451/10689 पावती Original/Duplicate

Wednesday,December 29 ,2021 नोंदणी क्रं. :39म

1:40 PM Regn.:39M

पावती क्रं.: 11475 दिनांक: 29/12/2021

गावाचे नाव: कांदिवली

दस्तऐवजाचा अनुक्रमांक: बरल7-10689-2021

दस्तऐवजाचा प्रकार : पॉवर ऑफ अॅटर्नी

सादर करणाऱ्याचे नाव: चारकोप पॉवर गॅस स्टाफ को-ऑप हौ सो ली. (क्रिस्टल ग्रीन) चे चेअरमन श्री. जितेंद्र वामन चव्हाण

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

Bhavan

सह दु.नि.का.बोरीवली7

बाजार मुल्य: रु.1 /-

मोबदला रु.0/-

भरलेले मुद्रांक शुल्क : रु. 500/-

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2912202104041 दिनांक: 29/12/2021

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH010827675202122E दिनांक: 29/12/2021

बँकेचे नाव व पत्ता:

CHALLAN
MTR Form Number-6

GRN	MH010827675202122E	BARCODE		Date	29/12/2021-10:13:15	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	CHARKOP POWER GAS STAFF CHS LTD
Location	MUMBAI		
Year	2021-2022 One Time	Flat/Block No.	AS PER DOCUMENT
		Premises/Building	
Road/Street	-		
Area/Locality	KANDIVALI WEST MUMBAI		
Town/City/District			
PIN	4 0 0 0 0 6 7		

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

Remarks (If Any)

SecondPartyName=SHREEJI DEVELOPERS~

Amount In Words: Six Hundred Rupees Only

THE SEAL OF THE SUB REGISTRAR BORIVALI 7 MUMBAI SUBURBAN DIST (BANDRA)

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572021122928078	CKS4009731
Cheque/DD No.		Bank Date	RBI Date	29/12/2021-10:24:15	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 :

Mobile No. : 9820991028

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

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

Print Date 29-12-2021 10:15:41

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POWER OF ATTORNEY

TO ALL THOSE TO WHOM THESE PRESENTS SHALL COME, We, (1) Chairman Mr. Jitendra W. Chavan (2) Secretary Mr. Pradeep Menonand of "**CHARKOP POWER GAS STAFF CO-OP. HSG. SOC. LTD(CRYSTAL GREEN)** is a Registered Cooperative Housing Society under the provisions of Maharashtra Co-operative Housing Societies Act, 1960, bearing Registration No. BOM (W-R) HSG / TC / 1798 / 85-86 and having its Registered Office at **CHARKOP POWER GAS STAFF CO-OP. HSG. SOC. LTD** Plot No.114, Charkop Sector 2, Kandivali (West), Mumbai – 400067; Send Greetings:

WHEREAS:

i. "**CHARKOP POWER GAS STAFF CO-OP. HSG. SOC. LTD(CRYSTAL GREEN),**" (hereinafter for the sake of brevity referred to as "the Society") isLessee of all that piece and parcel of land admeasuring 1128 square meter bearing S. No. 39PT, 40PT & 41PT, CTS No. 1C/2/7, Village: Kandivali, Taluka: Borivali being part of the Board's Land Mumbai Suburban District and Sub District of Mumbai City and Mumbai Suburban, together with building standing thereon being Building No.RSC-27/14, known as Charkop Power Gas Staff Co-Op. Hsg. Soc. Ltd (Crystal Green) at Charkop Sector no.2, Kandivali (West), Mumbai- 400 067, assessed to municipal taxes under `R'-South Ward and Street no RSC-11 Road (hereinafter referred to as the **"the said Property'),** more particularly described in the Schedule hereunder written;

