consideration thereof, to receive payment, issue receipt in favour of the respective Flats/units and also to execute Agreement/s for Sale in respect of the said Flats/shops/garages/units and thereafter to appear before the Sub Registrar of Assurances concerned for admission of execution of the said documents and such other writings.

23. To represent and appear before the Court Receiver appointed by the Court of Law & Commissioner or the other concerned authority of the Income Tax under the various provision of the Income Tax Act to acquire the possession of the said property and to make such applications, undertakings, affidavits, 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.

24. To amalgamate the said property with any other property and / or property as the said Attorney may think fit and proper for the development of the said property and also after amalgamation, to submit the layout plan or sub division plan of one or more amalgamated property or the said property and get the same duly approved from the BMC, Collector or other authorities concerned to get the

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plan duly approved to be able to get the development of the said property.

25. To settle with the tenants in the said property and to sign and execute necessary Agreements, writing with the tenants and to take surrender of the tenancy rights and the possession from such tenants in the manner in which oue said Attorney may deem fit and proper. Further to negotiate and enter into Agreement/s with Members/tenant/s occupying the said property for obtaining vacant possession of the said property and to provide to them alternative accommodation as may be deemed fit by our said Attorney.

26. In case of acquisition of the said property or any part thereof, to represent us in acquisition proceedings and to receive compensation and give receipts for moneys and also oppose the said proceedings if the said Attorney is of the opinion that the said proceedings are against our interests.

27. In case of enforcement of any Town Planning Scheme in the area, to represent us in such proceedings and receive compensation and/or final plots allotted to us in any such scheme. To pay all taxes, rates, charges, expenses and other outgoing in respect of the said property.

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28. To issue such letters and writings and/or undertakings as may be required from time to time by the B.M.C. and/or other concerned authorities for the purpose of carrying out the development of the said property as also in respect of the construction work of the buildings thereon and also for obtaining occupation and/or Completion Certificates in respect of the said building/structures or any part (s) thereof.

29. To give necessary letters, writings and undertakings to the B.M.C. and the Fire Department for occupying the building/structures to be constructed upon the said Property and/or for obtaining necessary No objection certificates from the said Departments in connection with the said Building/structures.

30. To approach the B.M.C. MCGM, & Collector and all other concerned authorities for the purpose of obtaining release of any portions of the said Property and/or the structures thereon from reservation (if any).

31. To approach the Government of Maharashtra in all its Departments as also the B.M.C. and all other concerned authorities for the purpose of obtaining necessary No objection Certificates and/or permissions and/or sanctions connected/concerned with the carrying out the

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construction of the building/ structures upon the property and completion thereof and for obtaining I.O.D., Commencement certificate, Occupation and Building Completion certificates.

32. To do all other acts, deeds, matters and things in respect of the said property including representing us before and corresponding with the B.M.C. and other concerned authorities for any of the matters relating to the sanctioning of the plans, obtaining the entire F.S.I. for the construction proposed to be carried out upon the said property and any other matters pertaining to the said property.

33. To make applications and submit the amended or new Building plans to the B.M.C. including all its Departments or any other concerned authorities for the purposes of getting the Building Plans, I.O.D. and Commencement Certificate sanctioned and/or revalidated and to give such other applications, writings, undertakings as may be required for the purpose of the development of the said Property.

34. To prepare and submit revised Plans for development of the property described in the Schedule hereunder written or construction of additional floors or structures and to

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submit the same to the B.M.C. and other concerned authorities for the construction of the proposed building/structures upon the property with a view to consuming the entire Floor Space Index ('F.S.I.'), Fungible or any other benefit available/permissible and the entire Transfer of Development Rights ('T.D.R.') including Fungible available/permissible in accordance with the provisions of the Development Control Regulations for Greater Bombay, 1991 and for obtaining approval to the same and to submit proposals from time to time for the amendments of such building plans and specifications to the B.M.C. and other concerned Authorities for the purpose of obtaining approval to such amendments.

35. To acquire and/or cause to be acquired T.D.R. F.S.I. of reserved plot(s) elsewhere and/or D.P. road T.D.R.F.S.I. comprised in Development Rights Certificates (hereinafter referred to as 'D.R.Cs') which T.D.R. F.S.I. and Fungible can be utilized in the construction/development in accordance with the provisions of the D.C. Regulations and for this Purpose to sign and execute Agreements for acquisition/purchase of such T.D.R. F.S.I. comprised in D.R.Cs on such terms and conditions as our Attorney may deem fit by at the cost of the Developers.

