

Receipt (pavti)

390/17312

Friday, September 30, 2022

7:08 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

गावाचे नाव: घाटकोपर

दस्तावेजाचा अनुक्रमांक: करल3-17312-2022

दस्तावेजाचा प्रकार: कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: नीलकंठ प्रकाश को. ऑप. ही. सोसायटी लिमिटेड तर्फे चेअरमन पराग कीर्तीचंद शाह

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 1000.00

पृष्ठांची संख्या: 50

एकूण:

रु. 1100.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

7:22 PM ह्या वेळेस मिळेल.

सह दु.निबंधक कुर्ला - 3

वाजार मूल्य: रु.0.0/-

मोबदला रु.0/-

भरलेले मुद्रांक शुल्क: रु. 500/-

सह दुय्यम निबंधक (वर्ग-२)
कुर्ला - ३

1) देयकाचा प्रकार: DHC रकम: रु.1000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 3009202213077 दिनांक: 30/09/2022

वैकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH008617801202223E दिनांक: 30/09/2022

वैकेचे नाव व पत्ता:

Parey Shah



CHALLAN
MTR Form Number-6



GRN	MH008617801202223E	BARCODE			Date	30/09/2022-15:24:21	Form ID	48(f)
Department		Inspector General Of Registration						
Type of Payment		Stamp Duty Registration Fee						
Office Name		KRL3_JT SUB REGISTRAR KURLA NO 3						
Location		MUMBAI						
Year		2022-2023 One Time						
Flat/Block No.		CTS No.195/53, Plot No.54,Village Ghatkoper,						
Premises/Building		Garodia Naga						
Full Name		NEELKANTH PRAKASH CO OP HOUSING SOCIETY LTD						
Account Head Details		Amount in Rs.						
0030045501 Stamp Duty		500.00						
0030063301 Registration Fee		100.00						
Road/Street		Vallabhbaug Lane, Ghatkoper (E), Mumbai						
Area/Locality		575.00 Sq.Mtr.						
Town/City/District								
PIN		4 0 0 0 7 7						
Remarks (If Any)		SecondPartyName=Ms Integrated Residences LLP~						
Amount in		Six Hundred Rupees Only						
Words								
Total		600.00						
Payment Details		IDBI BANK						
FOR USE IN RECEIVING BANK								
Cheque/DD Details		Bank CIN Ref. No. 69103332022093013435 717021097						
Cheque/DD No.		Bank Date RBI Date 30/09/2022-15:39:40 Not Verified with RBI						
Name of Bank		Bank-Branch IDBI BANK						
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 दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Mobile No. : 8766763412

करल - ३		
१०३१२	२	५०
२०२२		

CHALLAN
MTR Form Number-6



GRIN	MH006617801202223E	BARCODE	Date		30/09/2022-15:24:21	Form ID	48(f)
Department			Inspector General Of Registration				
Stamp Duty			Payer Details				
Type of Payment			Registration Fee				
Office Name			KRL3_JT SUB REGISTRAR KURLA NO 3				
Location			MUMBAI				
Year			2022-2023 One Time				
Flat/Block No.			CTS No.195/53, Plot No.54,Village Ghatkopar,				
Premises/Building			Garodia Naga				
Account Head Details			Amount in Rs.				
0030045501 Stamp Duty			500.00				
0030033301 Registration Fee			100.00				
Road/Street			Vallabhbaug Lane, Ghatkopar (E), Mumbai				
Area/Locality			575.00 Sq.Mtr.				
Town/City/District							
PIN			4 0 0 0 7 7				
Remarks (If Any)			SecondPartyName=Ms Integrated Residences LLP				
Amount In			Six Hundred Rupees Only				
Words							
Total			600.00				
Payment Details			IDBI BANK				
Cheque-DD Details			FOR USE IN RECEIVING BANK				
Cheque/DD No.			Bank CIN Ref. No. 69103332022093013435 717021097				
Name of Bank			Bank Date RBI Date 30/09/2022-15:39:40 Not Verified with RBI				
Name of Branch			Bank Branch IDBI BANK				
			Scroll No. , Date Not Verified with Scroll				

Department ID : 431E - This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 8766763412
सदर करल करल नितवक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Challan Defacement Details

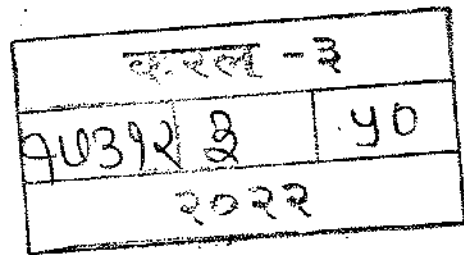
Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
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GRN : MHC08617801202223E Amount : 600.00

Bank : IDBI BANK

Date : 30/09/2022-15:24:21

	(S)-390-17312	0004251739202223	30/09/2022-19:08:23	IGR199	100.00
	(S)-390-17312	0004251739202223	30/09/2022-19:08:23	IGR199	500.00
Total Defacement Amount					600.00



करल - ३		
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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 3009202213077	Date 02/10/2022
Received from DHC PSK, Mobile number 9029688888, an amount of Rs.1000/-, towards Document Handling Charges for the Document to be registered in the Sub Registrar office Joint S.R. Kurla 3 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name SBIN	Date 30/09/2022
Bank CIN 10004152022093011814	REF No. 227364540666
This is computer generated receipt, hence no signature is required.	

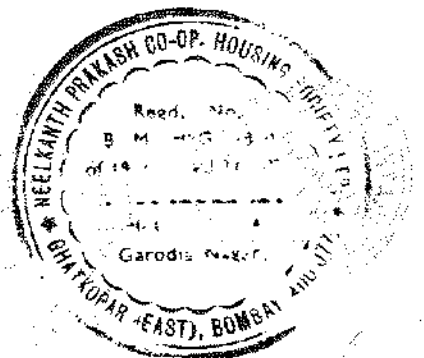


करल - ३		
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IRREVOCABLE POWER OF ATTORNEY

TO ALL WHOM THESE PRESENTS SHALL COME, WE, **NEELKANTH PRAKASHCO-OPERATIVE HOUSING SOCIETY LIMITED**, a Co-operative Housing Society registered under the provisions of the Maharashtra Co-operative Societies Act, 1961 vide registration No. BOM/HSG/4850/1976 having its registered address at Plot No.54, Garodia Nagar, Vallabhbaug Lane, Ghatkopar (E), Mumbai - 400 077 through its duly authorized Managing Committee Members, hereinafter referred to as "**the Society**" do hereby **SEND GREETINGS:**

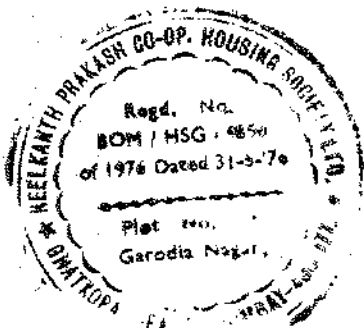


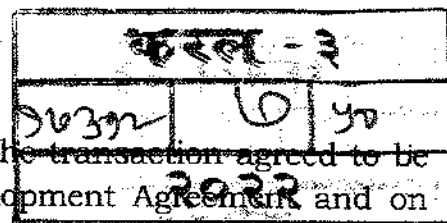
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WHEREAS:-

