

369/6587

Friday, March 31, 2023

8:59 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 7401 दिनांक: 31/03/2023

गावाचे नाव: कुर्ला

दस्तऐवजाचा अनुक्रमांक: करल1-6587-2023

दस्तऐवजाचा प्रकार: कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: मेसर्स स्टार राईस तर्फे भागीदार इस्माइल याकूब पायक

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 600.00

पृष्ठांची संख्या: 30

एकूण:

रु. 700.00

DELIVERED

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

9:13 PM ह्या वेळेस मिळेल.

दु. निबंधक कुर्ला 1

सह. मुख्य निबंधक

कुर्ला-१ (वर्ग-२)

बाजार मूल्य: रु. 1/-

मोबदला रु. 0/-

भरलेले मुद्रांक शुल्क : रु. 500/-

1) देयकाचा प्रकार: DHC रकम: रु. 600/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 3103202318610 दिनांक: 31/03/2023

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH018125508202223P दिनांक: 31/03/2023

बँकेचे नाव व पत्ता:

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CHALLAN
MTR Form Number-6



MH018125508202223P	BARCODE	Date 31/03/2023-20:12:08		Form ID 48(f)	
Department Inspector General Of Registration		Payer Details			
Stamp Duty		TAX ID / TAN (If Any)			
Mode of Payment Registration Fee		PAN No.(If Applicable)			
Case Name KRL1_JT SUB REGISTRAR KURLA NO 1		Full Name		STAR RISE	
Location MUMBAI		Flat/Block No.		CTS NO.12(PT), NEHRU NAGAR ANAND CHS	
2022-2023 One Time		Premises/Building		LTD	
Account Head Details		Amount In Rs.			
045501 Stamp Duty		500.00		Road/Street KURLA EAST	
063301 Registration Fee		100.00		Area/Locality MUMBAI	
				Town/City/District	
		PIN		4 0 0 0 2 4	
		Remarks (If Any)			
		SecondPartyName=NEHRU NAGAR ANAND CHS LTD-			
		Amount In		Six Hundred Rupees Only	
		Words			
600.00					
Agent Details STATE BANK OF INDIA		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	10000502023033119828 1871746509430	
Due/DD No.		Bank Date	RBI Date	31/03/2023-20:12:21 Not Verified with RBI	
of Bank		Bank-Branch		STATE BANK OF INDIA	
of Branch		Scroll No. , Date		Not Verified with Scroll	

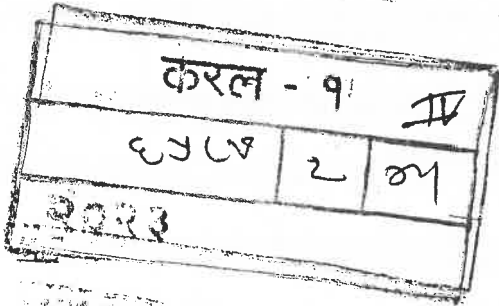
Document ID : Mobile No. : 9819017714
This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
चलन केवल दृश्य निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू

Challan Defaced Details

S.No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-369-6587	0008848262202223	31/03/2023-20:59:29	IGR197	100.00

GRN : MH018125508202223P Amount : 600.00 Bank : STATE BANK OF INDIA Date : 31/03/2023-20

2	(IS)-369-6587	0008848262202223	31/03/2023-20:59:29	IGR197	MH0181.
Total Defacement Amount					



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CHALLAN
MTR Form Number-6



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MH018125508202223P		BARCODE		Date 31/03/2023-20:12:08		Form ID 48(f)	
Department Inspector General Of Registration				Payer Details			
Stamp Duty				TAX ID / TAN (If Any)			
e of Payment Registration Fee				PAN No.(If Applicable)			
ce Name KRL1_JT SUB REGISTRAR KURLA NO 1				Full Name		STAR RISE	
ation MUMBAI				Flat/Block No.		CTS NO.12(PT), NEHRU NAGAR ANAND CHS	
2022-2023 One Time				Premises/Building		LTD	
Account Head Details		Amount In Rs.					
045501 Stamp Duty		500.00		Road/Street		KURLA EAST	
063301 Registration Fee		100.00		Area/Locality		MUMBAI	
				Town/City/District			
				PIN		4 0 0 0 2 4	
				Remarks (If Any)			
				SecondPartyName=NEHRU NAGAR ANAND CHS LTD			
				<div>करल - १</div> <div>६५८३</div> <div>२०२३</div>			
				Amount In		Six Hundred Rupees Only	
		600.00		Words			
ent Details STATE BANK OF INDIA				FOR USE IN RECEIVING			
Cheque-DD Details				Bank CIN		Ref. No. 1000050202303198781671746509430	
9/DD No.				Bank Date		RBI Date 31/03/2023-20:12:08	
of Bank				Bank-Branch		STATE BANK OF INDIA	
of Branch				Scroll No. , Date		Not Verified with RBI	

gent ID :
This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
लन केवल दुस्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी अदर चढान लागू

Mobile No. 98714



Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 3103202318610

Receipt Date 31/03/2023

Received from self, Mobile number 0000000000, an amount of Rs.600/-, towards Document Handling Charges for the Document to be registered on Document No. 6587 dated 31/03/2023 at the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.

