documents and papers as necessary or advised to our said Attorney in connection with any matter pertaining to the said Property on behalf of us.

4. To obtain necessary permission from BMC or MCGM or any other concerned authority for demolition of existing building /structure and to submit building proposal/plans in respect of the development of the said property and construction of building/buildings on the said Property, to the Brihanmumbai Municipal Corporation (**"the BMC"**) and MCGM or any other Competent Authorities and the Government of Maharashtra and all other concerned authorities for the purposes of getting their sanctions/ approvals and for the purposes aforesaid to sign and execute on our behalf all plans, specifications, applications, deeds, documents, affidavits, assurances, writings, undertakings or any of them in relation to all things or matters concerning the same and to make applications to the BMC in connection with the development as aforesaid to obtain commencement certificates Occupation certificates/s and/or completion certificates, in respect thereof.

5. To apply to the BMC/MCGM and other concerned authorities the deposits and amounts that may be required

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by them for or in relation to the development of the said property and to ask and obtain refund of monies that may already be paid or deposited in connection with such development and to apply for and obtain from the concerned departments of the BMC necessary permission including I.O.D., or No Objection Certificates for the buildings to be constructed and/or completed and for the purposes aforesaid to sign and execute in our name and on our behalf all necessary plans, applications, undertakings, affidavits, documents and papers as may be required.

6. To make application to the concerned authority & BMC or any other concerned authorities for obtaining the electricity /light and proper connections during the course of construction and permanent connection on completion of the building/buildings on the said Property including erection and installation of sub-stations on the portion of the said property and for the purposes aforesaid to sign and execute on our behalf all plans, papers, applications, specifications undertakings writings and documents granted in favour of the concerned authorities.

7. To appear & represent us in our name and on our behalf in any court or courts of justice in India including Supreme Court, High Court, City Civil Court, Small Cause Court,

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Metropolitan/Magistrate Court, Co-operative Court in which any action, suit, information or complaint that may be instituted against us or where unto we shall be a party in connection with any matter relating to the said Property and construction of building/buildings thereon and to obtain decree or suffer any such suit, proceedings, or complaint as our said Attorney shall be advised or think proper and for that purpose to sign and execute all plaints, written statements, affidavits, undertakings or other deeds and documents as in the opinion of our said Attorney shall be necessary in any such suit, proceedings or complaint and to sign, execute all applications, Vakalatnamas, petitions, plaints, affidavit etc. and to engage/appoint advocates solicitors, pleaders, counsel and other professionals and to settle and pay their fees.

8. To appear & represent on our behalf before the Assessor and Collector of Municipal Rates and Taxes or any of the Assistant or Officers in relation to the assessment of the said property and building constructed/ to be constructed thereon in respect of the property taxes and other taxes, cesses, fees, or levies payable to the Municipal Corporations of Greater Bombay or other authorities and to make all representations, petitions, complaints and applications before the said authorities or officers in

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relation to the assessment of the said Property and the Buildings constructed/ to be constructed thereon and for that purpose to sign all applications, documents in writings, assurances and undertakings and to make or arrive at any arrangements, compromise or settlement with the Officers or Authorities in respect of the rateable value of the said Property and the building constructed/ to be constructed thereon and in respect of the assessment or the amount of property taxes or other taxes, cesses, fees etc. that our said Attorney disputes, to commence institute and prosecute all actions, suits, appeals and proceedings against the corporation and/or the said Officers and other authorities for the fixation of the rateable value and the assessment resulting there from and for that purpose and or otherwise in connection with the said Property and /or building thereon to sign, execute all applications, Vakalatnamas, petitions, plaints, affidavit etc. and to engage advocates solicitors, pleaders, counsel and other professionals and to settle and pay their fees.

9. To make applications to the fire brigade authorities and all other necessary authorities including the police commissioner for the purposes of obtaining 'no objection' certificates from such authorities or any of them for construction of building/s on the said property and for the

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purpose aforesaid to sign and execute all applications, plans, deeds, documents, writings and undertakings as may be required by any of the authorities.

10. To avail of loans/facilities from banks /financial institution for the purpose of implementing the development of the said property against the mortgage/charge/security of the said property subject to the terms and condition as agreed in the Development Agreement and as provided that such bank/financial institution clarifies and confirms in advance in writing that neither our self nor our estate shall be liable for repayment of such loan/facility/mortgage debt or any other amounts and that the Developers alone shall be bound and liable as principle debtor for repayment of the same in full. For the purpose of creating such mortgage, charge or encumbrance to sign and execute any deed or document as may be necessary or required and to lodge the same for registration under the Indian Registration Act and do all acts, matters and things as are necessary or required to obtain due registration thereof.

