may be required or necessary.

11. To obtain all services to the proposed building/s including water connection, drainage connection, electricity supply, electric transformer, telephone cables, etc. and for the said purposes or any of them to give such facilities to the authorities concerned on the said property as may be necessary or required.

12. To obtain occupation and/or completion certificate in part or as whole.

13. To make all payments and deposits as may be required or necessary and to apply for and obtain refund thereof and to give proper receipt and discharge for the same.

14. To apply for and obtain the completion certificate and/or occupation certificate including part occupation certificate from the Municipal Corporation of Greater Mumbai and/or authorities concerned.

15. To make necessary applications for procuring permits and quotas for cement, steel and other building materials and for the purpose to sign and execute such applications, affidavits, undertakings, indemnities, bonds and such documents etc. as may be required and to represent before the concerned authorities and to receive the same and make payments for such permits, quotas, etc.

16. To attend to, manage, look after, watch, examine and take care of the said property or any part or portion thereof regularly at all reasonable times and to prevent any trespass being made by any person or persons or body and if any trespass already existing and/or are being made hereafter by any person or persons or body on the said property or any part or portion thereof to take all effective steps for removing the same and /or to remove them and to take all preventive measures, appropriate actions, and legal proceedings against the concerned person or persons or body.

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17. To obtain permission, sanction, NOC etc. which may be required or necessary for development, sale and/or transfer of the said property from all authorities concerned.

18. To carry out all the requisitions that may be made by all the authorities concerned and/or such purchaser / developer.

19. To pay all outgoings including taxes, rates, charges, expenses and other outgoings in respect of the said property which we may be or become liable because of the development, sale or transfer of the said property.

20. To obtain certificates under any Section of Income Tax Act, 1961 if the same is required and for that purpose to make all applications and do all acts, deeds, things and matters.

21. To carry on correspondence and to prepare, sign, execute and verify all papers, applications and documents including affidavits, plaints, petitions, declarations, usual indemnity and usual undertakings, etc. as may be required for the purpose of construction on the said property more particularly described in the Schedule hereunder written.

22. To ask for and apply for and to collect the refund and/or return of the deposits security fee and other amounts if any paid to the Municipal Corporation, Collector, and or other authorities concerned for getting the building plans/ lay out plan/ sub-division and also to apply for and obtain the refund of the deposits if any paid to the authorities concerned. The said Attorneys shall be entitled to transfer the aforesaid amounts and deposits to any person or persons.

23. To appear before the concerned Sub-Registrar of Assurances and lodge the documents so executed for registration and admit execution thereof.

24. To do all other act, deed, matter and thing whatsoever in or about the said property, and affairs herein either particularly or generally described as amply and effectually to all intents and purposes as we could do in our own proper person and at our costs, risks, responsibility and expenses of the said Attorneys.

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25. To demolish the existing building and to construct thereon in its place and stead new building/s after obtaining necessary permission from Municipal Corporation of Greater Mumbai and other authorities.

26. To mortgage and raise finance against the security of the said Sale Flats/Shops from any banks or financial institutions or other persons and for this purpose to sign, execute and register any mortgage deed or other document. To sign and issue any NOC as may be required by any prospective purchasers of premises of the Developers in the said Sale premises of the Developers permitting them to mortgage in favour of any bank, financial institution or other person the concerned premises proposed to be purchased by them.

27. To approach the Government of Maharashtra and all its Departments, including City Survey Office, Talathi and Mamlatdar, Tahsildar, District Inspector of Land Records, Collector of Land Records, Superintendent of Land Records, Town Planning Authorities, Director of Industries Urban Development Department, Environment Department, Forest Department, Civil Aviation Department, Railway Ministry, and their respective Departments Fire Department, Police Department, CRZ Authorities, Airport Authorities, and all other concerned Revenue Officers and Departments of any kind whatsoever and to deal with them for the purpose of Development and for the purposes set out herein and for that purpose to sign papers, applications, petitions, affidavits and undertakings as may be necessary and deemed expedient and to correspond with the said authorities and to appear before them and to pursue such application and to do all acts, deeds, things and matters in respect of the said property as contemplated and envisaged under the said Agreement at the costs, expenses, risk and responsibility of the said Attorneys and the Developers.

