

401, Shree Vallabh Kunj, 4<sup>th</sup> Floor, Mathuradas Road, Behind Samir Apartment, Kandivali (West), Mumbai 400 067, who being one of the legal heirs of said Late Shri Dharendra Monji Tanna and is personally well aware of and conversant with all the facts relating to the said property or properties owned or belonging to Late Shri Dharendra Monji Tanna;



**AND WHEREAS** being unable to attend to our affairs in relation to the above, we, jointly and severally, are desirous of appointing **SHRI SAMEER DHIRENDRA TANNA**, who is family member of the deponents and fit and proper person and personally aware of all the facts and circumstances concerning the same, to look after and attend to our affairs relating to the said suit, the said property or other properties;

**NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH** that we, (1) **Smt. Shobha Dharendra Tanna**, (2) **Shri Vilesh Dharendra**, (3) **Vina Dharendra Tanna**, and (4) **Falguni Dharendra Tanna** do hereby, jointly and severally nominate, constitute and appoint **SHRI SAMEER DHIRENDRA TANNA**, to be our true and lawful attorney to act for us and on our name and do all acts, deeds and things in connection with the above and all proceedings arising therefrom, that is to say;

1. To sign, declare and verify Statement of Claim, Written Statement, Defences, Affidavits, Declarations, Counter-Claims, Appeals, Cross Appeal, Cross Objection, Reviews, Revision, Writ Petitions, Applications, Plaint, Authorities, Vakalatnamas and writings of every description as may be necessary to be signed, verified and executed in connection with or concerning the said property or properties, the said business and/or aforementioned Suit or proceeding arising therefrom or pertaining thereto and/or incidental or consequential thereto and take all steps or initiate fresh proceedings with respect to the said property or other properties owned by or belonging to said Late **Shri Dharendra Monji Tanna** and devolved upon us and for the purpose of protecting and taking care of our interest in the said Suit and/or the said property or other properties and

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for that purpose to do all acts, deeds, things, appearances and applications in all or any such proceedings brought or commenced and to defend, attack, answer or oppose the same or suffer Judgments or Decrees to be passed taken or pronounced or to consent to the same in any such proceedings and to contest or execute such Decrees or orders as the said Attorneys shall be advised or think proper and to sign and execute any applications, affidavits, agreements or other documents or writings with whatever description and relating thereto.

2. To appoint and engage Advocate/s, Solicitor/s, Counseil/s, clerks, attorneys, experts etc. in such proceedings and to agree and pay their fees and costs.
3. To do all necessary acts, deeds, things and take steps etc. to properly prosecute and/or defend (as the case may be) such proceedings including giving of evidence on our behalf.
4. We further understand that the said Shri Sameer Dharendra Tanna, in his personal capacity is carrying on business as builder and developer and for that purpose we further authorize him to deal with and correspond with the Municipal Corporation of Greater Mumbai, Mumbai Metropolitan Region and Development Authority, Mumbai Housing and Area Development Authority and all other officers and local authorities and/or the State Government and/or Central Government and its departments in respect of the said property and the general development thereof and in particular the following viz.:

- (a) to apply for and obtain sanction of building plans or the revalidation and/or revision of the plans sanctioned or to be sanctioned, with alterations and additions, as the Attorneys may desire.
- (b) to apply for and obtain commencement certificate and/or occupation certificate and/or completion certificate and/or all other relevant certificates for commencing and

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completing the construction of the said property in all aspects.