DEFACED

₹ 600

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Payment Details

Bank Name HDFS

Payment Date 31/03/2023

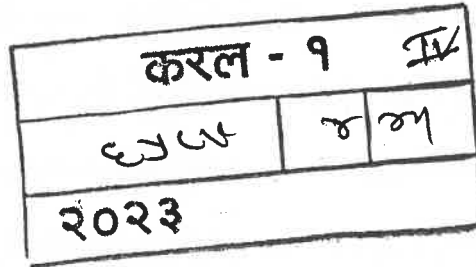
Bank CIN 10004152023033117346

REF No. 230904765918

Deface No 3103202318610D

Deface Date 31/03/2023

This is computer generated receipt, hence no signature is required.



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 3103202318610	Date 31/03/2023
Received from self, Mobile number 0000000000, an amount of Rs.600/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name HDFC	Date 31/03/2023
Bank CIN 10004152023033117346	REF No. 230904765918
This is computer generated receipt, hence no signature is required.	

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Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 1004202320448

Receipt Date 11/04/2023

Received from SELF, Mobile number 9800000000, an amount of Rs.300/-, towards Document Handling Charges for the Document to be registered on Document No. 0 dated 11/04/2023 at the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.

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₹ 300

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Payment Details

Bank Name HDFS

Payment Date 10/04/2023

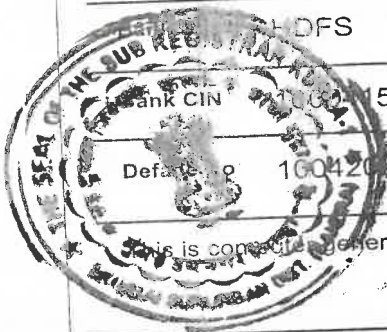
Bank CIN 10004152023041015740

REF No. 231002130229

Deface No. 1004202320448D

Deface Date 11/04/2023

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Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN 1004202320448

Date 10/04/2023

Received from SELF, Mobile number 9800000000, an amount of Rs.300/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.

Payment Details

Bank Name HDFS

Date 10/04/2023

Bank CIN 10004152023041015740

REF No. 231002130229

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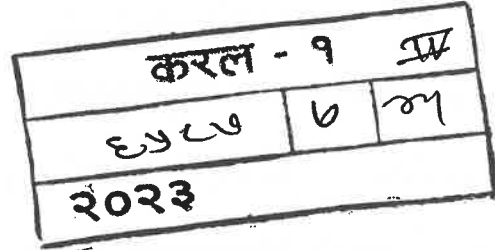
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IRREVOCABLE POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, We 1) Mr. Janadan R. Salve, 2) Mr. Malan B. Mane, 3) Mr. Iqbal B. Khan the Chair Person, Hon. Secretary and Treasurer of, **NEHRU NAGAR ANAND CO-OPERATIVE HOUSING SOCIETY LTD.**, a Co-operative Housing Society duly registered with the provision/s of the Maharashtra Co-operative Societies Act, 1960 on 20th June, 1986 under Registration No. BOM/WL/HSG/(OH) 1827/85-86 having its registered office at Building No. 76, Nehru Nagar, Kurla (East), Mumbai - 400 042 SEND GREETINGS:

WHEREAS:-

- A. By Development Agreement dated 31/03/2023 executed between **Nehru Nagar Anand Co-operative Housing Society Ltd.** as the said Society of the First Part, All Member's Society as the Members of the Second Part, M/s. **Mishal Construction Private Ltd.** as the Confirming Party and _____ as Developer of the Fourth Part, registered with the office of Sub-Registrar of Assurances Kurla-1, under No. KRL-1/6586/22, **the said Society** and its members with the confirmation of the Confirming Party therein granted all the development rights in respect of **Leasehold land admeasuring 805.59 sq mtrs. including tit-bit area** and bearing

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CTS No. 12 (part) of Village Kurla - 3 forming part of larger piece of **land bearing Survey No. 229 (pt) & 267 (pt)** and **Building No. 76** earlier situated thereon consisting of ground plus Four upper storey situate at Nehru

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in Greater Bombay in the Registration District and Sub-District of Mumbai, Suburban (hereinafter referred to as **the said Property** and more particularly described in the **Schedule** hereunder written)

- d. Under clause ____ of the Development Agreement, **Nehru Nagar Anand Co-operative Housing Society Ltd**, have agreed to execute a Power of Attorney for the purpose of re-developing **the said Property**, in favour of Mr. Naushad Ali Habib Ali Hashmi partner M/s Star Rise .

