बदर - १५
९६८४ | ९३ | ५५

and for that purpose to sign and execute any deeds documents or writings that may be required and necessary to utilize the said F.S.I. and/or the surplus F.S.I. and/or the T.D.R. in the scheduled property as per the said rules and regulations of the Municipal Corporation of Greater Bombay.

(b) To apply for and obtain and/or purchase T.D.R. benefits or other rights and benefits in the form of F.S.I. or T.D.R. or otherwise from any other land or lands and to utilize the same for the construction of the building or buildings on the scheduled property and for the said purpose to execute all affidavits undertakings Indemnity Bonds and/or any other documents as may be required to be done and that we shall have no objection to the utilization of the said F.S.I. obtained from any other lands under the T.D.R. Scheme for the construction of the building on the scheduled property under the provisions of the Development Control Regulation, 1991.

(c) To use the F.S.I., or T.D.R. or other rights or benefits or entitlements which may be certified in the Development Rights Certificate or any other certificates document or documents or otherwise granted or available in respect of the scheduled property on any land or any property belonging to or being developed by the said Attorney including the amalgamated property at the entire discretion of the said Attorney and to transfer the rights of the said Development Rights Certificate or Certificates or rights as may be permitted by law in favor of any person or persons or body of persons firm company and that the said Attorney shall receive the consideration there from and the profits and benefits accruing there from and to the said use transfer or retransfer and that in respect thereof I shall not dispute.

बदर - २५
२६८७ | १४ | ४५

(E) Deposits refunds :-

(a) To pay necessary deposits if required in my name with the Municipal Corporation of Greater Bombay or any other concerned authorities and to pay the scrutiny fees, developments charges and/or security charges for issuing of I.O.D. for the issue of the Commencement Certificate, Occupancy Certificate or building completion certificate and for such other purposes as may be required for the development of the scheduled property and also to apply for the refund thereof and receive the same as and when occasion anses.

THE SEAL OF THE SUB-REGISTRAR

(b) To pay to the Bombay Municipal Corporation and other concerned authorities the security charges I.O.D. deposits and other amounts required by them or in relation to development of the scheduled property and construction of buildings on the scheduled property in my name and to ask for refund thereof and to apply for and obtain from the concerned departments of the Bombay Municipal Corporation necessary permissions or No Objection Certificate for drainage connections, water connections completion certificate and other No Objection Certificate for the building to be constructed and completed and for the purpose aforesaid to sign and execute in my name and an my behalf all necessary plans, applications, under takings, affidavits and documents and papers as may be required.

(c) To pay the deposits required to be paid as deposits to the Bombay Municipal Corporation, the Government and other concerned authorities including Bombay Suburban Electric Supply Co. Ltd. in my name and to apply for and obtain refund of such deposits to sign and execute in my name and on my behalf upon receipt of such deposit all necessary plans applications undertakings affidavits and documents and papers as may be required.

HB

बदर - १५
१९८४ | ९१ | ४५
२०२२

(F) Urban Land Ceiling:-

(a) To apply for and obtain the sanction or permission of the Competent Authority under the various provisions of the Urban Land (Ceiling and Regulations) Act, 1976 or the State Government or Municipal Corporation of Greater Bombay or any other authority for the construction of new building or buildings and/or development or re-development of the scheduled property and/or for the transfer of the scheduled property and for that purpose to sign and execute any applications forms affidavits and other documents and papers that may be required.

(b) To continue and prosecute the application already made by the owners or to be made by the owners and/or to make additional or further applications under the Urban Land (Ceiling and Regulations) Act, 1976 for obtaining necessary permission or exemption for the development of the scheduled property and for that purpose to submit such applications, writings undertakings affidavits declarations, indemnity bond or such other papers and documents as may be required and to appear before the Competent Authority and any other authorities under the provisions of the Urban Land (Ceiling and Regulations) Act, 1976 in connection therewith and to obtain necessary permission to develop and/or to transfer the scheduled property and/or comply with any provisions of the said Act and also for the purposes of registration of conveyance or re-conveyance or other deeds of transfer and to prefer appeal from any orders of the Competent Authority to the Additional Collector or Commissioner or other authorities.

