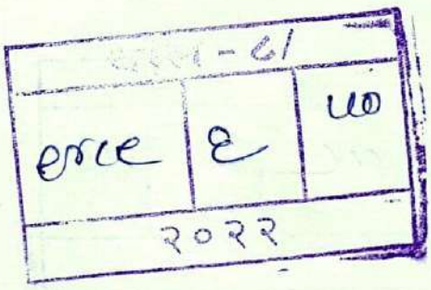


IRREVOCABLE POWER OF ATTORNEY FOR DEVELOPMENT.

TO ALL TO WHOM THESE PRESENTS SHALL COME:-

We, 1) **MR. SAVIO REMEDIAN VARELLA** having address at 2/F4, Kamat Complex, Tonca Caranzalem Tiswadi, Caranzalem S.O., Caranzalem North Goa, Goa- 403002, 2) **MR. EDWIN RICHARD VARELLA**, having address at 3817, Whitley Park Drive, Virginia Beach, VA- 23456, U.S.A, having OCI Number : A3204812 and passport No.594606298 through his Constituted attorney **MR. SAVIO REMEDIAN VARELLA** & 3) **MRS. CLARA SILVIA BRAGANZA** having address at Flat No. U/G-7, Clement Residency, St. Jerome Vaddo, Near Severina Gardens Xelpem, Duler, Mapusa, Mapusa Bardez North Goa, Goa- 403507, **through her constituted** attorney **MR. SAVIO REMEDIAN VARELLA** hereinafter referred to as the **"Owners"**, do hereby **SEND GREETINGS:**





WHEREAS:—

a) Being the only heirs and legal representatives of Ditosa Maria Gilberta Varella (hereinafter referred to as the "said Ditosa"), we are the owners and sufficiently entitled to All that piece and parcel of land together with structure/building standing thereon known as "VILLA REMEDIAN", situated on plot bearing No.9, CTS No.232 admeasuring 631.6 sq. mtrs., 232/1 admeasuring 49.5 sq. mtrs., 232/2 admeasuring 53.5 sq. mtrs., 232/3 admeasuring 49.5 sq. mtrs., 232/4 admeasuring 51.4 sq. mtrs. and 233 admeasuring 93.7 sq. mtrs. aggregating in all 929.20 sq.mtrs. at Village Mandapeshwar, Taluka Borivali, MSD and having address at Plot No.9, Madonna Colony, Borivali (West), Mumbai 400 103 which is more particularly described in the schedule hereunder written (hereinafter referred to as **"the said property")**.



b) By and under Development Agreement dated 30/06/22, duly registered under Sr. No. BRL-8-9487-2022 with the Registering Authority, we have granted and assigned the development rights in respect of the said property to **M/S. DEAN HOME LLP.,** (hereinafter called **"the said Developer"**) a partnership firm in which Mr. Amaan Engineer is one of the partner, for the consideration and upon the terms and conditions contained therein.

c) To enable the said **M/S. DEAN HOME LLP.** to develop the said property in accordance with the said Development Agreement, we are executing the present Power of Attorney only for the purpose of development of the said property, in favour of **MR. AMAAN ENGINEER** Partner of **M/S. DEAN HOME LLP.,** to act for and on our behalf and in our name to do all the acts and things relating to the said property :—

NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH that We, 1) **MR. SAVIO REMEDIAN VARELLA**, 2) **MR. EDWIN RICHARD VARELLA** & 3) **MRS. CLARA SILVIA BRAGANZA**, do hereby nominate, constitute and appoint **MR. AMAAN ENGINEER** Partner of **M/S. DEAN HOME LLP.,** as our true and lawful Attorneys to act for us and in our names and do all necessary acts, deeds and things in connection with the "said property" more particularly described in the Schedule hereunder written that is to say:—

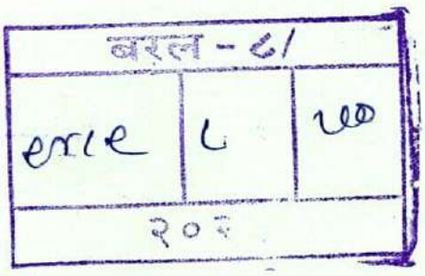
1. This power of attorney is granted only in respect of the property described in the schedule hereunder written and hereinafter referred to as the "said property":