NOW KNOW YE AND THESE PRESENTS WITNESS that We, 1) Mr. Janadan R. Salve, 2) Mr. Malan B. Mane, 3) Mr. Iqbal B. Khan the Chair Person, Hon.Secretary and Treas **Nagar Anand Co-operative Housing Society Ltd.**, for and on behalf of our Society, as authorised under Resolution of the General Body of the Society do hereby irrevocably nominate, constitute and appoint Mr. Naushad Ali Habib Ali Hashmi partner M/s Star Rise. as our true and lawful Attorneys, in the name of the **Society** and on behalf of the **Society** to jointly and/or severally do and execute entirely at the risk and cost of Developers all or any of the following acts, deeds, matters and/or things and to exercise all or any of the powers and authorities hereby conferred for the redevelopment of **the said Property** described in the Schedule herein only, that is to say

- To sign and execute all such necessary Applications, Deeds, Documents, Affidavits, Writings, letters etc. as may be required by **Society** in the name of **Society** and on behalf of **Society** in relation to effectively transfer **the said Property** in the Record of Rights in the name of **Society** as Owners and/or "Persons in Beneficial Ownership" thereof etc.

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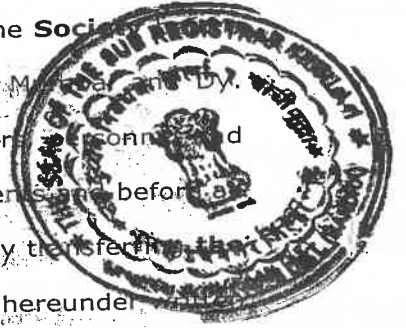
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2. To represent the **Society** and appear on behalf of the **Society** before the office of the Sub-Registrar of Assurances or any other Competent Authorities and lodge and register any other Applications, Deeds, Documents, Affidavits, Writings, letters etc. executed in the name of **Society** and on behalf of **Society** by the said Attorneys in relation to **the said Property**.
3. To attend and appear in the name and on behalf **Society** before all the Courts / Forums / Quasi-judicial authority / Government Body / Deputy Registrar of Co-operative Societies and/or Joint Registrar/Sub Registrar of Assurances at Mumbai Suburban District for the purposes of effectively transferring **the said Property** in the name of **Society**.
4. To appear and to represent in the name and on behalf of the **Society** various authorities such as The Office of The Collector of Maharashtra, Collector / MCGM and their concerned departments, officers and officials also before Government of Maharashtra and all its departments and before its officers concerned in all matters relating to the effectively transferring **the said Property** more particularly described in the Schedule hereunder in the name of the **Society** and/or in relation to the development and/or redevelopment of **the said Property** more particularly described in the Schedule hereunder written and to take all steps and to do all things necessary and incidental thereto and for the said purpose to sign, execute, present and file, deliver any and all forms, statements, returns, applications, declarations, affidavits, indemnities, representations, writings, memorandum, appeals, revisions, reviews etc. as the said Attorney/s may deem fit, proper and expedient concerning **Society's** rights and interest in **the said Property** more particularly described in the Schedule hereunder written.
5. To appear and act in the name and on behalf of the **Society** before all the Committees appointed and/or constituted by any Court of law, Government of Maharashtra, MCGM or any other Authority/ies in respect of the development and redevelopment of **the said Property** and to take all steps and to do all things necessary and to sign, present and file any and all forms, statements,



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applications, declarations, affidavit, indemnity bond, representation, writing, memorandum, appeal, revision, reviews, etc. as the said Attorney/ies may deem fit and expedient in all/any matters relating thereto concerning **Society's rights and interests in the said Property.**

6. To purchase and utilize Transferable Development Rights (TDR) on the said property and after obtaining such TDR in the name of the **Society** to submit and obtain sanction of revised plans after loading such TDR on existing FSI in respect of **the said Property** in the name of the **Society** and after obtaining the permission from the **Society** to and from the MCGM and other concerned bodies and authorities and to construct additional floors/area pursuant to such TDR that may be obtained/sanctioned to be loaded on the said property and for such purpose to sign such documents papers, declarations and writings with regard to the said property.

7. To hand over possession of **the said Property** or any part or portion thereof including any constructed area to the authorities to whom the same is required to be handed over in the event of TDR being granted or otherwise and to execute and deliver any undertakings, declarations, affidavits, bonds, deeds, agreements, writings, etc. as may be required by the authorities concerned for vesting the same in such authority and lodge the same for registration, if required with the concerned office of the sub-registrar and admit execution of such document.

8. To delegate any or all the Powers herein granted in favour of Donee, to develop and re-develop Properties more particularly set out in **the said Property**, under MCGM / provisions of DCR on their behalf by constructing thereon residential tenement/s for the existing Tenants / occupants of Properties and balance of the FSI for **Society's** benefit and advantage by constructing thereon residential flats, commercial premises, offices, garages, car parking space, basements, car parking spaces - Podium / stilt / open Car parking space etc. and sell / alienate the same on ownership basis or otherwise in the open market.