A. The Society is exclusively entitled to all ownership rights in respect of All that piece and parcel of land bearing Plot No. 54, C.T.S. No.195/53 of Village Ghatkopar, Taluka Kurla, Mumbai Suburban District and lying, being and situate at Garodia Nagar, Vallabhbaug Lane, Ghatkopar (East), Mumbai - 400077 and as per P.R. Card admeasuring 575 sq.mts in possession of the Society., **(hereinafter for the sake of brevity referred to as the "Said Land")** together with the structure and building standing thereon known as **"Neelkanth Prakash"** consisting of ground and ___ upper floors; **"the Building"** situate at Garodia Nagar, Vallabhbaug Lane, Ghatkopar (East), Mumbai - 400077 in the registration district of Mumbai Suburban District and more particularly described in the **SCHEDULE** hereunder written (the said land, the building and units are hereinafter collectively referred to as **"the said Property"**); and delineated the plan thereof hereto annexed and marked as **Annexure-A**

B. By a registered Development Agreement dated 30/09/2022 registered with Sub-Registrar of Assurances Kurla, bearing registration No. KRL3/17311/2022 - 30/09/2022. (hereinafter referred to as **"the said Agreement"**) executed by and between ourselves of the One Part (therein referred to as **"the said Society"**), **M/s. Integrated Residences LLP**, a limited liability partnership incorporated pursuant to section 12(1) of the Limited Liability Partnership Act, 2008, vide LLP Identification No. AAW-4774 having its registered office at D-201, D' Wing, Karma Sankalp, Corner of 6th & 7th Road of Rajawadi, Ghatkopar (East), Mumbai - 400077 represented by its Authorized Partner **Mr. Nishit Savla**, (therein referred to as **"the Developer"**), we, have granted the development rights in respect of the said Property to the Developer therein and permitted the said Developer to demolish the existing buildings standing on the said Property and re-develop the same. Under the said Agreement, we with the Members, have agreed to make and execute a Power of Attorneys being these presents in favour of the Developer, granting various powers as set out herein;



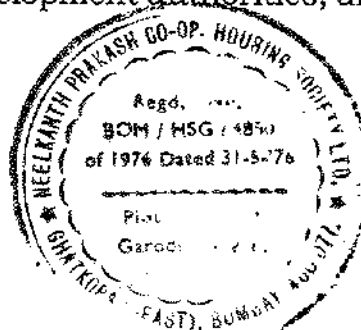


- C. This Power of Attorney is part of the transaction agreed to be worked out under the said Development Agreement and on which full stamp duty has been paid;
- D. The Developer has requested us to grant the said Power of Attorney in favour of **Mr. Nishit Savla** Partner of **M/S. INTEGRATED RESIDENCES LLP**, (hereinafter referred to as the "**said Attorneys**")
- E. This Power of Attorney is granted strictly in terms of the of the Development agreement and only for the purpose stated therein. All the acts, things, deeds done by the said Attorneys shall be entirely at their own risk as to the cost and consequence of the same.



NOW, THEREFORE, KNOW YE ALL AND THESE PRESENTS WITNESSETH that We, **NEELKANTH PRAKASH CO-OPERATIVE HOUSING SOCIETY LIMITED**, do and each of us on behalf of said Society doth hereby nominate, constitute and appoint **Mr. Nishit Savla** Partner of **M/S. INTEGRATED RESIDENCES LLP**; (which the Attorneys shall hereinafter collectively be referred to as "**the said Attorneys**") for us and on our behalf and in our names or in the name/s of our said Attorneys, jointly and/or severally to do and perform such acts, deeds, matters and things and to exercise such powers and authorities as are hereinafter set out strictly in terms of the Development agreement, at the risk and costs of our said Attorneys and only relating to the said Property, that is to say:-

1. **TO PREPARE** plans for development of the said Property and to submit the same to the Municipal Corporation of Greater Mumbai (M.C.G.M.), Mumbai Metropolitan Region Development Authority (MMRDA), and other Concerned Authorities for obtaining approval to the same and to submit proposals from time to time for the amendments of such Buildings Plans to the M.C.G.M., MMRDA and other Concerned Authorities for the purpose of obtaining approval to such amendments.
2. **TO SIGN** and submit to the Corporation, the Maharashtra State Water Supply and Sewerage Board, the Pollution Control Board, Environmental and Ecological Authorities, Government of Maharashtra, Collector of Land Revenue and other Revenue Authorities and officers, the concerned officers and authorities under the Maharashtra Regional and Town Planning Act, 1966, the Concerned Chief Fire Officer and other Fire Brigade Authorities, Town Planning Authorities, the Civil Aviation Authorities, Directorate of Industries (Maharashtra), Competent Authorities appointed under the Urban Land (Ceiling and Regulation) Act, 1976, MOEF, High Rise Committee, other development authorities, and/or to any other



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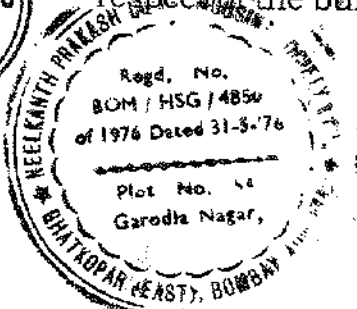
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Government, Semi-Government, local or public body or authority concerned, the building plans, layout plans and other drawings, designs and specifications for and in respect of the construction of proposed building and structures to be erected on the said Property, and to have the same approved and sanctioned, and / or to apply for and obtain approvals, permissions, and sanctions for amendments, revisions, modifications, alternations, variations, changes and/or deletions thereto/therein, and / or extension and revalidation thereof, and otherwise to do and perform all acts, deeds, matters and things in connection therewith, as may be deemed fit and advisable by the Attorneys, and to apply for and obtain all the approvals, permissions, sanctions, exemptions, order and no objection certificates in respect of the development and/or redevelopment work to be carried out and completed on the said Property from all concerned authorities and to apply to the Corporation for and obtain IOD, Permission Certificates, Building Commencement, Occupation and Completion Certificates and such other certificate/s and no objection certificates which may be necessary for commencing and completing the development and/or redevelopment work on the said Property;



TO APPLY to and submit proposals to the concerned local authorities, Government of Maharashtra, the Town Planning Authority, all departments of M.C.G.M., MMRDA, and other authorities for sanction of building plans for construction of building on the said Property and/or to apply for revision, amendment or modification of residential building plans once sanctioned and comply with the terms and conditions which may be stipulated by them, apply for and obtain the relevant Intimation of Disapproval, Commencement Certificate, Occupation Certificate, Building Completion Certificate, etc. in respect of such construction work and/or get the same revalidated and for the said purpose represent us and appear on our behalf before the concerned authorities, and make, execute and submit proposals, information, declarations, letters, affidavits, deeds, documents, writings, indemnities, guarantees, bonds, undertakings, etc. as such authorities may require and comply with the requisitions of such authorities and obtain approvals and sanctions for construction jobs on the said Property.

4. **TO OBTAIN** approval/sanction by way of IOD and CC and BCC from M.C.G.M., MMRDA, and other concerned Authorities in respect of the building plans for construction of New Building/s



MS

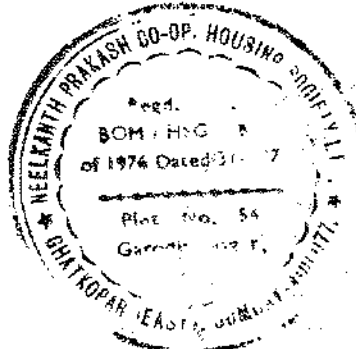
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on the said Property and to sign and submit to M.C.G.M., MMRDA and other concerned Authorities Affidavits, Declarations, Undertakings etc., as may be required to obtain from time to time approval to the amendments to such building plans.

