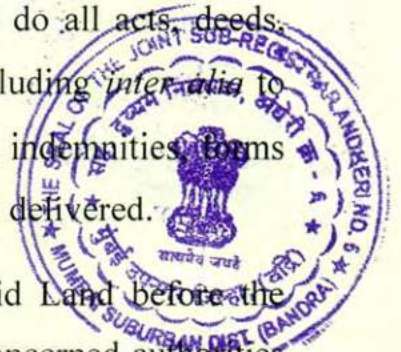
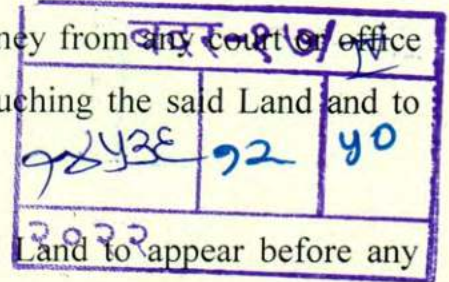


in respect of the said Land or in respect of any of the matters or things relating to the said Land and to appear and to defend any action, suits or other proceedings commenced or to be commenced against us, or whereto we shall think fit to compromise, refer to arbitration, subject to judgment, discontinue or become non-suited in any such actions, suits or proceedings as aforesaid.

28. To appoint advocates, lawyers, solicitors, counsel or pleaders and/or to terminate their appointments.
29. To withdraw and receive documents and/or money from any court or office in any suit or suits pertaining or in anywise touching the said Land and to execute decree or otherwise.
30. In relation to the said development of the said Land to appear before any court or courts of justice in India and all other courts or before the competent authority under the ULC, Act or before the Planning Authority or the Collector of Mumbai or any other authority or tribunal in all actions, suits and complaints that may be brought, commenced or presented by or against us and to defend the same or suffer judgment or obtain decree in such suits, actions or complaints as the said Attorney shall think fit and proper for the purposes and to execute all documents as may be necessary in our name/s.
31. In relation to the redevelopment of the said Land, to on the Developer's own account pay the necessary fees, charges, deposits, premiums, taxes, to any authority including the concerned Planning Authority and/or any other public/statutory authorities and apply for the refund and collect the refund of the deposits, premiums, charges, taxes, fees etc. so paid in the name of the Developer or as the said Attorney may deem fit and proper.
32. To apply for and obtain Property Register Cards, in our names CTS Plans, DP Remarks, Town Planning Remarks, 7/12, 6/12 or any other extracts in respect of the said Land and to update the same and to do all acts, deeds, matters and things for the purpose of such updating including *inter alia* to sign and deliver all necessary applications, undertakings, indemnities, bonds and such other documents as are required to be signed and delivered.
33. To apply for sub-division and amalgamation of the said Land before the Collector, Mumbai Suburban District and/or any other concerned authorities



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and obtain separate Property Register Cards in respect of the said Land so sub-divided or amalgamated.

34. To perfect our title to the said Land and to get the mutation entries updated with the revenue and municipal authorities.

35. To apply to and obtain from the Civil Aviation Authorities the requisite permission and no objection to put up the Proposed Building on the said Land.

36. To apply for and obtain the requisite no objections from the highway authorities the requisite permission and no objection to put up the Proposed Building on the said Land.

37. To apply to and obtain from the Fire Brigade Department or the Chief Fire Officer the requisite no objection certificate for reconstruction /repairs /redevelopment/ development on the said Land to comply with their requisitions.

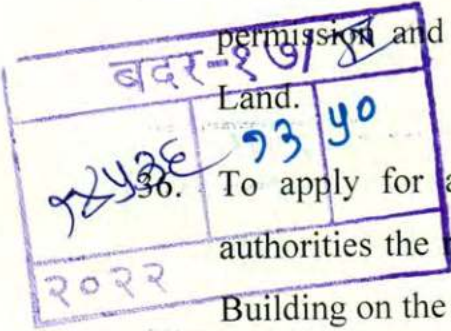
38. To make the necessary application or applications for the purpose of development and erecting Proposed Building on the said Land to the competent authorities or Government of Maharashtra and for the purpose to sign such statements, applications, undertakings, declarations and writings, as may be required.