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9. To appear and represent the **Society** before any and all the concerned authorities, committees and parties including the MBRR Board / Collector / MCGM / authority/ies under Maharashtra Revenue Town Planning Authorities (MRTP)/ Town Planning Authorities/ Mumbai Metropolitan Region Development Authorities ('MMRDA') / Land Acquisition Authority and all other Central and State Government authorities, departments etc., and all the Committees appointed by any Government Authorities or any Court of Law or any local body or authority, for the purposes mentioned in these presents in relation to **the said Property**.
10. To take vacant possession of the premises in possession of the Occupant **the said Property** more particularly described in the Schedule written and to demolish the structures standing thereon.
11. To construct and complete or cause to construct and complete the New Building/s in all respect and give possession of the allotted premises residential Flats etc. to the occupants / tenants of the Chawl and/or their respective representatives and also to the prospective buyers of flats, commercial premises, offices, garages, car parking spaces, basements, Podium, stilt area etc. in relation to **the said Property**.
12. In case it becomes necessary to follow the procedure for acquisition of **the said Property** in terms of the Redevelopment Scheme to apply to the Competent Authority / MBRRB / Special Land Acquisition Officer and to appear and represent the **Society** before all authorities under the Land Acquisition Act, or any other act and to take all steps for completing the acquisition of such lands / properties as may be necessary for completing the title of **the said Property**.
13. To approach and negotiate and deal with the occupants / tenants of the premises in the said building/s, chawl/s structures existing on **the said Property** and obtain the Development Rights / NOC / Permissions / Consents

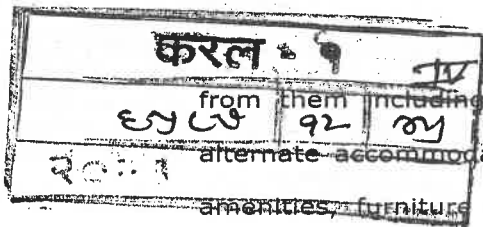


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the terms and conditions in respect thereof such as alternate accommodation including temporary and permanent, corpus fund, amenities, furniture and fixtures etc. monitory compensation for dwellers, transit costs etc. and to enter into all necessary deeds, documents, writings etc. for the same.

14. To appoint and change if necessary from time to time contractors, engineers, plumbers, electricians, authorized agents and other personnel and workmen(including labourers) for carrying out the development of the said property as also construction of building/s thereon and to pay their fees , consideration monies, salaries and/or wages.

15. To make and prepare and/or cause to be made and prepared all such plans, maps and designs and/or any alterations in the existing plans and specifications as may be necessary, required and advisable including for the purposes of constructing building/s, flats, offices, garages, open car parking space, basements, stilt area, podium tenements and/or apartments in relation to the said **Property**.



16. To attend, to manage, look after, watch, examine and take care of **the said Property** or any part or portion thereof regularly at all reasonable times and to prevent any encroachments, trespassers and/or unauthorised constructions thereof being made by any person or persons or body and if any encroachments, trespassers or unauthorised structures already existing and/or are being made hereafter and/or erected or constructed by any person or persons or body corporate on the said Properties or any part or portion thereof to take all effective steps for removing the same and to take all preventive measures, appropriate actions, and legal proceedings against the concerned person or persons or body.

17. To apply and proceed for the permissions of the authorities concerned including the State Government or any other authorities under all the laws and statutes for the purpose of developing / redeveloping, transferring or

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otherwise dealing with **the said Property** and for that purpose to make any declaration or sign forms and other papers and also to appear before any of the Officer or officers and to represent the **Society** before them and also if necessary to sign all the applications, affidavits, memo of appeals or other applications or documents as the said Attorneys shall deem fit and also to appear before all Appellate Authorities under the said Act and/or statutes in connection with the development / redevelopment and permission for transfer of **the said Property** as aforesaid and to surrender such part or portion of the same, including for the purposes of road widening, to the authorities, persons, trusts etc. as may be directed by the authorities concerned and/or to receive compensation including in forms of money, TDR and to do all acts, deeds, things and matters.

18. To surrender to MCGM the reserved area/set back area and to execute a deed of Transfer in favour of MCGM and to handover physical possession thereof and to obtain Floor Space Index (FSI) in lieu of such area surrendered to BMC and also of such portion of the said property which may fall within the Development Plan Road (D.P.Road) if required for the redevelopment of **the said Property**.
19. To utilize any additional FSI, for the construction proposed to be carried out on the said property, which FSI may become available for being consumed on the said property, by reason of change in any regulation, on such terms and conditions as decided in the development agreement clause no. executed between the two the parties
20. To apply for and obtain order for conversion of the user of **the said Property** to residential, commercial, office, Industrial or any other use as may be permitted by the laws, rules, regulations, bye-laws, statutes governing the same.
21. To amalgamate **the said Property** with any other land/s and/or properties and to submit the Development / Redevelopment Plan and layout plan for



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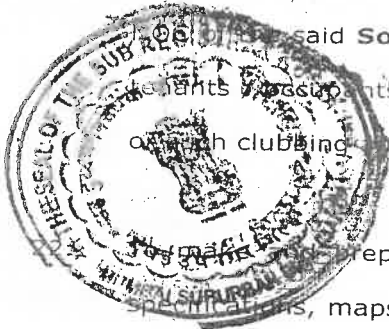
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such amalgamation and also before or after such amalgamation or otherwise to submit the Development / Redevelopment Plan, layout plan for amalgamation or sub-division of one or more amalgamated **the said Property** and get the same duly approved from the authorities concerned and to comply with the requirements and/or requisitions and/or terms and conditions laid down by the authorities concerned while sanctioning such development / redevelopment plan and layout plan and/or sub-division or amalgamation and/or N.A. Order. The Attorney shall have the right to amalgamate the adjoining plot of land/s or any other plot of land with **the said Property** by clubbing them together and do a joint redevelopment thereof as per the provisions of Development Control Regulation and the rules and regulations of MCGM / Government of Maharashtra however such amalgamation, clubbing, joint development shall be done after the approval / **said Society**, and thereafter the **Society** or any of its members / **the said Society** shall not raise any objection to such amalgamation and / or joint clubbing and joint redevelopment.



