

IRREVOCABLE POWER OF ATTORNEY

BY

- (1) MRS. ANJU PANKAJ AGARWAL,**
- (2) MRS. USHAKIRAN VINOD DEORA,**
- (3) MR. DEVANSH RAJESH DEORA,**
- (4) MR. DHARUV RAJESH DEORA,**
- (5) MR. TARUN NARAYANPRASAD DEORA**

AND

- (6) MR. VINOD SHUBHKARAN DEORA**

IN FAVOUR

LOTUS VENTURES LLP

513/14536

पावती

Original/Duplicate

Friday, November 04, 2022

नोंदणी क्र.: 39म

5:38 PM

Regn.: 39M

पावती क्र.: 15566 दिनांक: 04/11/2022

गावाचे नाव: विलेपार्ले

दस्तऐवजाचा अनुक्रमांक: बंदर17-14536-2022

दस्तऐवजाचा प्रकार: कुलमुखत्यारपत्र

मादर करणाऱ्याचे नाव: अंजु पंकज अगरवाल

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 1000.00

पृष्ठांची संख्या: 50

एकूण:

रु. 1100.00

21/11/2022
सह. दु. नि. का. अधीनी-6

वाजार मूल्य: रु. 0/-

मोबदला रु. 0.0/-

भरलेले मुद्रांक शुल्क: रु. 500/-

सह. पुण्या निबंधक, अधीनी - 6
मुख्य भवन परिसर.

1) देयकाचा प्रकार: DHC रक्कम: रु. 1000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0411202210805 दिनांक: 04/11/2022

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH010084863202223E दिनांक: 04/11/2022

बँकेचे नाव व पत्ता:

Anjan

REGISTERED ORIGINAL DOCUMENT
DELIVERED ON 6/11/22



CHALLAN
MTR Form Number-6



GRN	MH010084863202223E	BARCODE			Date	03/11/2022-14:49:10		Form ID	48(f)	
Department Inspector General Of Registration					Payer Details					
Stamp Duty					TAX ID / TAN (If Any)					
Type of Payment Registration Fee					PAN No.(If Applicable)					
Office Name BDR17__JT SUB REGISTRAR ANDHERI 6					Full Name		ANJU PANKAJ AGARWAL AND OTHERS			
Location MUMBAI					Flat/Block No.		-			
Year 2022-2023 One Time					Premises/Building					
Account Head Details				Amount In Rs.						
0030045501 Stamp Duty				500.00	Road/Street		-			
0030063301 Registration Fee				100.00	Area/Locality		MUMBAI			
					Town/City/District					
					PIN		4 0 0 0 5 6			
					Remarks (If Any)					
					SecondPartyName=LOTUS VENTURES LLP~					
					बदर-१७/११ १४३६ १ ५० २०२२					
Total				600.00	Amount In	Six Hundred Rupees Only				
					Words					
Payment Details STATE BANK OF INDIA					FOR USE IN RECEIVING BANK					
Cheque-DD Details					Bank CIN	Ref. No.	00040572022110320004		CKV2827835	
Cheque/DD No.					Bank Date	RBI Date	03/11/2022-14:24:50		Not Verified with RBI	
Name of Bank					Bank-Branch		STATE BANK OF INDIA			
Name of Branch					Scroll No. , Date		Not Verified with Scroll			

Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

Mobile No. : 0000000000

सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.