5. **TO ACQUIRE** TDR FSI in the name of the Society and execute necessary agreements, documents and papers for the purchase and transfer of T.D.R. FSI in Society's name and on our behalf.
6. **TO MAKE** applications, to deal and correspond with the Sub-Registrar of Assurances, Mumbai, Collector, State Government of Maharashtra, and City Survey Officers, M.C.G.M., State Government of Maharashtra (including all their respective departments and officers) and other authorities in respect of the development and/or redevelopment work of the said Property, in pursuance of the said Development Agreement of even date; (2)
7. **TO REVALIDATE** such permissions from time to time to the said Property, pay the premium, deposits and/or other amounts as may be demanded by the authorities from time to time for the said purpose.
8. **TO ENTER** upon the said Property, remain thereon and commence the work of construction on the said Property as per the sanctioned plans with such modification and/or deviation as may be necessary subject to the Development Agreement and required by the Attorneys and/or the concerned authorities after pulling down the existing structures standing on the said Property.
9. **TO CONSTRUCT** a building on the said Land after demolishing the said Building as per the sanctioned plan and according to specifications and other requirements of M.C.G.M., MMRDA, and for that purpose to employ contractors, architects, Licensed Surveyor, Structural Engineers, RCC consultants, any other Consultants and other professionals as may be required in construct of the building.
10. **TO ENTER** into and sign contract with contractors for construction as well as contractors for labor and sign such agreements.
11. **TO ENTER** upon the said Property, subject to the terms contained in the said Development Agreement, for carrying out construction activities.



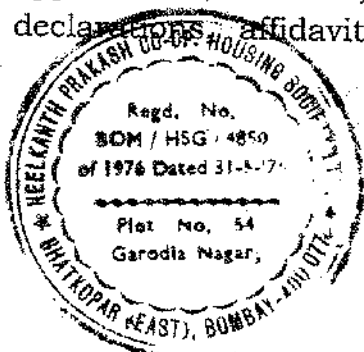
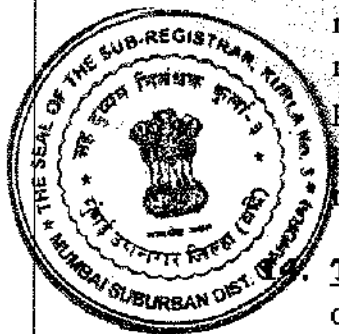
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12. **TO SUBMIT** proposals and deal with M.C.G.M., MMRDA, , the Maharashtra Electricity Supply Company Ltd./ Tata Power/ BEST (Bombay electricity supply and Transport Company)/ Reliance Energy Limited or any other bodies or authorities for providing services and facilities in the said Property, including water supply, electric supply, drainage, telephone and gas connections, etc. and in such context submit proposals, information, declaration, letters, affidavits, documents, indemnities, guarantees, bonds and undertakings as such authorities may require and obtain necessary approvals, certificates and sanctions for construction on the said Property.

13. **TO REPRESENT** us before the Arbitrator or other authorities appointed in respect of the Town Planning Scheme, of which the said Property is a part, and in proceedings before him, and make and submit applications, petitions to them, appear and represent us before them in all related matters, file objections, pay betterment charges, receive compensation and/or take possession of any additional area coming to our share on revision of the said Scheme.

TO CARRY OUT all the requisitions that may be made by any concerned authorities in connection with such plans or building plans submitted and/ or that may be submitted by our said Attorney to the appropriate concerned authority/ies in pursuance of this presents.

15. **TO APPLY** to the controller of cement and steel and any other authorities for the purpose of obtaining quotas of cement and steel and other building materials and procure the same and for that purpose to give such undertakings or execute such documents and applications as also to correspond with the authorities, to pass and issue receipts and release orders and delivery papers in our name or on our behalf, and to do such other acts, matters and things as our said Attorneys may think fit and proper for the purpose of developing the said Property and for construction of New Building/s thereon.

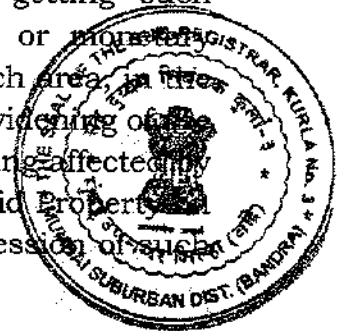
16. **TO APPLY** for permission to transfer the benefit of construction permissible on any other property to the said Property, to which such transfer may be permissible by way of TDR (Transfer of Development Rights) and to comply with all relevant requisitions and requirements and obtain appropriate orders thereon including to do all acts, deeds and things as may be necessary and sign and execute all papers, writings, applications, forms, proformas, letters, documents, declarations, affidavits, undertakings, powers by whatever



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name called to take advantage of any benefit that may be available in respect of the said Property including as a result of the road widening or otherwise.

- 17. TO SIGN AND EXECUTE** the necessary document of transfer for conveying and transferring such area to the authorities concerned, to present such documents for registration with the concerned Sub-Registrar of Assurances, to admit execution of such documents, to complete all the formalities for getting such documents duly registered, to claim T.D.R. FSI or other compensation or any other benefit in respect of such area, in the event of any area of the said Property going under widening of existing road or any portion of the said Property being affected by setback or any reservation on any portion of the said Property on our behalf and in our name to hand over the possession of the said area to the authorities concerned.

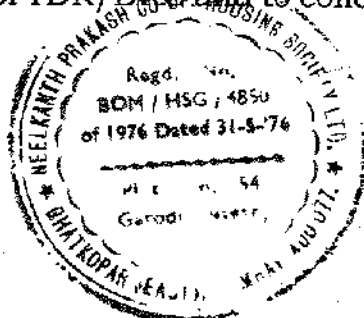
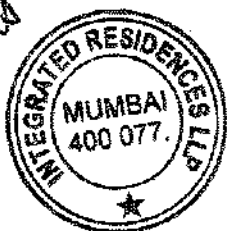


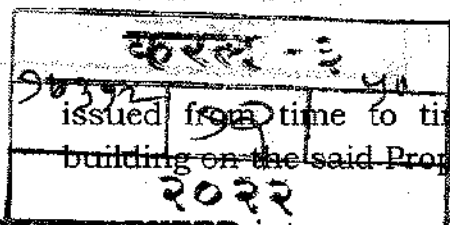
- 18. TO APPLY** to the Collector, M.C.G.M., MMRDA, Sub-registrar of Assurances, and all other concerned authorities with regard to procuring title documents pertaining to the said Property in our name and to apply for rectification or change to the same.

- 19. TO TAKE** all or any benefits that may be available in whatever form in respect of the said Property (including area if any which may increase as a result of area correction) including in the form of FSI, Transfer of Development Rights, Development Right Certificate or as a result of any change of law or otherwise as may be available as per the prevailing D.C. Regulations at present in force until the procurement of the Occupation Certificate with respect to the New building in any form whatsoever in such manner as the said Attorneys may deem fit. The said Attorneys will be entitled to do all acts, deeds and things as may be necessary and sign and execute all papers, writings, applications, forms, proformas, letters, documents, declarations, affidavits, undertakings, powers by whatever name called to take advantage of any benefit that may be available in respect of the said Property including as a result of the road widening or otherwise.

