

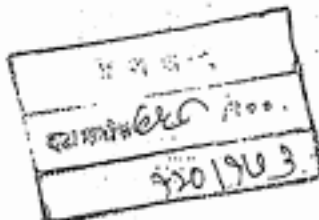
All of Balkum Indian Inhabitants residing at Village  
Balkum, Taluka and District: Thane ~~THANE DISTRICT~~

M R R R R R :

a) We are seized and possessed of or otherwise well  
and sufficiently entitled to a Plot of Land  
bearing S.No. 41 H.No. 1 admeasuring about  
7016 Sq.Yds. equivalent to 5817 Sq.Yds.  
situate lying and being at Village Balkum Taluka  
and District Thane more particularly described  
in the schedule-humandur written and herein-  
after referred to as 'the said Property' :

b) By an Agreement dated 7/4 March, 1937 made between  
ourselves of the One Part and MRS. MANJU N.  
GUPTA the Sole Proprietress of West-N-West  
Builders (hereinafter referred to as 'the said  
Purchaser') of the Other Part we have agreed to  
sell to the said Mrs. Manju N. Gupta the said  
property for the consideration and upon the  
terms and conditions mentioned therein.

c) The said Agreement dated 7/4 March, 1937 provided  
for granting a Power of Attorney in favour of  
the said Purchaser or her nominee or assignees:



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Regulation) Act, 1976 or any other law for obtaining any licence, permission, sanction, consents, exemptions or orders required by any law in connection with the said property.

7. To represent, act and appear before the Town Municipal Corporation or any Revenue Authority in connection with the taxes or the assessment payable in respect of the said property including filing of the complaint, appeal etc. and settlement thereof.

8. In case of enforcement of any Town Planning Scheme in the area to represent us in respect of our said property in the proceedings before the Town Planning Authority.

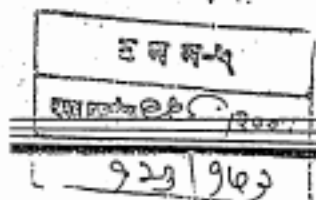
9. And generally to do and execute all such other matters acts and things as may be necessary for the purposes aforesaid as fully and effectually as we could do ourselves if personally present, and as if this Power of Attorney had been executed.

10. And we do hereby agree to confirm and ratify all and whatsoever our said Attorney shall lawfully do by virtue of these presents.

11. To further better and more effectively doing affecting executing and performing of the several matters and things aforesaid we hereby give and grant unto our said attorney full power and absolute authority to him to appoint one or more substitute/heirs pleaders and to appoint another or others in his place.

12. This Power of Attorney shall be effective one year from the date of execution hereof.

IN WITNESS WHEREOF we the said (1) MANAN BHOIR  
BHOIR (2) Mahendra Manan Bhoir, a minor (3) Late. Yashwantrao





On or towards South : by properly bearing N.W. d. 10.

On or towards June 1 By Property Learning Clinic,  
Bristol.

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|------------------------|--|
| DEPARTMENT OF THE ARMY |  |
| WASHINGTON, D. C.      |  |

1) WAGAH BESHU NIOCH

नाम गोपबन्धु १५/५/५२

For self and as the Father  
and natural guardian of  
his minor son Mahendra.

2) HALBESHA WAKAD BIOID

3) ENF. YASUODABAI TANAKI BHDLP

સો. જુલો ૧૯૫૧ માસનું અંકિત

4) НАУЧНО-НАУЧНО-ТЕХНИЧЕСКАЯ РАБОТА

5) KUM. SULADHA - JAMALI, MOUTR

गणभवनवन्देभारत

• 6) MAGNATE MUDU MUDU

1380

For sons had as the Father  
and natural guardian of  
his minor sons Dharmendra  
and Jitendra and his  
minor daughter Kum. Jaydard.