(G) Appointments of Architect etc:-

(a) To appoint Architects, Surveyors, Engineers, Contractors, Labourers and other workmen for the purpose of preparing plans of building or buildings to be constructed or erected on the

HH

बदर - १५
१६८७ | १६ | २५

scheduled property and to submit the same to the Municipal Authorities or other Authorities or to do all things necessary to have the said plans approved and sanctioned and to construct the building or buildings on the scheduled property.

(b) To employ and/or engage Architects, Advocates, Clerks, servants and also to discharge any such Architects Advocates, Clerks or servants as may be necessary to do any of the acts, deeds and things herein contained.

THE SEAL OF THE SUB-REGISTAR

(H) Assessment of Municipal Taxes :-

(a) To appear in my name for and on my behalf before the Assessor and Collector of Municipal Rates and Taxes or any or their assistants in respect of the scheduled property and the buildings to be constructed thereon for property taxes and other taxes or levies payable to the Corporation and applications before the said authorities or Officers in relation for the assessment of the scheduled property and the buildings to be constructed thereon for property taxes and other taxes and for the purposes aforesaid to sign all applications documents and writings or settle with the Officers or Officer or authorities in respect of the rateable value of the scheduled property and the building to be constructed thereon and in respect of the assessment on the amount of property taxes and other taxes and other taxes in the event of the said Attorney being not agreeable to any such assessment fixed or determined by any of the aforesaid Officers or authorities to commence, institute and prosecute all actions suits appeals and proceedings against the Corporation or the said Officers and in the appropriate Court or Courts and authorities for the fixation of the rateable value and the assessments resulting there from and for that purpose to sign and execute all applications evidence Vakalatnamas applications petitions plaints affidavits and other and to settle and pay their fees.

HB

बदर - ५
१६८४ | १७ | ४५
२०२२

(I) Payment of Taxes and Outgoings :-

To pay all taxes and outgoings of the scheduled property to the Municipal Corporation of Greater Bombay State Government or any other authority concerned and obtain discharge in respect of the same and to keep me safe and indemnified thereof.

(J) Survey- from City Survey Office :-

To apply to the City Survey Officer and/or the District Inspector of Land Records or any other authority and get the scheduled property surveyed and boundaries fixed and demarcated and thereupon to obtain the required plans and the property registered Cards from the said authorities for the purposes of development of the scheduled property.

(K) Area Correction Certificate - City Survey :-

To make necessary application and to appear before the Superintendent of Land Records and/or the Director or Deputy Directors of Land Records and/or the Commissioner Konkan Division or any other Competent Authority and to obtain area correction certificate of the scheduled property.

(L) Title from City Survey Office :-

(a) To make an application to the City Survey Officer and/or the Tahsildar concerned to get the owners name recorded as the kabjedars or Owner of the scheduled property in the City Survey records and/or the revenue records and otherwise to get the owners title perfected to the scheduled property and in respect thereof to file appeals, revisions applications or review petitions from any decisions or orders of the City Survey Officer and/or the Tahsildar or their superior authorities up to the highest available forum that is the Government of Maharashtra and thereafter if required to file

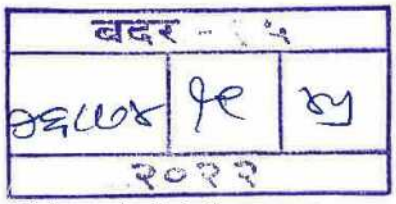
suit in a Civil Court against the decision of any revenue authority for perfecting the owners' right title and interest to the scheduled property.

(M) Title from revenue authorities :-

To approach any revenue authorities City Survey authorities or any other authorities to perfect the owners title to the scheduled property and for that purpose to sign all applications petitions writings affidavits and other documents necessary for the purpose and to appear before the said authorities and to make statement on oath and to file any legal proceedings or suits before any revenue authority or in any Court of law as may be required for the purpose.