CHALLAN
MTR Form Number-6



GRN	MH010084863202223E	BARCODE			Date	03/11/2022-14:49:10	Form ID	48(f)
Department Inspector General Of Registration				Payer Details				
Stamp Duty				TAX ID / TAN (If Any)				
Type of Payment Registration Fee				PAN No.(If Applicable)				
Office Name BDR17__JT SUB REGISTRAR ANDHERI 6				Full Name		ANJU PANKAJ AGARWAL AND OTHERS		
Location MUMBAI				Fiat/Block No.		-		
Year 2022-2023 One Time				Premises/Building				
Account Head Details			Amount In Rs.		PIN			4 0 0 0 5 6
0030045501 Stamp Duty			500.00		Road/Street			-
0030063301 Registration Fee			100.00		Area/Locality			MUMBAI
					Town/City/District			
					Remarks (If Any)			
					SecondPartyName=LOTUS VENTURES LLP-			
					बदर-१७/IV १४५३६ २ ५० २०२२			
Total			600.00		Amount In Words		Six Hundred Rupees Only	
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	00040572022110320004	CKV2827835	
Cheque/DD No.				Bank Date	RBI Date	03/11/2022-02:50:50	Not Verified with RBI	
Name of Bank				Bank-Branch		STATE BANK OF INDIA		
Name of Branch				Scroll No.	Date	308 04/11/2022		

Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 0000000000
सदर चलन केवल दृश्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करतावयाच्या दस्तासाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-513-14536	0005042293202223	04/11/2022-17:30:00	IGR554	100.00
2	(IS)-513-14536	0005042293202223	04/11/2022-17:30:00	IGR554	500.00
Total Defacement Amount					600.00

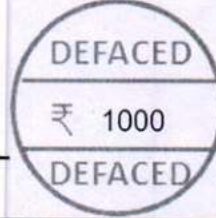


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 0411202210805 Receipt Date 04/11/2022

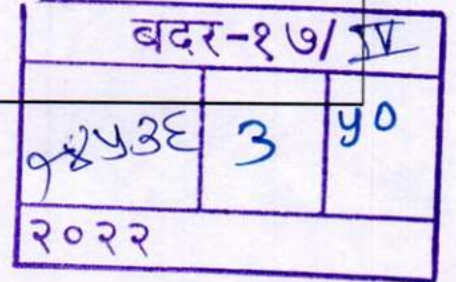
Received from DHC, Mobile number 0000000000, an amount of Rs.1000/-, towards Document Handling Charges for the Document to be registered on Document No. 14536 dated 04/11/2022 at the Sub Registrar office Joint S.R. Andheri 6 of the District Mumbai Sub-urban District.



Payment Details

Bank Name SBIN	Payment Date 04/11/2022
Bank CIN 10004152022110409858	REF No. CHK8799119
Deface No 0411202210805D	Deface Date 04/11/2022

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



IRREVOCABLE POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, We, (1) MRS. ANJU PANKAJ AGARWAL, (2) MRS. USHAKIRAN VINOD DEORA, (3) MR. DEVANSH RAJESH DEORA, (4) MR. DHRUV RAJESH DEORA, (5) MR. TARUN NARAYANPRASAD DEORA and (6) MR. VINOD SHUBHKARAN DEORA, all of Mumbai, Indian inhabitants, having our common address at Kuber Villa, Plot no. 2, Navyug Co-operative Housing Society Limited, N. S. Road no. 5, Opp. Excel Petrol Pump, Juhu Scheme, Vile Parle (West), Mumbai 400056, (hereinafter collectively referred to as "**the Owners**")

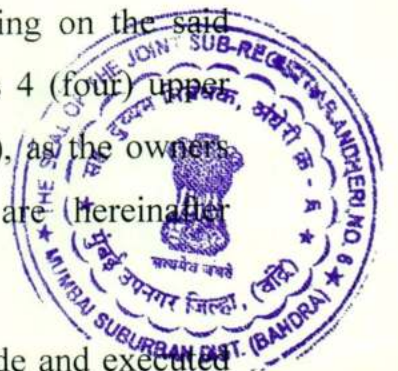
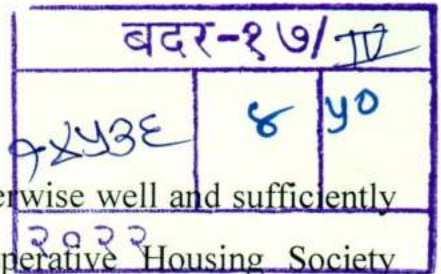
SEND GREETINGS:

WHEREAS:

- A. The Owners are seized and possessed of or otherwise well and sufficiently entitled as the lessee of one Navyug Co-operative Housing Society Limited, a co-operative society deemed to be registered under the provisions of the Maharashtra Co-operative Societies Act, 1960, bearing registration no. B-390 of 1947 (hereinafter referred to as "**Navyug Society**") to all that piece and parcel of land bearing plot no. 2 being part of original plot no. 11 in the layout of Navyug Society, admeasuring 702.30 square meters or thereabouts (as per the Property Register Card) and bearing corresponding CTS No. 305 of Village Vile Parle (West), Taluka Andheri, Mumbai Suburban District and lying, being and situate at N. S. Road no. 5, Juhu Vile Parle Development (JVPD) Scheme, Vile Parle (West), Mumbai 400056 as more particularly described in the **Schedule** hereunder written (hereinafter referred to as the "**said Land**").

- B. The Owners, are entitled to the building structure standing on the said Land, known as '*Kuber Villa*' comprising of ground plus 4 (four) upper floors (hereinafter referred to as "**the Existing Building**"), as the owners thereof. The said Land and the Existing Building are (hereinafter collectively referred to as "**the said Property**").

- C. By and under a Development Agreement of even date made and executed between the Owners and Lotus Ventures LLP, a limited liability partnership incorporated under the provisions of the Limited Liability



✓ Ush Anju Dev Dhr Tarun Vinod

Partnership Act, 2008 and holding LLP Identification No. AAB-8453, and having its registered office at 1301, 13th Level, Lotus Trade Centre, Near D. N. Nagar Metro, New Link Road, Andheri (West), Mumbai 400053, (hereinafter referred to as "**the Developer**"), the Owners have granted to and in favour of the Developer, exclusive rights to redevelop the said Property, by demolishing the Existing Building standing on the said Land and by constructing on the said Land, a new multistoried building (hereinafter referred to as "**Proposed Building**"), at and for the consideration and on the terms and conditions contained therein (hereinafter referred to as "**the Development Agreement**"). The said Development Agreement is duly registered with the Sub-Registrar of Assurances at Andheri No. 6 under number BDR- 17-14531 -2022.

USM
Anju
D. The Owners have agreed under the Development Agreement to, simultaneously with the execution of the Development Agreement, execute Power of Attorney valid till completion of the Development activities in favour of the Developer (*acting through its duly authorized partners/representatives*) to enable the Developer to carry out and complete, full, free and uninterrupted redevelopment of the said Land and also to deal with various authorities including the planning authority under the provisions of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "**the Planning Authority**") in accordance with the Development Agreement, as more particularly set out in the Development Agreement. It is clarified that the term "**Planning Authority**" as appearing in this Power of Attorney, shall mean any authority designated or appointed as a planning authority or special planning authority under the provisions of the Maharashtra Regional and Town Planning Act, 1966; and the said term shall include without limitation the Municipal Corporation for Greater Mumbai and/or the Slum Rehabilitation Authority and/or any other concerned authority.

E. This Power of Attorney shall come into effect on the date of its execution.

F. As provided in the Development Agreement the Owners are desirous of appointing the Developer acting through its authorized



USM
Anju
D.

partners/representatives as the duly constituted Attorney of the Owners in the manner and for the purpose as set out hereinafter.

NOW KNOWYE ALL MEN AND THESE PRESENTS WITNESSETH THAT WE, the Owners viz. (1) MRS. ANJU PANKAJ AGARWAL, (2) MRS.USHAKIRAN VINOD DEORA, (3) MR. DEVANSH RAJESH DEORA, (4) MR. DHYUV RAJESH DEORA, (5) MR. TARUN NARAYANPRASAD DEORA and (6) MR. VINOD SHUBHKARAN DEORA, do hereby during the subsistence of the Development Agreement nominate, constitute and appoint the Developer viz. LOTUS VENTURES LLP by any of its designated partners/partners/representatives including viz. (1) MR.AASHISH KUMAR AGARWAL and (2) MR.ABHISHEK KUMAR AGARWAL, Indian Inhabitant, having their address at 1301, 13th Level, Lotus Trade Centre, Near D. N. Nagar Metro, New Link Road, Andheri (West), Mumbai 400053; acting jointly and/or severally (hereinafter referred to as "the Attorney/s") to be our true and lawful attorney/s for and on our behalf and in our name/s to do all or any acts, deeds, matters and things pertaining or incidental to the redevelopment of the said Land strictly in accordance with the said Development Agreement dated 04th - November 2022 and without taking any obligations or liabilities on our behalf following acts, deeds and things:

बंद-२७/११		
१४५३६	६	४०
२०२२		

1. To demolish the Existing Building standing on the said Land, once the same is handed over to the Developer in accordance with the provisions of the Development Agreement.
2. To approach the Planning Authority and complete all formalities for the purpose of redevelopment of the said Land including *inter alia* to sign and deliver and submit all declarations, undertakings, applications, forms, letters, agreements, deeds, indemnities and other requisite documents.
3. To carry out the full, free and uninterrupted development of the said Land in accordance with the terms of the Development Agreement; and to do various acts, deeds, matters and things in respect of the said Land including dealing with the Planning Authority and all public and/or statutory authorities and/or public or private providers or suppliers of utilities.



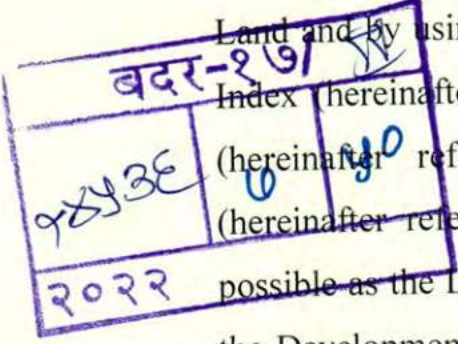
4. To appoint architects, surveyors, engineers, RCC specialists and other consultants to prepare building plans, lay-out plans, sub-division plans for constructions of Proposed Building on the said Land; and if necessary, to obtain their resignations and appoint new architects in their place and stead.

5. To carry out full, free and uninterrupted development work on its own account and entirely at its own risk and costs and for its own benefit by utilizing the entire development potential available in respect of the said Land and by using, consuming and utilising the entire available Floor Space Index (hereinafter referred to as "FSI"), Transferable Development Rights (hereinafter referred to as "TDR"), Development Rights Certificate (hereinafter referred to as "DRC") or otherwise to the maximum extent possible as the Developer may deem fit in accordance with the provisions of the Development Agreement and as permissible under applicable provisions of the Development Control and Promotion Regulations for Greater Mumbai, 2034 (hereinafter referred to as "the DCPR") or otherwise as may be permissible under any statutory modification and re-enactment thereof, as may be applicable from time to time to the development of the said Land and also any additional FSI as may be permitted by the concerned Planning Authority, or other relevant authorities and other applicable provisions of law.

6. To acquire any additional FSI rights from the State Government or the Planning Authority or any other concerned authorities for the purpose of utilising the same on the said Land by payment of any premium (on the Developer's own account) or the FSI or other development potential as may be available for consumption on the said Land under the applicable provisions of the DCPR either by virtue of surrender of any part or portion of the said Land and which such authorities may require or otherwise.

7. To utilise the maximum FSI, TDR and DRC on the said Land as a receiving plot and for that purpose, sign such documents and writings and submit the same to the Planning Authority as may be necessary.

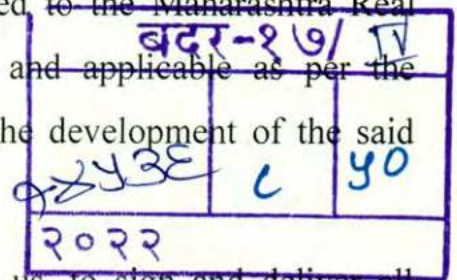
8. To generate and utilise the maximum available FSI, TDR or DRC arising/available in respect of the said Land at any other place or places



7 W USM Anjo Q. Sh

where the same may be utilisable under law and/or to transfer the benefits of such FSI, TDR and DRC to any other person or at or for such consideration and on such terms and conditions as the said Attorney may in their absolute discretion deem fit and proper.