7) BHARHENDRA BHAGIRATH BHOSL

Q) JYENDRA BHAGINATH BHOKR ✓ )

9) KUM. JAYLAKH MAGRATH THOR

10) SGT. SUNITA SHLOTHART (MICHIGAN) ✓)

सुनिता श्रीरामजीरामजी

11) BHADKAR BALKRISHNA BHOTE ✓ 2)

12) KUNAL BHASKAR KHOTD

For Self and on the father  
and natural guardian of  
his minor sons Kurel and  
Aveduk.

13) AVADHUT DILAKSHAR BHOTIA

14) 1997, NICHDAZINTI: 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 267

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✓ 15) SMT. JYOTIRAJ BHAIRABHAI BHOSLE )

✓ 16) SMT. JYOTIRAJ BHAIRABHAI BHOSLE )

17) SMT. SATYABAI CHANDRAKANT BHOSLE )

18) RAVINDRA CHANDRAKANT BHOSLE )

19) SAINATH CHANDRAKANT BHOSLE )

✓ 20) KUN. SANJIVANI CHANDRAKANT BHOSLE )

For self and as mother and natural guardian of her minor sons Ravindra and Sainath and her minor daughter Kun. Sanjivani.

21) KANESH BALKRISHNA BHOSLE )

22) DEEPAK KANESH BHOSLE )

23) KAJAKA KANESH BHOSLE )

24) SMT. SUMAN KANESH BHOSLE )

For self and as Father and natural guardian of his minor son Deepak and daughter Kun. Pradip.

✓ 25) DADARAJ BALKRISHNA BHOSLE )

26) KUN. BALKRISHNA BHOSLE )

27) SMT. SUGARDA PRADHANBHAI PATEL )

28) SMT. KISHOR JALDHAR PATEL )

29) SMT. JYOTIRAJ D. VIJAY PATEL )

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✓ 30) SMT. SUTANANDA JAYRAM POLSHE ✓ *सुतानंद जयराव पोलशे*

31) SMT. CHANDRANATHA SUDHAR DASH (POUR)

32) KUN. JAYANATH RANGANATHA SHIR (अमेठी राधाचंद्र शिरडे)

33) SMT. DAYITRICHAY SANGH V BROOK (दिव्यी अमिता शर्मा)

34) SMT. CHANDRANATHA KRISHNA PATIL (चंद्राना कृष्णा पाटील) *ड. ए. ए. पाटील*

35) SMT. AMBIDAI HARI SHIR ✓

in the presence of ...  
Identified and interpreted  
by me in Marathi.

*(S. S. K. K. K.)*  
Mysore High Court.

"BEFORE ME"

12/7/2023

*Handwritten signature*

EXECUTED *(Signature)*



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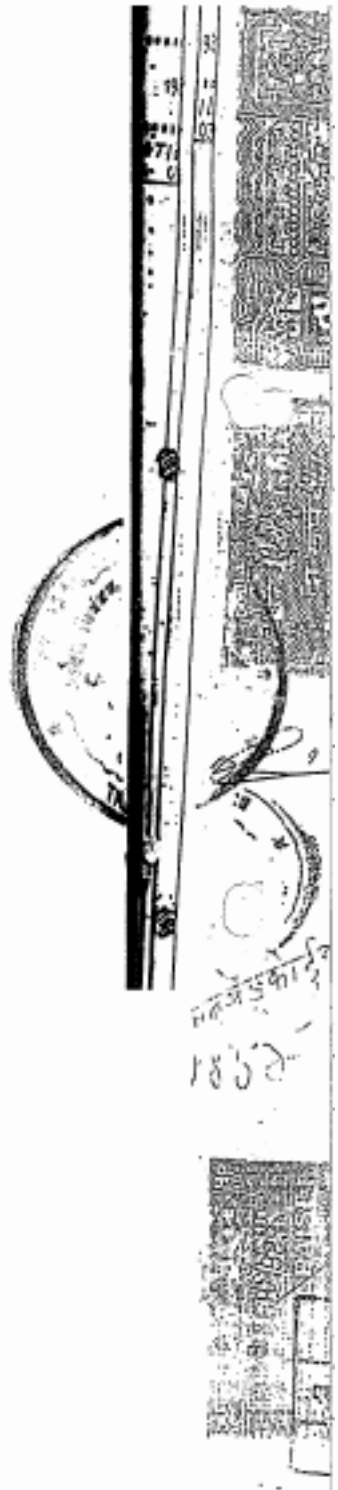
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East & West Builders