- 20. TO SIGN** all applications, forms, writings, documents, proforma, declarations, undertakings, affidavits, confirmation deeds, rectification deeds, Supplementary Deeds, Written statements, Plaints, Petitions, or such correspondence or such papers or writings as may be necessary for the purpose.

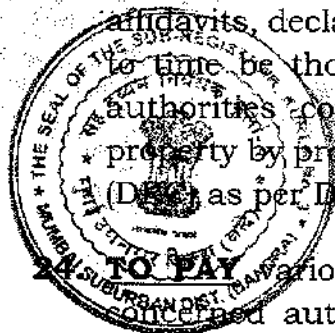
- 21. TO APPLY** to M.C.G.M., for NOC, issue of letter of Intent, letter of Eligibility and such other permissions/approvals, remarks for grant of utilizing of TDR/DRG and to collect the original DRC





22. **TO ENTER** into agreement for purchase of TDR (Transferable Developer Rights) from the holder of Development Right Certificate ("DRC") and utilize the same in the said Property for construction of additional area and to execute necessary declarations, affidavits and other papers required to be submitted to M.C.G.M., and other authorities for the utilization of the said TDR.

23. **TO SIGN** all applications, forms, papers, undertakings, affidavits, declarations, terms and conditions as may from time to time be thought necessary or as may be required by the authorities concerned for utilizing the FSI of some other property by procuring transfer of Development Right Certificate (DRC) as per Development Control Regulations Act, 1991.

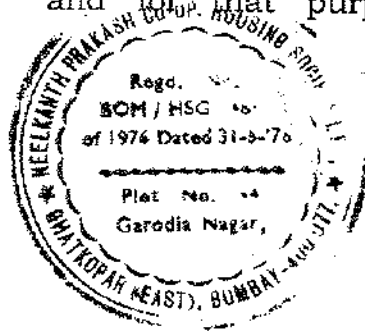


TO PAY various deposits to M.C.G.M., MMRDA, and other concerned authorities/persons as may be necessary for the purpose of carrying out the redevelopment work on the said Property and construction of the new-building thereon and to claim refund of such deposits so paid by our said Attorneys and to give effectual receipts in the name of and on behalf of the Society in connection with refund of such deposits.

25. **TO PAY** to persons and authorities including the M.C.G.M., MMRDA, the Reliance Energy Limited and other authorities / persons deposits, fees, charges and monies required to obtain sanction of building plans or to obtain services like water/electric supply, etc. on the said Property or for availing of amenities, services, facilities and conveniences on the said Property including as security for proper performance of any obligation, payment of accruing charges and in due course apply for and collect refund of such monies and for such purpose correspond with authorities/persons concerned, and on receipt thereof issue receipts and discharges for the same.

26. **TO PRESENT** such contract, forms, agreements, documents or writings as mentioned on the aforesaid clause for registration with the Sub-Registrar of Assurances at proper place and to admit execution thereof before the Sub-Registrar of Assurances with respect to the said Land.

27. **TO APPLY** for and obtain electric power connection and supply from BSES Limited / Reliance Energy Limited / Tata for and/or in respect of or relating to the construction of the said Property and for that purpose to sign all letters, applications,

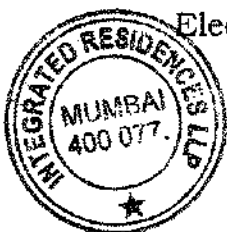


Regd.
BOM / HSG No.
of 1974 Dated 31-3-76
Plot No. 14
Garodia Nagar,
Bhatkoper (East), BOMBAY-400 071.

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undertakings, comply with the terms and conditions and other papers as may from time to time be thought necessary or as may be required by the authorities concerned and if required by the said Company for that purpose grant lease of any part of the said Property for construction of a Sub-Station and permit construction thereof on the said Property in the manner as may be stipulated by the said Company.

28. **TO APPEAR** before and represent us before the concerned Collector, Tahsildar, Talati, Municipal authorities or Revenue or any other Authority to make changes, and alterations in the Property Register Card and to transfer the said Property to the name of Society and for that purpose to sign all applications, writings, deeds, confirmations, indemnities, documents, letters etc., as may be necessary.
29. **TO APPEAR** before and carry on correspondence with the concerned authorities and bodies including the Government of Maharashtra and all its departments, M.C.G.M. and/or Town Planning Department, Competent Authority under ULC Act, 1976, City Survey Office, Collector, Mamlatdar, Tahsildar, Revenue Authority and all other public and semi-public authorities and to obtain permissions / No Objection Certificates/ Exemption Orders etc. in connection with the development of the said Property.
30. **TO APPROACH** MERC, MSEB or such other Company and/or Undertaking or as may then be in existence for removal/ shifting of high tension wires, obtaining temporary or permanent electric power and/or additional power required for being consumed on the said Property and the building/s to be constructed thereon.
31. **TO MAKE** applications and to follow up on application made to the concerned authorities for the purpose of development of the said Property.
32. **TO DEPOSIT** amounts as may be required with the Municipal Corporation of Greater Bombay, Reliance Energy Limited, and other authority/ies in connection with the development of the said Property or sanction of building plans or grant of permissions for development thereof and/or provision of amenities services and facilities therein, and to apply for and receive refunds of such deposits and sign all effectual receipts and discharges for the same.
33. **TO REPRESENT** us before the appropriate local authority, Electric Supply Company and other authorities concerned in all



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matters relating to provision of amenities, services and facilities including water supply, electric supply, etc. in the said Property and/or for transfer of the installations provided therein with respect to the Developer's Portion to the name of any other person entirely at the discretion of our said Attorneys.

34. TO APPLY for correction of area of the said Property, if necessary in the revenue and municipal records, and if the area of the said Property is found to be more than the area referred to in this Power of Attorney in such government records then to take all necessary steps for developing and enjoying such additional area without any reference or recourse to us. In any event, this Power of Attorney shall remain valid and binding even if the area of the said Property is found to be more or less than the area stated herein.



TO APPLY for amalgamation or sub-division of the said Property into one or more sub-plots and to comply with the requirements and/or authorities concerned for the purpose and also to comply with the terms and conditions of the said amalgamation/ sub-division.

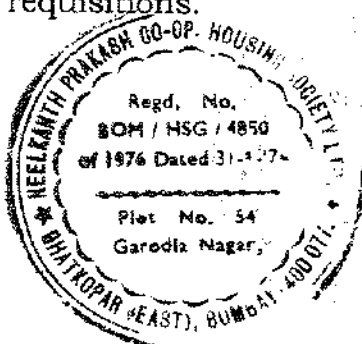
36. TO APPLY to the concerned Collector, Tahsildar, Talati, Municipal authorities or Revenue or any other Authority for the purpose of conversion of the user of the said Property and to do all other acts incidental thereto.

37. TO APPLY and to obtain the necessary labour NOC and permission from the labour/Industrial commissioner and/or such appropriate authorities in respect of the premises in the Society and to do all acts incidental thereto.

38. TO APPLY to the Civil Aviation authorities and obtain permission to put up a multi-storied building on the said Property.

