

POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, we, **KUMARI JETHI T SIPAHIMALANI CO-OPERATIVE HOUSING SOCIETY LIMITED**, a co-operative housing society registered under the provisions of the Maharashtra Co-operative Societies Act, 1961 as a housing society, under Registration No BOM/(WD)HSG/(TC)367/84-85 of 1984, having its registered address at Jethiben Colony, F.P.No-565, Mori Road, Mahim, Mumbai-400016 through its Office bearers viz. (1) _____, the Chairman, (2) _____, the Secretary, and (3) _____, the Treasurer, being the authorized signatories, in pursuance to the resolution passed at the special general body meetings of the members of the society held on _____, hereinafter referred to as the “**Society**” (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors-in-law), **SEND GREETINGS:**

WHEREAS:

- (A) The Society is the owner of and is otherwise well and sufficiently entitled to and possessed of all that piece and parcel of land bearing C.S. No 1/1231 and C.S. No 1/1230 and 2/1230 and Final Plot No 565 of Town Planning Scheme III of Mahim Division, admeasuring 14,600.45 square meters, situate, lying and being at Mahim, junction of MMC Road No 2 and Mori Road, District Mumbai City, Mumbai – 400 016 (“**Land**”). The Land has been more particularly described in the **First Schedule** hereunder written.
- (B) In or around 1959, 20 (twenty) residential buildings comprising of ground *plus* 3 (three) upper floors divided into 32 (thirty-two) wings (“**Buildings**”) and consisting of 266 (two hundred and sixty-six) residential flats, 16 (sixteen) commercial shops, 1 (one) library hall, 1 (one) society office and 12 (twelve) covered garages (collectively referred to as “**Existing Premises**”) were constructed on the Land. The Land and Buildings are hereinafter collectively referred to as the “**Property**”.

- (C) A portion out of the Land admeasuring 576.93 square meters is held by the Society on lease from Government of Maharashtra for a period of 999 years commencing from 15 January 1913 (“**said Portion**”).
- (D) By and under a Re-Development Agreement dated _____ and registered with the Office of the Sub-Registrar of Assurances at _____ under Registration No _____ (hereinafter referred to as the “**Agreement**”), made and executed by and between ourselves and **TEN X REALTY WEST LIMITED** (CIN: U41000MH2024PLC416599), a company incorporated under the provisions of the Companies Act, 2013, and having its registered office address at at Pokharan Road, Jekegram, Thane – 400 606, Maharashtra (hereinafter referred to as the “**Developer**”/”**Attorney**”), we have granted to the Developer, full, complete and exclusive development rights to develop the Property by utilizing the entire Development Potential on the Land, for the consideration and upon the terms, conditions and provisions recorded and contained therein. All capitalized terms herein shall have the same meaning as ascribed under the Agreement, unless specifically defined hereunder.
- (E) In terms of the Agreement, we have agreed to execute this Power of Attorney in favour of the Developer, for the exercise of any or all of the powers and authorities there under, for granting the powers and authorities in respect of the Property and/or any portion thereof and/or Development Potential and the development thereof, as set out hereinafter.
- (F) The Agreement, being the principal instrument employed in respect of the aforesaid transaction, has been duly stamped with the requisite *ad-valorem* stamp duty prescribed under Article 5(g-a) (i) of Schedule-I to the Maharashtra Stamp Act, 1958, and accordingly, this Power of Attorney has been duly stamped with the prescribed fixed stamp duty of INR 500 (Indian Rupees Five Hundred) in accordance with Article 48(g) of Schedule-I to the Maharashtra Stamp Act, 1958.