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TO ALL TO WHOM THESE PRESENTS SHALL COME: We,  
 (1) WAMAN HINDU BHOIR for Self and as the Karta and  
 Manager of His Hindu Undivided Family, (2) SMT. YASHODA  
 -BAI WAMAN BHOIR, (3) RAJESH WAMAN BHOIR (4) MAHENDRA  
 WAMAN BHOIR (A Minor) (5) KUM. SULAHA WAMAN BHOIR,  
 (6) BHAGIRATH BENDU BHOIR for Self and as the Karta  
 and Manager of His Hindu Undivided Family, (7) SMT.  
 SUMITA BHAGIRATH BHOIR, (8) DHARMENRA BHAGIRATH BHOIR  
 (A Minor), (9) JITEMTRA BHAGIRATH BHOIR (A Minor)  
 (10) KUM. JAYSHRI BHAGIRATH BHOIR (A Minor)  
 (11) BHASKAR BALKRISHNA BHOIR for Self and as  
 the Karta and Manager of the Hindu Undivided

Family....

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Family, (12) HIRUBAI BALKRISHNA BHOIR, (13)  
SMT. PALJIBAI BALKRISHNA BHOIR, (14) SMT.  
MANDAKINI BHASKAR BHOIR, (15) KUNAL BHASKAR BHOIR,  
(16) SAVADHUT BHASKAR BHOIR (A Minor), (17) RAMESH  
BALKRISHNA BHOIR, (18) DADARAM BALKRISHNA BHOIR,  
(19) ARUN BALKRISHNA BHOIR, (20) SMT. LATA BAI  
CHANDRAKANT BHOIR, (21) SMT. SUMAN RAMESH BHOIR,  
(22) SMT. SULEHA TANDARINATH PATIL, (23) SMT.  
KUSUM DUNDARAMPATIL, (24) SMT. JANABAI DEVRAM  
BHOIR, (25) SMT. SULOCHANA JAYRAM MHATRE, (26)  
SMT. GANGUBAI widow of RAMCHANDRA BENDU BHOIR,  
(27) SMT. REYANTI SURESH PATIL  
KUN. JAYRAMTANDARINATH BHOIR, (28) SMT.  
SAVITRIBAI MAHADEV BHOIR, (29) SMT. CHANDRALEKHA

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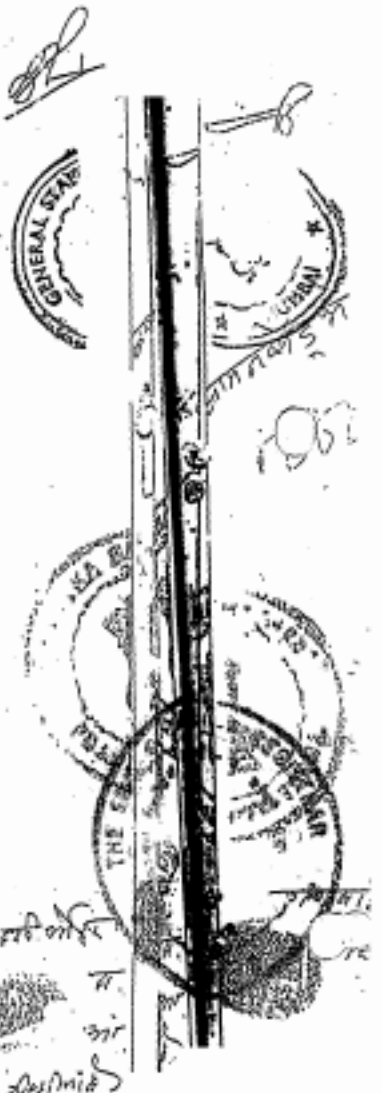
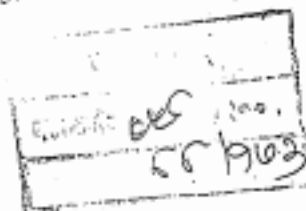
we have agreed to sell to the said  
Mrs. Manju N. Gupta the said -  
Property for the consideration and  
upon the terms and conditions men-  
tioned therein;