39. TO APPLY to and obtain from the Fire Brigade and other concerned authorities the necessary No Objection Certificates for construction of proposed high-rise building on the said Property, and for the said purpose submit proposals and comply with the requisitions-of such authorities.

40. TO REPRESENT us before and apply to and obtain from the Public Works Department, Reliance Energy Ltd. and other authorities permission to erect lift/s in the building/s proposed to be constructed on the said Property, and comply with their requisitions.

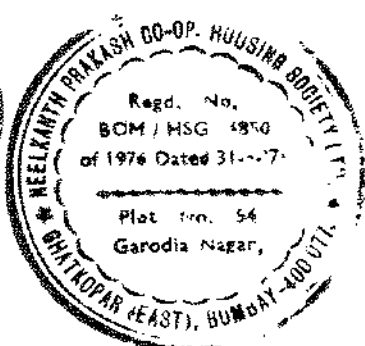
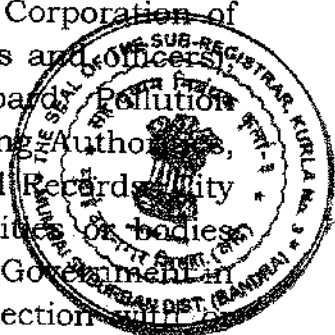


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41. **TO MAKE** sign and execute applications, ~~2009~~ writings, documents, rectification deeds or such other writing as may be necessary, indemnities, bonds, guarantees, undertakings in favor of public authorities in our names and on our behalf in connection with the development of the said Property and procurements of sanctions and approvals thereof as our said Attorneys may think proper.
42. **TO DEAL** and correspond with the Municipal Corporation of Greater Mumbai, (including all its departments and officers), Fire Brigade Authorities, Sewage Control Board, Pollution Control Board, Tree Authorities, Town Planning Authority, Revenue Authorities, District Inspector of Land Records, City Survey Officer, Tahsildar or any other authorities or bodies including the State Government and/or Central Government in all their departments for any matter in connection with relating to or touching the development of the said Property.
43. **TO APPOINT** Architects, R.C.C. Consultants and other professionals, and make sign and execute appropriate authorities in their favor authorizing them to obtain sanctions and permissions for development of or construction on the said Property, and also to design and supervise the construction buildings thereon and sign authority/appointment letter in their favor.
44. **TO SURRENDER** any part of the said Property to M.C.G.M. and /or any other Concerned Authority if any falling within the alignment of any D.P/ Public Road/Road Set-back Line, or under reservation, or otherwise required to be handed over to the concerned local or other authorities, and hand over possession thereof and claim, compensation on account thereof in cash or by way of permission to put up additional construction on the remaining part of the said Property and for the said purpose enter into correspondence with, and surrender and hand over possession of portions of the said Property to such authorities and apply for and avail of the benefit of compensation as aforesaid and comply with the requirements of the concerned authorities, and wherever required make execute and get registered appropriate Conveyances and other deeds / documents as our said Attorneys may think proper to transfer and convey unto and vest in the concerned authority/ies the said portion of the said Property so surrendered and got the same duly transferred to and entered in the name of such authority in the public records.

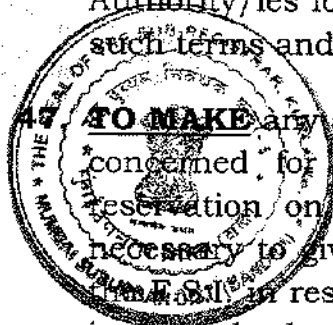


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45. **TO REPRESENT** us before the Competent Authority/ies appointed under the Urban Land (Ceiling & Regulation) Act, 1976 in all matters concerning the said Property.

46. **TO REPRESENT** us before the Competent Authority appointed under the Ceiling Act in all matters relating to the said Property or any part thereof held to be surplus vacant land, and submit proposals at contemplated u/s 20/21 of the said Act in respect of such surplus vacant land, get the same duly processed, appear and represent us before the Competent Authority/ies and got permissions, sanctions and contents of the said Authority/ies for development thereof in such manner and on such terms and conditions as they may prescribe.



47. **TO MAKE** any application or representation to the authorities concerned for total or partly removal or shifting of the reservation on the said Property and for that, purpose if necessary to give undertaking as may be necessary to obtain the said reservation in respect of such reservation as our said Attorneys in their absolute discretion may think fit and proper, in case of any reservation on the said Property.

48. **TO REPRESENT** us, in case of enforcement of any Town Planning Scheme in the area, in the proceedings before the authorities concerned and to receive compensation and/or final plots allotted to us in any such scheme.

49. **TO REPRESENT** us in acquisition proceedings in case of acquisition of the said Property or any part thereof and to receive compensation and give receipt for moneys received and also to oppose the said proceedings if they are of the opinion that the said proceedings are against our interest.

50. **TO APPEAR** on our behalf and represent us before all concerned authorities and parties to sign and execute all applications, forms, appeals, indemnities, declarations and undertakings and to make such agreements and to arrive at such arrangement with the authorities concerned as may be necessary, required or advisable for or in connection with the development of the said Property or construction of buildings thereon.

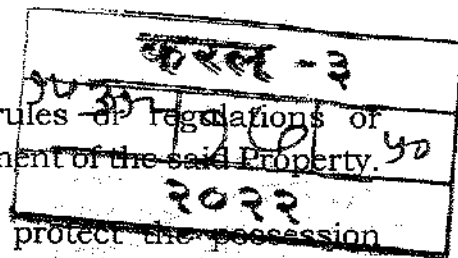
51. **TO APPEAR AND REPRESENT** our interest before the Commissioner of Income Tax, Collector of land revenue and Assessor or Municipal rates and Taxes, Commissioner of Police and Municipal Officer or any other public or Government officer or authority, for the renewal or grant of license or permit



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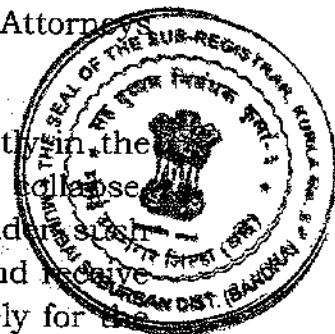
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required under any local acts or rules or regulations or guidelines or circulars, for the development of the said Property.



52. **TO MANAGE** the said Property and protect the possession thereof in such manner as our said Attorneys may think proper, including from encroachments, engage security guards, fence/compound the said Property, lodge complaints with the police and other authorities whenever required, carry on correspondence, and take other steps as our said Attorneys may think proper for the purpose.

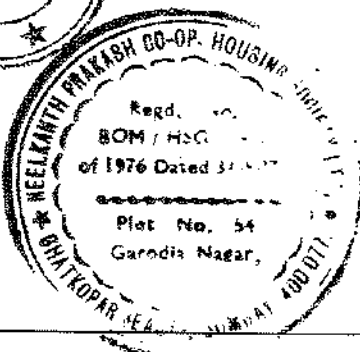
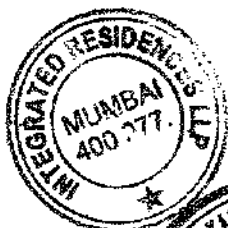
53. **TO INSURE** the said Property in our names or jointly in the name of the Developer against risks of fire, collapse, destruction, riots, etc. and if any claim arises under such policy, to process the same, and demand recovery and receive the insurance monies and retain the same exclusively for the benefit of the Developer.