NOW KNOW YE ALL AND BY THESE PRESENTS WITNESSETH THAT, we, KUMARI JETHI T SIPAHIMALANI CO-OPERATIVE HOUSING SOCIETY LIMITED, a co-operative housing society registered under the provisions of the Maharashtra Co-operative Societies Act, 1961 as a housing society, under Registration No. BOM/(WD)HSG/(TC)367/84-85 of 1984, having its registered address at Jethiben Colony, F.P.No-565, Mori Road, Mahim, Mumbai-400016 through its Office bearers viz. (1) _____, the Chairman, (2) _____, the Secretary, and (3) _____, the Treasurer, being the authorized signatories, in pursuance to the resolution passed at the special general body meetings of the members of the society held on _____, do hereby irrevocably nominate, constitute and appoint the Developer, namely, **TEN X REALTY WEST LIMITED** (CIN: U41000MH2024PLC416599), a company incorporated under the provisions of the Companies Act, 2013, and having its registered office address at at Pokharan Road, Jekegram, Thane – 400 606, Maharashtra, acting through its authorized representatives, employees, substitutes and directors to be our true and lawful Attorney (hereinafter referred to as the “**Attorney**” / “**Developer**”), for us and on our behalf and in our name, to do, execute and perform all or any of the following acts, deeds, matters and things, and to exercise all or any of the following powers, authorities and discretions, in respect of the Property and/or any portion thereof and/or Development Potential and development thereof at its cost, risk and consequence, that is:

1. To correspond and deal with, and to appear and represent us before, all concerned officers, departments, authorities, boards and functionaries of, and/or constituted / appointed by or under, the concerned authority, Collector / MHADA / Mumbai Metropolitan Region Development Authority (“**MMRDA**”) / Municipal Corporation / Municipal Council / Special Planning Authority / Statutory Authority / Urban Property Ceiling Authority, electricity boards, the Ministry of Environment and Forests, National Monument Authority, Archaeological Survey of India (ASI), Heritage Committee, Forest Department, Coastal Zone Management Authority (Central and State level), Public Works Department and/or any other competent authority, to apply for, obtain and procure all necessary

approvals, permissions, sanctions, orders and no objection certificates from them in respect of the development of the Property and/or in respect of the acquisition, utilization and consumption of the Developmental Potential on the Land.

2. To develop the Property in terms of the Agreement, by entering upon the Property demolishing the Buildings and by constructing thereon the Project comprising of multiple residential and/or commercial (including retail) user buildings along with the Common Areas, Amenities and Facilities, podium, infrastructure, etc., and enable commercial exploitation of the Development Potential in accordance with the Agreement, and for these purposes, to do, execute and perform the following:
 - (a) To prepare, sign and submit to the competent authority including CGM, Municipal Corporations, MMRDA, MHADA, Maharashtra Real Estate Regulatory Authority, Pollution Control Boards, Environmental and Ecological Authorities, Tree Authority, City Survey and Land Records Authorities, the State Government of Maharashtra (in all its Ministries and Departments, including the Ministry of Environment and Forests, and the Public Works Department), the Central Government of India (in all its Ministries and Departments, including the Ministry of Environment and Forests, the Public Works Department, the Ministry of Civil Aviation and the Civil Aviation Authorities, including the Airports Authority of India, National Airports Division and Mumbai Airport), the International Civil Aviation Organization (hereinafter referred to as “**ICAO**”), the Collector, Forest Department, Coastal Zone Management Authority (Central and State level), Public Works Department, and other Revenue Authorities and officers, the authorities and officers under the Maharashtra Regional and Town Planning Act, 1966, the Chief Fire Officer and other concerned Fire Brigade Authorities, Town Planning Authorities, the competent authorities constituted / appointed under the Urban Land (Ceiling and Regulation) Act, 1976 (since repealed), and all other

development authorities, and/or any other government, semi-government, local or public bodies or authorities concerned (hereinafter collectively referred to as the “**Authorities**”), detailed structural and architectural designs, drawings and elevations and specifications for and in respect of the full and complete development of the Property and construction of the Project, and/or to apply for and obtain sanctioned plans, permissions and sanctions for amendments, revisions, modifications, alterations, rectifications, additions and/or deletions thereto / therein and/or to or in those made, issued or granted heretofore, and/or extension, renewal and revalidation thereof and/or of those made, issued or granted heretofore, and otherwise to do and perform all acts, deeds, matters and things in connection therewith, as may be deemed fit and proper by the Attorney, and to apply to the Authorities for, and obtain, from time to time, intimation of disapproval, commencement certificate, sanction plans, project plans, project layouts, amended plans / layouts, occupation certificate/s, completion certificate/s (by whatever name called), and such other Approvals / certificates and no objection certificates for the Project, which may be necessary for carrying out and completing the development of the Property.