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ii. The said Existing Old building known as"**CHARKOP POWER GAS STAFF CO-OP. HSG. SOC. LTD(CRYSTAL GREEN**,"comprised of consisting of Ground + 6 Upper Floorsstructure. A list showing the names of the existing Members, their respective flats is more particularly shown in **Annexure-"A"** hereto ;

iii. Under a Redevelopment Agreement in writing dated 22/12/2021 executed between the Society, and M/S SHREEJI DEVELOPERS duly registered under Serial No. BRL7/10389 dated 22/12/21 the Society has permitted the said Developer to demolish the said existing building and to

construct a new building by utilizing the basic Floor Space Index (FSI), and additional FSI being Fungible FSI/Compensatory/Premium FSI, Pro-Rata FSI and or otherwise and all other development potential of the said Plot in the construction of the New Multi Story Building by demolishing the existing old building of the society and upon certain terms and conditions more particularly incorporated therein;

iv. As per the agreed terms, the Society is required to execute an irrevocable power of attorney being these present in favor of M/s. SHREEJI DEVELOPERS and its partners authorizing them to do, execute and/or perform and/or cause to be done, executed and/or performed several acts, deeds, matters and /or things in connection with the said property to enable the Developer to initiate necessary steps for Redevelopment.

v. This Power of Attorney is given for the purpose of representing the society, wherever necessary, to enable the Developer in fulfilment of its contractual obligations under the said Development Agreement including for enforcement of their right of development and sale as stipulated under the said Development Agreement.

vi. The Power of Attorney is meant to be used by the attorney wherever the society needs to be represented in its capacity as the lease holder of the said plot of land permitted, authorized, and entrusted the Developer with redevelopment right granted under the said Development Agreement.

vii. This Power of Attorney shall not be used in the manner that it shall not create any easement right unto and in favor of any third party;

viii. All the expenses in course of redevelopment incurred consequent to the use of this POA shale be borne and paid by the Developers and if the same are collected or levied on the society the same will be reimbursed to it by the redevelopers.

ix. That the Attorney shall keep the society updated and informed of the use of the Power given under this POA.

x. Legal obligations of the society or legal functions of the society such as admission of new members, allotment of shares, issue of share certificate,

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transfer of shares and interest of any member can neither be delegated by the society nor can be passed on to the attorney.

xi. This Power of Attorney shall run concurrently with the said Development Agreement and will comes to an end in the manner on determination of said Development Agreement.

xii. That anything done under this Power of Attorney after its cancellation shall not be binding on the society and the same shall be deemed to have been done without authority.

xiii. Notwithstanding any terms, conditions, and provisions under these presents about the monetary liability of the M/S SHREEJI DEVELOPERS the partners of which are the Attorneys under these present, the provisions under the afore said DA will prevail as far as monetary liability is concerned.

NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH THAT WE, "**CHARKOP POWER GAS STAFF CO-OP. HSG. SOC. LTD(CRYSTAL GREEN**.," through its Chairman, the Hon. Secretary and the Treasurer of the Society do hereby nominate, constitute and appoint **MR. NIMESH U DESAI AND MR. BHUSHAN K PATIL** Partners of **M/S SHREEJI DEVELOPERS** as the true and lawful Attorney/s for and on behalf of the Society and to do or cause to be done byeither jointly or severally all acts, deeds, matters and things in respect of constructing a multi-storied building on the said property for Redevelopment, in terms of the Recitals herein above that is to say:

1. To enter upon the said property either alone or along with others for the purpose of Redevelopment and for commencing construction work for the said purpose and also to demolish the existing structures standing on the said property and erecting new structures hereon, in order to accommodate the existing members of the said Society of the proposed building and to Sale the Developers' premises as mentioned in development agreement.

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2. To deal and/or correspond with the MAHARASHTRA HOUSING AND DEVELELOPMENT AUTHORITY, MUNICIPAL CORPORATION OF GREATER MUMBAI, and any other Planning or Concerned Authorities etc including all the departments or officers or any other officer or authority in connection with or relating to or touching the said property

described in the schedule written hereunder and in particular to do the following acts, deeds, matters and things namely :

i. To apply for and obtain sanction of the proposed building plan.

ii. To apply for and obtain sanction of the building plans with further alterations or additions as the case may be with the Society's consent.

iii. To apply for and obtain I.O.D., Commencement Certificate, Occupation Certificate and Building Completion Certificate in respect of the building to be constructed and completed on the aforesaid property described in the Schedule written hereunder.

iv. To insure the said property against damages, fire, tempest, riots, civil commotion, floods, earthquakes and otherwise as our said Attorneys may think fit and proper.

v. To obtain sanctions and permissions as may be required and necessary from the MAHARASHTRA HOUSING AND DEVELELOPMENT AUTHORITY, MUNICIPAL CORPORATION OF GREATER MUMBAI, State government or any such other appropriate authorities and to appear or represent to such authorities for and on behalf of the said Society.

vi. To deal with the assessment department (Property Tax) of Municipal Corporation of Greater Mumbai and to dispose off and deal with all matters including the Ratable value/Capital value of the same in connection with the assessment of the said property.