39. To make, execute, sign, deliver and discharge all such deeds, writings and assurances, as may be deemed necessary or expedient for the purpose of perfecting the title to any part of the said Land according to the law.

40. To construct drains and other works on the said Land, to carry out the development and construction work on the said Land as the said Attorney shall deem fit.

41. To sign all necessary consent terms regarding the said Land and any part thereof and to register the same in the office of the Sub-Registrar of Assurances and for that purpose to do all acts, matters and things which may be necessary.

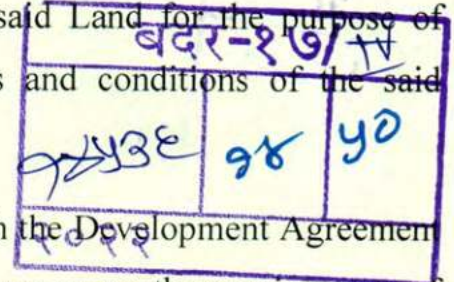
42. To represent us before the Mumbai Metropolitan Region Development Authority and Urban Development Department, and Ministry of Housing and



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Special Assistance and Government of Maharashtra and all other public or private bodies or authorities to obtain any development right upon the said Land from any other property and to amalgamate or sub-divide the said Land and to grant any right of way or easement or license and to do all other acts as may be necessary and expedient in that behalf by way of correspondence, letters, communication, representations, give undertakings and to do all other acts as may be found necessary and expedient.

43. On the execution hereof, to enter upon the said Land for the purpose of development of the said Land on the terms and conditions of the said Development Agreement.
44. To enter upon the said Land in accordance with the Development Agreement and to carry out the necessary works on the same as per the requirements of the Planning Authority or other concerned Authorities and to hand over the possession of the same to the Planning Authority or other concerned authorities, if so required by the Planning Authority or other concerned authorities.
45. To appear and represent us and to make necessary applications to all concerned Authorities and parties including the Planning Authority, Government of Maharashtra, the MRTP Authorities, the ULCR Authorities, Maharashtra State Electricity Board (MSEB) Town Planning Authorities, Civil Aviation Authorities, Adani Electricity Mumbai Limited, VSNL, MTNL, Tata Electric Companies, MMRDA and its departments, and all Central and State Government Departments including the offices of the Collectors of Property Revenue, Tahsildars or any other Revenue Authority, SLR Office, City Survey Office and all the Municipal Offices and other local offices for the purposes mentioned herein.
46. To approach the various departments, offices of the Planning Authority or other concerned authorities, which shall include the department of building proposal, TDR, development plan, town planning officer/s, traffic and co-ordination, roads, storm water drain, legal, solid waste management, hydraulic engineer, sewerage department, city engineer, ward office, etc. and other authorities and offices of the Planning Authority for the purpose of



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obtaining various approvals, remarks, permissions and other service connections including water connection, sewerage connection, electric connection etc.

47. To manage and protect the said Land in such manner as our said Attorney may deem fit and proper, and make any layout in connection therewith or otherwise in relation thereto and for that purpose to take all steps including appointment of security agencies, guards, approaching the police, home department and all authorities for maintaining law and order.

To make applications, letters, as may be required, as also to sign, affirm, declare and register affidavits, declarations, undertakings, indemnity bonds, guarantees, covenants, obligations, etc. as may be required by the authorities concerned in order to obtain the approval or renewal of plans, Intimation of Disapproval/ Intimation of Approval and Commencement Certificate and such other approvals/ sanctions/certificates as may be necessary from the appropriate Authorities.

49. To level the said Land, construct compound wall surrounding the said Land, to construct godown, water tank, storm water drains, gates, security cabin, street lights, erect sign board to construct the road etc.