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28. To deal and correspond with the Municipal Corporation of Greater Mumbai (hereinafter referred to as the said Corporation") or Government of Maharashtra, Estate Department of the Corporation or any other concerned Authority generally for all the matters concerning the said property and particularly for the following purposes: -

a) to prepare plans for carrying out construction on the said property using and consuming and loading all sorts of FSI which may be permitted from time to time to be used consumed and loaded including TDR and Incidental FSI with premium or free of charges and to submit the same for obtaining approval to the same to the authorities concerned and to submit proposals from time to time for the amendments of such plans;

b) to give necessary letters, writings and undertakings to the Fire Brigade Department of the said Corporation, if required;

c) to obtain No Objection Certificate and/or permission and/or sanction to carry out construction and completion of the building/s and for obtaining I.O.D/C.C, Occupation and Completion Certificate;

29. To make necessary representations including filing of complaints and appeals before the said all concerned authorities including Corporation, Government of Maharashtra, Courts in regard to the fixation of ratable value in respect of land under construction, new construction or any portion thereof.

30. To develop, build, rebuild, repair add to or alter all or any of the property/ies or the portion thereof with or without existing house/s or building/s structure, hereditaments and premises as occasion may require by constructing new building/s thereon and to do every other act and things for the improvement and for development of the said property/ies and/or part thereof.

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31. To make, prepare and/or get prepared or caused to be made and prepared layout and/or sub-division and/or amalgamation plans in respect of the said property/ies and/or lands and/or to get the plans sanctioned and/or modified and/or amended as and when required under the law or otherwise and to get the said plans with or without amendments duly sanctioned by all concerned authorities including Municipal Corporation of Greater Bombay.

32. To get relocation of any reservation, garden, open space etc.

33. To prepare and submit layout plans, building plan/s, for development of the said property and/or to approach all authorities concerned for obtaining, using and consuming entire F.S.I. including FSI originating from the said land, (land F.S.I.) F.S.I. available in respect of the land going in the road widening, and/or any reservation, the F.S.I. credit by way of Transfer of Development Rights (T.D.R.) which can be loaded on the said property and incidental F.S.I. available on payment of premium or otherwise including for basement, podium, stilt, staircases, lift, car lift, servants' toilets, society's office, watchmen's cabin refuge floor, garbage bin, drying area, flower bed, Fitness Centre etc. available at present or in future including due to the changes in the rules and regulations, bye laws, statute and Government policies and to make any change, alteration/amendments therein and to submit the same to the Competent Authority under ULC Act and/or to the Municipal Corporation of Greater Bombay and/or other concerned authorities for obtaining NOC and/or approval to the same and to submit proposals from time to time for the amendments of such layouts, building/s plans, scheme to the Municipal Corporation of Greater Mumbai, and all other concerned authorities for the purpose of obtaining approval to such plans with or without amendments.

34. To hand over and/or surrender and/or transfer portion of the property/properties falling in setback area road widening and/or under reservation for any purpose to the authorities concerned including Municipal Corporation of Greater Mumbai

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and for that purpose to do all acts, deeds, things and matters including signing, executing, deeds, documents, affidavits, declaration etc. and registering the same with the concerned Sub-Registrar of Assurances and to apply and obtain or avail in lieu thereof the compensation and/or FSI and/or T.D.R. and to consume the entire F.S.I. on the said property and/or remaining portion of the said property/ies or elsewhere as per the said Attorneys may deem fit.

35. To get all the benefit which may be available because of agreement or arrangement with the Corporation?

36. To purchase outside T.D.R. in the name of the Society or to enter into any writing or deed, documents etc. pay for the same and obtain valid discharge, get such documentation registered with the authorities concerned and sign utilization form and to obtain letters of intention and other orders for loading the same on the said property/properties.

37. To make necessary application, to pursue and follow up the applications already made or may be made hereafter to any authority appointed under the Urban Land (Ceiling & Regulation) Act, 1976 and for obtaining any permission under any of the provisions of the said Act and to take all necessary steps as may be required for the purpose of obtaining permission to develop or redevelop the said property.

38. To apply to the Controller of Steel and Cement (if required) and any other authorities for the purpose of making application for cement and steel and other materials and to procure the same and to do all other acts, deeds and matters in relation thereto.

39. To correspond and make applications and to deal with the Aviation Authorities.

40. To pay deposits to the Municipal Corporation and other concerned Authorities as may be necessary in respect of the said property and to claim refund of such deposits so paid by our said Attorneys and to give valid and effectual receipts in

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our name and on our behalf in connection with the refund of such deposits.