(iii) The said Agreement made between  
Ourselves of the One Part and Mrs.  
Manju N. Gupta, Sole Proprietress  
of East-N-West Builders (hereinafter  
referred to as "the said Purchaser")  
of the Other Part provided for granting  
a Power of Attorney in favour of the  
said Purchaser or her nominee or  
nominees;

(iv) At the request of the said Purchaser,  
we have agreed to grant this Power  
of Attorney in favour of the said  
(1) MRS. MANJU N. GUPTA, (2) HARINDER  
GUPTA and (3) ANILKUMAR AGGARWAL;

NOW KNOW YE AND THESE PRESENTS WITNESSETH  
that we the said (1) WAMAN BENDU BHOIR for Self  
and as the Karta and Manager of His Hindu Undivided  
Family, (2) SMT. YASHODASAI WAMAN BHOIR, (3) RAJESH  
WAMAN BHOIR (4) MAHENDRA WAMAN BHOIR (A Minor)  
(5) KUM. SULABHA WAMAN BHOIR, (6) BHAGIRATH  
BENDU BHOIR for self and as the Karta and Manager  
of His Hindu Undivided Family, (7) SMT. SUNITA  
BHAGIRATH BHOIR, (8) DHARMENDRA BHAGIRATH BHOIR

(A Minor...



(A minor) (9) JITENDRA BHAGIRATH BHOIR (A Minor)

(10) KUM. JAYSHRI BHAGIRATH BHOIR (A Minor)

(11) BHASKAR BALKRISHNA BHOIR for Self and as the Karta and Manager of His Hindu Undivided Family, (12) HIRUBAI BALKRISHNA BHOIR, (13) SMT. PALJIBAI BALKRISHNA BHOIR, (14) SMT.

MANDAKINI BHASKAR BHOIR, (15) KUNAL BHASKAR BHOIR,

(16) AVADHUT BHASKAR BHOIR (A Minor), (17) RAMESH

BALKRISHNA BHOIR, (18) DADARAM BALKRISHNA BHOIR,

(19) ARUN BALKRISHNA BHOIR, (20) LATA BAI

CHANDRAKANT BHOIR, (21) SMT. SUMAN RAMESH BHOIR,

(22) SMT. SUSHMA PANDHARINATH PATIL, (23) SMT.

KUSUM DUNDARAM PATIL, (24) SMT. JANABAI DEVRAM

BHOIR, (25) SMT. SULOCHANA JAYRAM MATRE, (26)

SMT. GANGUBAI widow of RAMCHANDRA BENDU BHOIR,

SMT. KAVANTI SURESH PATIL,

(27) KUM. ANANDI RAMCHANDRA BHOIR, (28) SMT.