- (b) To deal and correspond with and to appear and represent us, before the Maharashtra Real Estate Regulatory Authority (“**RERA**”) and/or any other concerned authority, and to sign, execute, make, give, submit and register (if required) all necessary applications, returns, forms, as may be required to be given to RERA and/or any other concerned Authorities for the purpose of registration of the Project and/or to open, maintain and operate bank accounts as necessary under RERA and/or to undertake any acts or fulfill any formalities that may be relevant under RERA in respect of the Project and/or for the purposes of facilitating withdrawal from the bank accounts to be maintained under RERA, factor and present to RERA Authorities, the land costs and all costs expended / to be expended by us towards the Project.

- (c) To pay any premia, fees, charges, deposits, scrutiny fees, charges, payments to all public Authorities or public or private utilities whatsoever that may be demanded or payable in respect thereof, and to apply for and receive refunds thereof and to issue and pass effectual receipts and discharges for the same, relating to the development of the Project, in the manner the Developer may deem fit.

- (d) To engage, retain employ, appoint and/or remove architects, R.C.C. specialists, surveyors, structural consultants, building contractors, sub-contractors, valuers, planners, interior decorators, advocates, consultants, suppliers, vendor or other third-party agencies or service providers, landscaping consultants, development managers, construction agencies, engineers including civil engineers and electrical engineers, contractors, quantity surveyors, RCC consultants, soil survey experts, other specialists and experts, evaluation agencies, chartered accountants, cost accountants, insurance agency, advertising agency, marketing agency, HVAC consultants, project managers, facilities managers etc., and all such other professionals (“**Vendors**”) as may from time to time be found necessary for the purpose of conceptualization, design, execution, implementation, construction and completion of the development of the Property by utilizing the Development Potential including preparing plans, layouts and specifications for the construction of the proposed buildings on the Land or any part thereof and to make, sign, and execute appropriate documents in their favour authorizing them to obtain sanctions and permissions for development of the Property, to design and supervise the construction on the Property, or in any matter in connection with the development of the Property and to carry out and/or implement any of the provisions herein contained and to remunerate them.

- (e) To insure and keep insured the Property and/or the Project proposed to be constructed, as required under Applicable Law, thereon as and if the Attorney may deem fit.
- (f) To carry out all the infrastructural work including levelling of the Land, laying of footpaths, roads, street lights, water storage facilities, water mains, sewages, storm water drains, water courses, pipelines, recreation gardens, boundary walls, electrical sub-stations, nalla /water body diversions, retaining / shifting the existing wells etc.
- (g) To engage laborers or workmen for construction of the Project by the Developer and pay any amount that may be payable under, any agreement, labour dispute or under workmen's compensation or damage.
- (h) To appoint such independent contractors as it may deem fit for the purpose of completion of work of construction of the Project and enter into agreements / contracts with the contractors on such terms as it deems fit and proper.
- (i) To construct pump rooms, overhead water tanks and to fit TV antenna or wireless system and elevators / lifts in or over the building/s to be constructed as part of the Project;
- (j) To do all incidentals acts necessary for completion of the construction work and development of the Project.
- (k) To approach various departments, offices of the Municipal Corporation which includes the department of traffic and co-ordination, roads, storm water drain, solid waste management, hydraulic engineer, sewerage department, city engineer, ward office, etc., and other such Authorities for the purpose of obtaining various approvals, remarks, permissions and other service connections including water connection, sewerage connection, electric connection etc., for the development of the Project.

