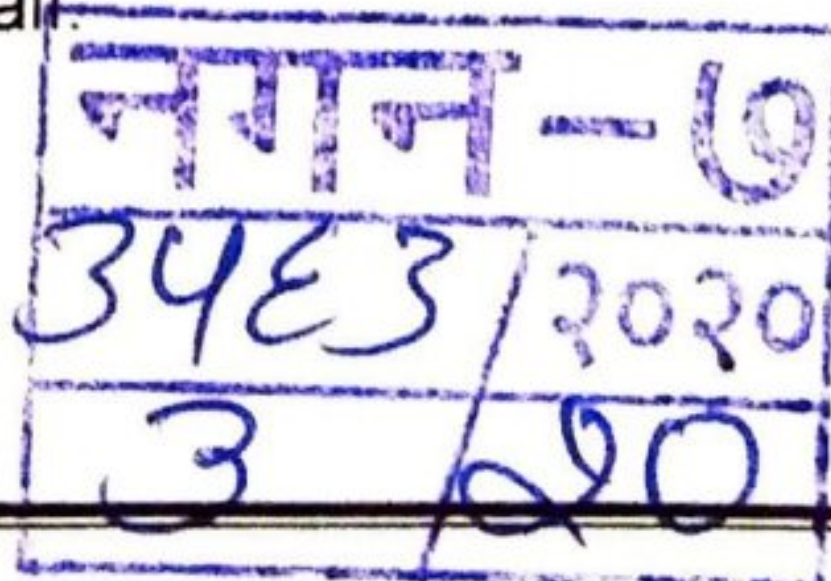


GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT WE, **MOHAN DAYARAM CHOITHANI (HUF)**, (Income Tax Permanent Account No. AACHM6383E), acting through its Karta **SHRI. MOHAN S/o DAYARAM CHOITHANI**, Aged about 58 Years, Occupation - Business, (Aadhar Unique Identity No. 9914 7877 9748) Mobile 9823014122, Resident of Khamla, Nagpur, Tahsil and District – NAGPUR, (Maharashtra State), do hereby nominate, constitute and appoint **M/S. TIRUPATI DEVELOPERS**, a Partnership firm (Income Tax PAN AAFT 2905 K), having its Office at NKY Tower, Ajni Square, Wardha Road, Nagpur and acting through its Partners - **(1) SHRI. PRASHANT S/o MANOHARRAO BONGIRWAR**, Aged about 50 Years, Occupation – Business & Agriculturist, Income Tax PAN AAPPB8477P, AADHAR UID 2563 1565 3287, Mobile 9822577701, Resident of Plot No. 11-A, Khare Town, Dharampeth, Nagpur, Pin Code : 440010, Tahsil and District – NAGPUR (Maharashtra State) & **(2) SHRI. RAHUL S/o ARUNRAO UPGANLAWAR**, Aged about 46 Years, Occupation - Business, Income Tax PAN AAIPU2673D, AADHAR UID 6728 4935 3791, Mobile 9822943401, Resident of Plot No. "Akshay Heights", Cement Road, Shivaji Nagar, Nagpur, Pin Code : 440 010, Tahsil and District – NAGPUR (Maharashtra State), as our True and Lawful Attorney in our names and on our behalf.



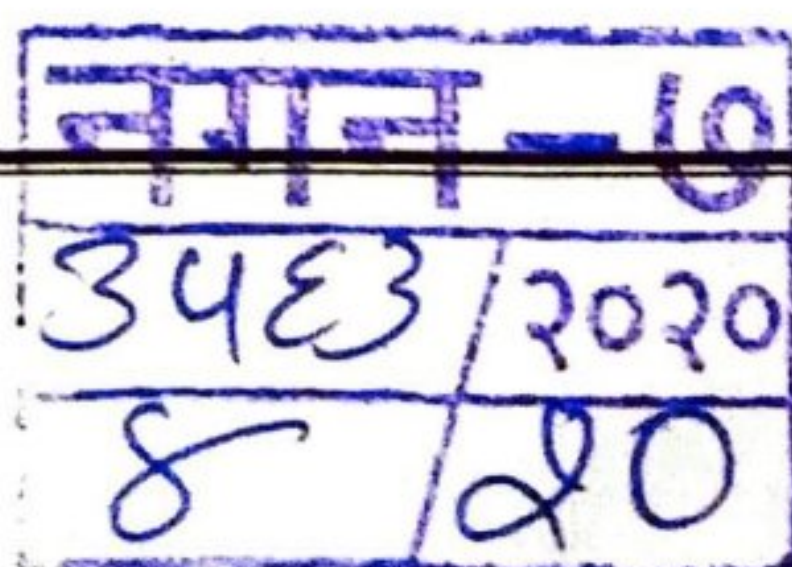
WHEREAS We own and possess the property comprising ALL THAT Piece and Parcel of Agricultural Land bearing Khasra/Survey/Gut No. 40/3, having an area of 0.84 Hectare (i.e. 2.07 Acres), Land Revenue Rs. 3.15, held in Occupancy Class-1 Rights of Mouza – SHANKARPUR, P.S.K. 42, Khate No. 48, including all kinds of Trees, Shrubs, Passage, Right of Way, Water Courses, Path Way 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 29-09-2020, 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. 40/3 of MOUZA – SHANKARPUR, P.S.K. 42, having and area of 0.84 Hectar, 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,



Contd. . .