4. To sign all the applications, terms and conditions as may from time to time be required by MAHARASHTRA HOUSING AND DEVELELOPMENT AUTHORITY, MUNICIPAL CORPORATION OF GREATER MUMBAI, or as may be necessary or required from time to time.

5. To represent and appear before the appropriate revenue authorities including Tahsildar, Collector, City Survey Officer, Municipal Corporation of Greater Mumbai, MHADA, Talathi and any other concerned authorities and to insert the Society's name if it has not been inserted so far on the revenue record and to purchase the TDR/FSI in the name of Society in respect of the said property as a receivable plot of land and to utilize the same on the said property and for the said purpose to sign and execute all such deeds, documents, affidavits, declaration, indemnities, bonds,

application, notices, forms, letters, paper etc. as may be required from time to time.

6. To pay the security fees and necessary deposits or any other amount at the Developer's own cost and expenses that may be required to be deposited or paid to MAHARASHTRA HOUSING AND DEVELELOPMENT AUTHORITY, MUNICIPAL CORPORATION OF GREATER MUMBAI, or any other concerned authorities and also to apply for the refund thereof and receive the same and pass the receipt for the same as and when occasion arises.

7. To pay all outgoings at the Developer's own costs and expenses in respect of the said property and obtain discharges in respect of the same, during the course of construction of the new building.

8. To employ and/or engage Architect, RCC specialists, contractor, Plumber, Clerks or servants to do any of the acts, deeds and thing herein contained and/or discharge any such Architect, Clerks or servants and pay their fees, remuneration at the Developer's own cost and expense.

9. To pay the deposit to Hydraulic department, Adani Electricity Mumbai Ltd., Tata Power Ltd., Mahanagar Gas Ltd. authorities and to engage licensed plumber/plumbers, electrical contractors, Civil Contractor and any other agencies that may be required for the Redevelopment of the said property.

10. To appear and present before the Collector, City Survey authorities, Collector of Land Revenue and assessor of Municipal Rates and taxes, town planning authorities, collector or encroachment, as may be necessary under any local Act, Rule or Regulation or Government officer or other authorities whomsoever in respect thereof.

11. To make application for water connection, electric supply, gas supply and other incidental requirements, which may be required for the said purpose of the said property as, set out herein.

12. To deal and correspond with the Hydraulic Department and to engage the services of licensed plumber, electrical contractors, civil contractors & any other agencies that may be required in connection with the said property at their own costs and expenses.

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13. To appear and represent the Society before the City Survey Officers and make application of the said property and for the purpose to sign all application, documents, deeds, affidavits, authority letters and declaration, papers andwritings as may be necessary and to pay the necessary fees, charges for thesame.

14. To apply for refund of the deposit given for temporary connections for Redevelopment purpose, to be made with the authorities of MAHARASHTRA HOUSING AND DEVELELOPMENT AUTHORITY, MUNICIPAL CORPORATION OF GREATER MUMBAI, and/or Hydraulic Department and/or Adani Electricity Mumbai Ltd., Tata Power Ltd., Mahanagar Gas Ltd., authorities and/or other concerned authorities and to receive the said refund and pass the receipt for the same.

15. To give necessary letters, writings and undertakings to the Mumbai Suburban District Collector, Municipal Commissioner, Fire Brigade Department for occupying the said building and/or obtaining necessary No Objection Certificate (N.O.C.) from the said Department in connection with the said building.

16. To sign and file undertakings as may be necessary to MAHARASHTRA HOUSING AND DEVELELOPMENT AUTHORITY, MUNICIPAL CORPORATION OF GREATER MUMBAI, and/or to such other appropriate authorities and to do such further acts, deeds and things as may be necessary or required for the purpose of effectively carrying out the purposes and intents of this Power of Attorney and the Redevelopment Agreement dated 23/12/24 in the respect of the said property.

