WHEREAS We own and possess the property comprising ALL THAT Piece and Parcel of Agricultural Land bearing Khasra/Survey/Gut No. 41/2, having an area of 1.01 Hectares (i.e. 2.5 Acres), Land Revenue Rs. 3.90 held in Occupancy Class-1 Rights of Mouza – SHANKARPUR, P.S.K. 42, Khate No. 213, including all kinds of Trees, Shrubs, Passage, Right of Way, Water Courses, Path Way, a Well and all other easementary rights appurtenant and belonging thereto, situated at Village – Shankarpur, within the limits of the Grampanchayat – Shankarpur in Tahsil – Nagpur (Rural) and District – NAGPUR; AND

WHEREAS for cogent reasons and good causes by an Agreement Dated 29-07-2020, we have agreed to sell our aforesaid property to **M/S. TIRUPATI DEVELOPERS,** the Attorney Holder abovenamed upon the several terms and conditions contained therein; AND

WHEREAS the said M/s. Tirupati Developers has now decided to develop the said Piece of land into a Layout by carving out various Plots of different sizes therein and it has further requested to us in this behalf. We have also considering its request and we have also accord our consent for development of the said land into a Layout and consequentially therefore it has now become necessary to present ourselves for completion of the various works in this behalf; AND

WHEREAS We being pre-occupied in our respective assignments, it is neither possible, nor convenient for us to do and execute various acts, deeds and things required in the matter of completion of the proposed transaction of development/sale in all respects. It has therefore become expedient to appoint some one as our Attorney or Agent, who shall observe and fulfill all the obligations on our part. We therefore do hereby nominate, constitute and appoint our aforesaid Attorney and empower it and its Partners to do all or any of the following acts, deeds and things for us and on our behalf that is to say –

(1) To perform all the legal acts, deeds and things pertaining to ALL THAT piece and parcel of our Agricultural land bearing Survey/Khasra No. 41/2 of MOUZA – SHANKARPUR, P.S.K. 42, having and area of 1.01 Hectors, situated at Village – Shankarpur, in Tahsil – Nagpur (Rural) and District – Nagpur.

(2) To, prepare, submit and get sanctioned the Lay-out Plan and revisions or modifications thereto and in that behalf, to deal with Grampanchayat, Nagpur Metropolitan Region Development Authority, Nagpur, Town Planning, Urban Land Ceiling Authority, Collector and any other statutory or non-statutory body or corporation and sign, verify and affirm such applications and other documents as are required of us, to deposit the refundable and non-refundable charges with the any such Authority or any other Planning Authority and to obtain refund of part or whole of such amount in our name and on our behalf, to generally sign and execute every such document such as affidavit, indemnity

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bond etc. as may be required for obtaining the sanction of the Planning Authority to such plan/s.

(3) To apply to the competent authority U.L.C. Nagpur for obtaining various No Objection Certificates/Papers/Documents as may be required for the aforesaid transaction. To sign various applications, forms, papers required to be submitted before the competent authority U.L.C. Nagpur for the same, if required.

(4) To apply to the Competent Authority for development of our aforesaid immoveable property situated at Village – Shankarpur in Tahsil – Nagpur – (Rural) and District - NAGPUR and to do the needful.

(5) To prepare a Layout on the said Piece of land by carving out various Plots of different sizes therein as per Rules and Regulations and to submit the same to the Competent Authority empowered in this behalf for its due sanction. To obtain Sanctioned Layout Plan from the Competent Authority empowered in this behalf.

(6) To apply to the Tahsildar/Collector, Nagpur for conversion of the aforesaid Land from Agricultural Use to Non Agricultural (i.e. Residential) Use and to obtain N.A. Order in this behalf and to do the needful.

(7) To approach to the prospective buyers and also to search various interested buyer(s) and to negotiate and settle the sale consideration with them and also to enter into an Agreement(s) to Sell the said property or individual Plot(s) with willing buyer(s) and to sign and execute such Agreement(s) to Sell and to get the same duly registered in accordance with the law in force, if considered necessary.

(8) To receive the Earnest Money or Advance Sale Price from such prospective buyer(s) and to pass a valid receipt and discharge for the same.

(9) To prepare and sign Layout Plan(s) and/or Revised Layout Plan of the proposed Layout to be carried on the said Piece of land and also to sign/execute Indemnity Bonds, various forms and applications and also to Swear an Affidavit(s) required to be submitted to the Nagpur Metropolitan Region Development Authority, Nagpur and/or the Competent Authority empowered in that behalf for the same.

(10) To deposit necessary sums in the Office of the Gram Panchayat/ Nagpur Metropolitan Region Development Authority, Nagpur in our names and to apply for refund thereof and to receive back such moneys as may be refunded to us by the Gram Panchayat/Town Planning Department, Nagpur and to pass a valid receipt and discharge for the same.

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