41. To approach the Hydraulic Engineer, City Engineer and Authorities and officers of the said Corporation for the purpose of obtaining various permissions, sanctions, consents, NOCs and other service connections including water connection, electricity connection, cable connection, telephone connection.

42. To deal and correspond with the Reliance Energy Ltd. and/or any other Company for obtaining electric connections and for that purpose to sign letters, applications, undertakings etc. as may be required by the said authority. Also, if required, to execute a lease in favour of Reliance Energy Ltd. and/or other Electric Company for any of the portions of the said property.

43. To enter upon the said property, to fix the Company Display Board and to Develop the same and construct building/s thereon and also announce the scheme.

44. To appoint from time to time Architects, R.C.C Consultants, Surveyors, Contractors and other personnel and agents and workmen for carrying out the development work and to pay their fees, salaries and/or wages and to register the necessary undertakings, affidavits as may be required by the said Corporation.

45. To enter upon the said property either alone or along with workers Architects, Surveyors, Engineers, Contractors, Sub-Contractors and others and to proceed with development of the said properties including demolition and/or construction and/or reconstruction of the building/s, boundary walls etc. and to comply with all the terms of the building plans, I.O.D. Commencement Certificate.

To apply and appear before the Competent Authority under Urban Land (Ceiling & Regulation) Act, 1976 in the proceedings which are pending or which take place in respect of the hearing of return filed under Section 6 of the said Act, to claim exemption of the vacant land and/or land on which the structures are standing,

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the land appurtenant thereto, bonus land and the land which we are entitled to retain under the provisions of the Urban Land (Ceiling & Regulation) Act, 1976 to make necessary applications, appeals, etc. and obtain order under section 8(4), 33, 34 and/or 35 of the said Act, and for that purpose to make necessary applications and also an application for carrying out any portion from the remaining property to be retained and/or surrendered for the purpose of development and/or construction thereon for residential and/or commercial purpose and for that purpose to submit such applications, scheme/s writings, undertakings as may be required, to apply for the exemption permission for development and/or transfer or otherwise under Sections 20, 21, 22, 26 and 27 of the said Act and to prefer an appeal from the order of the Competent Authority under the said Act, for the purpose of development/construction, reconstruction thereon as per any sanctioned scheme and transfer of the said property and for that purpose to do all acts, deeds, matters and things as our said Attorneys may deem fit and/or proper.

47. To look after, manage, supervise and get completed the construction work and for that purpose to engage or change any contractor and/or any person connected with such work to take such other steps as may be necessary to complete the building/s.

48. To execute in favour of the Municipal Corporation of Greater Mumbai and/or Maharashtra State Electricity Board and/or any authority to whom any portion of the said property is required to be handed over any deed or document including Lease and/or conveyance including to regularize set back line of the proposed road and/or the Maharashtra State Electricity Board to put up and or shift existing Electric Sub-Station for the purpose of supply of electricity to the said building.

49. To carry out and complete all the requisitions that may be made by all the authorities concerned including the Municipal Corporation of Greater Mumbai the said Government of Maharashtra, Collector, Superintendent of Land Records, Stamp

Authorities, Registration Authorities in connection with the development of the said property.

50. To appear before the Town Planning Authority and represent our interest before the Town Planning Authority, make any compromise, settlement and/or adjustment and/or transfer relating to the allotment of the final plots, to take possession of the final plots from the Town Planning Authority, any Government body/bodies, landlords, authority/ies and enter into any correspondence with the Town Planning Authority and/or other person interested in such final allotment of plot and receive and appropriate all types of compensation paid by the Town Planning Authority or by any persons whom the possession and/or ownership of any part of the property described in the Schedule hereunder written is to be transferred and/or allotted and give effectual discharge and the receipts for compensation etc. so recovered to any authority or person as the case may be.

51. To insure the said property against all damages, losses, including fire, tempest, riots, civil commotion, floods, earthquakes or otherwise, workers, third parties.

52. To sign any documents, deeds, rectification deed, deeds of confirmation or any other documents by whatever name called, in respect of the said property and to attend before the concerned office of the Sub Registrar or Deputy Registrar of Assurances and to execute and present for registration and admit execution by us of any document and generally to do all things necessary and expedient for registering the said documents or any of them as fully and effectually as we could do.

53. To settle with the occupants and encroachers and to arrive at any arrangement or agreement with them, including to obtain vacant possession, to give alternate accommodation, surrender of premises.

54. To take any action against the occupants, encroacher including for ejectment.