17. To enter upon the said property and to demolish the said existing building and to remove the debris thereof and to start construction of the new building in its place, in pursuance of the Redevelopment Agreement dated 23/12/24, but subject to the approval of Municipal Corporation of Greater Mumbai.

18. To apply, correspond and deal with the Talathi, Mamlatdar, Tahasildar, Revenue Authorities, City Survey Office, Superintendent of Land Records, City Survey Officer, Town Planning Officer, Assessor & Collector, the Municipal Corporation of Greater Mumbai/ Brihanmumbai Municipal Corporation (**"MCGM"**), Civil Aviation, Environmental Authorities, Coastal Regulation Zone Authorities, Directorate of Industries, Maharashtra Electricity Board, ADANI ELECTRICITY, TATA

POWER, The Maharashtra Housing and Area Development Authorities (**"MHADA Authorities"**), MMRDA, and all other Public or Private bodies or revenue authorities Governmental and Semi Governmental authorities, MCGM, Slum Authorities and other authorities in connection with the said property FOR development thereof and the construction of the New building thereon, and to do the following acts, deeds, matters and things namely:-

(i) To apply for and obtain No objection, permissions, exemptions, extensions etc. and to give such other applications, writings, undertakings as may be required for the purpose of development of the said property and construction of the buildings thereon;

(ii) To make application and submit the new/fresh and/or amended building plans to the MCGM, MHADA, or any other authorities to get the building plans sanctioned, Intimation of Disapproval (**"IOD"**) and/or Intimation of Approval (**"IOA"**) and commencement certificates and all the permissions, no objections, extensions, exemptions, etc. issued and/or revalidated and to give such other applications, writings, undertakings as may be required for the purpose of development of the said property to the Civil Aviation, Environmental Authorities, Coastal Regulation Zone Authorities, Directorate of Industries, ADANI ELECTRICITY, TATA POWER, MMRDA, MCGM, or any other authority, and to make application for water connection, electricity supply and other incidental requirements which may be required for the development of the said property and construction of the buildings thereon;

(iii) To deal with the Assessment Department and/or any other concerned authorities in connection with the assessment of the said property.

19. To deal and correspond with the Department of Electric Supply for obtaining electrical connection or connections including installation of one or more sub-station/s for, in respect of or relating to the existing building/s or structure/s or building/s or structure/s which will be constructed hereafter on the said property and for that purpose to sign all letters, applications, undertakings, termsand conditions etc. as may be necessary or as may be required by the concerned authorities.

20. To pay necessary deposit or scrutiny fee or any other amounts that may be required to be deposited or paid to the Civil Aviation, Environmental Authorities, Coastal Regulation Zone Authorities,

Directorate of Industries, ADANI ELECTRICITY, TATA POWER, MMRDA, MCGM, MMRDA, MCGM, or any other concerned authorities and also to apply for the refund thereof and receive the same as and when occasion arises.

21. To make and prepare and/or cause to be made and prepared plans, specifications, maps and designs and/or any alterations, amendments or changes or revisions in the plans and/or specifications for the purpose of constructing the building/s on the said property.

22. To submit plans, specifications, maps and designs and/or any alterations, amendments or changes or revisions in the plans and/or specifications for the purpose of constructing the building on the said property, to Planning Authorities, MHADA, MCGM, and/or any other concerned authorities and to get the same sanctioned and approved by and/or any other concerned authorities and obtain, IOD and/or IOA and commencement certificates and all the permissions, no objections, extensions, exemptions, etc. for and in respect of development of the said property and construction of building/s thereon and also to obtain occupation or part occupation and/or Building Completion Certificate/s and to take all necessary and incidental steps.

23. To submit and get sanctioned and approved from Civil Aviation, Environmental Authorities, Coastal Regulation Zone Authorities, Directorate of Industries, ADANI ELECTRICITY, TATA POWER, MMRDA, MCGM, MMRDA, MCGM, MHADA, and all Revenue Authorities, City Survey Authorities, Town Planning Authorities, Maharashtra State Electricity Board, ADANI ELECTRICITY, TATA POWER, MMRDA, MCGM, MHADA, and all its/their departments and other concerned authorities in accordance with their bye-laws, rules and regulations, building plans, layouts, amalgamations, sub-divisions of the said property and in respect of the building/s to be constructed on the said property and for the aforesaid purposes to sign and execute all applications, plans, specifications, deeds, documents, writings, affidavits, undertakings, indemnities, bonds etc. as may be required by any or all of the aforesaid authorities, their officers and departments and to carry on correspondence with them for approving and sanctioning the said layouts, amalgamations, sub-divisions and plans thereof and for issue of, IOD, IOA, commencement certificates and all the permissions, no objections, extensions, exemptions, etc. for and in respect of development of the said property and construction of building/s thereon

