

530/11502

पावती

Original/Duplicate

Wednesday, August 09, 2023

नोंदणी क्र. :39म

12:58 PM

Regn.:39M

पावती क्र.: 12029 दिनांक: 09/08/2023

गावाचे नाव: माजिवडे

दस्तऐवजाचा अनुक्रमांक: टनन12-11502-2023

दस्तऐवजाचा प्रकार : इरिंकोव्हेबल पॉवर ऑफ अॅटर्नी

सादर करणाऱ्याचे नाव: कोठारी ऑटो पार्ट्स मॅन्यूफॅक्चरर्स प्रायवेट लिमिटेड तर्फे संचालक राजेश पटेल तर्फे कु मु म्हणून दिलीप सावंत -

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 800.00

पृष्ठांची संख्या: 40

एकूण:

रु. 900.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

१:16 PM ह्या वेळेस मिळेल.

12/08/23  
 P. सह. दुय्यम निबंधक वर्ग-२  
 SRTHANE 12  
 ठाणे क्र. १२

बाजार मुल्य: रु.1/-

मोबदला रु.1/-

भरलेले मुद्रांक शुल्क : रु. 500/-

1) देयकाचा प्रकार: DHC रक्कम: रु.800/-

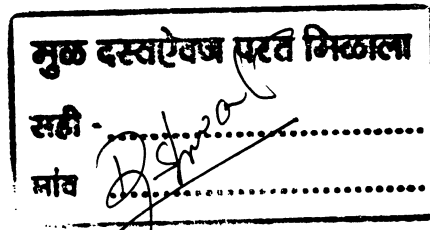
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1307202315843 दिनांक: 09/08/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH004805125202324E दिनांक: 09/08/2023

बँकेचे नाव व पत्ता:





CHALLAN  
MTR Form Number-6



GRN	MH004805125202324E	BARCODE			Date	06/07/2023-15:20:55	Form ID	48(f)				
Department					Inspector General Of Registration							
Type of Payment					Stamp Duty Registration Fee							
Office Name					THN2_THANE 2 JOINT SUB REGISTRAR			Full Name		Macrotech Developers Limited		
Location					THANE							
Year					2023-2024 One Time			Flat/Block No.		Survey no 146/4 and others		
Account Head Details					Amount In Rs.		Premises/Building					
0030046401 Stamp Duty					500.00		Road/Street		Majiwade Thane			
0030063301 Registration Fee					100.00		Area/Locality		Thane			
							Town/City/District					
							PIN		4 0 0 6 0 1			
					Remarks (If Any)							
					SecondPartyName=KOTHARI AUTO PARTS MANUFACTURERS PVT LTD-							
Total					600.00		Amount In		Six Hundred Rupees Only			
							Words					
Payment Details					IDBI BANK							
					FOR USE IN RECEIVING BANK							
Cheque-DD Details					Bank CIN		Ref. No.		69103332023070710621		728848753	
Cheque/DD No.					Bank Date		RBI Date		07/07/2023-10:48:58		Not Verified with RBI	
Name of Bank					IDBI BANK							
Name of Branch					Scroll No.		Date		Not Verified with Scroll			

Department ID :

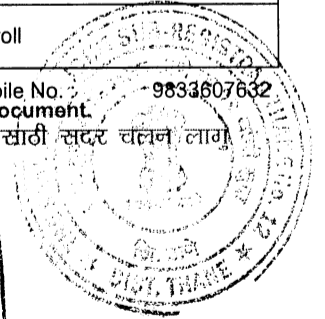
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

Mobile No. 9833607632

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

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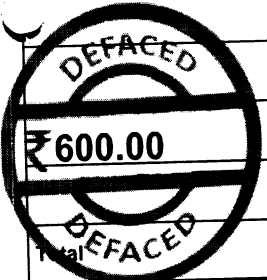