(N) Appearance before revenue authorities :-

To appeal on behalf of the owners and to represent their interest before the City Survey authorities, land revenue authorities, Collector or Commissioner of Land Revenue and Collector or Assessor of Municipal Taxes, Town Planning Authorities Commissioner of Police and all authorities under the Municipal Corporation of Greater Bombay or other Officer for the purposes of development of the scheduled property renewal or grant of necessary permission or sanctions, licences and permits or for any other purpose as may be necessary under any acts rules or regulations and to appear on my behalf before any public or Government Officer or other authorities whomsoever and for the said purposes to submit necessary applications writings undertakings affidavits as may be required or as my said Attorney may deem fit and proper.



(0) Non Agricultural Assessment:-

To take all steps to convert the tenure of the scheduled property and/or the user thereof and also to accept surrender of any tenancies from the occupancies if any.

(P) General Appearance :-

To represent me before all Government Municipal Local or any other authorities constituted for any purpose whatsoever and to receive compensation or to give discharge in regard to any claim whatsoever arising howsoever in regard to scheduled property.

(Q) General acts for development of the scheduled property

To do all such acts, deeds, matters and things as may be necessary for the purposes of the management control and enjoyment of the scheduled property and for the development re-development and construction of the building and buildings and structures on the scheduled property and for any of the aforesaid purposes to sign and execute all letters correspondence writings, documents forms proformas undertakings declarations affidavits indemnities or any other writings by whatsoever name called as may be found necessary by the said Attorney.

(R) Tenants or Occupants

(a) To enter and to take possession of the scheduled property as the said Attorney and to protect the scheduled property from encroachment of any nature whatsoever and also to deal with the tenants in the scheduled property for any unauthorized and illegal sub-letting or otherwise by the tenants in the scheduled property in a manner as my said Attorney may deem fit and proper.

(b) To evict eject or take possession if any of the premises in occupation if any over the scheduled property or any part thereof and to take all steps in that behalf and also to create tenancies of such duration as my Attorney shall deem fit and proper either in my name and to collect and receive rents.

(c) To deal with the tenants or occupants encroachers in the scheduled property in the manner my said Attorney may deem fit and proper and to file suits for evicting them and/or for recovery of rent or compensations from them and to settle with such tenants/occupations by signing necessary agreements or setting any matters on outright basis with such tenants/occupants and accepting the surrender of the tenancy rights and/or possession from them on such terms and conditions as my said Attorney may deem fit and proper and to provide the tenants/occupiers permanent alternative premises under the Slum Rehabilitation Scheme under the provisions of Development Control and Regulation for Greater Bombay, 1991.

(S) <u>Formation and registration of Co-op. Housing Society</u>

(a) In my name and on my behalf to represent me before the Registrar or the Deputy Registrar of Co-operative Societies or any other authorities under the several provisions of the Maharashtra Co-operative Societies Act, 1960 on behalf of persons who have agree to acquire or acquired any premises in the building or buildings and structures to be constructed or constructed by the said Attorney on the scheduled property for any purpose under any of the provisions of the Maharashtra Co-operative Societies Act, 1960 or as my said Attorney may deem fit and proper.

बदर - १५
१६५०४ | २१ | ४५
२०२२

(T) General Demand :-

(a) To ask demand sue for recovery and receive of and form persons Bodies politics or corporate liable to pay and deliver in relation to all matters in respect of the development of the scheduled property and for the construction and completion of buildings thereon and non-payment and non-delivery to adopt suitable legal proceedings and to sign and execute plaints written statements applications affidavits and other documents as may be deemed fit by the said Attorney and to engage Solicitors and Advocates and to settle and pay their fees.

(b) To demand, sue for, enforce payment of and receive and give effectual receipts and discharges for all moneys owning payable or transferable to me from any person or persons whatsoever in respect of the scheduled property

(U) <u>Execution of the required documents for development</u> :-

To execute sign enter into, acknowledge perfect and do all agreements or any other required instruments Deed of Rectification, Deed of Confirmation acts and things as shall be requisite or as the said Attorney may deem necessary or proper or in relation to all or any of the purposes or matters relating to the scheduled property for purposes of development of the scheduled property, to execute the required Deed of Conveyance, and also such other documents in favour of the Municipal Corporation of Greater Bombay in lieu of F.S.I. or T.D.R. or in respect of land falling in the set-back line of the D.P. Road or any internal road or under any reservation to be handed over to the said authorities.