SAVITRIBAI MAHADEV BHOIR, (29) SMT. CHANDRALEKHA

KRISHNA PATIL and (30) SMT. AMBIBAI HARI BHOIR

do hereby NOMINATE CONSTITUTE and IRREVOCABLY

APPOINT the said (1) MRS. MANJU N. GUPTA,

(2) NARINDER GUPTA and (3) ANILKUMAR AGGARWAL

(hereinafter referred to as "the said Attorneys")

to be our true and lawful Attorneys for us

and on our behalf and in our name to do

either singly and/or jointly the acts, deeds,

matters and things, at the said Purchaser's

risk, costs and consequences as follows:

1. TO represent us in any suit or proceed-

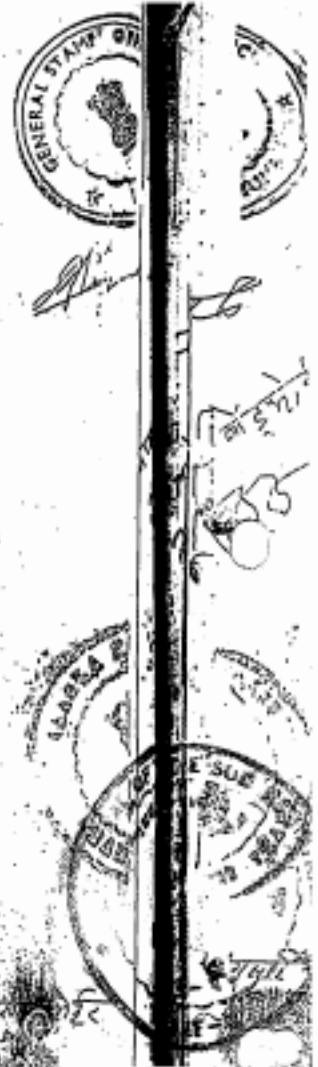
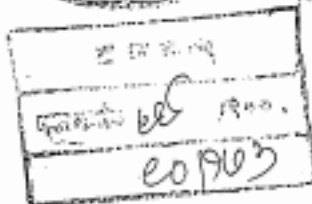
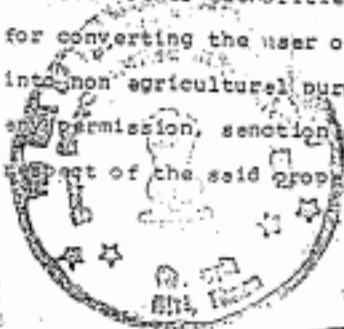
ings relating to the said property and for

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that purpose to except services or any writ, summons or other legal proceedings or notices and to commence any suit, action or other proceedings in respect of the said property and to prosecute or discontinue or compromise the same on such terms and conditions as our Attorneys shall deem fit and also to prefer appeal/appeals against any order passed therein and also to appoint or engage Advocates, Solicitors and legal Advisers and remove them or any of them and to appoint in their place other Advocates, Solicitors or legal Advisers to pay them such fees and remunerations as our Attorneys shall deem fit and for that purpose to sign, execute, deliver and file all necessary Vakalatnams, Pleints, Petitions, applications, written statements, declarations, affidavits, appeals and such other documents, papers and writings as may be necessary.

2. To apply to the Collectors of Thane, Divisional Commissioner, revenue authorities and such other authorities as may be necessary for converting the use of the said property into non agricultural purposes or obtaining permission, sanction or approval in respect of the said property.



होमिणीय दिनांक २०/१०/३३  
 दिनांक २०/१०/३३

3. To obtain permission under the Bombay Tenancy and Agricultural Lands Act or such other Acts as may be necessary from the collector of Thane, Divisional Commissioner, or any other authority concerned for transfer of the said property to the said Purchaser or to her nominee or nominees.

4. To represent us before the authority acquiring the said property or any part thereof reserved for market/open space/D.T. Road or any other public purposes and out before such authority or claims to receive the compensation or to claim the PSI in respect thereof and also to receive the compensation so fixed or to obtain the PSI that may be available in respect of the said property or to prefer appeal against the orders of the acquiring authority as our Attorneys may deem fit.

5. To nominate, appoint, engage and authorise, Architects, Surveyors, Engineers, ROC Specialists or any other consultants and professional agents in connection with the development of the said property and construction of buildings/thereon and to sign and give them such authorities as may be necessary from time to time and to revoke their appointment.