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and for occupation or part occupation certificates and take all necessary and incidental steps including making applications for water connection, electric supply and other incidental matters and works which are required to be carried out and/or done for or become eligible for grant of building completion certificate.

24. For any of the aforesaid purposes mentioned herein, Attorneys are hereby authorized to sign, seal, execute and deliver all the applications forms, deeds, documents Agreements, Affidavits, Petitions, plans, documents, writings or undertakings, indemnities, bonds etc., whether prescribed or not as may be required.

25. To appear before the development plan committee set up or may hereafter be set up by the Government, MCGM, Town Planning Committee, MHADA Authorities, MBRR Board, and/or concerned authorities for hearing objections for reservations of the said property or any part thereof, for removing or canceling the designations for reservation and for that purpose to prepare and file necessary statements with such authorities.

26. To appoint and engage Architects, Engineers and R.C.C. Specialists, Valuers, Surveyors, Advocates, Solicitors and other persons as may be required in respect of the development of the said property.

27. To apply for and obtain certified copies of the plan, survey, measurements, demarcation of boundaries, area certificates, extracts etc. and to make such applications and execute such applications, letters or documents as may be required by such authorities or any of them for any work regarding survey measurements, demarcation of boundaries, area certificate, extracts etc. of the said property.

28. To make necessary applications for water, sewerage, lightand electric and telephone, gas and other utility connections with the concerned authorities and to obtain necessary orders in pursuant thereto and to do all acts and things to carry out and lay the same over and/or under the ground level.

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29. In case of enforcement of any Town Planning Scheme in the area to represent the Society in the proceedings

30. To appear before the Chief Minister or any other concerned Minister and the Minister of State for Urban Development and General Administration Departments, Secretary, Deputy Secretary, under

Secretary of General Administration and Urban Development Departments and the Commissioner, MHADA, MCGM and Additional Collector and Competent Authority (ULC), Tahasildar, Talathis, Municipal, City Survey Authorities, Town Planning Authorities and other officers and their superiors and sub-ordinates and all authorities inter alia in the matter of development of the said property and construction of building/s thereon.

31. To represent the society before the Registrar of Co-operative Societies and/or Companies and/or any other concerned authorities and their superiors and sub-ordinates for any of the purposes connected with redevelopment.

32. To execute in favour of the MHADA, MCGM, any other Planning authorities and/or ADANI ELECTRICITY, TATA POWER or any other concerned authorities, relevant and necessary documents for the purpose of enabling the MCGM, MHADA, and/or ADANI ELECTRICITY, TATA POWER and/or the said concerned authorities to put up and erect an Electric Sub-station for the supply of electricity to the said building/s.

33. To make necessary representations including filing of complaints and appeals before the Assessor & Collector, MCGM, MHADA, and other Concerned Authorities including in the Courts of Small Causes at Bombay in regard to the fixation of ratable value in respect of the building on the said property and/or any portion thereof by the Assessor & Collector and MCGM.

34. To approach, correspondence and / or obtain all the permissions, no-objections, consents, extensions, exemptions etc. from the concerned Authorities and execute all applications, indemnities, bonds, declaration, undertakings, and all deeds documents and / or writing etc.

35. To demolish the existing structure/s and/or building on the said property and for that purpose to employ contractors, labourers, workmen, architects, structural engineers, surveyors and other persons and professionals as may be required in connection with demolition of the existing structure/s and/or building.

36. To construct building or other structure on the said property and for that purpose to employ contractors, laborers', workmen, architects, structural engineers, surveyors, and other persons and/or professionals as may be required in the construction of the building.

37. To obtain occupation and building completion certificate from all the concerned Authorities including MHADA, MCGM, and Concerned Authorities.