- (l) To undertake relocation of the reservations on the Land to the location determined by the Attorney.
- (m) To handover and/or transfer the development plan road reservation and/or any other reservation on the Land (if any), obtain the FSI / TDR generated in lieu of such handover and/or undertake the fencing of the Land abutting such reservations.
- (n) To make necessary applications and obtain Approvals for obtaining an order for conversion of the tenure of the said Portion from '*Occupancy Class II*' to '*Occupancy Class I*' or any other appropriate class, by whatever name it is called. To pay all premia, charges, costs, expenses in this regard, liaise with all relevant Authorities and sign, execute and file all letters, indemnities, undertakings, declarations, affidavits, documents and writings for the aforesaid purpose.
- (o) To construct a separate building and/or tenements on the Land and handover the building / tenements constructed thereon to MHADA and/or sell and/or otherwise dispose of the balance tenements in the open market. If required under the law, to grant the lease of the land underneath such tenements, to MHADA / society of the occupants of MHADA in accordance with Applicable Law and execute all documents / writings in this regard (including deed of conveyance, deed of transfer, etc.), admit execution thereof and register the same.
- (p) To determine the project mix of the Project (i.e., ratio of residential to retail development)
- (q) To pay all outgoings, rates, rents, premiums, property taxes including LUC charges, NA tax and any other taxes, dues, assessments, levies and/or any outgoings payable to the competent authorities in respect of the Property, for the period after the date of registration of the Agreement.

- (r) To remove all encroachments and ensure that the Property is available for implementation of the Project at all times.
 - (s) To plan, conceptualize and prepare the design of the Project, the Common Areas, Amenities and Facilities and the infrastructure to be constructed thereon and the manner in which the Development Potential shall be utilized on the Land and to take all decisions with respect to the design, aesthetics, development, quality, amenities, facilities, lay-out infrastructure, in respect of the Project.
 - (t) To co-ordinate, liaise, plan and mobilize all the resources for the effective implementation of the Project, and to manage the day-to-day affairs of the Project.
 - (u) To decide the name and be in charge for branding of the Project and to decide any aspect related to branding and sale of the Developers area.
 - (v) To put up and erect, and/or permit to be put up and erected advertisement, hoardings and sign boards of the Developer and /or its holding or subsidiary companies upon the Property, and/or the New Buildings, or any part/s thereof in respect of this Property and/or project.
 - (w) To appoint any person / persons for full, free, uninterrupted and exclusive marketing of the Project by the Attorney and to do various acts, deeds, matters and things in respect thereof.
3. To execute letters of allotment, application forms, receipts, letters, writings, agreements for sale, sale deed, leave and license agreements, lease deeds, cancellation deeds etc., for sales on our behalf as confirming party (if required by the concerned authority) whenever the Attorney undertakes sales and sells, gives on lease and/or leave and license basis or assign and assure to the purchasers and/or lessees / licensees and/or transferees, all or any part/s or portion/s of the Developer Premises

and/or premises to be handed over to or constructed for MHADA comprised in the Project and collect the revenues emanating from the Project in this regard and appropriate the same to the Developer .

4. To correspond and deal with and/or to appear and represent us before the Authorities, in all matters, things and work connected with or relating to the development of the Property and/or utilisation of the Development Potential, including for the construction work to be carried out thereon, and to apply for and obtain from the Authorities, all necessary permissions, sanctions, Approvals, exemptions, clearances, orders and no objection certificates for and in respect of all such matters, things and work, including those mentioned herein above and/or in the Agreement, and/or to apply for and obtain approvals, permissions and sanctions for amendments, revisions, modifications, alterations, rectifications, additions and/or deletions thereto / therein and/or to or in those made, issued or granted heretofore, and/or extension, renewal and revalidation thereof and/or of those made, issued or granted heretofore, and or these purposes, to sign, execute and register (if required) all plans, applications, forms and returns, undertakings, declarations , indemnities etc., and submit the same to the Authorities, and to do and perform all other necessary acts, deeds, things and matters.
5. To amend, modify, update, extend, re-instate, renew, and/or have re-issued, or re-validated, any or all permissions, Approvals, sanctions, licenses, plans, specifications, no-objection certificates, clearances, orders, etc., hitherto issued to us, and/or standing in our name/s, and/or issued in respect of the Property, and the development thereof by utilizing the Development Potential as envisaged in the Agreement, and in this regard to deal with, correspond, negotiate and appear before the Authorities and any other persons or parties concerned, and to sign and file such deeds, documents, letters, applications and forms as may be necessary or required by them or any of them.