to prepare and /or cause to be made and prepared all plans, specifications, maps, designs, including for layout, sub-division, construction, reconstruction, additions, alterations, repair renovation, modification, amendments variation and/or to submit the same to appropriate authorities including the Collector / Maharashtra Housing and Area Development/ Mumbai Building Repairs & Reconstruction Board/ Municipal Corporation of Greater Mumbai, Government of Maharashtra and all its Departments, Town Planning Departments, Mumbai Metropolitan Regional Development Authority, Competent Authority, MOEF and to get the same sanctioned from such authorities and for that purpose to do all acts, deeds, things, and matters and sign and execute all papers, documents, deeds, declarations, undertakings, assurances writings, etc. as may be required and as the said Attorney/s may deem fit, proper and expedient and to make application and submit the amended or New Building plans to all authorities concerned including the Collector / MBRR Board / MCGM & Government of Maharashtra and all its

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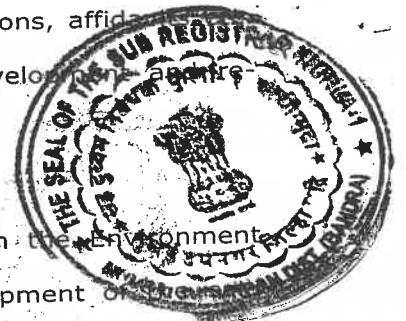
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departments, MMRDA etc. and to get such building plans sanctioned from the concerned authorities, in relation to **the said Property.**

23. To apply for Building Plans and any amendments thereof i.e. amended plans and obtain from MCGM, Government of Maharashtra and all other concerned authority/ies the IOD and/or Commencement Certificate, Occupation Certificate and Building Completion Certificate whether in part or in full by whatever name it may be called as per plans including any amended / revised plans and get the same revalidated from time to time and/or get the period stipulated therein extended and to make, sign and give such other applications, writings, undertakings, indemnities, declarations, affidavits as may be required or necessary in the matter of development of **the said Property.**
24. To apply for and obtain the necessary permission from the Environment Ministry and/or Board in connection with the re-development of **the said Property** and for that purpose to make, sign and execute such applications and other writings relating thereto and to submit the same to the Environment Ministry/Board.
25. To approach the Government of Maharashtra and all its departments as also the MCGM and all other concerned authorities for the purpose of obtaining necessary 'No Objection Certificate' and/or permission and/or sanction in regard to the carrying out the construction of the said building/s and completion thereof.
26. To apply to and to address and/or process necessary letters, writings and undertakings to the MCGM, Fire Brigade Department, Aviation Authorities (including Airport Authorities) for occupying the said building/s and/or obtaining necessary 'No Objection Certificate' (NOC) as may be required from time to time from the said department in connection with the said building/s to be constructed on **the said Property.**



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27. To receive notices from all concerned authorities and departments for all or any of the aforesaid purposes, including correction of area of **the said Property** and transfer of the said property in relevant revenue records.

28. To execute in favour of MCGM and/or BEST and/or RELIANCE ENERGY Limited a for the purpose of enabling the MCGM and/or BEST and/or the RELIANCE ENERGY or such other company and or undertaking, as may then be in existence for obtaining electric power, to put up and erect an Electric Sub-station for the supply of electricity to the said building/s constructed on the said property.

29. To make necessary applications to the BEST and/or RELIANCE ENERGY or such other company and/or Undertaking or as may then be in existence for obtaining electric power for being consumed on **the said Property** and the building/s constructed thereon.

30. To obtain necessary approvals to the proposed New Building/s including water connection, drainage connection, electricity supply, Electric Transformer, Piped Gas line Connection, Telephone Cables etc. which may be required for the development of the said property for the building/s to be constructed on the said property and/or occupation and completion certificate in respect of the said building/s or any part or parts thereof from the MCGM and other concerned authorities and for the said purposes or any of them to give such facilities to the authorities concerned on **the said Property** as may be necessary if required and to sign, execute, deliver all applications, letters, forms, deeds, documents as may be required by the concerned authority/ies.

31. To carry out all the terms and conditions of layout, IOD, C.C., and any other order and scheme approved/sanctioned/passed by any authority concerned including Maharashtra Revenue Town Planning Authority and Mumbai Metropolitan Regional Development Authority including handing over any portion of **the said Property**, required to be handed over at any time to the

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authorities concerned on such terms and conditions as may be required by such authorities to construct roads, and bus depot, gardens and to take compensation or benefit of any nature available in lieu thereof as may be permitted by the authorities concerned, and for that purpose to do all acts, deeds, things and matters and to sign, execute, deliver any undertakings, declarations, affidavits, bonds, deeds, documents, releases, agreements, conveyance, etc. as may be required by the Authorities concerned and get the same registered with the concerned sub-registrar, if required.