**CHALLAN**  
MTR Form Number-6

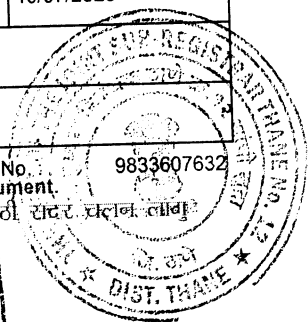


GRN MH004805125202324E	BARCODE	Date 06/07/2023-15:20:55	Form ID 48(f)
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Department Inspector General Of Registration		Payer Details	
Type of Payment Stamp Duty Registration Fee		TAX ID / TAN (If Any)	
Office Name THN2_THANE 2 JOINT SUB REGISTRAR		PAN No.(If Applicable)	AAACL1490J
Location THANE		Full Name	Macrotech Developers Limited
Year 2023-2024 One Time		Flat/Block No.	Survey no 146/4 and others
Account Head Details		Amount In Rs.	Premises/Building
0030046401 Stamp Duty	500.00	Road/Street	Majiwade Thane
0030063301 Registration Fee	100.00	Area/Locality	Thane
		Town/City/District	
		PIN	4 0 0 6 0 1
Remarks (If Any)			
SecondPartyName=KOTHARI AUTO PARTS MANUFACTURERS PVT LTD~			
Amount In		Six Hundred Rupees Only	
Words		600.00	



Payment Details IDBI BANK		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No. 69103332023070710621 728848753
Cheque/DD No.		Bank Date	RBI Date 07/07/2023-10:48:57 10/07/2023
Name of Bank		Bank-Branch	IDBI BANK
Name of Branch		Scroll No. Date	100, 10/07/2023



Department ID :  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
र चलन केवल दस्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तावेजांच्या दस्तऐवजासाठीच वैध आहे. अन्य ठिकाणी नोंदणी केलेल्या दस्तावेजांच्या दस्तऐवजासाठी हे चलन वैध नाही.

**Signature Not Verified**

Digitally signed by DS  
DIRECTORATE OF  
ACCOUNTS AND  
TREASURY DEPARTMENT  
MUMBAI 02

Challan Defacement Details  
Date: 2023-08-09 13:11:32  
IST

Sr. No.	Reason: GRAS Secure Document	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(iS)-530-11502	0003344487202324	09/08/2023-12:56:09	IGR540	100.00
2	(iS)-530-11502	0003344487202324	09/08/2023-12:56:09	IGR540	500.00
<b>Total Defacement Amount</b>					<b>600.00</b>

**IRREVOCABLE POWER OF ATTORNEY**

**TO ALL TO WHOM THESE PRESENTS SHALL COME, We, KOTHARI AUTO PARTS MANUFACTURERS PRIVATE LIMITED,** a company incorporated under the provisions of Indian Companies Act 1956 and validly existing under the Companies Act, 2013 bearing CIN: U34100MH1959PTC011267 and having its registered office at 139, Sekaria Chambers, 2<sup>nd</sup> Floor, N.M. Road, Fort, Mumbai – 400 023 (hereinafter referred to as the “GRANTOR”, which expression shall unless it be repugnant to the meaning and context thereof be deemed to mean and include its successor or successors in title), **SEND GREETINGS:**

**WHEREAS:**

A. The Grantor is absolutely entitled to perpetual leasehold rights and/or otherwise is seized and possessed of and otherwise well and sufficiently entitled to all that piece and parcel of contiguous land bearing Survey No. 146/4 admeasuring 1,015.67 square metres, old Survey No. 148/2 now corresponding to new Survey No. 148/2/1(part) admeasuring 3,499.97 square metres, Survey No. 412/2(part) admeasuring 672.62 square metres and old Survey No. 145/3 and now corresponding to new Survey No. 145/3/1(part) admeasuring 351.42 square metres, altogether admeasuring in the aggregate 5,539.68 square metres or thereabouts situate, lying and being at Village Majiwade, Taluka Thane and within the limits of the Thane Municipal Corporation and delineated in **black** colour boundary line on the plan hereto annexed and marked as **Annexure “A”** and more particularly described in the **First Schedule** hereunder written (hereinafter referred to as the “**Land**”) together with all the structures standing thereon;