50. To apply for and obtain necessary approvals exemptions amendments, modifications corrigendum of the exemption order granted to or to be granted under all the sections of ULC, Act, in respect of the said Land, for carrying out development of the said Land and for that purpose to submit schemes, proposals under the ULC, Act and to enter into correspondence with the Authorities under the said Act and to execute such writing or writings as may be necessary or may be required by the said Authorities including declarations, affidavits, indemnities as may be necessary or may be required by the ULC Authorities.

51. For all or any of the purposes in respect of the said Land to do all acts, deeds, matters and things and also to give and execute all such bonds, guarantees, agreement, deeds, documents, indemnities, covenants and obligations as our Attorney may think necessary or proper and to present all such documents for Registration before the Sub-Registrar of Assurances, or wherever such



✓ USM Aug. 2022

offices may be and any other authority or authorities, if necessary and required and to admit execution of the same.

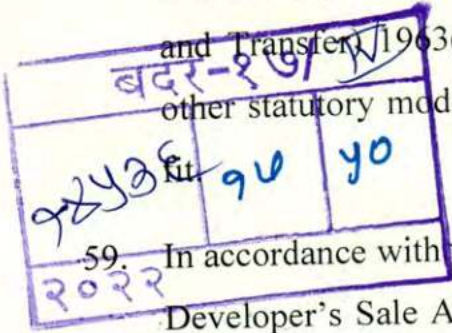
52. To enter upon the said Land for the purpose of development of the said Land and the marketing of the premises constructed on the said Land as envisaged in the said Development Agreement.
53. To pay all rates, taxes, cesses, outgoings, municipal fees, deposits and other payments in respect of the said Land as and from the date of commencement of the development work.
54. To construct the 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 DCPR as may from time to time be in force with such alterations/ amendments as may be desired by the said Attorney 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.
55. In accordance with the terms and conditions of the said Development Agreement, to develop the said Land including the reserved areas to the maximum extent possible subject to the provisions of the Maharashtra Regional and Town Planning Act, 1966 or any statutory modification or re-enactment thereof for the time being in force as also all other laws rules and regulations relating to such development and if required, surrender such portion of the said Land as may be required by any governmental authority or other authority and execute such writing/deeds/documents with the transferee for transferring such surrendered portion.
56. To obtain occupancy certificate/s in respect of the Proposed Building that may be constructed by the Developer from time to time on the said Land and to do all necessary acts, deeds, matters and things in relation thereto.
57. To sign and execute the agreements, affidavits, applications, indemnity bonds and all other documents and writings for the purposes mentioned herein.

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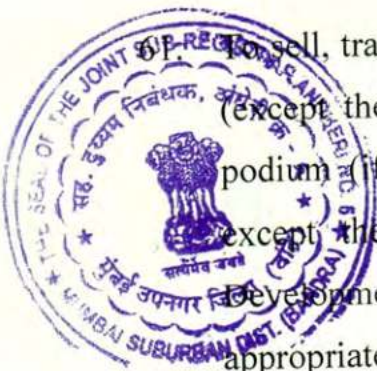


58. To appoint any person/persons for full, free, uninterrupted and exclusive marketing of the Developer's Sale Area in the Proposed Building to be constructed on the said Land by the Developer as per the terms of the said Development Agreement, to which the Developer is entitled there under and to do various acts, deeds, matters and things in respect of the marketing of the such Developer's Sale Area including to issue allotment letters and to execute Agreements for Sale under RERA or the Maharashtra Ownership Flats Act, (Regulation of the Promotion of Construction, Sale, Management and Transfer) 1963 (to the extent that the same is made applicable) or any other statutory modification or reenactment thereof, as the Developer deems



59. In accordance with the terms of the Development Agreement, to deal with the Developer's Sale Area in the Proposed Building proposed to be constructed by the Developer on the said Land or part thereof in any manner whatsoever including to sell, transfer, assign the same, give on lease basis, leave and license basis under lease, exchange, sub-lease, tenancy, mortgage, charge or in such other manner as the Developer may desire, without reference or recourse to the Owners and to receive and appropriate the consideration in respect of the same without being liable to account for the same to the Owners in any manner whatsoever and to issue necessary receipts in respect of the same.