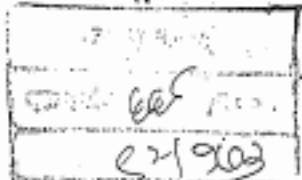
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| २१/१०/७३ |

nents and pay their remuneration including special fees and charges.

6. To submit in our name and on our behalf the plans, layouts, specification etc. in respect of the development of the said property and construction of the buildings on the said property to the Municipal Corporation of the City of Thane or any other authorities, Collector of Thane, Divisional Commissioner and the Competent Authority under the Urban Land (Ceiling and Regulation) Act, 1976, Central Government and Government of State of Maharashtra and all other concerned authorities for the purpose of obtaining their approval and sanction to such building plans, layouts and specification or any amendments thereto and for the purpose aforesaid to sign and execute in our name and on our behalf all plans, specifications, applications, undertakings and other papers required by the

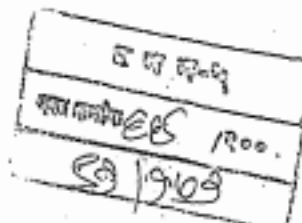
competent authorities or any of them in relation to all things or matters for or concerning the sanctioning or approving the plans for development of the said property, construction of buildings and providing of the amenities on the said property and/or to the building or buildings to be constructed



7. To make application to Municipal Corporation of the City of Thane for the purpose of obtaining the I.O.D. Commencement Certificate for commencing construction of buildings/thereon either at one time or by different phases and also to obtain the occupation certificates and/or completion certificates.

8. To pay to the Municipal Corporation of the city of Thane and other concerned authorities the scrutiny charges, I.O.D. Deposits and other amounts required to be paid in relation to the development of the said property and construction of buildings on the said property and construction of buildings on the said property in our names or in the name of the said purchaser and ask for refund of the same and to apply for and obtain from the concerned municipal or local authority or any other authorities necessary permission or no objection certificates for drainage connection, water connection, drainage completion certificate and other no objection certificate for the purpose aforesaid and to sign and execute in our name and our behalf all necessary plans, applications and other

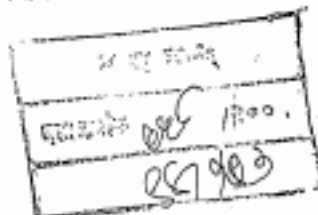
affidavits.....



affidavits, documents and papers as may be required.

9. To make applications to the Maharashtra State Electricity Board or other concerned authorities for obtaining the light and power connection during the course of construction and permanent connection upon completion of buildings on the said property including erection and installation of sub-stations on any portion of the said property and for the purpose aforesaid to sign and execute in our name and on our behalf all plans, papers, applications, specifications, undertakings, writings and documents in favour of Maharashtra State Electricity Board and/or other concerned authorities for such portion of the said property on which the electric sub-station is to be erected or installed.

10. To make applications to the controller of cement and steel authorities, and other concerned authorities for the purposes of obtaining permits, and delivery orders for supply of cement and steel and other building materials and when required for the construction and completion of buildings and development of the said property and for the purpose aforesaid to sign and execute in



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our name and on our behalf the necessary applications, documents, papers, writings, plans, undertakings etc. as may be required by the Controller of Cement and Steel Authorities as any other concerned authorities and on issuance of such permits, delivery orders etc. to sign, pass and issue receipts and release orders and deliver papers in our name or on our behalf.