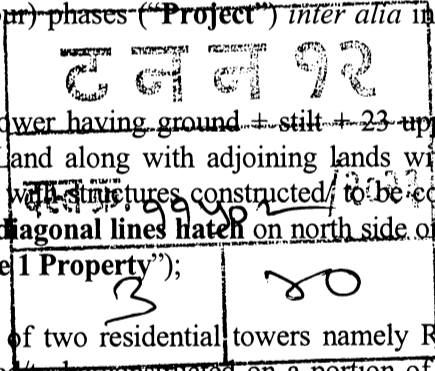
B. The Land is being developed by the Grantor as an amalgamated layout along with the adjoining properties comprising of 4 (four) phases (“**Project**”) *inter alia* in a phase-wise manner as detailed hereunder:

a. Phase 1 comprising of 1 (one) tower having ground + stilt + 23 upper floors under construction on a portion of the Land along with adjoining lands with related infrastructure and amenities and together with structures constructed/ to be constructed thereon, and is shown delineated in **blue diagonal lines hatch** on north side on the plan annexed hereto as **Annexure “A”** (“**Phase 1 Property**”);

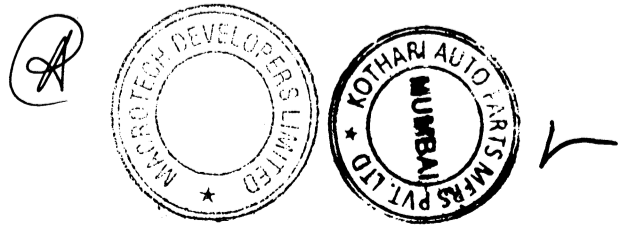
b. Phase 2 development consisting of two residential towers namely Raj Tattva Phase II Wing C and Wing D constructed/ to be constructed on a portion of the Land along with adjoining lands and is shown delineated in **blue** colour wash on the plan annexed hereto as **Annexure “A”** (“**Phase 2 Property**”); and

c. Phase 3 development on the adjoining lands forming part of the Project, such lands do not form part of the Land and is shown delineated in **white** colour wash in the plan annexed hereto as **Annexure “A”** (“**Phase 3 Property**”).

C. By and under a Deed of Assignment of even date executed between the Grantor i.e. Kothari Auto Parts Manufacturers Private Limited therein referred to as the Assignor of the One Part and Macrotech Developers Limited therein referred to as the Assignee of the Other Part and duly registered with the office of the jurisdictional Sub-Registrar of Assurances under Serial No. TNN/12/10216/2023 on 14<sup>TH</sup> July 2023 (hereinafter referred to as the “**Assignment Deed**”), we



*(Handwritten signature)*


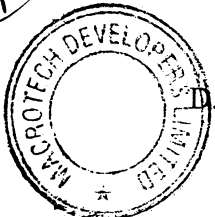
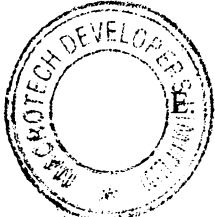





have granted, transferred and assigned unto the Assignee forever with clear and marketable title all its right, title, interest and entitlements of whatsoever nature including perpetual leasehold rights in the Land situate, lying and being at Village Majiwade, Taluka and District Thane and within the limits of the Thane Municipal Corporation together with all the structures/ buildings standing thereon along with all the rights, privileges and benefits directly and/ or indirectly attached to the Land and all the estate rights, titles and interests, easements, appurtenances belonging to the us in the Land, **EXCLUDING** the Excluded Area as more particularly set out in **Second Schedule** hereunder written (hereinafter collectively referred to as the "**Property**") and as more particularly set out in **Third Schedule** hereunder written) free from all encumbrances, charges, liens, and reasonable doubts of any nature whatsoever, at or for the consideration and in the manner contained therein;