32. To apply to MBRR Board / MCGM, Government of Maharashtra, MOEF / Civil Aviation Department and all authorities concerned for any permissions, sanctions, NOC, etc. which may be required or are necessary for the purposes any rules, regulations, bye-laws, statutes or otherwise for the purposes mentioned in these presents and to obtain the same and for that purpose to do all acts, deeds, things and matters and to sign, execute, and deliver any deed, documents, writings, undertakings, declarations, affidavits, and get the same registered with the concerned sub-registrar in relation to **the said Property**.



33. In case MCGM or any concerned authority grants TDR for any other property and the said TDR can conveniently be used on **the said Property**, our said attorney/ies shall have the right to use the said TDR on the said Properties and construct building or buildings and sell and/or alienate flats, Offices, Commercial Premises, garages, Car Parking on ownership basis or otherwise and to receive purchase price and/ or consideration for sale or otherwise of the said flats, commercial premises, garages, car parking space, podium, basements, stilt area, open, etc. and to sign, execute, agreement for sale and/or other documents/deeds and to issue receipts for payment in acknowledgment and due discharge thereof.
34. To make such applications and execute on behalf of **Society** such writings as may be necessary before the Collector, City Survey Officer and other Revenue Officers in respect of the said property described in the Schedule hereunder

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written. To appeal and represent the **Society** before the Collector or land

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Revenue and collector of property taxes of the MCGM and other revenue officer for all matters touching or relating to the said property described in the Schedule hereunder written.

35. To pay various deposits to the MCGM and other concerned authorities as may be necessary for the purpose of carrying out the development work on the said property and construction of the structures thereon and to claim refund of such deposits so paid by said Attorneys and to give valid and effectual receipts in the name and on behalf of the **Society** in connection with the refund of such deposits.

36. To approach the Hydraulic Engineer, City Engineer and Authorities and officers of the MCGM for the purpose of obtaining various permissions and other service connections including water connection for the carrying out and completing the development of the said property and construction of the said building/s thereon and also to obtain water connection and service connections to the said building/s when constructed.

37. To get **the said Property** surveyed by all authorities concerned including by Surveyors, Architects and to represent the **Society** before those authorities and upon such Survey being done to execute Deed of Rectification, Supplemental Agreements or any other writing or writings confirming the variation of the area / correction in area, if any, of the said plot of land of **the said Property** and to do all necessary acts, deeds and matters including presenting and getting such documents registered with the authorities concerned and to get the area accordingly altered in all records with all authorities including Municipal, Revenue, etc.

38. To propose and carry out the amendments in the Building Plans and submit the same to the MCGM / and / or any concerned authorities and obtain I.O.D., C.C., O.C. in respect of such amended plans in relation to **the said Property**.

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39. To apply for and obtain completion certificate and/or occupation certificate, Building Completion Certificate including part occupation certificate from the authorities concerned for the Newly Constructed Building/s in relation to **the said Property**.
40. To carry out all the requisitions that may be made by all the authorities concerned including MBRR Board / MCGM / Collector / Government of Maharashtra and all their departments, MMRDA and all the Officers of such authorities in relation to **the said Property**.
41. To pay, settle, adjust, deduct and allow all accounts, claims and arising on account of rent, assessment and repairs and other in respect of **the said Property**.
42. To make necessary applications for procuring permits and quotas for cement steel and other buildings materials and for all the purposes relating thereto, sign and execute such applications, affidavits, undertakings, indemnities, bonds and such documents etc. as may be required and to represent the **Society** before the concerned authorities and to receive the same and make payments for such permits, quotas etc. in relation to **the said Property**.
43. To approach and negotiate and deal with the occupants / tenants of **the said Property** and obtain the Development Rights and to do joint venture or any arrangement with them.
44. To apply to and seek necessary permissions / approvals / consents from the tenants / **Society** and its members at their own costs as may be expedient to effectively carry out the redevelopment of **the said Property**.
45. To pay Compensation and such other expenses for Temporary Alternate Accommodation to the Tenants/ Occupants of the premises in the presently existing buildings/chawls/structures standing on **the said Property** as per the Agreements executed with them.



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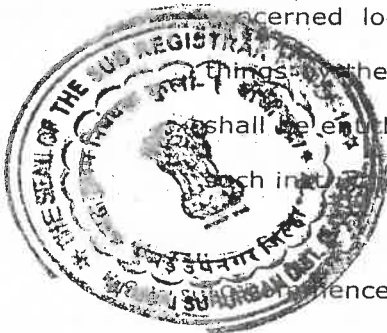
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if necessary to apply for and obtain from all concerned authorities accommodation in any transit camp which may be provided by the concerned authorities and shift the tenants/occupants to such transit camp and then to

bring the tenants/occupants to new Permanent Alternate Accommodation and for the aforesaid purposes to do all acts, deeds, things and matters and to sign and execute all papers, applications, deeds, documents, affidavits, undertakings, writings etc., in relation thereto.