(V) Sale of flats and other .m:..emises

(a) To sign execute and present for registration and admit execution of, register or otherwise perfect or cause to be signed executed registered and perfected any agreement for sale of flats, shops, garages, open spaces stilt area or any other premises available for sale in the scheduled property or Deed of Rectification Deed of Confirmation and other assurances which in the opinion of my said attorney may be expedient or necessary for any of the aforesaid purposes.

(b) To sell, transfer or convey any flats, shops, godowns, garages or other premises in the building or buildings or structure or structures constructed or to be constructed on the scheduled property upon such terms and conditions as my Attorney may think fit and proper and to receive sale proceeds in my name and for that purpose to sign all necessary agreement deeds documents receipts and other writings as my said Attorney may think fit and proper.

(W) Appearance before Sub-Registrar:-

To appear before the concerned Sub-Registrar of Assurances for registration of Agreement for Sale Deed of Confirmation or any other deed or documents in respect of sale of any premises in the building or buildings to be constructed or constructed in scheduled property and to execute and to admit execution of the said documents.

(X) To lodge documents:-

To lodge any Deed and any other assurances executed by me or by my said Attorney , before the Sub-Registrar of Assurances at any place and to appear and to admit the execution of any deed before the Sub-Registrar of Assurances concerned as may be necessary in that regard.

बदर - १५

१६८७ | २३ | ५

२०२२

(Y) Clearing lodged documents :-

To sign and execute and to file necessary forms and/or give such all such necessary undertakings writings declarations indemnities as may be required for effectually clearing and completing any deed of the scheduled property to be executed by me or otherwise by my said Attorney , in all respects and other papers and documents executed and lodged by my said Attorney.

(Z) Registration :-

To file execute affidavits or such other undertaking indemnity bond or other papers and documents as may be required by the Registrar of Assurances and/or the other Registering Authority for the purpose of registering any of the documents as aforesaid and to do all acts deeds and things as may be required by the Registering Authority in respect thereof.

(AA) Index II Extract :-

To apply for and obtain the certified copies of the entries from Index-II and other Index and records maintained by the Sub-Registrar concerned.

(BB) Valuation of documents:-

To appear before the Valuation Authority or Authorities and to get the Agreement for Sale Deed of Rectification Deed of Confirmation and/or any other documents in respect of the scheduled property, by way of flat shop garages or other premises duly valid and for the said purposes to sign all applications affidavits petitions and other papers and documents as may be directed required for the purposes and to pay the deficit stamp duty and/or other money as may be directed by the valuation authority and if required to file appeal

and/or petitions challenging the valuation any such of the said documents as aforesaid.

(CC) Court Matters :-

(a) To appear in my name and on my behalf in any Court or Courts of Justice in India or any other Court whatsoever in which any action suit prosecution or complaint that be instituted against me or whereunto I shall be a party in connection with any matter relating to the development of the scheduled property and construction and completion of buildings thereon and to obtain decree or suffer any judgement in any such suit proceedings or complaint as my said Attorney shall be advised or think proper and for that purpose to sign and execute all plaints written statements, affidavits undertakings, to sign, execute and file Consent Terms in Courts, to take monies deposited in Court, to avail of the Court Fees refund if any, to withdraw suits, Petitions etc, or other deeds and documents as in the opinion of my said Attorney shall be necessary in any such suit proceedings or complaint concerning the aforesaid matters.

