

IRREVOCABLE GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, WE, (1) **SMT. JYOTI VIJAY MUNDLE** (PAN NO. AAHPM7156L) [AADHAR NO. 6817 4248 1999] of Mumbai Indian Inhabitant residing at Suyog, Plot No. 215-216A, D. K. Sandu Marg, Chembur, Mumbai 400071 [“the said Jyoti”], (2) **MR. KUNAL VIJAY MUNDLE** (PAN NO. AISPM7904M) [AADHAR NO. 4976 6844 0247] of Mumbai Indian Inhabitant residing at Suyog, Plot No. 215-216A, D. K. Sandu Marg, Chembur, Mumbai 400071 [“the said Kunal”], (3) **MRS. GAURI SUDHIR DOLE [NEE MS. GAURI VIJAY MUNDLE]** (PAN NO. AGHPD9668A) of United Kingdom residing at Flat No. 9, 6-8 Rodney Court, Maida Vale, W9 1TQ, United Kingdom [“the said Gauri”], through her constituted attorney Mr. Kunal Vijay Mundle under a Power of Attorney dated November 22, 2022, (4) **MR. PRADEEP SHANKAR MUNDLE** (PAN NO. AADPM7412M) [AADHAR NO. 8755 7149 9979] of Mumbai Indian Inhabitant residing at Suyog, Plot No. 215-216A, D. K. Sandu Marg, Chembur, Mumbai 400071 [“the said Pradeep”] and (5) **MR. SHASHANK SHANKAR MUNDLE** (PAN NO. AADPM6675N) [AADHAR NO. 5310 6021 8578] of Mumbai Indian Inhabitant residing at Suyog, Plot No. 215-216A, D. K. Sandu Marg, Chembur, Mumbai 400071 [“the said Shashank”], SEND GRANT

WHEREAS:

- a. We are absolutely seized and possessed of and otherwise well and sufficiently entitled to the land bearing Plot No. 215-216A of Suburban Scheme No. III of Chembur and C.T.S. No. 1031 of village Chembur, which land is more particularly described in the **Schedule** hereunder [“said Land”].
- b. We are co-owners of the structures standing on the said Land [“said Structures”] along with Mr. Gautam Pradeep Mundle and Mr. Siddharth Shashank Mundle.
- c. The said Land and the said Structures are hereinafter collectively referred to as “**the said Property**”.
- d. We have executed Development Agreement dated 12th April 2023 in favour of **M/S SHREE KRISHNA HOMES PRIVATE LIMITED** [“the Developer”] being a company incorporated under the provisions of the Companies Act, 1956 and deemed to be existing under the provisions of the Companies Act, 2013 having its registered office at Plot No. 148, Sindhi Society, Chembur, Mumbai 400071, which is duly registered at the office of the Sub-Registrar



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of Assurances at Kurla - 5 under Serial No. KRLS/7690/2023 of 2023, whereunder we have granted to Shree Krishna Homes Private Limited development rights in respect of the said Property.

The said Agreement is also signed by Mr. Gautam Pradeep Mundle and Mr. Siddharth Shashank Mundle who are co-owners of the said Structures.

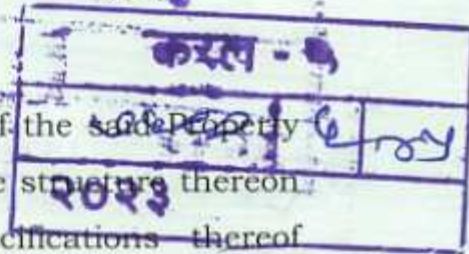
e. Pursuant to our obligation under the Development Agreement, we are executing this Irrevocable Power of Attorney in favour of the directors of the Developer for various purposes in respect of the said Property as set out below.

f. The Development Agreement dated 12th April, 2023, which is the principal document in the transaction, has been duly registered after paying appropriate stamp duty thereon and therefore in accordance with the provisions of Article 48(g) of the Schedule I of the Maharashtra Stamp Act, 1958 the stamp duty payable on these presents is Rs. 100/- only.