54. **TO RECOVER** amounts due howsoever from persons occupying any part of the said Property and give receipts for the same, deal with them in all matters including recovery of dues, accepting surrender of tenancy/ occupancy rights, or adopt proceedings against them as our said Attorneys may think proper.

55. **TO SIGN AND EXECUTE** any agreement, arrangement, writing, contract or commitment joining us as party in respect of development of the **said Property** and for the sale of flats, allotment of parking space or any other rights as specified in the said Agreement for Development in the building/s to be constructed on the said Property including any Deed of Confirmation joining us as party and to lodge the same for registration with the concerned Sub-Registrar of Assurances as the said Attorneys may desire and to admit execution thereof for us and on our behalf.

56. **To NEGOTIATE AND SELL** the Developer's Portion of flats/sale Component, allotment of parking space in the proposed new building (other than those which are to be handed over to the present members of the Society, as per the terms of the said Development Agreement) if required, on ownership basis or on such other basis and for such consideration as the said Attorneys may deem fit and proper in their absolute discretion and for that purpose enter into and/or execute agreement/s for sale/allotment letter or such other documents as our Attorneys may deem fit and proper in favor of prospective purchasers/tenants/Lessees/Licensee and register the said documents as required for registration and receive consideration and receive consideration from the prospective



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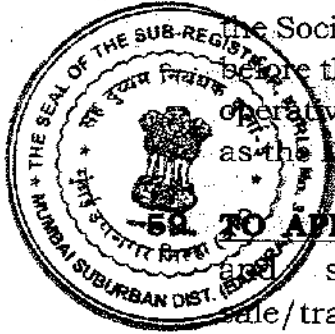
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purchasers/tenants/occupants/licensee and to give and pass effectual receipts and discharges for the same and appropriate the same for their own benefit and handover possession of the premises to the prospective Purchasers/ Tenants/ Occupants/ Licensees

57. TO EXECUTE No objection on our behalf to create lien, charge or mortgaged the premises purchased by the Flat Purchaser to avail housing finance for the purchase of premises from our said Attorney.

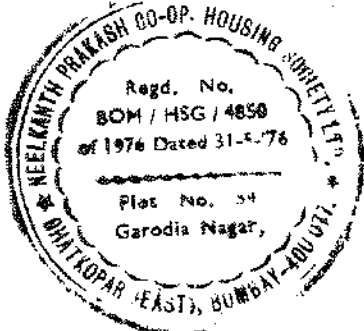
58. TO APPLY, to the Assistant Registrar of Co-operative Societies or Deputy Registrar of Co-operative Societies or any other concerned authority to admit flat purchaser of the premises as Members of the Society and for that purpose to correspond with and/or appear before the concerned officer appointed under the Maharashtra Co-operative Societies Act, 1960 on our behalf to admit flat purchaser as the Members of the Society.



59. TO APPLY for and obtain appropriate consents permissions sanctions from the concerned authorities for sale/transfer/leasing out of the flats that will be constructed in the new building upon the said Property or any part thereof to the name of our said Developer or its nominee/s and take all necessary steps for the same.

60. TO MORTGAGE and/or to create charge on the Developer's Portion and/or Free Sale FSI/TDR (as specified in the Development Agreement) on the flats in the said Property and raise loans on the security thereof, and pursuant thereto make and execute appropriate Deed/s of Mortgage and other documents as our said Attorneys may think proper in favour of any person/s, bank/s, financial institutions after making it clear and incorporating a condition in such deed/s that Society would not be responsible or liable on such mortgage or liability and that our said Developer alone shall be liable on the same, and that Society shall not be liable in any way on such mortgage and for the above purpose:

- (i) To enter into, make, sign, seal, execute, deliver, acknowledge and perform any contract, agreement, deed, mortgage deed, writing forms or things that may in the opinion of the said Attorneys be necessary or proper to be entered into, made, signed, sealed, executed, delivered, acknowledged or performed with respect to the Developer's Portion;

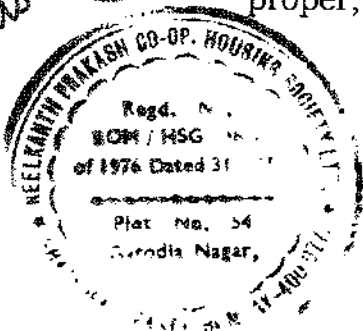
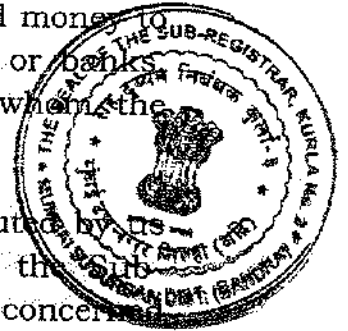


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- (ii) To present such contract, agreement, deed, mortgage deed, writing or things for registration with Sub-Registrar of Assurances at proper place and to admit execution thereof before the Sub-Registrar of Assurances with respect to the Developer's Portion;
- (iii) to deposit title deeds in respect of Developer's title to Developer's Portion with such bank or banks, financial institution or institutions as directed by the Developer with intent to create equitable mortgage on Developer's Portion and on repayment of such borrowed money to collect the said title deeds from the bank or banks financial institution or institutions from whom the money is borrowed.
- 61. TO TAKE** all steps to register any document executed by us relating to the said Property, and appear before the Sub-Registrar, Superintendent of Stamps and other concerned authorities in all enquiries and proceedings taken or adopted in connection therewith and/or the valuation of the subject matter thereof and furnish to such authorities necessary information and clarifications and get such Deed/s duly registered under the Registration Act, 1908.
- 62. TO REPRESENT** us before the Sub-Registrar, Superintendent of Stamps, Chief Controlling Revenue Authority, Collector, Government of Maharashtra and other authorities in all matters arising out of or on the question of proper stamp duty payable on any document executed by us relating to the said Property, furnish required information to them, appear before them, participate in any enquiry held to ascertain the true market value of the subject matter thereof and the stamp duty or penalty, if any, payable thereon, contest the findings of such Authorities if thought proper, and file and prosecute Appeals, Revisions and Writ Petitions in such matters if thought expedient or necessary.
- 63. TO REPRESENT** us in all matters concerning the said Property in and before all authorities including the police, and file information, statements and complaints in such matters.
- 64. TO REPRESENT** us if any part of the said Property is reserved, acquired or requisitioned or proposed to be so done for any public purpose, in such matters before the concerned authorities, and oppose/contest such proposals, and/or apply for and get the said Property or portion/s thereof released from such proposals on such terms as our said Attorneys may think proper, and claim, demand and receive the compensation due,



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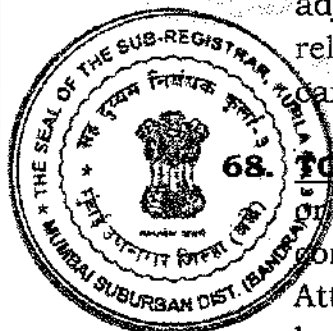
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and issue receipts for the same, or receive on our behalf such compensation by way of T. D. R. (Transfer of Development Rights) or grant of permission to put up additional construction on the remaining part of the said property.

65. TO PAY or allow rates, taxes, charges, deductions, expenses and other payments and outgoings whatsoever for the time being payable in respect of the said Property.

