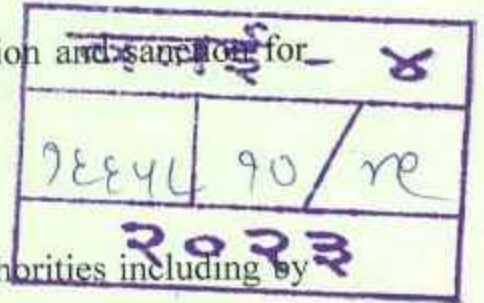


C. Occupation and Building completion Certificates) of the same and to apply and to submit proposals, from time to time, for the amendments or modification or variations or alterations of the said lay-out, sub- divisions, building plans, permissions, sanctions, approvals, etc., in respect of the building to be erected and/or to be constructed or constructed on the said Property to MCGM and/or any other concerned authorities and / or Government of Maharashtra and /or local bodies including the Collector, Town Planning, 'MMRDA, MHADA etc and to get sanction of the same from them and for that purpose to engage the services of any Architect, Engineer, Consultant or any person as may be necessary or advisable at the discretion of our said Attorney.



3. To appear and represent in our name and on our behalf before Town Planning and MCGM, MHADA authorities and to obtain final allotment of the plot and / or permission and sanction for development of the said Property.



4. To get the said Property surveyed by all authorities including by surveyors, Architects or S.L.R. authorities and upon such survey being done to execute Deed of Rectification, Supplemental agreements or any other writings or writing confirming the variation of the area if any, of the said Property and to do all necessary acts, deeds, things and matter including presenting and getting such documents registered with the authorities concerned and to get the area accordingly altered in all records with all

श्री. दीपा शिवंत

श्री. Jaydeep Savant

श्री. Satish

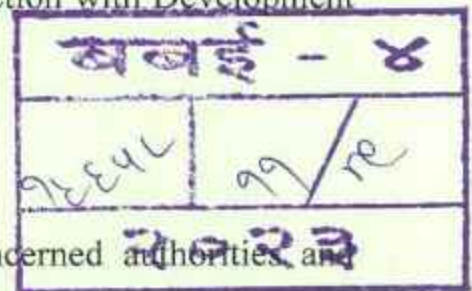
श्री. Bafur

authorities including Municipal, Revenue, etc.

5. To carry out and comply with all the terms and conditions of layout, IOA, I.O.D., C.C., O.C., B.C.C. and any other order or orders or scheme or schemes passed by any authorities concerned including MCGM and MHADA, authorities including handing over at any time to the authorities concerned on such terms and conditions and may be required by such authorities to construct roads, gardens and to take compensation or benefit of any nature available in respect or 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, documents, etc as may be required by the authorities concerned and get the same registered with the concerned Sub-registry.

6. To carry on correspondence with all concerned authorities and bodies including the Government of Maharashtra in Mumbai departments, the MCGM and / or Town Planning Department and / or other authorities and / or MCGM / MHADA Authority, etc and other concerned authorities in connection with Development or re-development of the said Property.

7. To appear and represent before all concerned authorities and parties including MCGM / MHADA, Collector or Commissioner of Income Tax, Collector of the Land Revenue and Assessor of



श्री. विभा शिवंत

Daydeep Savant

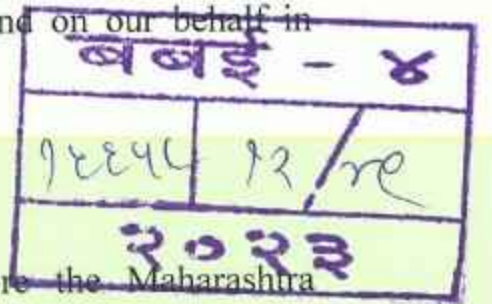
JB 6 Satir

JB 6

Municipal Rates and Taxes, Commissioner of Police and Municipal Officers, etc as may be necessary in connection with the development or re-development or sale or transfer of the said Property or for the grant or renewal of license / permit or for other purpose as may be necessary under local Acts or Rules and Regulations or before any Public or Government Officer or authority whomsoever.

8. To appoint from time-to-time Architects, R.C.C. consultants, Contractors and other personnel and workmen for carrying out the development or re-development of the said Property as also construction of building thereon and revoke, appoint and reappoint any other person and to pay and settle their fees, salaries and / or wage.

9. To pay various deposits to the MCGM and other concerned authorities as may be necessary for the purpose of carrying out the development or re-development work on the said Property and construction of the structures or buildings thereon and to claim refund of such deposits so paid by our said Attorney and to give valid and effectual receipts in our name and on our behalf in connection with the refund of such deposits.



10. To approach, appear and represent before the Maharashtra Government in all its departments and its officers as also the MCGM in all its departments and the Officers, including the

श्री. देवा शक्ति

35 Jaydeep Dharant

38 Satish

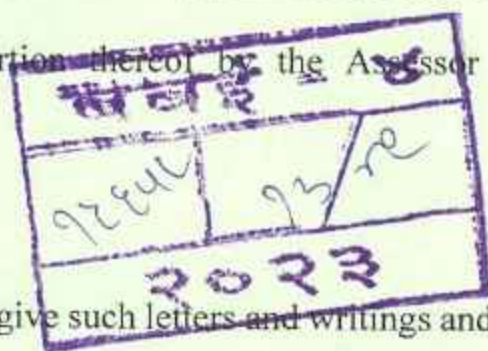
39

Hydraulic Engineer, City Engineer or Dy. City Engineer, Executive Engineer (Building Proposals) under any scheme and all other concerned officers and all other concerned authorities for the purpose of obtaining of various permissions and other service connections and no objection certificates (including water connections and electricity connections) for carrying out and completing the development and / or re-development of the said Property.

11. To apply for and obtain water connections for the building to be constructed on the said Property and drainage, Occupation and Completion Certificates and other certificates in respect of the said building or any part or parts thereof and / or relating to the said Property from MCGM and other concerned authorities.

12. To make necessary representations including filing of complaints and to appear before Assessors and collectors, MCGM and other concerned authorities in regard to the fixation of rateable value in respect of the buildings or structures or any part thereof on the said Property and / or any portion thereof by the Assessor and Collector, MCGM.

13. To sign and execute and / or give such letters and writings and / or undertakings, Indemnity Bond and / or indemnities as may be required from time to time by MCGM and / or other concerned authorities for the purpose of carrying out the development or re-



०२५०. जे. ए. सावंत. १९ Jaydeep Sawant.

१९ Satish

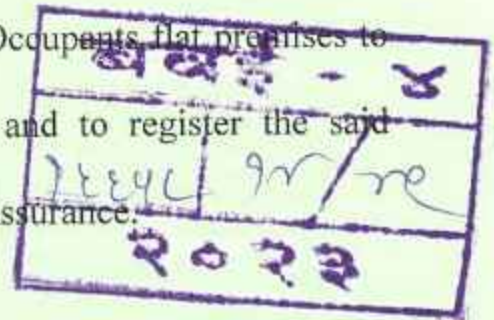
१९

development work in respect of the said Property as also in respect of the construction of the buildings thereon and also for obtaining Intimation for Disapproval, Commencement Certificate, Occupation Certificates and / or Building Completion Certificates in respect of the said building or any part or parts thereof and also to lodge such documents with the sub-registrar of Assurance, Mumbai and to admit execution thereof and to pay necessary fees and also to apply and obtain Index II and certified copies of such documents.

14. To approach the MCGM, Government of Maharashtra and all concerned authorities for the purpose of obtaining release of any portion of the said Property and / or structure thereon from "reservation" if any.

15. To enter into, sign seal, executed and perform any or all acts and deeds to deliver any instruments, deeds, documents and papers for the purpose set out in these presents in respect of the said Property.

16. To sign, execute and enter into Permanent Alternate Accommodation, Modification Deed, Supplementary agreement, Undertaking Rectification Deed, Correction Deed, as the Developer in respect of the Tenants / Occupants flat premises to be constructed on the said Property and to register the said agreements with the Sub-Registrar of Assurance.



17. To make necessary application under the Land Acquisition Act for

सौ. दिपा शर्मा

J3 Daydeep Savant

J5 Janif

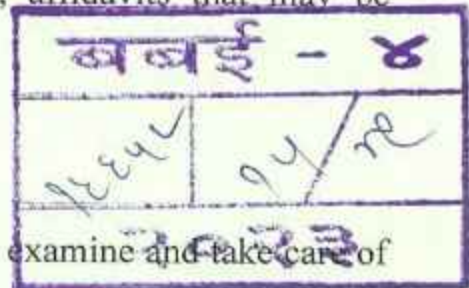
[Signature]
PE

the purpose of getting the said Property released from acquisition or any reservation, if any, or for obtaining compensation of any kind and for that purpose to sign or execute such applications, writings and undertakings as may be required and to prefer an appeal from the order of the Competent Authority / Land Acquisition Officers, etc.

18. To apply to the controller of Cement and Steel and any other concerned authorities for the purpose of making application for procuring cement and steel and other material and that purpose to give such undertaking or execute such documents and applications as also to correspond with them and do such acts, matters and things as the Attorneys may think fit and proper for the purpose of developing and / or re-developing the said property.

19. To sign declare and affirm and execute Agreement to Assign / Deed of Assignment, undertaking, Rectification Deed, Modification, Declaration, documents, affidavits that may be required by the concerned authorities.

20. To attend to, manage, look after, watch examine and take care of the said Property or any part or portions thereof regularly at all time and to prevent any encroachments, trespassers, and / or unauthorized constructions thereof being made hereafter and / or erected or constructed by any person or persons or body incorporate of firm, etc on the said Property or any part or portion



[Handwritten signature]

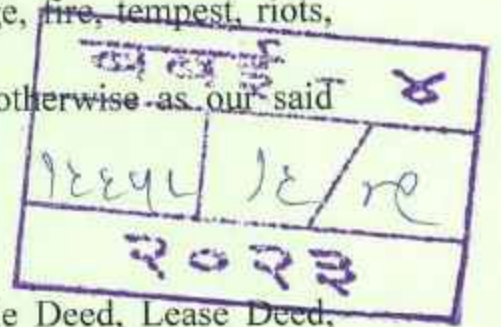
श्री. दीपा सावंत. 10 *[Handwritten signature]*

10 *[Handwritten signature]*

thereof to take all effective steps for removing the same and / or to remove and pull down the same and take all preventive measures, appropriate action and legal proceedings against the concerned person or persons or body incorporate or firms etc.

21. To apply for and obtain Index II in respect of the said Property or any part thereof or of the building or flats.
22. To obtain FSI/TDR/DRC (if permitted) on the said Property and to utilize the same by constructing premises thereon and to take all necessary steps so that it makes possible and convenient to use maximum permissible F.S.I. including potential of plot and total permissible F.S.I. or more available F.S.I. (3 MHADA FSI + Pro-rata FSI + 35% Fungible FSI + VP Quota+ Layout FSI) on the said plot or any other scheme that suits best to Developer and for the said purposes to sign such writing as may be required by the concerned authorities.

23. To insure the said Property against damage, fire, tempest, riots, civil commotion, floods, earthquakes or otherwise as our said attorney may think fit and proper.



24. To enter into an Agreement for sale, Sale Deed, Lease Deed, Modification Deed, Supplementary agreement, Rectification Deed, Correction Deed in respect of flats comprising of the Developer's Premises, in the building proposed to be constructed on the said Property and to register the said agreements with the



श्री. दिवा रावत

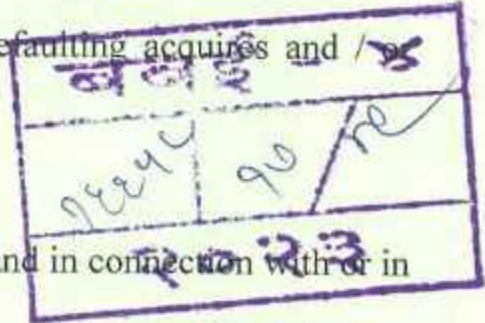
श्री. Jaydeep Sawant

श्री. Sanyal

श्री. [Signature]

Sub-Registrar of Assurance. To accept the payment towards sale of Developer's Premises and pass valid receipts for the receipt of payment. To receive every sum of money whatsoever which may become due by virtue of any agreement, charges or other security and on receipt thereof to make, sign execute and give sufficient releases or other of charges for the same.

25. To ask, receive and recover from all the flats purchasers and other tenants, occupiers, trespassers, etc whatsoever all rents, or charges, profits, emoluments and sums of money now due or owing and payable or at any time hereafter to become due owing and payable in respect of the said Property in any manner whatsoever and also on non-payment thereof or any part thereof to enter upon and restrain and / or take appropriate legal steps or the recovery thereof or eject such defaulting acquires and / or occupants and / or trespassers.



26. To appear for and represent our trust and in connection with or in relation to the said Property before all Municipal bodies, corporation, Improvement Trust, Railways, Airways, Roadways, travel agents, chamber of Commerce and Industry, Controller of Patents, in all Collectorate, Treasury, Revenue offices, Settlement Offices, before any Magistrate and all courts having civil, criminal, original or appellate, divisional or special jurisdiction including Jurisdiction of any High court, under Article 226 of the constitution of India, before the Supreme court of India,

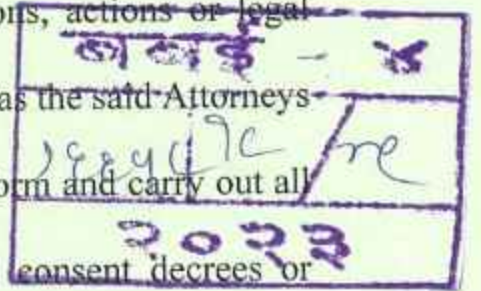


श्री. विधा सावंत - Jaydeep Savant - 12 Satish

PB

before any tribunal of arbitration or other tribunal or judicial authority, gift tax, wealth tax estate duty, Charity commissioner, Police Stations or Police officers, S.L.R. offices, city survey offices Fire Departments / officers, electricity departments/ P.W.D. and other authorities and in all other government or Semi Government offices and departments in relation to the affairs of the said property or any part thereof or ourselves for any purpose or any part or portion thereof.

27. To file and institute or defend and prosecute or enforce or resist any suit, writ petitions, actions or legal proceedings in any court of law or before any quasi-judicial authority, tribunal or any other forum or other actions and proceedings, appeals, in any court anywhere within or outside India including International court in its Civil, Criminal, Revenue, Revision or before any Tribunal of arbitration or industrial court, collectors of land revenue, tahsildars, mamlatdars, S.L.R.s, Municipal, M.R.T.P., M.M.R.D.A/MHADA., Police, Stamp, Public works, Posts and telegraphs, in any way concerning the said Property and to settle compromise or become non-suited, refer to arbitration, abandon, submit to judgment, such suits, writ petitions, actions or legal proceedings upon such terms and conditions as the said Attorneys shall deem fit and to abide by, observe, perform and carry out all obligations under the suits and others and consent decrees or orders passed thereunder. To issue or accept services of all



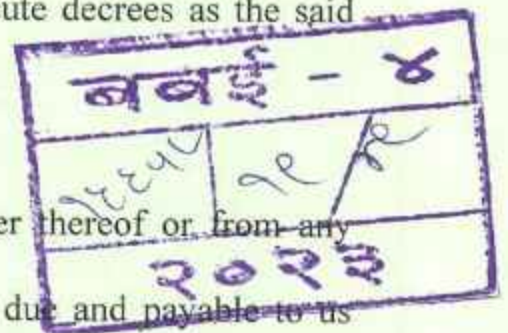
श्री. देवा सावंत - JS Jaydeep Sawant . JP Satish

[Handwritten signature]
PB

summons, writs or proceedings or processes and to do all acts, matters and things as may be necessary in connection therewith.

28. For the aforesaid purposes, to appoint and engage any solicitor or advocate or lawyer to prosecute or defend and to settle and pay their fees as occasion may arise either in our name or in the name of the Developer and the said Attorneys.

29. To sign, verify and execute plaints, written statements, counter claims, appeals, revision, reviews, applications, affidavits, authorities and papers of every description that may be necessary to be signed, verified and executed for the purpose of any suit, action, appeal and proceeding of any kind whatsoever in any court of law or equity whether of original, appellate or provisional jurisdiction or judicial authority established by lawful Authority including and to do all acts and appearances and applications in any such court or courts or authority or authorities aforesaid in any suit action, appeal or proceedings before brought or commenced and to defend, answer or oppose the same or suffer judgment or decrees to be bad, given taken or pronounced in any such suit actions appeals, proceedings and to execute decrees as the said Attorney shall be advised or think proper.



30. To receive from any court or any officer thereof or from any person, firm or body corporate amounts due and payable to us either singly or jointly with other or any account whatsoever and

[Handwritten signature]

श्री. दिपा खावंत

[Handwritten signature] 14

[Handwritten signature]

PE

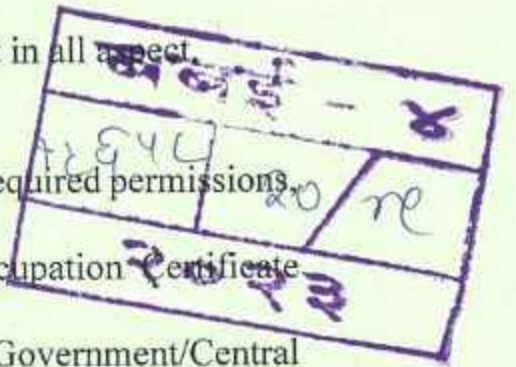
to give, sign and execute all papers, receipt, releases and discharges for the same.

31. To avail the financial assistance from any financial institute/Bank/Nationalised banks/co-operative bank etc. in favour of the Developer, against the mortgage or charge of the Developer's Premises provided the Developer shall ensure that we shall not be held liable and / or responsible in any manner whatsoever, to such financial institute/Bank/Nationalised banks/co-operative bank etc.

32. To enter upon the said property either alone or along with others for the purpose of commencing continuing and completing the construction activities on the said property.

33. To adopt and take all such and necessary steps and actions to complete the development within the prevailing laws, rules and regulations and to sign all such and necessary documents, letter, affidavit, application, representation etc which are required for the purpose of smoothly completing development in all aspect.

34. To apply for and obtain all the necessary and required permissions, approvals, and sanctions including Full Occupation Certificate from the competent authority and State Government/Central Government and to sign all such and necessary documents, letter, affidavit, application, representation etc which are required for the purpose of smoothly completing development in all aspect.



सा. दीपा खाने

Daydeep Sawant

Satish

[Signature]
PB

35. To appoint such and necessary worker/ labour/ persons/ servant/ officers/ contractor and or any other such person which are required for the completing of the constructions and to sign all such and necessary agreement, understanding, contract and any other documents which may required in respect thereof.
36. To sign all applications, forms, papers, undertakings, indemnities, authorities terms and conditions etc. as well as pay all fees, deposits and other amounts under whatsoever head to any of such authorities and to receive back the same and pass valid receipts and to take and give oral and written statements before any such authorities or persons whomsoever, as may from time to time be required by the authorities concerned.
37. To deal with and correspond with the BEST Undertaking, MSEDCL, BSCE, Tata Power, Reliance Energy and/or other authorities and/or officers for obtaining electric connections, electric power to the Premises namely flats/shops/garages/offices/parking etc. (including making or putting up a sub-station) for and/or in respect of or relating to the Building now standing and/or to be constructed on the said property and for that purpose to sign all letters, applications, undertakings, indemnities, terms and conditions etc., as may be required by the authorities concerned.
38. To negotiate with the tenants / occupants, in the building for the



बकाई - ४	
१८९५८	२९/१२
२०२३	

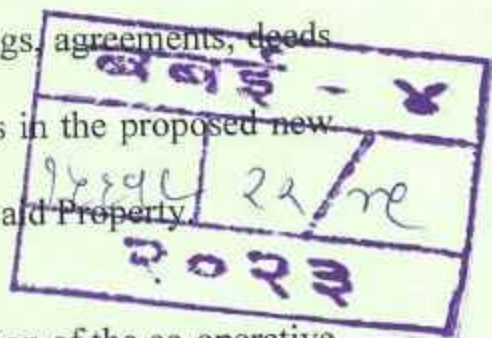
[Handwritten signature]

purpose of obtaining vacant possession of the premises in their use and occupation and to enter into agreements with them on behalf of the Owners for giving any alternative accommodation either in the said Property or in any other property and to sign and execute necessary agreements and/or writings in that behalf and if required to register the same with any competent authority. To sign and give notices to the existing tenants / occupants in the building, if required.

39. To demolish and pull-down existing building 'Girija Bhuvan', and to construct new building thereon in accordance with the approved plans and specifications, or otherwise develop / re-develop the said Property or any part or portion thereof in accordance with DCPR 2034 and the prevailing rules and regulations in such manner as Attorneys may deem fit. To sale flats/offices/shops/Garages/stilt parkings/open parking spaces etc. comprising of the Developer's Premises to third parties and for that purposes to sign and execute all necessary assurances, writings, letters, agreements etc. thereof.



40. To execute from time to time all the writings, agreements, deeds etc. in respect of the Developer's Premises in the proposed new building which may be constructed on the said Property.



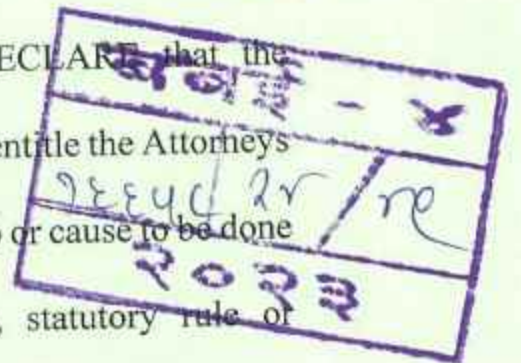
41. To take all necessary steps for the registration of the co-operative society / limited company / condominium of the flat/shop owners

२५ दिवा खांबी २२
Taydey Sawant

Satin

[Signature]

46. AND WE HEREBY AGREE to ratify and confirm whatsoever the said Attorneys shall do in the premises by virtue of these presents.
47. AND we hereby declare that the powers and authorities hereby granted are irrevocable till the said property is fully and properly developed as per the Agreement with the Developers as per rules and regulations of the Mumbai Municipal Corporation and the transfer and/or conveyance of the said property in favour of the ultimate transferee.
48. It is however clarified that the said Attorney shall do or cause to be done all acts, deeds, matters and things under this Power of Attorney at the costs of the Developer and the Developer shall indemnify and keep us harmless and our estate and effects against all costs, charges and expenses, losses or damages by virtue of our having executed this Power of Attorney.
49. AND WE FURTHER CLARIFY AND DECLARE that the powers and authority hereby granted shall not entitle the Attorneys to make any untrue or incorrect statement or do or cause to be done any act or omission contrary to any law, statutory rule or regulation or which imposes any onerous financial obligation/s or liability/ies on us relating to the said Property or any part thereof pursuant to the exercise of the powers granted under these presents.



श्री. विद्या सावंत

Hardeep Sarant

Sarant

[Signature]

PB

50. This power of attorney is valid and subsisting till the development agreement is valid and the attorney holders shall exercise all power which delegated through this power of attorney and the said Development agreement.

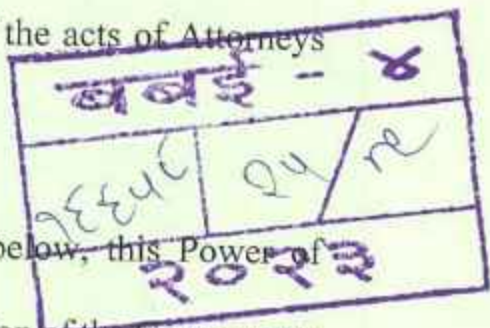
51. We further declare that the full stamp duty as per the market value has been paid on the said Development Agreement dt. 26/9/2023 therefore, no stamp duty or nominal stamp duty is required to be paid on this presents.

52. We further clarify as under: —

(a) That the entire development of the said property will be done by the said Developers at their own cost, risk and efforts with all the legal approvals, sanctions, and permission as per the prevailing laws, rule and regulations without creating any financial burden and/or any kind of responsibilities upon us; and

(b) That the said Developers have agreed to indemnify us against all proceedings, claims, expenses and liabilities whatsoever which may arise upon us by virtue of the acts of Attorneys under the present Power of Attorney.

53. Subject to the provisions of Clause ____ below, this Power of Attorney shall come to an end on the execution of the Conveyance in respect of the Property in favour of the Entity that may be formed of the flat / shop owners and purchasers of other premises



डॉ. निधा खान

35 Jaydaef Sawant

20

JB Satin

JB