NOW KNOW ALL MEN BY THESE PRESENTS, WE, (1) **SMT. JYOTI VIJAY MUNDLE** (PAN NO. AAHPM7156L) [AADHAR NO. 6817 4248 1999] of Mumbai Indian Inhabitant residing at Suyog, Plot No. 215-216A, D. K. Sandu Marg, Chembur, Mumbai 400071 ["the said Jyoti"], (2) **MR. KUNAL VIJAY MUNDLE** (PAN NO. AISPM7904M) [AADHAR NO. 4976 6844 0247] of Mumbai Indian Inhabitant residing at Suyog, Plot No. 215-216A, D. K. Sandu Marg, Chembur, Mumbai 400071 ["the said Kunal"], (3) **MRS. GAURI SUDHIR DOLE [NEE MS. GAURI VIJAY MUNDLE]** (PAN NO. AGHPD9668A) of United Kingdom residing at Flat No. 9, 6-8 Rodney Court, Maida Vale, W9 1TQ, United Kingdom ["the said Gauri"], through her constituted attorney Mr. Kunal Vijay Mundle under a Power of Attorney dated November 22, 2022, (4) **MR. PRADEEP SHANKAR MUNDLE** (PAN NO. AADPM7412M) [AADHAR NO. 8755 7149 9979] of Mumbai Indian Inhabitant residing at Suyog, Plot No. 215-216A, D. K. Sandu Marg, Chembur, Mumbai 400071 ["the said Pradeep"] and (5) **MR. SHASHANK SHANKAR MUNDLE** (PAN NO. AADPM6675N) [AADHAR NO. 5310 6021 8578] of Mumbai Indian Inhabitant residing at Suyog, Plot No. 215-216A, D. K. Sandu Marg, Chembur, Mumbai 400071 ["the said Shashank"], do hereby irrevocably nominate, constitute and appoint **MR. SUNDEEP ANAND JAGASIA** and **MR. BHAGWANDAS GOVIND PATEL** being directors of **M/S SHREE KRISHNA HOMES PRIVATE LIMITED**, jointly and severally, to be our true and lawful Attorneys, in our name and on our behalf to do, execute, make and perform the following acts, deeds, powers, authorities, matters and

things in respect of the said Property in accordance with the provisions of the Development Agreement, that is to say :-

1. To carry out development work in respect of the said Property including construction and completion of the structure thereon in accordance with the plans and specifications thereof approved and sanctioned by the Municipal Authorities and other concerned authorities.
2. To submit, in our name and on our behalf, the plans and specifications etc. in respect of the development of the said Property and construction of the structure thereon to the Municipal Authorities and any other concerned authorities for the purpose of obtaining their approval of such plans and specifications and also to obtain the Intimation of Disapproval, commencement certificate, occupation certificate and completion certificate in respect of such structure and for the purpose to execute, in our name and on our behalf, the required plans, specifications, applications, documents, deeds, assurances, writings, undertakings and other papers required by any of the aforesaid authorities in relation to all matters and things of or concerning the sanction or approval of the said building plans and construction and/or completion of the structure thereon and providing other amenities or services on the said Property and/or in the structure to be constructed thereon.
3. To make applications to all appropriate government authorities for the purpose of obtaining their approval or sanction to the building plans and/or for the purpose of obtaining permission or order under any law in connection with the proposed redevelopment and to approach such government authorities and to make all necessary applications in connection with the modification or amendment in any such order, and for the purposes aforesaid to sign and execute, for us and on our behalf, all necessary applications, deeds, documents, writings and other papers and to represent before the government authorities in all matters connected with such order and/or amendment thereof and/or in connection with any permission or orders to be obtained from the authorities concerned or the Government in respect of the said Property.



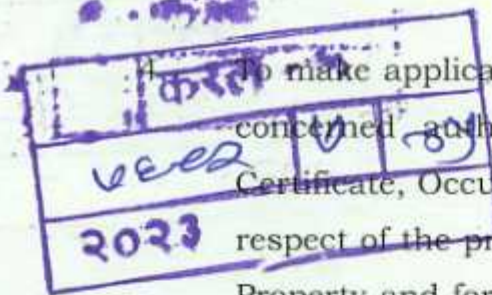
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4. To make applications to the Municipal Authorities or any other concerned authorities for obtaining I.O.D., Commencement Certificate, Occupation Certificate and Completion Certificate in respect of the proposed structure to be constructed on the said Property and for the purposes aforesaid to sign and execute, in our name and on our behalf, if required, all the necessary plans specifications, application, documents, deeds and other papers required by any of the aforesaid authorities in that behalf.

5. At the costs, charges and expenses of the said Attorney, to appoint, engage and make payment to the Architects, R.C.C. Consultants, Contractors, Supervisors, engaged in connection with the construction of the said structure and for obtaining commencement, occupation, and/or completion certificate in respect of the said structure and also to make payments to the contractors and other persons engaged in connection with carrying out of construction of the said structure 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 such Attorney shall deem fit.