11. To approach the all the Concerned Authorities under the Urban Land (Ceiling and Regulation) Act, 1976 ("the said Act") for the purpose of development and /or re-

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development of the said property and for that purpose, to sign such application, papers, writings, undertakings, etc., as may be required and to carry on correspondence with the authorities constituted / empowered / appointed under the said act and also prefer appeal(s) from any order of the competent Authority and/or any other authorities made under the provisions of the said Act in connection with the property getting any order from the concerned authority.

12. To enter upon the said Property either alone or along with others to deal and negotiate with the all the occupants /Members lying and residing in the above said property and to pay them appropriate consideration for getting vacates the premises occupied by the occupants and execute necessary documents as may deem fit and proper and required to get it vacant all the occupants lying on the above said property and to acquire possession from all the occupants on behalf of us.

13. To enter upon the said Property either alone or along with others for the purpose of commencing construction work on the property and for that purpose to demolish the any existing structure and other structures/outhouses thereon standing on the said property and erecting the proposed building/structures thereon.

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14. To supervise the development work in respect of the proposed building /structure(s) on the said property and to carry out and/or to have carried out through contractors, sub-contractors and/or departmentally and/or in such manner as may be determined by our said Attorney, construction of the proposed building/structures on the property as determined by our said Attorney in accordance with the plans and specifications sanctioned by the B.M.C. and other concerned authorities and in accordance with all applicable rules and regulations made by the Government of Maharashtra, the B.M.C. and other concerned authorities and in accordance with all applicable laws, rules and regulations made by the Government of Maharashtra, the B.M.C., Town planning Authorities, law enforcement authorities, Fire fighting authorities and /or other concerned Authorities, concerned in that behalf from time to time.

15. To appear before the Sub-Registrar of Assurance at Mumbai, Borivali, Goregaon, Bandra and Thane to admit and to execute and to lodge for registration Agreement for Permanent Alternate Accommodation, Cancellation Deed, Undertaking, Deed of Rectification, Declaration, Deed of Indemnity and Affidavit and any other Deed and documents in respect of the said Properties and any other

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relevant documents for the purpose of Registration under the Indian Registration Act and to admit execution thereof and to get the documents to be duly registered. To deal, negotiate with the occupant lying on the said property, Members lying in the said property and entered into agreement with them as our attorney may deem fit and proper. Further our Attorney holders shall be entitled to proceeds for any substitute or substitute acting under them shall do or purports to do by virtue of these presents.

16. To appear and represent us before all concerned authorities, bodies, persons and parties as may be necessary in connection with the development of the said property as aforesaid. Further to carry on correspondence in connection with the development of the said property with all concerned authorities and bodies including the Government of Maharashtra through all its departments, the B.M.C., Town Planning Authorities/department and other concerned authorities.

17. To approach the Hydraulic Engineer, the city Engineer and authorities and all concerned officers/departments of the B.M.C. for the purpose of obtaining various permissions and other service connections including water connection and for carrying out and completing the

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development of the said property and the construction of proposed building/structures thereon, and also to obtain water connections and service connections to the said proposed building/ structures constructed upon the said Property. Further to apply for and obtain water connection for the building/structures to be constructed upon the said property and or occupation and Completion Certificates in respect of the said building/structures to be constructed upon the said Property or any part/s thereof from the B.M.C. and other concerned authorities.

18. To make necessary representations including filing of complaints and appeals before the Assessor and Collector, B.M.C. and other concerned authorities including the courts of small causes at Bombay in regard to the fixation of ratable value in respect of the building/structures to be constructed upon the said Property and/or any portion thereof by the Assessor and collector and the B.M.C.

19. To apply from time to time for modifications of the building Plans in respect of the Building/structures to be constructed upon the said property.

20. To develop the said property more particularly described in the Schedule hereunder written by way of leveling the

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same, filling the same and/or constructing road, internal layout, constructing sheds, godown and offices for the purpose of effective development of the said property.

21. The Developers is entitled to construct a building on the said property as per the approved plan and the Developers alone have the sole and exclusive right to sell the tenements to be constructed by the Developers on the said property subject to accommodating all the existing Members of the Society and execute the Agreement with the Purchaser/s of tenements and to lodge the same before the Jurisdiction of the Registrar for Registration as per the provision of Indian Registration Act and further to execute Agreement for Sale, Sale Deed, Affidavit cum Declaration, Indemnity Bond, or any other documents as required by the our Attorney and to lodge and to represent before the Sub – Registrar of Assurance at Borivali, Goregaon or any other concerned offices for registration of Agreement for sale, sale deed, Agreement for Permanent Alternate Accommodation, Affidavit cum declaration, indemnity bond, under Indian Registration Act and collect the duly registered document on behalf of us.

22. To negotiate for the Flats/units in the proposed construction of the buildings in the said land and in

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