(b) To commence prosecute institute defend oppose negotiate for settlement and settle and appear and represent me in all actions and legal proceedings and also to represent me in appeal and revision proceedings whether Civil/Criminal/Original Side or appellate Side and in all applications or petitions in any Court of Law in India in any proceedings pertaining to the above matter encumbrances occupations of the scheduled property as also in proceedings of before Revenue authorities and/or any proceedings before Municipal Police Revenue Public Works Postal authorities and also before all Magistrates Judicial and Revenue Officers or other Officers or Officer and to issue or accept services of writs process or summons and to do all acts, deeds, matters and things as

बदर - १५
१६८०१ | २५ | ४५
२०२२

may be necessary to protect my interest and also if thought fit to refer to any dispute to Arbitration under the Indian Arbitration Act and to submit to judgement or decree or become non-suited in any action or proceedings and without prejudice to the generality of the foregoing contents to prefer the Appeal in all Court proceedings and defend all matters before Officers of Court or other Government or Semi-Government authorities pertaining to the matters mentioned above and to see that my interest is fully protected and/or safeguarded.

(c) To file suits and to appear and represent my interest in all Courts of Law Civil Criminal, Revenue and in the Supreme Court of India and all other Courts as well as before the Court Receiver if any, in connection with any proceedings in respect of the scheduled property.

(d) To accept notices or service of Writ of Summons or other legal process that may be served upon me in respect of the scheduled property and to appear and represent me in any Court of Justice and before all Magistrate or Judicial or Revenue or Tenancy or other Officers whatsoever as my Attorney may think advisable.

(e) To declare affirm and sign all plaints written statement applications petitions affidavits and other necessary documents in my name and on my behalf and to appear before any Judge Magistrate Revenue Tenancy or other Officer empowered by law to hear any suit or proceedings or any other inquiry relating to any of the matters affecting me or in which I may be interested or concerned in respect of the scheduled property.

(f) To sing verify apply present and declare plaints petitions written statements replies affidavits declarations memorandum of appeals applications complaints representations in Court proceedings arising from the matters mentioned herein.

(g) To appoint any Advocate or Counsel or Accountant as any other professional or any expert as may be necessary for prosecution and defending in the premises aforesaid or any of them in my name as my said Attorney as he may think fit and proper.

(h) To file Vakalatnama or letter of authority in favour of Advocates, Counsels, Architects, Surveyors or other professional persons.

(i) To commence prosecute or enforce or to defend answer or oppose all actions and other legal proceedings and demands touching any of the matters aforesaid or any other matters in respect of the scheduled property and also if the said Attorney shall think fit to compromise refer to arbitration abandon, submit to Judgement or become non-suited in any such action or proceedings as aforesaid.

G) To file Appeals Revision Applications Review Petitions, Reference and Special Leave Petitions in any Courts in India and for that purpose to sign Memo of Appeal and Application or any other legal proceedings and to affirm the same.

(k) To appear and represent me in any Court or Courts of Law or Tribunal Appellate Authority or Revenue Officers or before any other authorities including the Municipal Corporation of Greater Bombay Collector Mamlatdar, Talathi, City Survey Office, D.I.L.R. or any Government or Semi-Government Authority or body corporate in respect of any matters concerning me in respect of the scheduled property or any part thereof.

(l) To depose and/or make statement on oath or on behalf before any Court of Law in respect of the scheduled property in the manner the said Attorney may deem fit and proper.

बदर - २५
९६८४ | २७ | ४५
२०२२

(DD) Settlement :-

(a) To refer to arbitration either through Court or outside the Courts all disputes claims questions or controversies in respect of the scheduled property and to adjust settle compromise , to sign, execute and file Consent Terms in Courts, to take monies deposited in Court, to avail of the Court Fees refund if any, to withdraw suits, Petitions etc, or submit to arbitration any accounts debts claims and demands disputes and matters touching any of the matters aforesaid or any other matters which are now subsisting or may hereafter otherwise between me and any other person or persons or between my said Attorney and other person or persons in respect of the scheduled property.

THE SEAL OF THE SUB-REGISTAR ANDHERI No. 4 SUBURBAN DIST (BAN)

AND GENERALLY to do all or any acts in relation to the scheduled property and all other matters in relation thereto in which I may be interested and concerned and on my behalf to execute and to make and do all instruments acts deeds things and matters and fully and effectually in all respects pertaining to the scheduled property as I would do if personally present.