6. To pay from its/his own account to the Municipal Authorities and other concerned authorities the security charges, I.O.D. deposits, scrutiny fees and other amounts required by them or in relation to development of the said Property and construction of the structure thereon and to obtain refund thereof and on obtaining such refund to sign and execute necessary receipts and discharges and to apply for and obtain from the concerned departments of the Municipal Authorities the necessary permission or No Objection Certificate for drainage connections, water connections, drainage completion certificate and other no Objection Certificate for the structure to be constructed and completed on the said Property and for the purposes aforesaid to sign and execute, in our name, all the necessary plans applications, undertakings, documents and paper as may be required.

7. To make application to Adani / Tata Power., or other concerned authorities for obtaining the light and power connections during the course of construction of the structure and for permanent connections on completion of the structure on the said Property including erection and installation of electric Sub Station(s) on a portion of the said Property and for the purpose aforesaid if required to sign and execute, in our name and on our behalf, all plans, papers, applications, specifications, undertakings, writings and documents.



8. To appear in our name and on our behalf before the Assessor and Collector of Municipal rates and taxes or any of his Assistants or officers in relation to the assessment of the said Property and the structure to be constructed thereon for property taxes and other taxes or levies payable to the Municipal Authorities and to make all representations, petitions, complaints and application, before the said authorities or officers relating to the assessment of the said Property and the said structure to be constructed thereon for property taxes and other taxes and for the purpose to sign all applications, documents and writings and to make or arrive at any arrangement, compromise or settlement with the officers or authorities in respect of the ratable value of the said Property and the structure 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 Attorney being not agreeable to any such assessment fixed or determined by any of the aforesaid officers or authorities to commence institute and prosecute at his/is 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 rateable value and the assessment resulting therefrom and for that purpose to sign and execute all applications, evidences, vakalatnamas, applications, petitions, complaints, affidavits etc. and to engage advocates, solicitors, pleaders and others and to settle and pay their fees.



9. To appear on our behalf and represent us before and/or deal with or correspond with the, Municipal Corporation of Greater Mumbai, Municipal Commissioner, Ward Officers, Executive Engineer (Development Plan), the Building Proposal Department

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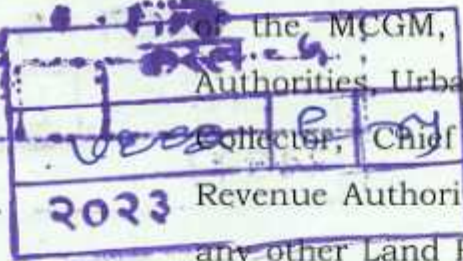
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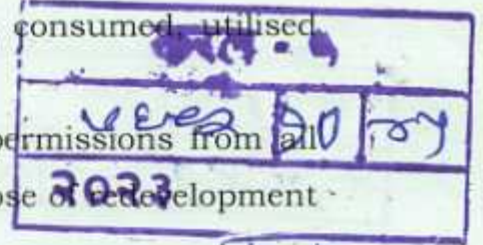
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of the MCGM, Maharashtra Regional and Town Planning Authorities, Urban Development and Public Health Department, Collector, Chief Fire Officer, Government of Maharashtra, Revenue Authority, City Survey Officer, Mamlatdar, Talathi, or any other Land Record Authorities or the Competent Authority under the Urban Land (Ceiling and Regulation) Act, 1976 or any other officers or authorities concerned relating to or touching the said Property more particularly described in the Schedule hereunder written or any part thereof and for granting and issuing of D.R.C./ T.D.R. or FSI and/or 0.50 additional FSI and/or Compensatory Fungible FSI / in respect of the said Property or any part thereof or for the following:-

- a. to apply for and obtain N.O.C. and/ or permission and/or certificates;
- b. to apply for and obtain clearance from the State Government and/or its departments and from other semi-government and/or Municipal Authorities;
- c. to apply for and obtain TDR and DRC certificates in respect of any other land for loading on the said Property or any part thereof;
- d. to apply for and obtain 0.50% additional FSI, Compensatory Fungible FSI, TDR, DRC Certificates and load the same on the said Property or any part thereof;
- e. to apply for and obtain No Objection Certificate and /or other certificates from the Ward Officer, the Executive Engineer, (Building Proposal), CFO, Traffic and/or other concerned departments and authorities as may be necessary;
- f. to apply for and obtain property tax clearance certificate from the revenue authority in respect of the said Property or any part thereof;
- g. to obtain remarks from the Executive Engineer (D.P.);
- h. to prepare and get approved layout plans and building plans for putting up construction on any part or portion of the said Property, using and consuming entire FSI originating from the said Property as also TDR, F.S.I. and/or additional FSI and/or compensatory fungible FSI, TDR acquired from other property from time to time with or without such amendments as the said attorney may deem fit;

- i. to apply for F.S.I., TDR, and additional FSI and Compensatory Fungible FSI to be used, consumed, utilised and loaded on the said Property; and
- j. to obtain all necessary sanctions and permissions from all the concerned departments for the purpose of development of the said Property.