60. To put the transferees of the Developer in possession of their respective flats/premises comprising the Developer's Sale Area in accordance with the provisions of the said Development Agreement.



61. To sell, transfer, assign, lease, as permitted in law stilt, stilt parking, terraces (except the open terrace on the topmost floor of the Proposed Building), podium (if any), basements (if any), or any other area thereof (save and except the area to which the Owners are entitled to under the said Development Agreement) as the Developer deems fit and to collect and appropriate to the account of the Developer all rents, deposits, and any other consideration in respect of the same.

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62. To receive the consideration from such transferees/acquirers of the Developer's Sale Area, either in whole or in part, and to pass effectual receipts for the same without being accountable to the Owners for the same.
63. AND we do hereby agree and undertake to ratify and confirm all and whatever acts, deeds, things which our attorney/ies shall lawfully do or caused to be done in accordance with the said Development Agreement and that our attorneys shall have no rights to create or admit or take any encumbrances, obligations on us or in or upon the said Land nor shall have right to give any assurances on our behalf or create any liability or obligations or liabilities upon us or incur any expenditure on our behalf. Provided further, that the said attorneys do hereby agree to indemnify and keep us the Owners indemnified against all costs, charges, expenses incurred or likely to be incurred, damages suffered or likely to be suffered by us arising out of any unauthorized acts, deeds or things done by our said attorneys while exercising their powers under this Power of Attorney.
64. This Power of Attorney is given for consideration. The consideration being the amounts agreed to be paid and paid by the Developer to the Owners as mentioned in the said Development Agreement and the areas to be constructed and handed over free of costs by the Developer to the Owners as per the provisions of the said Development Agreement and is thus a Power of Attorney coupled with interest in the said Land and in the circumstances, this Power of Attorney is irrevocable until the validity of the said Development Agreement.
65. Any capitalised terms used in this Power of Attorney but not specifically defined in this Power of Attorney and defined in the said Development Agreement, shall have the meanings ascribed to such capitalised terms under the Development Agreement, unless the contrary intention is evident from the context in which such capitalised terms are used in this Power of Attorney.

चक्र १७/४		
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THE SCHEDULE ABOVE REFERRED TO

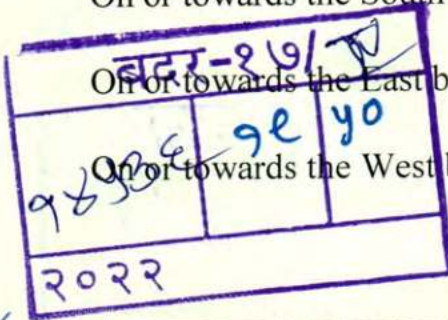
All that piece and parcel of land bearing plot no. 2 being part of original plot no.11 in the layout of Navyug Co-operative Housing Society Limited, admeasuring 702.30 square meters or thereabouts (as per the Property Register Card) and bearing corresponding CTS No. 305 of Village Vile Parle (West), 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 and bounded as follows:

On or towards the North by : Plot bearing no. 1;

On or towards the South by : Plot bearing no. 3;

On or towards the East by : Plot bearing no. 8;

On or towards the West by : 60 feet wide Road.



IN WITNESS WHEREOF, we have hereunto set and subscribed the hands of our duly authorised representatives at Mumbai on this 04th day of NOVEMBER, in the Christian year Two Thousand and Twenty-Two (2022).

SIGNED AND DELIVERED)

by the withinnamed the **OWNERS**)

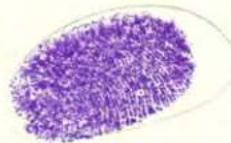
(1) **MRS. ANJU PANKAJ AGARWAL,**)

Anju



(2) **MRS. USHAKIRAN VINOD DEORA,**)

Usha Kiran



(3) **MR. DEVANSH RAJESH DEORA,**)

Devansh R Deora



(4) MR. DHRUV RAJESH DEORA,

) DR Deora



(5) MR. TARUN NARAYANPRASAD
DEORA

)
)

Tarun Deora



(6) Mr. VINOD SHUBHKARAN DEORA)

)