- (c) to deal with and correspond with the Assessment Department of the Municipal Corporation of Greater Mumbai, in connection with the assessment of the said property and fixation of ratable value.
  - (d) To appear and represent us before all Concerned Authorities and parties as may be necessary in connection with the proper and effective development of the said property; and
  - (e) generally to do all other acts and matters in connection with or relating to or touching the development, construction, completion and occupation of the building/s on the said property.
5. To enter upon the said property or properties either alone or along with others for the purpose of commencing continuing and completing the construction activities on the said property.
  6. To sign all applications, forms, papers, undertakings, indemnities, authorities terms and conditions etc. as well as pay all fees, deposits and other amounts under whatsoever head to any of such authorities and to receive back the same and pass valid receipts and to take and give oral and written statements before any such authorities or persons whomsoever, as may from time to time be required by the authorities concerned.
  7. To deal with and correspond with the B.S.E.S. Undertaking and/or other authorities and/or officers for obtaining electric connections, electric power to the Premises namely flats/shops/garages/offices/parking etc. (including making or putting up a sub-station) for and/or in respect of or relating to the Building now standing and/or to be constructed on the said property and for that purpose to sign all letters, applications, undertakings, indemnities, terms and conditions etc., as may be required by the authorities concerned.

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8. To appoint Architects, R.C.C. Specialists, Engineers and other professionals as may from time to time be found necessary to carry out and/or implement any of the provisions herein contained and to substitute them or any of them.
9. To negotiate with the tenants or members of the registered housing society on the said property or properties for the purpose of vacating the premises in their use and occupation by giving any alternative accommodation either in the said property or in any other property and to sign and execute necessary agreements and/or writings in that behalf and if required to register the same with any competent authority. To sign and give notices to the existing tenants in the building and the Purchasers/occupiers of the flats, shops or parking spaces, if required.
10. To attorn tenants for the time being occupying the said property or properties or any portion or portions and/or structure or structures thereof to any such transferee and/or purchaser of the said property and/or portion or portions and/or structure or structures thereof and for that purpose, to sign the necessary papers.
11. For us in our name to accept service of any Writ of Summons or other legal process and to appear in any court and before all Courts, Magistrates or Judicial or other Officers whatsoever as by the said Attorneys shall be thought advisable and to commence any action or other proceedings in any Court of Justice or Authority and the same action or proceedings to prosecute or discontinue or become non-suited therein and to settle, compromise or refer to Arbitration any suit, action or proceedings as the said Attorneys shall think fit and if the said Attorneys shall see cause and also to take such other lawful ways and means for the recovering or getting in any such money or other thing whatsoever which shall by the said Attorney be conceived to be due owing, belonging or payable to me/us by any person firm or body corporate and also to

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appoint any Solicitor and/or Advocate or Lawyer or Counsel to prosecute or defend in the premises aforesaid or any of them at any occasion may arise either in our name or in the name of him or them the said Attorneys.



12. To sign, verify and execute Plaints, Written Statements, Counter-Claims, Appeals, Reviews, Applications, Affidavits, Authorities and papers of every description that may be necessary to be signed, verified and executed for the purpose of any suits, actions, appeals and proceedings of any kind whatsoever (including action against the tenants/occupants) in any Court of Law or Equity whether of Original, Appellate, Testamentary or Revisional Jurisdiction or Judicial Authority established by lawful Authority and to do all acts and appearances and applications in any such Court or Courts aforesaid in any suits, actions, appeals or proceedings brought or commenced and to defend, answer or oppose the same or suffer Judgments or Decrees to be had given, taken or pronounced in any such suits, actions, appeals, proceedings and to execute Decrees as the said Attorney shall be advised or think proper and also to bid at the Auction Sales that may be held by or on my/our behalf under the powers reserved to us under any Mortgage or Charge or by any Court or any Officer thereof and to purchase any land hereditaments and premises at such Auction Sales and to sign, verify and execute any applications, affidavits, agreements or other documents.

13. To demolish, pull down, construct, reconstruct, repair, improve upon or otherwise develop the said property or any part or portion thereof in accordance with the prevailing rules and regulations in such manner as Attorneys may deem fit. To sale flats/offices/shops/Garages/stilt parkings/open parking spaces etc. to third parties and for that purposes to sign and execute all necessary assurances, writings, letters, agreements etc. thereof. To obtain TDR/DRC (if permitted) on the said property and to utilize the same by constructing premises thereon.

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