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36. To apply to the Controller of Cement and Steel and any other Authorities for the Purpose of making application for Cement and Steel and other material and procure the same and for that purpose to give such undertakings or execute such documents and applications as also to correspond with and do such other acts, matters and things as our said Attorney may think fit and proper for the purpose of developing the said Property.

37. The Attorney shall be entitled to acquire the possession of the said property thereof from whomsoever who is in possession of the said property.

38. To apply for obtaining refund of Deposits made/kept with the Brihanmumbai Municipal corporation or other concerned authorities in connection with obtaining I.O.D. and Commencement certificate/s in connection with development of the property and pass receipt/s therefore and appropriate such funds for the Developers own use and benefit.

39. If Required to take all necessary steps for the registration of the Co-operative Society/limited company/ association/ Condominium of Flat Owner comprised of the purchasers/

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acquirers of Flat/premises in the Proposed building/structures, and for that purpose to sign and execute all necessary applications, papers and writings and represent me before the concerned authorities including the Registrar of Co-operative Societies, the Registrar of companies or the Sub-registrar of Assurances concerned, and when required to do so.

40. To appoint Architects, Engineers, Supervisors, R.C.C. Specialist, designers, Workman and other person/s as desired by the said Attorney for plan approval and development the said property or any other matter connected therewith on such terms and conditions and on payments of the fees and remuneration to them as the said Attorney may deem fit.

41. To approach the authorities to get the said property / land or any portion if under reservation and / or acquisition released and / or shift the same in such manner as the said Attorney may deem fit and proper.

42. To represent and appear before the Sub-Registrar of Assurance, to execute and lodge the relevant documents Mortgage deed, Undertaking or any other documents

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related with the said property either executed by us or on behalf of our Attorney for the purpose of Registration under the Indian Registration Act or admit execution thereof. Further to make our title in respect of the said property more particularly described in the schedule hereunder and to take all steps in that regard.

43. To insure the said property against damage, fire tempest, riots, civil commotion, floods, earthquakes etc., as our Attorney may think fit and proper.

44. For us and in our name to accept service of any writ of summons or other legal process and to appear in any court and before all courts, Magistrates or judicial or other Officers whatsoever as our Attorney shall be thought advisable and to commence any action or other proceedings to prosecute or discontinue or become non suited therein and to settle, compromise or refer to Arbitration any suit, action or proceeding as our Attorney shall think fit and also to appoint any solicitors and/or Advocates and/or lawyers to prosecute or defend in the premises aforesaid or any of them as occasion may arise and to bear and pay all the costs, charges, expenses, professional fees etc. concerning the same.

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45. All costs, charges and expenses of and incidental to any act, deed, matters or things done or caused to be done by the said Attorneys in or about the exercise of powers or powers herein contained and also the stamp duty and registration charges, if any payable on this power of Attorney shall be borne and paid or provided by the said Attorneys alone who shall be responsible for the same and the said Attorneys shall indemnify the us and estates and effects and keep us indemnified from and against the payment of the aforesaid costs, charges and expenses and from and against any loss and damages that may be caused to us or to our estate on account of any acts, deeds, matters and things by virtue of these presents.

46. And our Attorney shall be entitled to appoint substitute and /or substitute from time to time as it may deem fit in its sole and absolute discretion with the same or limited power AND we HEREBY agree and undertake to allow, ratify and confirm all and whatever our said Attorney and /or its substitute shall lawfully do or cause to be done in the premises aforesaid by virtue of these presents.

47. It is hereby expressly clarified and declared by us that this power of Attorney is given by us on the clear

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understanding that his power of Attorney is restricted only to the said property more particularly described in the schedule hereunder written and our said Attorney is authorized to exercise the powers herein given in respect of the said property only.

48. Generally to sign all letters, correspondence and other documents and to execute any other acts, deeds, matters and things whatsoever which ought to be done or performed in respect of the development of the said property as fully and effectually to all intend and purposes as we could have done.

49. And 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 could in our person do and subject to and in accordance with the prevailing laws, rules, regulations and customs of India;

50. To represent and appear on behalf of us before the Court Receiver / Income Tax Department or any other concerned authority or person/s who ever in the possession of the said Property to acquire the possession of the said property

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