6. To deal and correspond with the Authorities or any other officers, body or authority or authorities and/or the State Government and/or Central Government and/or any of its department and officer (including the Aviation Department) in connection with or relating to or touching the Project and in particular to do the following:
 - (a) To have the Land surveyed by City Survey and Land Records Authorities and to get demarcated and certified the boundaries and areas thereof, and also of the portion/s of the Land, which are affected by reservations, and portion/s of the Land which may hereafter be notified for, designated as and/or affected by any set-back, reservation, acquisition and/or requisition, as also portion/s thereof which may now or hereafter be affected by statutory amenity space/s, and to finalise the areas thereof, and for these purposes, to sign and execute all necessary applications, plans, forms and letters as may be required by the City Survey and Land Records Authorities, the Collector, Municipal Corporation and all other concerned Authorities.
 - (b) To load Basic FSI, additional FSI, fungible FSI, and acquire TDR from the open market, so as to achieve the Development Potential by payment of premium etc.
7. (a) In respect of the Project or part thereof to be constructed on the Land, to deal, correspond with and appear and represent us before:
 - (i) Mahanagar Telephone Nigam Limited (“**MTNL**”) and/or other telephone / telecommunications authorities / departments and/or other service providers and suppliers of telephone and telecommunications services, for obtaining telephone and telecommunications lines, connections and services.
 - (ii) Mahanagar Gas Limited, Hindustan Petroleum Corporation Limited, Bharat Petroleum Corporation Limited and/or other concerned authorities, and/or other providers and suppliers of gas,

for obtaining gas supply, pipelines, connections and services, as may be required.

(iii) Authorities, for obtaining water, drainage and sewage pipelines and connections, and any other utility and service connections.

(b) For the aforesaid purposes, to sign, execute, register (if required) and submit all necessary applications, letters and forms, and to pay all necessary charges, fees, premia, deposits and other amounts whatsoever, and to do and perform all other necessary acts, deeds, things and matters.

8. To deal, correspond with and represent us before the concerned electricity / power providers, including Brihanmumbai Electric Supply and Transport Undertaking (“**BEST**”), The Tata Power Company Limited (“**Tata Power**”), Reliance Infrastructure Limited (“**RIL**”), Adani Power Limited (“**Adani**”) and/or the Maharashtra State Electricity Distribution Company Limited (“**MSEDCL**”), and/or any other public or private body, authority and/or person, for installing, removing, shifting or relocating electricity sub-station/s, high tensions / overhead / underground electricity lines / cables or distribution kiosk/s upon any portion/s of the Land, and/or for obtaining electricity and power lines, cables and connections during the course of construction and development of and in respect of the Project or part hereof, and to do and perform all necessary acts, deeds, matters and things for the same, and for facilitating the development of the Project, to hand over and/or transfer (by way of lease, license or otherwise) to the concerned electricity/power providers (including BEST, Tata Power, RIL, Adani and/or MSEDCL) and/or such other public or private body, authority and/or person (as the case may be), the portion/s of the Land whereon such sub-stations and/or distribution kiosk/s is/are constructed and installed, in such manner and on such terms, conditions, covenants and provisions as may be required, and for these purposes, to cancel, terminate, vary and/or amend any agreements, deeds, documents and/or writings which may have been executed heretofore with the aforesaid service / utility providers, and to sign, execute, register

(if required) and submit all necessary applications, forms, agreements, lease/license documents and to pay all necessary charges, fees, premia, deposits and other amounts whatsoever, and to do and perform all other necessary acts, deeds, things and matters in this regard.