9. To enter into correspondence with and represent us before the Maharashtra Real Estate Regulatory Authority or with such other authorities established or formed under the provisions of the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "RERA") and all applicable rules and regulations framed thereunder as applicable to the State of Maharashtra, as may be required and necessary from time to time including inter alia for the purposes of registration of the project of development of the said Land under the provisions of RERA and the rules and regulations framed there under and to sign and deliver all requisite forms, applications, letters, declarations, undertakings, indemnities and other documents as may be required to be submitted to the Maharashtra Real Estate Regulatory Authority (if so required and applicable as per the applicable provisions of RERA) in respect of the development of the said Land.



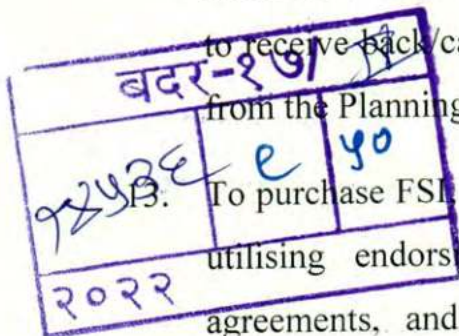
10. Without creating any liability or obligation on us, to sign and deliver all necessary deeds, agreements, applications, undertakings, declarations, indemnities, , forms and such other documents (including any forms to be submitted online/electronically) as are or may be required to be signed and delivered by us for the effective registration of the project of development of the said Land under the provisions of RERA and the rules and regulations framed thereunder and for all matters of and incidental thereto under the said provisions, as may be required or be necessary so as to enable the Developer to put up construction of the Proposed Building and market/sell the Developer's Sale Area in the Proposed Building to be constructed on the said Land by the Developer as per the terms of the said Development Agreement.

11. To sign, execute, deliver agreements, letters, affidavits, any other documents, writings as also the DRC/utilisation form/forms under the DCPR in respect of the said FSI, TDR or DRC.



✓     


12. To sign, execute, deliver and file with the Planning Authority or the other statutory authorities such form/forms, certificates, agreements and other documents as may be required for the purposes of endorsement of the said FSI, TDR or DRC and any other FSI, compensation as may be necessary under the DCPR and as per the rules laid down by the Planning Authority and to receive back/call back the said DRC after endorsement from time to time from the Planning Authority.



To purchase FSI, TDR or DRC at the Developer's own cost, for using and/or utilising endorsing/transferring it on the said Land and to execute agreements, and other requisite documents including utilisation forms, transfer forms for the same and to do all things required or in any manner connected to or having reference to the use of the FSI, TDR or DRC and for such purpose to carry on all correspondence as may be required and with the various authorities/persons as may be required and for the same to enter into agreements for purchase of FSI, TDR or DRC with the owners of the FSI, TDR or DRC in our name for utilisation/ endorsement/ transfer on the said Land.

14. To get plans of the Proposed Building to be constructed on the said Land prepared or altered in accordance with the bye-laws, rules and regulations of the Planning Authority, town planning and other concerned Authorities and to sign and submit the same to the Planning Authority and/or other concerned authorities for approval, to modify, amend and revise the plans submitted to the Planning Authority and such other authorities as required under law from time to time.



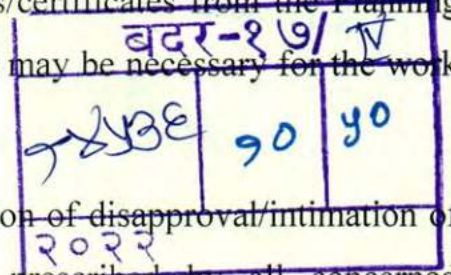
15. To obtain the requisite permission from the office of the Collector, Mumbai Suburban District for the redevelopment of the said Land.

