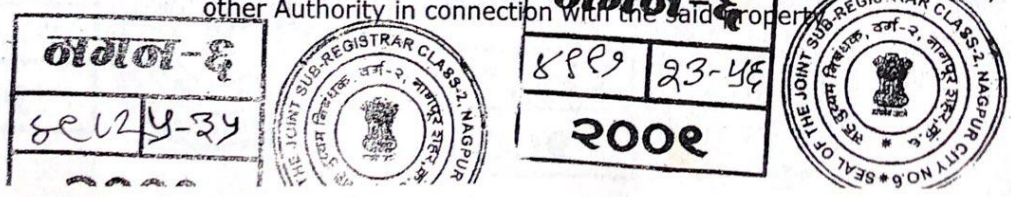
WHEREAS, the legal heirs of Late Shri Chandarhas Narayanrao Dixit one of the Principal's in the said registered Power of Attoreny dt. 03.01.2002 and subsequent Declaration dt. 19.10.2006 do hereby confirm both the said document having being executed by Late Shri Chadrahas Narayanrao Dixit and retify all acts, deeds and things done by the said agents Shri Maganlal V. Panchmatiya and Shri Amitkumar M. Panchmatiya under the Authority and Powers given to them by the said registered Power of Attorney dt. 03.01.2002 and further appoint them as their AGENTS to look after the said matter in relation to their share in the said property as per the agreed terms of Deelopment Agreements entered into with the Developers with full authority and powers to do whatever they deem fit and proper and to manage the entire affairs in respect of their share inherited in the said property on their behalf as the owners of the said land. The PRINCIPALS also know that all the liabilities regarding the development, construction, sale, title transfer and completion etc. in respect of the aforesaid property lies on the Developer/Builder i.e. M/s Air Developers only and the PRINCIPALS are not liable for the development work done by the Developers, it is the sole responsibility of the Developer.

We the PRINCIPALS named above do hereby continue, appoint and nominate **SHRI MAGANLAL VITHALDAS PANCHMATIYA** AND **SHRI AMIT MAGANLAL PANCHMATIYA** as our Lawful Agents or Attorneys in our behalf and to do all acts, deeds and things JOINTLY AND/OR SEVERALLY necessary in respect of the said property inherited by us and as authorised by the owners of the said land under the Power of Attorney dt. 03.01.2002 and subsequent Declaration dt. 19.10.2006 and more particularly to do the following :

01. To represent before all the Officers and Departments of State and Central Government, before all Government and Semi-Government Authorities, Authorities of Town Planning, Municipal Counsel, Nagar Panchayat, Water Works Departments, Land Acquisition Authorities, Urban Land Development Department, Competent Authorities, S.L.R., D.I.L.R., Sub Divisional Officer, Collector, Tahsildar Water Departments, as well as before all Courts, Civil as well as Revenue Courts at all stages in respect of said property.

02. To approach all the Concerned Authorities in respect of the said property for all purposes and to sign and verify and to present such applications, papers, writings, undertakings, statements or documents etc. as may be required and to carry on correspondence with the Authorities and also prefer appeal or appeals from any Order of the Competent Authority and/or any other Authority in connection with the said property.



03. To represent before the Municipal Counsel, Town Planning, Cantonment, City Survey Officer as well as other connected authorities and also to represent before all authorities in respect of the said property and to compromise or to arrive at settlement in those proceedings personally or through counsel whatever they deem fit and proper. To submit plan and Revised plan of entire layout as well as plans for Tenements, Bunglows, Appartments and or Flat Scheme and/or of building scheme being developed on the land to the sanctioning authority viz. Municipal Authorities, Town Planning, City Survey, Collector or any other authority and to pay the charges for the same and for that purpose to do all necessary things thereof and to obtain such sanction thereof.

04. To prepare or cause to be prepared all applications, statements, returns and documents to be presented before various Authorities as and when required under any law of the land inforce and sign and verify such applications, statements, documents etc., as and when necessary in respect of said property and to present them before such authority.

05. To represent before Maharashtra Sate Electricity Board, apply for electric Supply, installation of Transformer and for laying of electric supply line and common and individual electric meters for various owners of Tenement, Bunglows, Apartments, flats/premises in the building scheme being developesd on some of the plots of the said layout, to represent before Electric Inspector, Chief Engineer of MSEB/MSEDCL and all other authorities of related to electricity supply and to make applications, undertakings, give replies acknowledgement and receipts and to do all things in this regard whatever.

06. To apply before the Nagpur Improvement Trust, Nagpur Municipal Corporations, City Survey, Nazul, etc. for issue of No Objection Certificates for sale of various Layout Plots, various constructed Apartments, Tenements, Bungalows, premises being developed on said land and to represent in that regard before the said authorities. To get the release of said land from reservation if any. To persue the same with all related authorities. To appear and apply before the Town Planning authorities, Ministry of Urban Development, Revenue Department, Collector, Divisional Commissioner and all other authorities where it is necessary to represent in any of the matters in respect of the said Layout scheme and construction thereon and for that purposes enter into an Agreement, give understanding acknowledgement, make payments whatsoever in that regard and also to apply before various concerned authorities for obtaning all other benefits like permissions to use public utility land Open Space or the benefits of the transfer of development rights which becomes available on the said land and on getting such benefits use such benefits for themselves or transfer such benefits to anyone with or without consideration thereof.