Vinod Deora

in the presence of

1. OK

2. [Signature]

बदर-१७/ IV		
१४५३६	२०	५०
२०२२		



Before me,

WE ACCEPT

)

MR.AASHISH KUMAR AGARWAL

)

For Lotus Ventures LLP

Aashish Agarwal
Authorised Signatory



MR.ABHISHEK KUMAR AGARWAL

)

For Lotus Ventures LLP

[Signature]
Authorised Signatory



1. OK

2. [Signature]



बदर-१७/ IV		
१४५३६	२९	४०
२०२२		





04/11/2022

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. अंधेरी 6

दस्त क्रमांक : 14531/2022

नोदणी :

Regn:63m

गावाचे नाव : विलेपार्ले

बदर-१७/IV		
१४५३६	२२	५०
२०२२		

(1) विलेखाचा प्रकार
(2) मोबदला
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)

डेव्हलपमेंट अॅग्रीमेंट

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15747000

(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)

1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : इतर माहिती: जमिन व बांधकाम -- प्लॉट नं. 2, कुबेर विला, नवयुग कॉ-ऑप हाऊसिंग सोसायटी लिमिटेड, एन.एस.रोड नं. 5, एकसेल पेट्रोल पंप, जुहू स्कीम, विलेपार्ले पश्चिम, मुंबई-400056.. प्लॉटचे क्षेत्रफळ 702.30 चौ.मी. प्लॉट नं. 2 पार्ट ऑफ ओरिजिनल प्लॉट नं. 11, सी.टी.एस. नं. 305, ... उपरिक्त अभिनिर्णय प्रकरण क्रमांक एडीजे/1100900/843/2022.. दिनांक 18/10/2022, इतर माहिती दस्तात नमूद केल्याप्रमाणे..... (C.T.S. Number : 305 ;)

(5) क्षेत्रफळ

1) 702.30 चौ.मीटर

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

1): नाव:- अंजु पंकज अगरवाल वय:-47; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: कुबेर विला, नवयुग कॉ-ऑप हाऊसिंग सोसायटी लिमिटेड, ब्लॉक नं. प्लॉट नं. 2, एन.एस.रोड नं. 5 एकसेल पेट्रोल पंप, जुहू स्कीम, रोड नं. विलेपार्ले पश्चिम मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400056 पॅन नं:-AEKPD3821N
2): नाव:- उपाकिरण विनोद देओरा वय:-68; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: कुबेर विला, नवयुग कॉ-ऑप हाऊसिंग सोसायटी लिमिटेड, ब्लॉक नं. प्लॉट नं. 2, एन.एस.रोड नं. 5 एकसेल पेट्रोल पंप, जुहू स्कीम, रोड नं. विलेपार्ले पश्चिम मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400056 पॅन नं:-AADPD7504R
3): नाव:- देवांश राजेश देओरा वय:-25; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: कुबेर विला, नवयुग कॉ-ऑप हाऊसिंग सोसायटी लिमिटेड, ब्लॉक नं. प्लॉट नं. 2, एन.एस.रोड नं. 5 एकसेल पेट्रोल पंप, जुहू स्कीम, रोड नं. विलेपार्ले पश्चिम मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400056 पॅन नं:-CGMPD6067Q
4): नाव:- ध्रुव राजेश देओरा वय:-22; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: कुबेर विला, नवयुग कॉ-ऑप हाऊसिंग सोसायटी लिमिटेड, ब्लॉक नं. प्लॉट नं. 2, एन.एस.रोड नं. 5 एकसेल पेट्रोल पंप, जुहू स्कीम, रोड नं. विलेपार्ले पश्चिम मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400056 पॅन नं:-ETKPD0965C
5): नाव:- तरुण नारायणप्रसाद देओरा वय:-40; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: कुबेर विला, नवयुग कॉ-ऑप हाऊसिंग सोसायटी लिमिटेड, ब्लॉक नं. प्लॉट नं. 2, एन.एस.रोड नं. 5 एकसेल पेट्रोल पंप, जुहू स्कीम, रोड नं. विलेपार्ले पश्चिम मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400056 पॅन नं:-AEPPD5655K
6): नाव:- विनोद शुभकरण देओरा वय:-69; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: कुबेर विला, नवयुग कॉ-ऑप हाऊसिंग सोसायटी लिमिटेड, ब्लॉक नं. प्लॉट नं. 2, एन.एस.रोड नं. 5 एकसेल पेट्रोल पंप, जुहू स्कीम, रोड नं. विलेपार्ले पश्चिम मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400056 पॅन नं:-AAAPD7688P