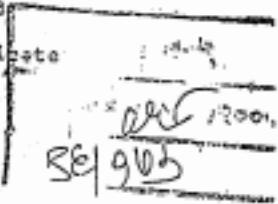
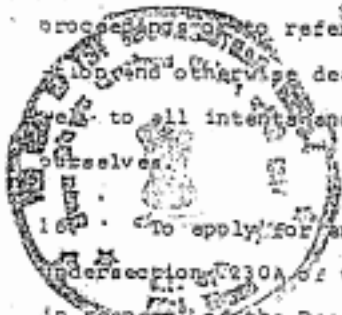
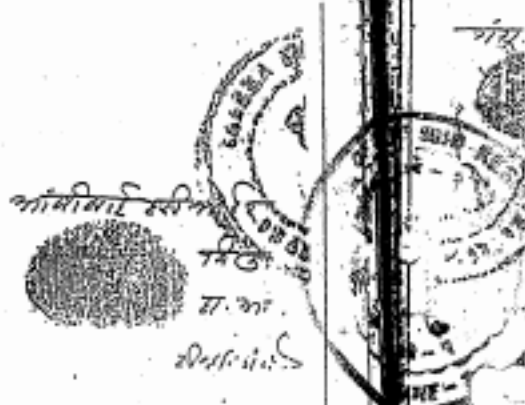
11. To deal and correspond with the Municipal Corporation of the City of Thane and other concerned authorities (including all their departments and officers), Town Planning Authorities, revenue authorities District Inspector of Land Records, City Survey Officer or any other authorities or bodies including the State Government and/or Central Government in all their departments for any matter in connection with or relating to or touching the property.

12. To represent us and to appear before the Collector of Thane, Divisional Commissioner, Mamlatdar, Tehsildar, Talathi, Malkum or any other Municipal or local authority or any revenue authority in connection with any matter relating to the said property or in connection with the taxes or the assessments payable in respect of the said property including filing of any complaint, appeal etc. and settlement thereof.

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13. To appear on our behalf and represent us before all concerned authorities and parties and to sign all applications, forms, appeals, indemnities, declaration and undertakings and to make such agreements and to arrive at such arrangement with the authorities concerned as may be necessary required or advisable for or in connection with the development of the said property and for transfer of the said property to the said purchaser or their nominee or nominees.
14. To pay all taxes, rates, charges expenses and other outstandings in respect of the said property.
15. To represent us in any court or courts of law in connection with or relating to the said property and to sign and make all applications, plaints writings statements, affidavits and other proceedings, as may from time to time be found necessary, proper and advisable and to settle or compromise such proceedings and to refer the same to arbiters and otherwise deal with the same effectively to all intents and purpose as we could do ourselves.
16. To apply for and obtain our certificate under section 230A of the Income tax Act, in respect of the Deed of Conveyance of the said property and to do all acts, deeds and things necessary for obtaining such certificate for transferring the said property to the

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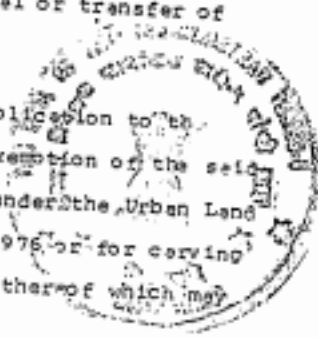


said Purchaser or her nominee nominees.

17. To apply for and obtain permission sanction or approval from Collector of Thane, Divisional Commissioner the Municipal Corporation of the city of Thane, or any authorities or any other officers of the Government for transfer of the said property and for such permission, sanction, or approval to pay such fees, charges and premium as may be necessary.

18. To make sign and submit applications, petitions, letters and other writings to appropriate Government, the Municipal Corporation of the city of Thane and/or the competent authority under the Urban Land (Ceiling and Regulation) Act, 1976 or any other law for any licence, order, approval, permission, sanction or consent in connection with the management, improvement, development, sale, exchange, gift or other alienation or disposal or transfer of or said property.

19. If necessary to make application to the appropriate authorities for exemption of the said property or any part thereof under the Urban Land (Ceiling and Regulation) Act, 1976 or for carving out or separating the portion thereof which may



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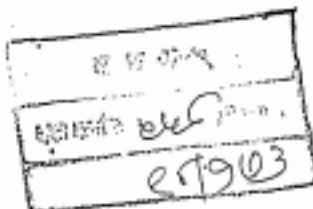
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be an excess vacant land or for any other purpose under the said Act and to pursue such application and to obtain the exemption order or permission as the case may be under the said Act and for that purpose also to accept such terms and conditions as may be necessary for such exemption including the condition of surrendering a part of the said property or to surrender the tenements that may be constructed on the said property by the said purchaser.