47. We hereby agree and undertake that we shall not in any way write any letters and/or correspond with any body whatsoever it may be, the Government of Maharashtra in all its departments, the MCGM in all its departments and other concerned local authorities countermanding any acts, deeds, matters and things by the said Attorney and all the recipients and concerned authorities shall be entitled to disregard all such instructions given by the **Society** and such instructions shall be treated as null and void.



hence, prosecute, compromise, settle, initiate, defend, oppose appear or represent the **Society** in all actions and other legal proceedings in respect of **the said Property**, whether pending at present or which may be filed or initiated hereafter including appeals and revisions whether civil or criminal, original or appellate in any Court of Law and also including all proceedings before the Tribunals, Additional Collector or Deputy Collector of Land Revenue, Tahsildars, Mamlatdars or Municipal, Maharashtra Revenue, Town Planning, Police, Revenue, Stamp Office, Public Works, Post and Registration and all Authorities and before all tax authorities including Income Tax, Wealth Tax and also before all Magistrates or Judicial and Revenue Officers or other Officer or Officers, banks, public institutions or companies or persons and to issue or accept service of all summons, writs or proceedings or processors and to do all acts, matters and things as may be necessary in connection therewith and also if thought fit to compromise, refer to arbitration, abandon, submit to Judgment or become non-suited including to agree and/or sign

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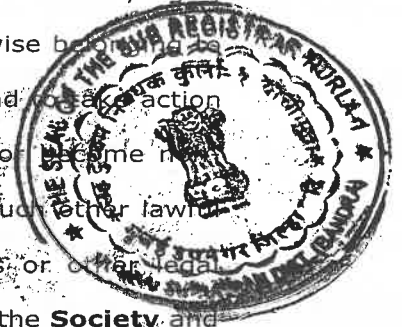
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and/or execute and/or accept Consent Terms in any proceeding/s before any Court and/or Tribunal.

49. To agree, accept, execute, sign and file the consent terms pertaining to any matter, case, legal proceedings in respect of **the said Property** before any Court of Law in India, Tribunals, Additional Collector or Deputy Collector, Tehsildar and all Concerned Authorities.

50. To commence or defend any suit, action or other proceeding in any Court of Law and before any public officer or Tribunal for the enforcement of any right, title, interest, property matter or thing whatsoever or otherwise before or after the **Society** by any means or on any account whatsoever and to take action or file suit or proceedings and to prosecute or discontinue or become respondent therein if the Attorney shall cause and also to adopt such other lawful ways and means, to accept service of any writ, summons or other legal process or notice and to appear in the name and on behalf of the **Society** and in person to appear and represent in any Court and before all Magistrates, judicial authorities, revenue or other officers and Tribunals whatsoever as our said Attorney/s shall think advisable and also to appoint pleaders, advocates, solicitors and legal advisors to prosecute or defend in the premises aforesaid or any of them as occasion may require and from time to time to substitute them or any of them, to remove and to appoint other / s in their place and to pay them such fees and remuneration as the Attorney/s shall think fit or be advised and for all, or any of the purposes aforesaid to sign, execute, deliver, file all necessary Vakalatnamas, Warrants of Attorney, complaints, petitions, applications, defences, written statements, accounts declarations, affidavits and other documents, papers and writings, including giving evidence on oath both oral as well as written.

51. To execute, declare and affirm in the name and on behalf of the **Society** all the applications, documents, declaration and affidavits as may be necessary or required for the purposes aforesaid and to submit and file the same with the respective Authorities.



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52. To ~~appear~~ ^{करना} and represent the **Society** before all authorities concerned including MCGM, Office of the Charity Commissioner, Mumbai / Office of Collectors/ Maharashtra Revenue Town Planning Authorities, MBRR Board, MMRDA, Collector or Commissioner of Income Tax, Collector of Land Revenue and Assessor of Municipal Rates and Taxes, Commissioner of Police and Municipal Officers for the renewal or grant of licence or permit or NOC for the purpose of redevelopment of **the said Property** and for any other purpose as may be necessary under the local Acts or Rules and Regulations or before any public or Government Officer or Authority whomsoever.

53. To form and get registered under the provisions of the Maharashtra Co-operative Societies Act, 1960, the Co-operative Housing Societies of the tenants / occupants and of the Purchasers of flats, offices, commercial premises, garages, open car parking space, basements, Podium, stilt area, etc. in whom the premises are sold on ownership basis by the Developers in the said Building and for that purpose to prepare the proposal, to make, declare and execute all declarations, deeds agreements etc. and to file the same with the Registrar of Co-operative Societies / authorities concerned and also to appear before the Registrar of Co-operative Societies and submit all required applications, declarations, deeds, etc.

54. To sell, transfer, mortgage, assign and assure to any third party, give on Lease, Leave and Licence Basis, the flats, shops (other than the flats and shops allotted to the Occupants/Members of the said **Society**) offices, commercial premises, garages, open and stilt car parking spaces, Podium, basements, stilt area, etc. built by consuming saleable permissible FSI and/or to sell, transfer, assign and assure the TDR in respect of the saleable permissible F.S.I. at such price or consideration as the Attorneys may deem fit and proper and for the aforesaid purposes and to execute all agreements, deeds, documents, writings, in favour of such prospective purchasers / transferee / mortgagee / assignee.