9. To do and perform all acts, deeds, matters and things necessary for the protection and preservation of the Land, and for securing and safeguarding the same, including (but not limited to): (a) appointing and engaging security guards in respect thereof, and/or by installing security equipment; (b) strengthening, constructing and/or reconstructing the boundary walls and fences thereof, in such manner as the Attorney may deem fit and proper; and (c) effecting insurance in respect of the Project or part thereof; in such manner as the Attorney may deem fit and proper.
10. If as a result of any changes or amendments to any existing statutes, laws, codes, rules, regulations, and/or notifications, and/or any new statutes, laws, codes, rules, regulations, and/or notifications being passed or brought into force, the Property, and/or the New Buildings, or any part/s thereof, is / are affected in any manner, then to comply with the provisions of such statutes, laws, codes, rules, regulations, and/or notifications (as the case may be) in all respects as regards the same, and to do, execute and perform all acts, deeds, things and matters required thereunder in respect of the same, including to sign, execute, affirm, verify, submit, file, and/or admit execution of and register all applications, statements, forms, returns and other papers, writings and documents, and to apply for and obtain all necessary approvals, permissions, sanctions, exemptions, orders, clearances and no objection certificates and other certificates in respect of the Property, and/or the development thereof, and/or the New Buildings, and/or the sale, transfer and disposal thereof or any part/s thereof.
11. To file, initiate, continue, defend, settle or otherwise deal with any proceedings before any court / Authority by or against any Member, Tenant, any authority, any third person and prepare, file, sign and

execute all papers, documents, writings, affidavits, written statements, etc., in this regard. Further, the Attorney shall also be entitled to appoint relevant professionals including attorney / counsels / practitioners in this regard, for and on our behalf.

12. (a) Pursuant to surrendering, handing over and transferring of any portion/s of the Land / part thereof to the MCGM, Municipal Corporation, MHADA, the Collector and/or any other Authorities, and/or if and as may be required by any of the Authorities, and/or as may be required under the DCPR 2034, to effect, carry out and complete any mutations and/or amendments in respect of the Land and/or the Project, or any part/s thereof, in the records of any of the concerned Authorities, including the MCGM, Municipal Corporation, MHADA, the Collector, the Superintendent of Land Records and the City Survey and Land Records Authorities.
- (b) For the purposes of sub-clause (a) above, to do, execute and perform all necessary acts, deeds, things and matters, including to deal and correspond with and to appear and represent us before the Authorities, and to sign, execute, endorse, register (if required) and submit all letters, applications, forms and plans and to pay all necessary fees, premia, deposits, charges and other amounts therefor.
- (c) The Developer shall exercise the powers herein granted only to fulfil its obligations under the Agreement and for no other purpose.

AND GENERALLY, to do, execute and perform all acts, deeds, matters and things as are or may be necessary and/or convenient for and/or incidental and/or related to all or any of the purposes aforesaid, and for giving full effect thereto and to the entitlement of the Developer under the Agreement in relation to the development of the Property, as amply, fully and effectually in all respects as we could ourselves do, execute and perform if these presents had not been made.

AND for the better and more effectually doing, effecting and performing the several matters and things aforesaid to appoint from time to time or generally such person or persons as the Developer may deem fit as its substitutes to do, execute and perform all or any such matters and things as aforesaid.