66. TO DEAL with persons who may come upon the said Property at any time on whatsoever basis, and take and adopt steps for their removal there from as our said Attorneys may think proper.

67. TO REPRESENT us before the owners/holders/ occupants of adjoining lands in the matter of fixing boundaries and other related matters, and to enter into commitments with them and carry out the same.



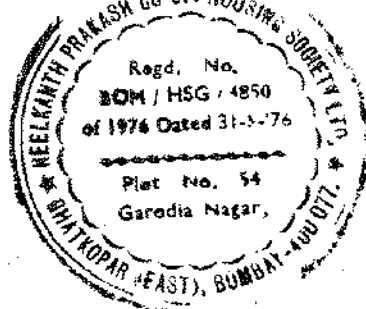
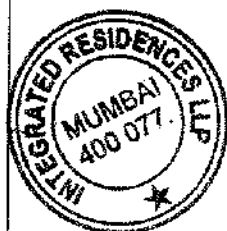
68. TO SETTLE at their own cost, claim if any injury is suffered by, or death is caused to, any laborer/workman employed in construction or other work on the said Property as our said Attorneys may think proper, or if any proceedings are adopted by anyone in such matters, contest/resist the same, and if thought proper compound compromise and/or settle the same, as our said Attorneys may think proper.

69. TO REPRESENT us and appear before the authorities in charge of assessment of the said Property to municipal local and revenue assessments/taxes, make and furnish statements and information to them, for payment of assessment dues, make and file appeals and revisions against orders passed by such authorities, and in general take and adopt all appropriate steps as our said Attorneys may think proper in such matters.

70. TO REPRESENT us before the concerned local and other authorities in all matters concerning touching or affecting the said Property including for survey or joint survey thereof and fixation of its boundaries.

71. TO GET the said Property surveyed, and in the event of any discrepancy in area, to apply to the appropriate authorities to correct the area thereof and take all the necessary steps to get the area corrected in the revenue and other public records.

72. TO COMMENCE any action or other proceeding in or before any Competent Court, Authority or forum in any matter relating to or concerning development of the said Property or any part



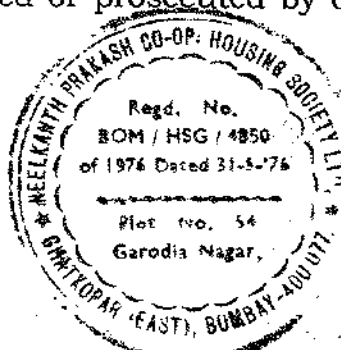
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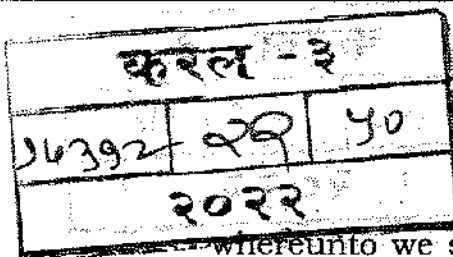
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thereof and/or our right title interest claim and demand thereto and therein and/or the possession thereof and/or for recovery of any sum of money, property, matter or thing whatsoever due to us as owners of the said Property or any part thereof, and enforce on our behalf our right title and interest therein and the same action or proceeding to prosecute or discontinue, or become non-suited therein if our said Attorneys shall so think proper, and take all other lawful ways and means to enforce our claim demand and right in the said Property.

73. **TO COMMENCE** eviction proceedings or take any action against such members of the Society who refuse to handover vacant and peaceful possession of their premises to the Developer in accordance with the Agreement or do any act or deed that affects the re-development of the said Property or any part thereof.
74. **TO INSTITUTE**, carry on, defend, compromise, abandon or submit to judgment in any legal proceedings including Writ Petitions concerning the said Property or any part thereof or our rights thereto and therein if our said Attorneys shall so think proper, and accept/dispute awards made therein and give security or indemnity for costs, receive/pay monies due there under and deposit in/withdraw from courts monies becoming due there under.
75. **TO APPEAR** in, defend and compromise any action or proceeding now or hereafter to be instituted, commenced or prosecuted against us in respect of or concerning the said Property in or before any court, authority or forum including offices of government, Municipal Corporation.
76. **TO ISSUE AND ACCEPT** writs of summons, notices and other processes issued by any Court, Government or other authority in any matter concerning the said Property, and to sign and issue acknowledgements for the same.
77. **TO SETTLE** adjust, compound or compromise all actions, suits, accounts, claims and disputes between us and any other person/s concerning the said Property, as our said Attorneys may deem fit.
78. **TO APPEAR**, act for and represent us in and before all courts, forums and authorities in all actions, suits, appeals whether civil, criminal, original or appellate and in all applications or petitions in any court of law as also in proceedings before Revenue Authorities, information and complaints which shall or may be had, brought, commenced or prosecuted by or against us, or



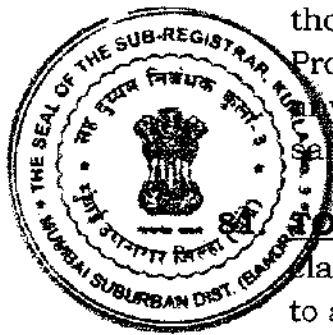


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whereunto we shall be parties (other than those between the Society and the Developer), and defend the same as our said Attorneys may think proper, and in the said context make and give statements, evidence, declarations, affidavits and file replies written statements therein and contest and/or resist such proceedings as our said Attorneys may think proper.

79. TO SIGN and execute indemnities, bonds, guarantees, undertakings, etc. in favour of public authorities at the attorney's own risk, cost and liability in our names and on our behalf in connection with the development of the said Property and procurements of sanctions and approvals thereof as our said Attorneys may think fit or necessary,

80. TO SIGN and verify all pleadings in matters aforesaid including complaints, written Statements, petitions of claims, Memoranda of Appeal and petitions and applications of all kinds including those for execution of decrees in matters concerning the said Property and/or our rights therein, and file them in and before any court authority forum or office, and amend and alter the same as our said Attorneys may think proper.

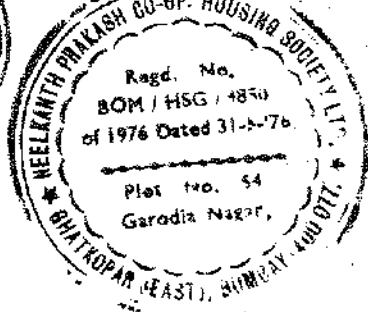


TO APPOINT, for the purposes mentioned in the foregoing clauses, Pleaders, Solicitors, Advocates or Attorney or Lawyer to appear and act in any Court of Justice or before any Custom or Port Trust or Revenue or other officer or officers of any state or local authority and to revoke such appointment and to substitute any other in their place and stead and to pay them such fees and remuneration as our Attorney shall deem fit and for that purpose to sign, execute, deliver and file necessary vakalatnama, warrants to act or any other papers or any other necessary authorities.

82. TO SIGN, verify and file applications for execution of Orders/Decrees of any Court or of Competent Authorities in matters concerning the said Property and us, and do such other things as may be necessary to execute, and execute, Orders/Decrees as our said Attorneys may think proper.