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55. To receive price and/or consideration for the aforesaid **Property** on leave & license basis, transfer, mortgage, assignment and or assurance of flats, shops, offices, commercial premises, garages, open car parking spaces, Podium, basements, stilt area, etc. from the prospective Purchasers and/or transferees and/or acquirers of units in sale component of the said new building/s and to admit receipt of such price and/or consideration and to sign, execute and issue receipts etc. in acknowledgment and due discharge thereof.
56. To make enter into and execute any agreement, deeds, declarations, undertakings, documents and other such papers including the documents required by the MBRR Board / or the Collector of Mumbai or the Government of Maharashtra or any office of Government of India or any concerned authorities in respect of development of **the said Property**.
57. To make enter into and execute any agreement, deeds, declarations, undertakings, documents and other such papers for sale, transfer, license, mortgage, of flats, shops, offices, garages, basement and commercial areas, podium, stilt and open car parking spaces etc, and/or T.D.R. available under the said scheme and also for dealing with the prospective purchasers in any manner whatsoever in respect of the Sale Component available on **the said Property**, or any other rules, regulations or statutes.
58. To present for registration and admit execution before the Sub-Registrar of Assurances, Mumbai documents such as any agreement, deed, declaration, undertakings, documents and other such papers including the documents required by the MBRR Board or the Collector of Mumbai or M.C.G.M or Government of Maharashtra or any office of Government of India or any concerned authorities which are already executed or to be hereafter executed In respect of development / redevelopment of **the said Property** and to collect the documents so registered from the Sub-Registrar of Assurances, Mumbai;



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To present for registration and admit execution before the Sub-Registrar of Assurances, Mumbai documents such as Agreement for Sale, Sale Deed, Lease Deed, Sub-lease Deed, Mortgage Deed, Leave & License Agreement, undertakings and also for sale, transfer, assignment, assurance, mortgage, lease or leave and license or for dealing with in any manner in respect of the entire Sale component or portion/s thereof available on the said lands and/or in respect of flats, commercial areas, shops, offices, garages, basement, etc. and/or T.D.R. available under the said scheme or any other Rules, Regulations and Statues, in respect of the said lands and to collect the documents so registered from the Sub-Registrar of Assurances, Mumbai.

60. To substitute and appoint from time to time one or more Attorneys or Attorney under said Attorney with the same or limited powers and to remove and discharge such substitutes or substitute at the pleasure of the said Attorneys and to appoint in their place another or others as the said Attorneys may deem fit and proper. If the said Attorneys think fit and proper they shall be entitled to appoint such substitute/s with irrevocable powers conferring such powers as they may think fit and proper and even in such event such power of attorney shall not be revocable and we shall not revoke the same at any time.

61. For the better doing performing and executing all the matters and things aforesaid, we hereby further grant unto the said Attorneys full powers and absolute authority to substitute and appoint in their place and stead on such terms as they shall think fit one or more Attorneys to exercise all or any of the powers and authorities hereby conferred and to revoke any such appointment from time to time and to substitute or appoint any other or others in place of such Attorney as the said Attorney/s shall from time to time think fit and proper.

62. We hereby declare and confirm that the powers and authorities hereby granted to our said Attorney/s are irrevocable and shall at all times remain valid and in full force and binding on the **Society till the said Property** is

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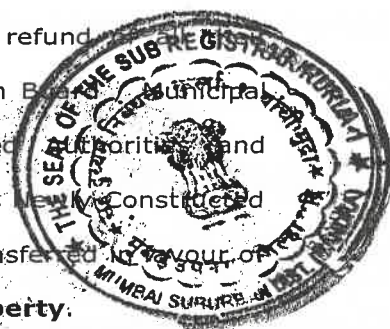
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fully developed in all respects and until all the formalities are completed as per rules and regulations of the MBRR Board / MCGM and the Developers have received T.D.R., if any, from the Concerned Authorities and the Occupation Certificate and Building Completion Certificates are received for the New Building/s and all the occupants are put in possession of the tenements being the Permanent Alternative Accommodation in the New Building/s and Donee have sold all flats, shops, commercial premises, offices, garages, open car parking spaces, Podium, basements, stilt area etc. and handed over the possession of the same to Purchasers, transferees and/or acquirers thereof and Donee have utilized all additional or enhanced FSI over and above the prevailing FSI as permissible in future which may be granted by concerned authorities in future and have received refund of Deposits from Mumbai Building Repairs & Reconstruction Board, Municipal Corporation of Greater Mumbai and other Concerned Authorities and conveyance of the said lands i.e. **the said Property** with New Constructed Building is executed registered and conveyed and / or transferred in favour of the said **Society** to be formed in relation to **the said Property**.



63. AND IN GENERAL to do all other acts, deeds, matters and things whatsoever in or about the said **Society's** said lands, estates, property and affairs herein either particularly or generally described as amply and effectually to all intents and purposes.
64. All costs, charges and expenses of and incidental to any act, deed, matter or thing done by our said Attorney/s in or about or by virtue of the powers and authorities herein contained shall be borne and paid by and provided by our said Attorney/s alone and they shall be responsible for the same.
65. AND GENERALLY TO DO AND PERFORM in relation to and concerning the said property all acts, deeds, matters and things as may in their absolute discretion be 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 to sign all letters,

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