2. To deal with and correspond with the Municipal Corporation of Greater Mumbai (i.e. M.C.G.M) and all other officers thereof and its departments in respect of the said property and the general development thereof and in particular the following *viz.*:

(a) To avail, consume, utilise, load, all the available FSI\TDR-

THE JOINT SUB-REGISTRAR BORIVALI No. 8 ★ सह दुय्यम निबंधक, बोरीवली-८ ★ उपनगर जिल्हा (वांद्रे) ★ MUMBAI SUBURBAN DIST. (BANDRA)

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FSI\ Fungible Compensatory FSI\Premium FSI\TDR-FSI as per revision of layout,\all FSI-TDR to the maximum extend permissible including all the benefits of the layout, concessions, discounts, installment schemes etc in respect of the said property available and prevailing under the present road width policy, present rules & regulations of the new DCPR 2034 on the said plot.



(b) To apply for and obtain sanction of building plans or the revalidation and/or revision of the plans sanctioned or to be sanctioned, with alterations and additions, as the Attorneys may desire.

(c) To apply for and obtain IOD, commencement certificate and/or occupation certificate and/or completion certificate and/or all other relevant certificates for commencing and completing the construction of the said property in all aspects.

(d) To deal with and correspond with the Assessment Department of the Municipal Corporation of Greater Mumbai, in connection with the assessment of the said property and fixation of ratable or market value as the case may be.

(e) To appear and represent us before all concerned authorities and the departments of M.C.G.M. as may be necessary in

connection with the proper and effective development of the said property; and generally

(f) To do all other acts and matters in connection with or relating to or touching the development, construction, completion and occupation of the building on the said property.

3. To act and appear on our behalf and represent us before all or any of the following authorities while carrying out development of the said property and to make correspondence with them and/or to sign and execute all necessary applications, papers, writings, affidavits, indemnities, undertakings, agreements or such other deeds and documents as may be required from time to time for obtaining all the approvals, permissions, sanctions, exemptions, orders and no objection certificates in respect of the development work to be carried out and completed on the said property:-

a) Municipal Corporation of Greater Mumbai and all its departments,

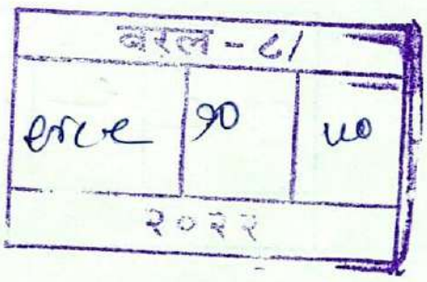
b) The District Collector, Deputy Collector, Assistant Collector, Revenue Authority or such other authorities concerned,

c) The Pollution Control Board, Environmental and Ecological Authorities,

d) Taluka and District Inspectors of Land Records (i.e. "TILR/DILR") and City Survey office.

e) The Maharashtra Housing and Area Development Authority,

THE SEAL OF THE JOINT SUB-REGISTRAR BORIVALI No. 8 MUMBAI SUBURBAN DIST. (BANDRA)



f) The Maharashtra Regional and Town Planning Authority, the Town Planners,

g) The Chief Fire Officer and other concerned Fire Brigade Authorities,



h) The Civil Aviation Authorities,

i) Any other Central or State Government or Semi Government Authorities, Private or Public Body.

4. To perfect the title of the Owner in all respects to the said property in Government, Municipal, Revenue and all other records and to take all steps in that regard as the said Attorneys may deem necessary, required or be advised, and to make necessary required, applications to the Collector, Mamlatdar, Tahsildar, City Survey office, Talati, Municipal Corporation of Greater Mumbai, MMRDA, Central or State Government and other Public and Semi Public Authorities or such other Authorities as may be necessary and for the purpose to sign and execute all such writings, undertakings, and other papers, documents, plans etc.

5. To attend to and represent us in all Central and State Departments including the Offices of the Collectors of Land Revenue, Additional Collector, the Secretary/ies of the Government of Maharashtra and/or the Government of India, or any other revenue Authority including City Survey Office, Assessor of Municipal Rates and Taxes, Maharashtra Housing Board, Town Planning,

Municipal Corporation of Greater Mumbai, Finance, Engineering, Public Health Engineering, Public Works, Maharashtra State Electricity Board, Police Department/Stations, City Survey, Pollution Control board all Revenue Authorities, Functional Boards, Water Resources Management Board, Housing Urban Renewal and Ecology Board and all other local bodies, offices, subordinate offices, Municipal Offices and other local offices /authorities and/or any concerned authorities in relation to the development of the said Property.