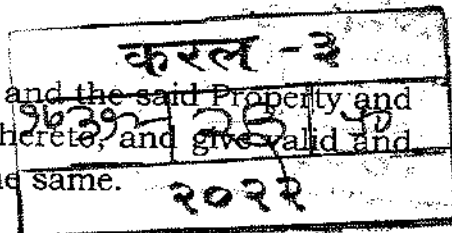
83. TO SUBMIT to judgment or decree or become non-suited in any action or proceedings and without prejudice to the generality of the foregoing to appear in all court proceedings and attend all meetings in respect of the **said Property** before officers of any court or other Government or Semi-Government Authority.

84. TO WITHDRAW and receive documents and monies from any Court, office or Tribunal, opposite parties or from authorities and public bodies in execution of decrees or otherwise

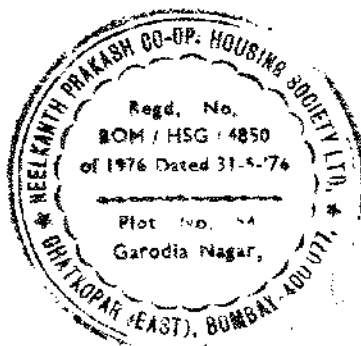
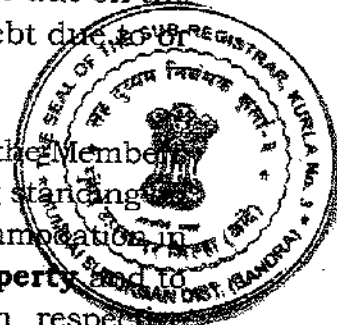


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howsoever in matters concerning us and the said Property and do all acts necessary or incidental thereto, and give valid and proper receipts and discharges for the same.



- 85. TO EXAMINE** adjust and settle all accounts and reckonings between us and any other person/s whosoever in matters relating to or concerning the said Property and/or our right title and interest thereto and therein, and pay or receive, as the case may be, the balance, if any, which shall appear to be due on the settlement of such accounts and compound any debt due and owing by us.
- 86. TO ENTER** into any agreement or arrangement with the Member who are in occupation of the premises in the building standing on the **said Property** for providing them alternate accommodation in the new buildings to be constructed on the **said Property** and to obtain from them the possession of premises in respective possession or to obtain any other facility or to arrive at any other arrangement with them for the development of the **said Property**.
- 87. TO ATTEND** meetings of all matters concerning, affecting or relating to the redevelopment of the said Property and execute and perform or cause to be done executed and performed any other act deed matter or thing whatsoever as our said Attorneys may think proper to effectuate the provisions hereof.
- 88.** For the purposes aforesaid or any of them to make, enter into, sign and execute all agreements, deeds, Affidavits/ Undertakings/ Declarations and other instruments and to get registered or to present for registration or admit due execution for purposes of registration any such deed or instrument; to renew, vary or discharge all such deeds, agreements, and other instruments to do all things whatsoever which our said Attorneys may deem necessary or expedient.
- 89. TO DO** all other acts, deeds, matters and things in respect of the said Property described in the Schedule hereunder written including to represent before the M.C.G.M., and other concerned authorities for any of the matters relating to the demolition of existing building, construction of new building, sanctioning of the building plans, layouts and/or to the amendments thereto obtaining sanction for utilization of the Floor Space Index (FSI) including acquisition and utilization of Transfer of Development Rights (TDR) for the construction to be carried out on the said Property and any other matters pertaining to the said property. To avail TDR FSI credit on Building Proposal file to construct building by consuming



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admissible component of TDR FSI beside zonal FSI and consequential free and premium fungible FSI on the **said Property**

90. TO CARRY on correspondence and negotiations with any person/s and government and semi-government bodies in respect of matters relating to the said purpose and our rights thereto and therein and take all decisions, make commitments and deal with all such matters in such manner as our said Attorneys may deem fit, without casting any financial or contractual obligation on us personally.

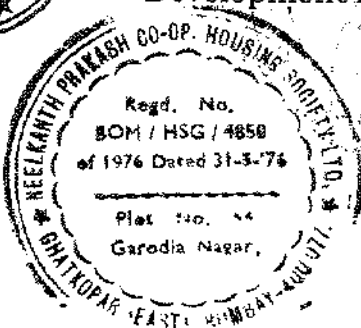
91. In the course of development of the said Property:

- To construct a godown for the purpose of storage of materials like cement, sand, construction equipment, etc;
- The irrevocable right to pass and re-pass at all hours of the day and night either by foot or by vehicle of all description whatsoever over all the roads giving access to the said property;
- To install plant and machinery for the purpose of Development of the said property;
- To construct Site and Sales Office on the said property;
- To install toilets, latrines, bathrooms, water tank etc for workers as well as for contractors on the said property.

92. TO RECEIVE refund of every sum of money whatsoever which may become due and payable to us, which may be paid by the said Attorney on our behalf upon or by virtue of any agreement, charges and other security in respect of the said Property or any part thereof and on receipt thereof to make sign, execute and give sufficient releases or other discharges for the same.

93. In case of any dispute arising with regard to the interpretation of the powers under this Power of Attorney, all the powers are governed by the clauses including the recitals of the Development Agreement which is simultaneously executed by the Society, members and the Developer along with this document.

94. The Power of attorney shall remain in force from the date of execution of the said Development Agreement till the Building Completion Certificate in respect of the proposed new building is issued by the M.C.G.M. or till earlier termination of the said Development Agreement and it is irrevocable in nature.



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AND FOR THE SAKE OF CLARIFICATION, we hereby declare and state that all costs charges and expenses of and incidental to any act, deed, matter thing done or caused to be done by our said Attorneys in or about the exercise of the powers and authorities conferred hereunder shall be borne and paid by and/or provided for by our said Attorneys, and we shall not be liable for the same. We shall not be liable for any illegal act, things or deeds of the Attorney.

WE HEREBY CLARIFY, CONFIRM AND DECLARE that the powers, authorities and discretions hereby given and granted to and conferred upon the Attorneys, shall be available for exercise and may be by each of them severally and separately and independently of the other/s of them and that each of them is hereby authorized to exercise all or any of the powers, authorities and discretions hereby given and granted to and conferred upon them and therefore, wherever the word "Attorneys" is used in these presents, the same shall also mean and include "Attorney".

GENERALLY TO DO AND PERFORM all acts, deeds, matters and things necessary and convenient for all or any of the purposes aforesaid and for giving full effect to the Authorities hereinbefore contained as full and effectually as we in our persons would do.

TO DO ALL OTHER ACTS, deeds, matters and things, which may be necessary to be done for rendering those presents valid and effectual to all intents and purpose according to Laws and Customs of India.

AND WE HEREBY AGREE do hereby ratify, and confirm and promise to allow ratify and confirm, at all times all and whatsoever our said Attorneys or any substitute or substitutes acting under them (or appointed under a subsequent power of attorney) shall lawfully do or purport to do or cause to be done in or about the said Property by virtue hereof done in accordance and for the purposes of the Development Agreement.

AND WE the aforesaid, **NEELKANTH PRAKASH CO-OPERATIVE HOUSING SOCIETY LIMITED**, declare and state that the powers and authorities conferred hereunder on our said Attorneys may be exercised by the Attorneys.

WE HEREBY DECLARE AND CONFIRM that these presents shall be binding upon our successors-in-title and assigns.

AND WE HEREBY declare and state that this Power of Attorney, shall be limited to only matters concerning the said Property more particularly described in the Schedule hereunder written and no further.