AND WE HEREBY CLARIFY, AGREE, CONFIRM AND DECLARE THAT:

- (a) The powers, authorities and discretions hereby given, conferred and granted shall extend to all other acts, deeds, things and matters not herein precisely or specifically mentioned or defined, and which are related and/or incidental to the powers, authorities and discretions herein contained, and/or the acts, deeds, things and matters as may be required under the Agreement and/or the purposes thereof.
- (b) All and whatsoever that shall be lawfully done, executed and/or performed by the Attorney in accordance with the terms of this Power and the Agreement, shall be as good and effectual to all intents and purposes whatsoever, as if the same had been done, executed and/or performed by us.
- (c) Notwithstanding the inclusions of the powers contained herein, the Developer shall be entitled to exercise all or some of these powers at its sole discretion and shall under no circumstance be liable / obligated to exercise all powers.
- (d) These presents shall be binding upon the Society, the Tenants, its Members and its successors-in-law.
- (e) This Power of Attorney is executed pursuant to and as envisaged in the Agreement and shall operate in furtherance of the terms and conditions laid down in the Agreement. This Power of Attorney shall form an integral part of the Agreement and shall at all times be read with the Agreement. The terms and conditions of the Agreement shall prevail over the terms of this Power of Attorney to the extent of any inconsistency or contradiction found between them.

- (f) Notwithstanding anything contained hereinabove, all acts, deeds and things concerning the Property are to be performed, executed and complied with by the Developer at its sole risk, cost and responsibility and in no case, we shall be liable for any liabilities arising on any count whatsoever in furtherance of the powers hereby conferred and the Developer shall indemnify and keep indemnified us and our effects from the against the payment of the aforesaid costs, charges and expenses and from and against any loss and damage that may be caused to us by reason of our attorneys doing or causing to be done any acts, deeds, matters or things by virtue of these presents.
- (g) All capitalised terms used and not defined herein but defined in the Agreement shall have the same meaning as ascribed to them in the Agreement and shall be construed accordingly.
- (h) This Power shall be concurrent and co-terminus with the Agreement.
- (i) The stamp duty and registration fees payable upon these presents shall be borne and paid by the Developer.

AND WE HEREBY AGREE AND UNDERTAKE to ratify and confirm all and whatsoever that the Attorney shall lawfully do or purport to do or cause to be done by virtue of these presents, and the same shall be binding upon us in the same manner as if the same was done by us.

FIRST SCHEDULE
(Description of the Land)

All those pieces and parcels of lands bearing C.S. No 1/1231 and C.S. No 1/1230 and 2/1230 and Final Plot No 565 of Town Planning Scheme III of Mahim Division, admeasuring 14,600.45 square meters, situate, lying and being at Mahim, junction of MMC Road No 2 and Mori Road, District Mumbai City, Mumbai – 400 016 and bounded as under:

On and towards North :
On and towards East :
On and towards West :
On and towards South :

SECOND SCHEDULE
(Description of the Buildings)

Building Nos	Wing	No. of residential flats
1	-	8
2	-	8
3	-	8
4	-	8
5	-	8
6	A	8
	B	8
7	-	8
8	-	8
9	A	8
	B	8
10	A	8
	B	8
11	A	8
	B	8
12	A	8

	B	8
13	A	8
	B	8
14	A	8
	B	8
15	A	8
	B	8
16	A	8
	B	6
	C	8
17	-	7
18	-	14
19	A	8
	B	8
20	A	12
	B	12
	TOTAL	267

IN WITNESS WHEREOF, we, the within named Owner, have executed this Power of Attorney at _____ this _____ day of _____, in the Christian Year Two Thousand and _____.

SIGNED, SEALED AND DELIVERED)
by the within named Society)
KUMARI JETHI T SIPAHIMALANI)
CO-OPERATIVE HOUSING SOCIETY)
LIMITED

Through its Chairman _____)
Its Secretary _____)
Its Treasurer _____)
Authorized to execute this Power)
of Attorney by a Resolution passed)
by the General Body of the Society)
in its meeting held on _____)

In presence of:)
1.)
Name:)

2.)
Name:)

WE ACCEPT THIS POWER OF ATTORNEY

SIGNED, SEALED AND DELIVERED)
by the within named Developer)
TEN X REALTY WEST LIMITED)
LIMITED Acting through its)
[Director)
/ Authorized Signatory], _____,)
Authorized)
under Board Resolution dated)
_____)

In presence of: _____)

1.

Name:

2.

Name: