3 To prepare, submit and get sanctioned the Layout Plan and its 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 me, to deposit the refundable and non-refundable charges with the any such Authority or any other Planning Authority and to obtain refund of part of whole of such amount in my name and on my behalf, to generally sign and execute every such document such as affidavit, indemnity bond, etc. as may be required for obtaining the sanction of the Planning Authority to such plan/s.

4 To apply to the concerned Department for obtaining Water, Electricity, Sewer connection and make the necessary deposit payment to them and obtained the required permissions.

5 To appoint Architect, Engineers, Surveyors for carrying on the layout work of the proposed layout on the said land.

6 To deposit necessary amount in the Court, Government, Semi Government, Department, Local bodies and to also obtained refund of money so deposited in any such Department, Court, Offices, etc. and pass a receipt and discharge for the same.

7 To apply for the getting registration as per Real Estate (Regulation & Development) Act 2016 (RERA) and comply with its various provisions.

8 We do hereby declare that we will withdraw, cancel or revoke this General Power of Attorney, if we do not receive total consideration amount / installments, as per conditions mentioned more particularly in Sale Deed executed between both the parties hereto on Dt. 08/06/2021 All terms and conditions mentioned in the said Sale Deed shall be applicable and binding to POA holder of this Power of attorney.

This power of attorney is issued only for the purpose of obtaining requisite permissions, sanctions etc. but not for sale or otherwise creating any kind of rights or interest of any other party in the said land in any manner. The attorney shall not do any acts or deeds affecting the rights, title and interest of the executant adversely in any manner.

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THAT, the full **Stamp Duty of Rs. 6,56,000/- only and Full Registration Fees of Rs. 30,000/- only** is already paid at the time of Registration of **Sale Deed** of the said land is duly registered at **No. NGN-7-** 8136 **-2021, dt.** 08 **/06/2021** in the Office of the Sub Registrar Nagpur 7.

And I hereby ratify, confirm and agree to confirm whatsoever my said Attorney shall do or purport to do by virtue of this General Power of Attorney.

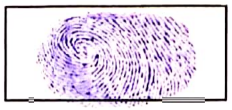
SCHEDULE OF PROPERTY

All that piece and parcel of Agriculture land bearing **Undivided Portion of land containing by admeasuring 0.40 HR (i.e. 4000 Sq mtrs) out of the entire land bearing Survey no. 45/4, containing by Total admeasuring 1.21 HR Account no. 250, held in Occupancy Class I rights** at **Mouza – Shankarpur**, P. H. No. 42, Tahsil – Nagpur Gramin & District NagpurGramin & District Nagpur, bounded as under: -

On the East - Remaining Portion of Survey No 45/4
On the West - Survey No 45/3
On the North - Survey No 45/2
On the South - Shiv Pandhan

IN WITNESS WHEREOF, THE MAA BAMLESHWARI CO-OPERATIVE HOUSING SOCIETY LTD NAGPUR THROUGH ITS SECRETARY MR.PRAVIN.DAMODHAR.MENDHEKAR, have hereto set my hand and signed this **DEED OF GENERAL POWER OF ATTORNEY** at NAGPUR on this 08 **Day of JUNE, 2021**, in presence of the attesting witnesses signing as such.





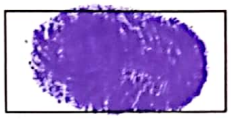
WE ACCEPT THE POWER CONFERRED ON US BY THE EXECUTANT OF THIS POWER OF ATTORNEY. SIGNATURE OF THE ATTORNEY

M/S. TIRUPATI DEVELOPERS,
Through its Partner,
1. SHRI PRASHANT S/O. MANOHARRAO BONGIRWAR

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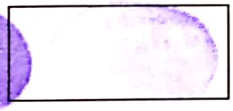




2. SHRI RAHUL S/O. ARUNRAO UPGANLAWAR
EXECUTANT

IN WITNESS WHEREOF THE MAA BAMLESHWARI CO-OPERATIVE HOUSING SOCIETY LTD NAGPUR THROUGH ITS SECRETARY
MR.PRAVIN.DAMODHAR.MENDHEKAR
Have hereto set my hand and signed this **DEED OF GENERAL POWER OF ATTORNEY** at NAGPUR on this 08 **Day of JUNE, 2021**, in presence of the attesting witnesses signing as such.



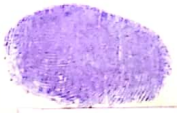


MAA BAMLESHWARI CO-OPERATIVE HOUSING SOCIETY LTD. NAGPUR THROUGH ITS SECRETARY
MR.PRAVIN.DAMODHAR.MENDHEKAR

WITNESSES: -



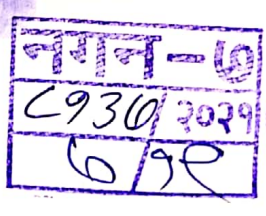
1. _____



2. _____







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