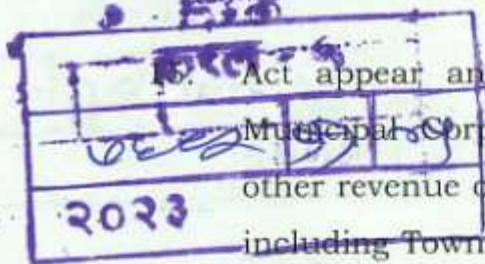
10. To approach the Hydraulic Engineer, City Engineer and Authorities and Officers of the Municipal Corporation of Greater Mumbai for the purpose of obtaining various permissions and also to obtain water connection and sewerage connection, laying down drainage and for other amenities, utilities and facilities as are generally required for the structure constructed on the said Property.
11. To appear on our behalf and represent our interests before all government and statutory authorities including Collector of Land Revenue and Assessor or Municipal Rates and Taxes, Commissioner of Plots and Municipal Officers and Acquisition Officers and its Officers, City Survey Officer, all other authorities constituted under the Maharashtra Land Revenue Code, 1966 for all purposes as may be necessary under the Local Acts or Rules and Regulations or before any Public Officer or Authority whomsoever in respect of the said Property.
12. To pay and allow all fees, costs, charges, brokerage, commission, discount and all expenses necessary to be paid as regards the said Property.
13. To engage Architects, Engineers, Surveyors Agents, Contractors and other professional persons in connection with the development of the said Property at his own costs.
14. To submit the plans for construction of a new structure to be constructed on the said Land to the Municipal Corporation of Greater Mumbai and/or other authority for approval or consent or sanction and/or be further modified and/or amended and/or for revision of the plans so submitted to Municipal Corporation of Greater Mumbai and/or such authorities as may be required under the law and sign such plans and applications accompanying such plans as the said Attorney shall deem fit.



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15. Act appear and represent us before all the officers of the Municipal Corporation of Greater Mumbai, Collector and/or other revenue officers and/or other public and local authorities including Town Planning and other public and local authorities in connection with the said property.

16. In relation to the said Property to make application to the authorities and obtain permits for cement, steel and other building materials and/or for water connection and/or supply of electricity, gas etc. and to give any undertaking or guarantee as may be required at his costs in all respects as may be considered convenient or proper by the said Attorney for the said purpose.

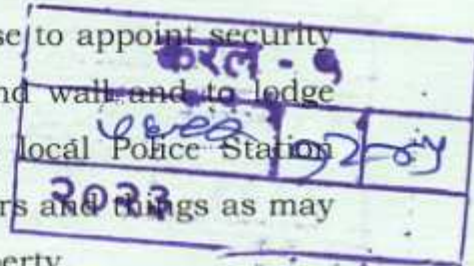
17. For the purpose of the development of the said property to make necessary representation before the Collector of Mumbai and to sign all necessary applications, letters and such other things as the said Attorney may deem fit and proper.

18. To avail of the benefit of the TDR/ FSI / premium FSI / compensatory fungible FSI or any other development potential [by whatever name called] on the said Land [whether by payment of premium to any authority or by purchasing from third parties or otherwise] or make use of the said development potential on the said Land or as and by way of floating FSI on some plot of land and for that purpose to sign the necessary papers, applications, affidavits, declarations, deeds, documents agreements etc, in our name and on our behalf and to get the same registered at the sub-Registrar's office of Assurance.

19. To make and prepare and/or cause to be made and prepared at the Attorney's entire risk all such plans, specifications maps and designs and/or any alterations in the plans and/or specifications as may be necessary, required and advisable for the purpose of construction of the new structure on the said Land after demolishing the said Structure and engage the services of the Architects, Engineers of any other person or a party as may be necessary or advisable.