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

1): नाव:- मेमर्स लोटस वेंचर्स एलएलपी चे भागीदार आशिष कुमार अगरवाल वय:-30; पत्ता:- प्लॉट नं. ऑफिस एट 1301, माळा नं. 13 वा मजला, इमारतीचे नाव: लोटस ट्रेड सेंटर, ब्लॉक नं. डी.एन.नगर मेट्रो जवळ, न्यू लिंक रोड, रोड नं. अंधेरी पश्चिम मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400053 पॅन नं:-AAFFL0889F

(9) दस्तऐवज करून दिल्याचा दिनांक

04/11/2022

(10) दस्त नोंदणी केल्याचा दिनांक

04/11/2022

(11) अनुक्रमांक, खंड व पृष्ठ

14531/2022

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क

9115515

(13) बाजारभावाप्रमाणे नोंदणी शुल्क

30000

(14) शेरा



मुल्यांकनामाठी विचारान घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण अभिनिर्णीत दस्त कारणाचा तपशील अभिनिर्णीत दस्त

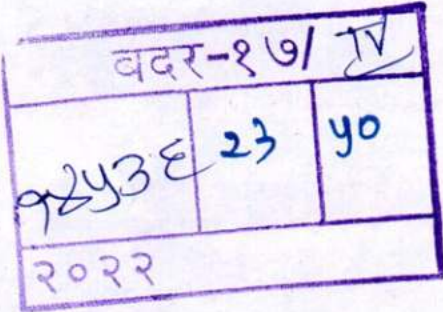
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1		Certificate	ADJ/1100900/843/2022	7791	9115515	SD		
2		DHC		0411202210732	400	RF	0411202210732D	04/11/2022
3		DHC		2909202208541	2000	RF	2909202208541D	04/11/2022
4		eChallan		MH009661030202223M	30000	RF	0005041352202223	04/11/2022

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]



THE NAVYUG CO-OPERATIVE HOUSING SOCIETY LIMITED

(Reg. No B - 390 of 23-12-1947)

Reg. Off: Vishnuprasad Deani Bhavan, V.L. Mehta Marg, Vile Parle (W), Mumbai - 400 056 E-mail: navyugchs@gmail.com

Chairman
Shri. Vinod Deora
Cell : 98210 75076

Hon. Secretary
Shri. Jayesh Thacker
Cell : 98200 39548

Hon. Treasurer
Dr. Rajesh Doshi
Cell : 93242 43410

Date: 13th September 2022

Shri Vinodkumar S. Deora
Plot No. 2,
Navyug Society, N. S. Road 5,
Vile-Parle (W), Mumbai 56.

Sub.: NOC for Redevelopment of Plot No 02

Respected Vinodbhai,

बदर-१७/ IV		
१४५३६	२४	५०
२०२२		

With regards to your letter dt 5-7-2022 , area statement and plans of Shri Ganesh Salaskar' we hereby grant N.O.C for Plot No 2 for redevelopment of 36698 sq ft. Please submit plans approved by building proposal department to the society. In case there is an increase in area you will have to pay Rs 150 +GST on the additional area.

Regards,

For and On behalf of the Navyug Co-op Hsg Society Ltd



Jayesh Thacker
Jayesh Thacker
Hon Secretary



Please address all correspondence to THE NAVYUG CO-OPERATIVE HOUSING SOCIETY LIMITED
Plot No. 51, Jaihind Society, North South Rd. 11 JVPD Scheme, Mumbai - 400 049.

Q. *W* *Usy* *Sh* *et*
BB *Angre*