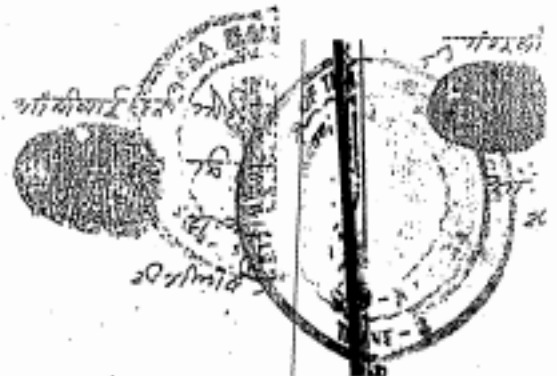
20. To execute in our name and on our behalf the Deed of Conveyance and other instruments to complete the title in respect of the said property in favour of the said purchaser or her nominee or nominees and also to sign and execute for and on our behalf the effectual receipt and discharge for the consideration received by us at the foot of such conveyance and to do all acts, deeds, matters of things and to execute documents, plans and of things as may be required or necessary for the purpose of completing the transfer of the said property and the registration thereof.

21. To present the conveyance and other documents in respect of the said property for

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registration, to admit execution and receipt of consideration before the sub-Registrar or Registrar concerned and to have the said conveyance registered and to do all acts, things and deeds which our said Attorneys shall consider necessary for conveying the said property as fully and effectually in all respects as we could do ourselves.

22. To commence, carry on and complete construction on the said property or any part thereof by themselves or through their nominee or nominees or any building contractor, sub-contractor or any other agent.

23. To enter into agreement for sale of the flats, shops, garages, parking spaces, units, tenements or any other rights in the buildings to be constructed on the said property.

24. To form and get registered a co-operative society under the Maharashtra Co-operative Societies Act, or a limited company under the Companies Act, 1956 or a condominium or apartment owners or any other organisation of the Purchasers of the flats, shops, tenements etc. in the buildings to be constructed on the said property and for that purpose to correspond

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with and/or appear before the Registrar or the Assistant Registrar or Deputy Registrar of the Co-operative Societies, the Registrar of companies or any other officer or authority concerned.

25. To sign necessary forms, returns, applications, representations under any tax statutes and to appear before any tax authority on our behalf.

26. To make application to the Municipal or local authorities, the Mamlatdar, Tehsildar, Collector of Thane, Divisional Commissioner, the City Survey Officer, District Inspector of Land Records, and any other Departments or authorities of officers for the purpose of surveying the said property and for transferring the said property in the name of the said Purchasers and/or her nominee or nominees in whose favour the deed of conveyance is executed in the records of Municipal or local authorities, the Mamlatdar, Tehsildar, the City Survey Officer, District Inspector of Land Records, Collector of Thane, Divisional Commissioner and all other concerned departments or authorities and for the purpose aforesaid to sign and

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execute in our names and on our behalf the necessary applications, documents, writings, forms and papers, as may be required.

27. In case of enforcement of any Town Planning Scheme in the area, to represent us in the proceedings before the Town Planning authorities in receiving compensation and/or possession of final plot allotted to us in any such scheme.

28. To make any applications or representation to the authorities concerned for total or partly removal or shifting of the reservation on the said property and for that purpose if necessary to give undertaking or even surrender such portion of the said property as may be necessary in lieu of or in exchange of any other property as our said Attorneys in their absolute discretion may think fit and proper.

29. AND to do everything whatsoever which may be deemed necessary, proper or expedient on which we could do ourselves if personally present and as if this power had not been executed.

30. To further, better and more effectually doing effecting, executing and performing

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