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20. To enter, occupy and possess the said Property, safeguard the same from encroachments, for that purpose to appoint security guards, to put wire fence, build compound wall and to lodge complaints with all authorities including local Police Station and to do all such other acts, deed, matters and things as may be necessary for protection of the said Property.



21. To make application to Municipal Corporation of Greater Mumbai for the purpose obtaining the IOD and Commencement Certificate for commencing construction of the new structure on the said Land either at one time or by different phases and also to obtain the Occupations certificate and/or Completion Certificate.

22. To pay to the Municipal Corporation of Greater Mumbai and other concerned authorities the scrutiny charges, IOD deposit and other amounts required to be paid in relation to development of the said Property in our name and ask for refund thereof and to give valid and effectual receipts for the same and to apply for and obtain from the concerned departments of the Municipal Corporation of Greater Mumbai necessary permission or 'No OBJECTION' certificates for drainage connection, water connection, drainage completion certificate and other "NO OBJECTION" Certificate for the structure to be constructed and completed and for the purpose aforesaid to sign and execute, in our name and on our behalf, all necessary plans, applications, undertakings, affidavits and documents and papers as may be required.



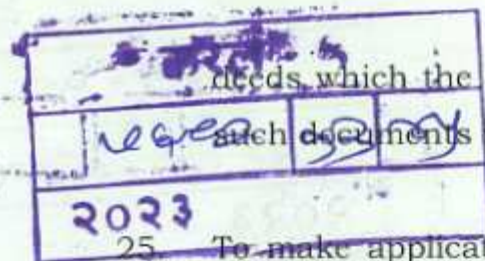
23. To deal with and correspond with the Municipal Corporation of Greater Mumbai (including all the departments and offices), Town Planning Authorities, Revenue Authorities, City Survey Officer of any other authorities or bodies including the State Government and/or Central Government in all their Departments in connection with or relating to or touching the said Property.

24. To present for registration and to admit execution before the office of the concerned Sub-Registrar all documents relating to the said Property as may be signed by the said Attorney in exercise of the powers hereunder and to do all acts things and

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deeds which the said Attorney shall consider necessary getting such documents registered.

25. To make applications to the Municipal Corporation of Greater Bombay, the Mamlatdar, Collector, the City Survey Officer and other Departments for the purpose of surveying the said Property.

26. To make necessary applications before the City Survey Office, the Superintendent of Land Records, the Deputy Director of Land Records, the District Inspector of Land Records, the Collector [Mumbai Suburban District] and all other concerned authorities [whether constituted under the provisions of the Maharashtra Land Revenue Code, 1966 or otherwise] for the following purposes:



a. getting the tenure of the said Land changed from B-1 to C in the City Survey Property Register Cards of the said Land pursuant to the Government Resolution dated 3rd August 2019 bearing Ref No. Land-2619/Pra.Kra.19/Ja-3 or otherwise under any other Government Resolution; and
b. getting the names of Smt. Jyoti Vijay Mundle, Mr. Kunal Vijay Mundle and Mrs. Gauri Sudhir Dole [Nee Ms. Gauri Vijay Mundle] entered on the City Survey Property Register Card in respect of the said Land as co-owners thereof.

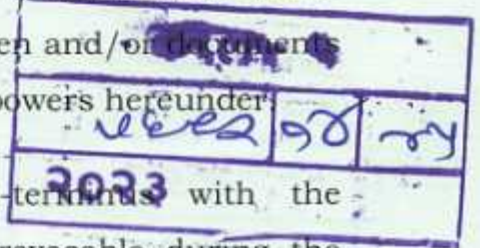
27. AND GENERALLY to act as our Attorneys in relation to the said Property and on our behalf to execute and to do all such instruments, acts, matters and things as fully and effectually as we could do if present for the purposes of implementing the Development Agreement.

28. AND we hereby agree to confirm whatsoever the said Attorneys acting under the said Attorney shall do or purport to do by virtue of these presents.

29. It is understood that the powers under this Power of Attorney shall be exercised by the Attorneys entirely at their risks and costs. The Attorneys shall indemnify and save harmless and shall keep us indemnified and harmless against all actions, risks costs, expenses, losses, actions, claims, damages, fines, litigation, penalties, prosecutions or proceedings that we or any

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of us may face, due to any act of omission or commission of the Attorneys or on account of the actions taken and/or documents signed by the Attorneys in exercise of the powers hereunder.



30. This Power of Attorney shall be co-terminus with the Development Agreement and shall be irrevocable during the subsistence of the Development Agreement. This Power of Attorney shall however automatically stand terminated at the end of a period of five years from the date of issuance of the full occupation certificate in respect of the New Building to be constructed on the said Land.