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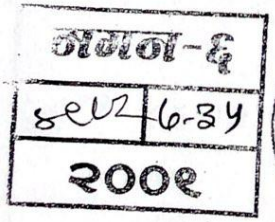
07. To execute, sign and present for Registration of Agreement(s) to Sell, Sale Deed(s), Conveyance or Conveyances, Correction Deeds etc. in respect of the said property as a whole or if required in respect of remaining entire balanced land yet not sold in the said layout which constitutes of various remaining Plots directly in favour of developer firm or its nominee or parts or in portions of various Layout Plots and various constructed Apartments, Tenements, Bungalows, premises being developed on said land in favour of prospective Purchasers and also the documents of sale of T.D.R and all other benefits in respect of said entire land and to receive the consideration thereof and pass the valid receipts thereof and if required to submit the entire property or portion separately to the provisions of Maharashtra Apartment Ownership Act, 1970 by executing Deed of Declaration or any other documents as per the provisions of law and to do all other connected things and to obtain N.O.C. etc., under various Acts and Rules in respect of the said land and constructed tenement bungalows, tenements, apartments, premises thereon.

08. To appoint, engage, dismiss or discharge any architect, advocate, pleader or any employee in respect of the matters connected with development of said land and to pay fees, remuneration or salary whatever as they think fit and proper.

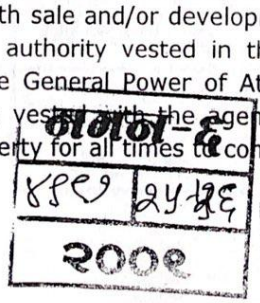
09. To pay the Taxes and other charges, cesses, penalties, premium, non agricultural assessments as well as to make all payments, charges, penalties, premium, release fees, whatever levied in respect of the said entire property and take receipts and pass on acknowledgements etc.

10. To obtain financial assistance, loans from any financial institutions like HDFC, LIC, ICICI, Co-operative, Nationalise Banks, private financial institutions etc. for development of the said entire land by executing necessary documents and/or documents of mortgage or any other such documents, writings as directed by such financers in respect of the said property.

11. Generally to do and perform all acts, deeds and things connected with sale and/or development of said property and all power and authority vested in the Agents herein by virtue of Irrevocable General Power of Attorney dt 03.01.2002 shall always remain vested with the agents herein inrespect of the said entire proiperty for all times to come.





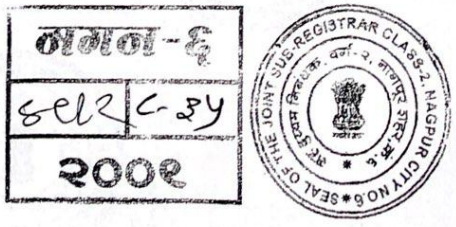




12. THAT this Power of Attorney is executed by the legal heirs of the deceased one of the PRINCIPAL'S in registered Power of Attorney dt. 03.01.2002 Late Shri Chandrahas N. Dixit as per the requirement of Law for further continuing the said Authority in respect of the said property in favour of the said Agents. Hence this Power is now being given by the PRINCIPALS herein by executing this document afresh only in furtherance of duly stamped earlier registered Power dt. 03.01.2002 and hence the minimum required stamp duty is paid on this document of Power of Attorney.

We, the PRINCIPALS do hereby declare and affirm that all acts, deeds and things done by our said AGENTS by virtue of earlier Power of Attorney dt. 03.01.2002 and by virtue of this POWER OF ATTORNEY shall be construed as acts, deeds and things done by us personally and shall be binding on us as co-owners of the aforesaid property and we hereby under take to retify all such acts, deeds, and things jointly and/or severally done by our said AGENTS and we confirm that this power is in furtherence of a Registered Power of Attonrey dt. 03.01.2002 and Subsequent Declaration dt. 19.10.2006 being executed by co-owners of the said land with one of the co-owner's executent the father of the PRINCIPALS No. 2 and 3 and husband of the Principal No. 1 herein. Now this Power is being executed by us,we the PRINCIPALS in the capacity of Legal heirs of Late Shri Chandrahas Narayanrao Dixit as we having inherited his share in the said property and we further confirm that this Power is irrevocable and shall be enforced till the purpose for which it is given is completed. We will not revoke the same in future at any time since we have now nothing to do with the said property nor we have left any right, title or interest in the said property on account of the owners of the said property having already received the agreed consideration for development from the Developer and we have nothing to recover from the said Developer in this Regard whatsoever. This Power is given by us under this document executed by us only as legal heirs of one of the PRINCIPAL under Power Irrevocable General Power Of Attorney dt 03.01.2002 for fulfilling all legal requirements in this regard.



IN WITNESS WHEREOF, WE THE PRINCIPAL/S AND AGENTS above named have placed our signatures on this IRREVOCABLE GENERAL POWER OF ATTORNEY Given In Furtherance Of Registered Irrevocable General Power Of Attorney Dt. 03.01.2002 and Subsequent Declaration 09.10.2006, on the day first here-in-above written at NAGPUR in presence of witnesses :

WITNESSES :

01.

ADDRESS :

Mrs. J. C. Dixit.
**SMT. JAYASHREE C. DIXIT**

**SHRI RAMDAS C. DIXIT**

02.

ADDRESS :

**SHRI ROHIT C. DIXIT**
**PRINCIPAL/S**

**SHRI MAGANLAL V. PANCHMATIYA**

**SHRI AMITKUMAR M. PANCHMATIYA**
**AGENT/S**

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THE SEAL OF THE JOINT SUB-REGISTRAR CLASS-2, NAGPUR CITY NO.6

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THE SEAL OF THE JOINT SUB-REGISTRAR CLASS-2, NAGPUR CITY NO.6