16. To apply for and obtain necessary approval/s under the Urban Land (Ceiling and Regulation) Act, 1976 (hereinafter referred to as "**ULC, Act**"), in respect of the said Land, for carrying out development of the said Land and for that purpose to submit schemes and proposals under the ULC, Act and to enter into correspondence with the authorities under the ULC Act and also to make applications for transfer of the said Land or any part thereof and to obtain

7 W USH Anjan 64 18

such permission for transfer and to execute such writing or writings as may be necessary including declarations, affidavits, indemnities as may be necessary or may be required by the authorities under the ULC, Act.

17. To apply for and obtain and renew intimation of disapproval/intimation of approval, approval of plans including building and layout plans, commencement certificate, completion certificate, occupancy/occupation certificate and such other approvals/sanctions/certificates from the Planning Authority and other appropriate authorities as may be necessary for the work to be carried out on the said Land.
18. To carry out and comply with all the intimation of disapproval/intimation of approval conditions and other conditions prescribed by all concerned authorities as may be required to be complied with for the effective development of the said Land and to do all acts, deeds, matters and things in order to achieve the compliance with the conditions mentioned in the intimation of disapproval/ intimation of approval and/or as may be otherwise prescribed by the Planning Authority or any other concerned authorities.
19. To make necessary applications to and deal with the Collector, City Survey Officer, Sub-Registrar, Tahsildar, Mamlatdar, Talathi and other Revenue Authorities, Planning Authority, Government of Maharashtra and other Public and Semi-Public Authorities including the Competent Authority under the ULC, Act, Civil Aviation Authority or such other Authorities as may be necessary in respect of the redevelopment of the said Land.
20. To appear on our behalf before the concerned Sub-Registrar of Assurances and admit execution of all documents executed by us or on our behalf by the said Attorney and to have such documents duly registered in accordance with law as may be required for the purposes of obtaining approvals for the development and construction as envisaged under the Development Agreement and any other incidental matters.
21. To construct Proposed Building in accordance with building plans that may be sanctioned by the Planning Authority and other concerned Authorities and comply with the terms and conditions of such sanctions and also in accordance with the provisions of the DCPR, as may from time to time be in



Handwritten signatures and initials in blue ink. From left to right: a signature, 'Usn', 'Anju', a circular stamp, and 'Sh'. Below 'Usn' is another signature.

force with such alterations/ amendments as may be desired by the Developer and get approved by the Planning Authority from time to time and for that purpose engage architects, structural engineers, workmen, contractors and such other professionals/ personnel as may be necessary.

22. To deal and correspond with the Adani Electricity Mumbai Limited, TATA Power Limited and/or other companies and/or authorities for obtaining electric connection or connections (including making or putting up a sub-station and handover or grant any portion of land out of the said Land as may be required for the said purpose to such companies and/or authorities) for and/or in respect of the Proposed Building to be constructed on the said Land and for that purpose to sign all deeds, documents, letters, applications, undertakings, accept terms and conditions, etc. as may from time to time be thought necessary or as may be required by the authorities concerned.

23. To carry on correspondence and to sign papers, deeds and documents as may be required by the aforesaid authorities for any of the aforesaid purposes in respect of the said Land.

24. To put-up hoardings/boards/signs on the said Land, announcing the scheme of development and to promote the scheme of development through electronic and/or print media.

25. To make applications to the competent authorities and obtain permits for cement, steel and other building, materials and for water connection and supply of electricity, gas and to give any undertaking or guarantees as may be required in all respects as may be thought convenient or proper by the said Attorney for the aforesaid purpose.

26. To declare and affirm all plaints, previously approved written statements, petitions, applications, affidavits and other necessary documents in our name and on our behalf and to appear before any court, judge, magistrate, or other officer empowered by law to hear any suit or proceedings or any other inquiry relating to any of the matter relating to the development as contemplated under the said Development Agreement.

27. To commence and prosecute any action or suit or other proceedings in law against any person or persons, trespassers, encroachers or tenants or any part



W

Ush

Amr

G.

Sh

SD