31. It is expressly agreed that the powers under this Power of Attorney can only be used for utilization of development potential of the said Land [by whatever name called and permissible at present and whether permitted to be used free of premium or on payment of the premium or otherwise including but not limited to the basic zonal floor space index [FSI], premium FSI, compensatory fungible FSI, transferable development rights ["TDR"], incentive floor space index under Regulation 33(7)(B) if available/applicable and road width related TDR as per the Development Control and Promotion Regulations, 2034 ["DCPR"] as they stand as on the date of the Development Agreement, which as on the date of the Development Agreement is an aggregate development potential of 2,042 square metres [excluding the areas which are not counted in FSI] ["Total Development Potential"].



32. The powers granted hereunder in respect of amendments to the plans of the proposed new structure / building shall be subject to the provisions of the Development Agreement and in particular the provision of Clause 13 thereof.

SCHEDULE ABOVE REFERRED TO

[DESCRIPTION OF THE SAID PROPERTY]

ALL THAT piece or parcel of land admeasuring 687.5 square metres as per the City Survey Property Register Card bearing Plot No. 215-216A of Suburban Scheme No. III of Chembur and C.T.S. No. 1031 of village Chembur along with the building named 'Suyog' having ground and two upper floors and one closed garage standing thereon, which property is situate lying and being at D. K. Sandu Marg, Chembur in

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Greater Bombay in the Registration District and Sub-District of Bombay Suburban and which land is bounded as follows:-

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On or towards North: २०२२ ९९ २९	By land bearing Plot No. 203 of Suburban Scheme No. III of Chembur;
2023	

On or towards South: By land bearing Plot No. 215-216B of Suburban Scheme No. III of Chembur,

On or towards East: By land bearing Plot No. 214 of Suburban Scheme No. III of Chembur, and

On or towards West: By the D. K. Sandu Marg

IN WITNESS WHEREOF I have set and subscribed my signature this Power of Attorney at Mumbai this 12th day of April, 2023.

Photograph of **SMT. JYOTI VIJAY MUNDLE**



R.H. Thumb Impression
of **SMT. JYOTI VIJAY MUNDLE**

Jyoti Mundle

Photograph of **MR. KUNAL VIJAY MUNDLE**

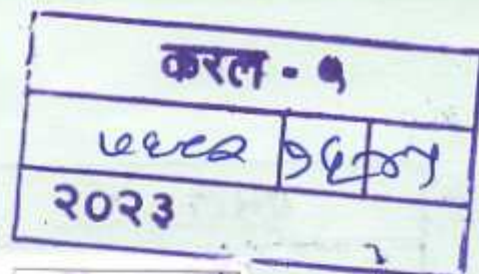


L.H. Thumb Impression
of **MR. KUNAL VIJAY MUNDLE**



Kunal Mundle

Photograph of **MR. PRADEEP SHANKAR MUNDLE**



P. Pradeep



L.H. Thumb Impression
of **MR. PRADEEP SHANKAR MUNDLE**

Photograph of **MR. SHASHANK SHANKAR MUNDLE**

Shashank Mundle



L.H. Thumb Impression
of **MR. SHASHANK SHANKAR MUNDLE**



SIGNED SEALED AND DELIVERED

By the withinnamed

1. **SMT. JYOTI VIJAY MUNDLE**

Jyoti Mundle

2. **MR. KUNAL VIJAY MUNDLE**

Kunal Mundle

3. **MRS. GAURI SUDHIR DOLE [NEE MS. GAURI VIJAY MUNDLE]** through
her constituted attorney Mr. Kunal Vijay
Mundle)



Kunal Mundle

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4. MR. PRADEEP SHANKAR MUNDLE

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2023

P. J. Munde

3. MR. SHASHANK SHANKAR MUNDLE

Shashank Munde

In the presence of

1) W

2) W

Photograph of MR. SUNDEEP ANAND JAGASIA



L.H. Thumb impression

of MR. SUNDEEP ANAND JAGASIA

Specimen signature of the Attorney

Signature of Mr. Sundeep Anand Jagasia

(MR. SUNDEEP ANAND JAGASIA)



Photograph of MR. BHAGWANDAS GOVIND PATEL



L.H. Thumb impression

Of MR. BHAGWANDAS GOVIND PATEL

Specimen signature of the Attorney

Signature of Mr. Bhagwandas Govind Patel

(MR. BHAGWANDAS GOVIND PATEL)