AND We do hereby for myself as the Partner of the said FIRM GRANTOR which also includes the other partners or partner for the time being of the said firm and the survivors and survivor of them and heirs, executors and administrators of such last survivor agree and undertake to ratify and confirm all and whatsoever my said Attorney shall lawfully do or cause to be done by virtue of these powers hereby given and the same shall be binding on me and shall be in full force and effect.

HA

बदर - २५
१६८७ | २८ | ४५
२८१२

THE FIRST SCHEDULE ABOVEIREFERRED TO

Description of the First Property

All that piece or parcel of land or ground together with the structure standing thereon situate, lying and being at Santacruz (East), near St. Anthony's Church in village Vakola, Kolekalyan in the Registration District land Sub-District of Mumbai City and Mumbai Suburban bearing Survey No.365 Hissa No. l(part) and City Survey Nos. 2635 to 2640 (both inclusive) and house Nos. 28 and 29A and admeasuring 589.3square meters as currently mentioned in the Property Card and Assessment of Property bearing *Ale* No. HE2403730010000, HE2403730019000, HE2403720040000, HE2403710080000, HE2403730080000, HE2403730430000, HE2403730350000 and HE2403730270000.

ON OR TOWARDS **NORTH** :	CTS NO. 2634
ON OR TOWARDS **SOUTH**	CTS NO. 2619
ON OR TOWARDS **EAST**	CTS NO. 2634
ON OR TOWARDS **WEST**	CTS NO. 2642

THE SECOND SCHEDULE ABOVE REFERRED TO

(Description of the Second Property)

All that piece or parcel of land or ground with structures standing thereon situate, lying and being at Santacruz (East), near St. Anthony's Church in Village Vakola, Kolekalyan in the registration District and Sub-District of Mumbai City and Mumbai Suburban and bearing Survey No. 365, Hissa No. l(part) and City Survey No. 2616 to 2619 (both inclusive)of revenue Village Kolekalyan, Santacruz admeasuring 817.6 square meters or thereabouts as mentioned in the Property Card and Assessment of Property bearing *Ale* No. HE2403730010000, HE2403730019000, HE2403720040000, HE2403710080000, HE2403730080000, HE2403730430000, HE2403730350000 and HE2403730270000

ON OR TOWARDS **NORTH** :	CTS NO. 2640 & 2634
ON OR TOWARDS **SOUTH**	CTS NO. 2612
ON OR TOWARDS **EAST**	CTS NO. 2615
ON OR TOWARDS **WEST**	CTS NO. 2642

बदर - १५

९६८०४	२८	४५
	२०२२	

बदर - २५

२६८७ | 30 | ४५

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hand and seals on the day and year herein above written.

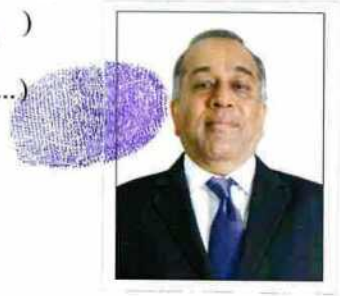
SIGNED SEALED AND DELIVERED BY)

the within named GRANTOR - FIRM)For PATEL ENTERPRISE

MR. HARISH RAGHAVJI PATEL, the Partner) PARTNER

of M/S. PATEL ENTERPRISES)

in the presence of Dafadar Bank)



ACCEPTED=-

M/s. TRUE LIFE SPACE through its Partners

1. **Mr. Ahmedali Kamruddin Khan**



2. **Mr. Ahmedullah Sharifuddin Ansari**



3. **Mr. Khalid Kamaluddin Shaikh**



4. **Mr. Muzammil Kamruddin Khan**



Explained, Interpreted and

Identified by me,

बदर - १५		
२४८०४	७१	४५
२०२२		

Advocate, High Court.

WITNESSESS

1. Kiran Rajkumar Rajkumar

2. Dafoda Bashar

THE SEAL OF THE SUB-REGISTAR ANDHERI No. 4 ★ उपनिबंधक, अंधेरी क्र. ४ ★ SUBURBAN DIST. (BANDRA)