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6. To carry out all requisitions that may be made by the concerned authorities in connection with the said property and to correspond with and to sign and execute papers, applications, and documents including affidavits, plans, petitions, usual declarations, indemnity, undertakings etc. as may be required for the purpose of development of and/or construction on the said property.

7. For development of the said property:

   (a) To carry out leveling, filling, constructing roads, drainages, etc. and buildings and structures thereon, and for effective development to do or cause to be done all further acts, deeds, matters and things;

   (b) To demolish at the Developers expenses the said Building and to dispose off Debris.

THE SEAL OF THE JOINT SUB-REGISTRAR BORIVALI No. 8 MUMBAI SUBURBAN DIST. (BANDRA)

(c) To amend or alter the Plans or get prepared the new plans for the proposed building or buildings and structures to be constructed on the said property and to submit the same to Municipal Corporation of Greater Mumbai, M.M.R.D.A or any other appropriate authorities for its sanction and/or amend or the said plans and/or submit new plans to the said authorities as the said Attorneys may deem, fit and proper and/or as required under the law and to get the said plans sanctioned from the said authorities and obtain approvals thereon;

(d) To carry out and fulfill all the requisitions that may be made by the concerned authorities in connection with such plans of sub-division, layout, amalgamation, repairs or the buildings plans;

(e) To make necessary applications for water, sewerage, light, electric, telephone and internet connections with the concerned authorities and to obtain necessary orders, sanctions and permissions pursuant thereto and to do all acts, deeds, matters and things to carry out development of the said property;

(f) To engage and employ Surveyors, Engineers, Architects, R.C.C. Specialists, Designers, Contractors, Sub-Contractors, Workmen, Labourers and other persons, and to pay their fees, remuneration, wages and salary and other emoluments;

(g) To make sign and execute necessary letters and writings and/or undertakings as may be required from time to time. in matters relating to the said property in favour of the concerned local authorities so as to obtain sanctions and approvals for building plans for construction thereon;

(h) To carry on correspondence and to sign and execute papers, applications, and documents including affidavits, plans, petitions, declarations, indemnity and usual undertakings etc., as may be required;

(i) To comply with all the terms of the Building Plans, I.O.D., Commencement Certificate and for the purpose, to apply for and obtain and receive in lieu thereof F.S.I. and/or T.D.R. and to load and consume such F.S.I. and/or T.D.R. on the said property, as the said Attorney may deem fit and proper;

(j) To carry on and complete in all respect the construction of building/s and other structures on the said property, by utilizing entire F.S.I. of the said property which is available now and also by loading, consuming and utilizing T.D.R. of the said property or any other property, to the extent permissible under the D.C. Regulations that may be in force, from time to time;

(k) To purchase and acquire in the name of the Owners, the T.D.R. of any other property from any person or persons, for

THE SEAL OF THE JOINT SUB-REGISTRAR BORIVALI No. 8 MUMBAI SUBURBAN DIST. (BANDRA)

loading and utilizing the same on the said property and to load, consume and utilize the same on the said property to the extent that may be consumed and loaded under the D.C. Regulations of the M.C.G.M. having regard to the area of the said property;

l) To make applications and submit the amended or new building plans to the M.C.G.M., M.M.R.D.A, or any other authorities to get the building plans sanctioned, obtain I.O.D. and Commencement Certificate and get the same revalidated from time to time and to obtain the occupation permission, and to give such other applications, writings and undertakings as may be required for water connection, electricity supply and other incidental requirements;

m) to handover any road set back area to BMC and avail TDR DRC benefits from the same.

8. To appear before the concerned Sub-Registrar of Assurances and lodge for registration all deeds, documents, undertakings, declarations requiring registration and to pay fees and to appear and admit execution thereof by us and to do and execute all other acts, matters, deeds, and things to get effective registration of all such deeds requiring registration.

9. To obtain Floor Space Index (FSI) including Fungible FSI at the cost of the Developer / Attorney/s in respect of the said Property