38. To represent the Society and appear on their behalf before the concerned officers including Commissioner, Assistant, Deputy or Additional commissioner and all other concerned authorities including Civil Aviation, Environmental Authorities, Coastal Regulation Zone Authorities, Directorate of Industries, MCGM, MHADA, Maharashtra Electricity Board, ADANI ELECTRICITY, TATA POWER, MMRDA, MCGM, Slum Authorities, Town Planning land development authorities, City Survey Authorities, Land Revenue Authorities etc. to get the said property duly transferred regularized, assessed, reconstructed, repaired, renovated etc. and for the said purpose to do and perform all such acts, deeds, things or matters and sign execute affirm and declare all such writings, applications, forms, undertakings, indemnities plans, etc. proceedings, objections, affidavits, representations petition, reference, appeal, revisions, reviews etc. as may be necessary and deem fit and proper by my said attorneys.

39. To mortgage, hypothecate, pledge etc. the Developers' Premises as agreed under the said Redevelopment Agreement, or any part thereof and/or development rights thereof and all the flats and the premises in the buildings to be constructed on the said property and receivables etc. in favour of any person, bank and/or financial institutions etc. and borrow money and for that purpose sign, seal, execute any and all deeds, documents, writings including Deed of Mortgage, Loan Agreement, Deed of Hypothecation, Deed of Pledge, and to attend the office of the Sub-Registrar of Assurances and lodge the same for registration with the Sub-Registrar of Assurances and to admit execution and to comply with all legal requirements for registration of such deeds, documents and writings, Deed of Mortgage, Loan Agreement, Deed of Hypothecation, Deed of Pledge, etc.

40. Only for the purpose of Developers' Premises relating to its mortgage, pledge, hypothecation, Loan only, to represent the society and their interest and appear on their behalf before the Registrar, Sub-Registrar of Assurance at Mumbai or Bandra, Superintendent of Stamps, Collector or otherwise and all such officers and authorities under the concerned statutes including Maharashtra Stamp Act, Indian Registration Act and only in relation to Developer Premises in respect of

its mortgage, pledge, hypothecation, Loan only to sign and execute all such deeds, documents and writings, Deed of Mortgage, Loan Agreement, Deed of Hypothecation, Deed of Pledge, etc undertakings and make and file all such representations, appeals, revisions, reviews etc. as may be reasonably required for effectual registration of the said documents lodged for registration with the Sub-Registrar of assurances at Bombay as also to lodge and get registered agreements such Deed of Mortgage, Pledge, hypothecation, Loan etc and to take all steps and actions as my said attorney may deem fit and proper in their absolute discretion. It is made clear that this clause and clause 39hereinabove shall not authorize the Developers rights of mortgage, loan, pledge etc in relation to Society's property and its members existing premises and new premises to be allotted as per Redevelopment Agreement;

41. To sell, on what is known as "Ownership Basis" (at such price and on such terms and conditions as the said M/S SHREEJI DEVELOPERS may from time to time determine in its sole discretion) or lease or grant on leave and license basis or otherwise deal with and/or dispose off the flats/blocks/shops/terraces/units/garages /parking spaces and other premises in the building(s) to be constructed by the said M/S SHREEJI DEVELOPERS on the said property to be developed by them and to receive on the said M/S SHREEJI DEVELOPERS own account from such prospective purchasers the consideration money as may be decided by the said M/S SHREEJI DEVELOPERS and to appropriate the same to themselves and to put the purchasers of flats/premises/units/shops etc. in vacant possession in respect of the above.

42. To enter in the said M/S SHREEJI DEVELOPERS name, into Letter of Allotment, Agreement for Sale, Agreement of Lease, Leave & License, Tenancy or any other Agreement creating third party right of whatsoever nature including lien, charge and mortgage in favour of any bank/s and/or financial institution and to sign and execute such Agreements/Deeds with the nominees/ allotees/ transferees of the said M/S SHREEJI DEVELOPERS in respect of the Developers Premises in the building(s) to be constructed by the said M/S SHREEJI DEVELOPERS on the said property and to lodge such Agreements/Deeds including mortgage deed, for registration with the concerned Sub-Registrar of Assurances and complete the formalities of registration of such Agreements/Deeds, without in any manner making us liable or responsible for observance/ performance/ compliance of any of the terms and conditions thereof.

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