The Grantor by its Board Resolution dated 15<sup>TH</sup> MAY 2023 has unanimously resolved that **MACROTECH DEVELOPERS LIMITED** acting through its Directors and/or authorized signatories from time to time, be appointed as the constituted attorney of the Grantor to carry out and perform acts as set out herein and it is further resolved that Rajesh Patel and Harish Patel representatives of the Grantor are authorized to sign, execute and register this Power of Attorney on behalf of the Grantor;

In order to *inter alia* effectuate transfer and assignment of the Property to the name of Macrotech Developers Limited in all the records of any other authority and/or body and to do all acts, deed, matter, things and obtain various permissions, approvals, etc. as are necessary and required to be obtained for effectively transferring and assigning the Property to its name and to do, execute and/or perform and/or cause to be done, executed and/or performed several acts, deeds, matters and/or things in respect of the Property as set out herein, the Grantor has executed this Power of Attorney in favour of the Attorneys (*as defined hereunder*).

NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH THAT WE, **KOTHARI AUTO PARTS MANUFACTURERS PRIVATE LIMITED**, do hereby irrevocably, nominate, constitute and appoint **MACROTECH DEVELOPERS LIMITED** acting through its Directors and/or authorized signatories from time to time, to be our true and lawful attorneys, (hereinafter referred to as the "**Attorneys**") to act for and/or on our behalf and in our name and/or names, to do, execute and perform all or any of the following acts, deeds, matters and things and to exercise all or any of the powers hereby conferred in respect of the Property, that is to say:

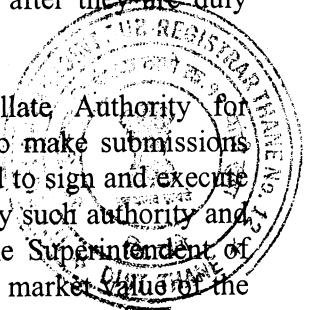
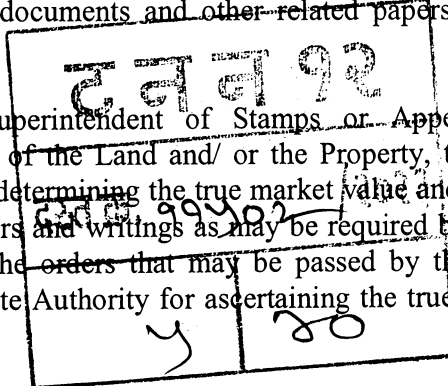
	
	
	
	
	
	

1. To use, occupy, possess and enjoy the Property and/or any part thereof, as the lessee thereof;

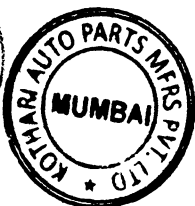
2. To make applications, deal and correspond with the Sub-Registrar of Assurances, Collector, Talathi, Sub Divisional Office, Thane Municipal Corporation ("TMC"), State Government of Maharashtra (including all their respective departments and officers), Survey Officers, Land and Revenue Departments and other authorities, and to sign, execute, give, submit and address all applications, undertakings, representations, declarations, affidavits, statements, forms, writings, plans, etc. and all other documents, papers and writings as may be required to be given to the various authorities and bodies concerned in respect of the Property and/or any part thereof and for entering the name of the Attorneys in the Property Register Card and

all other land / revenue records / municipal records in respect of the Property and/or any part thereof;

3. To make, sign, execute, submit and address all applications, forms, declarations, documents, undertakings, papers, plans, writings, indemnity bonds, letters, communications, returns, representations, statements, terms, conditions, etc., to or before, providers of utilities and services for supplying, availing and/or transfer of electric meters, water meters, and/or any other services and/or utilities in the names of the Attorneys and/or their nominee/s and to abide by and discharge obligations thereunder and to sign and execute all the necessary documents, writings, applications, bonds, etc. required for the same;
4. To deal with the Property and/or any part thereof and to sign and execute all and such requisite documents, as may be necessary and required for effectively transferring the Property to the name of the Attorneys;
5. To deal with the lessor and/ or its successor in title in respect of the Land including but not limited to getting the Land assigned in favour of the Attorneys and to carry out all the acts, deeds, matters and things as may be required to fully, absolutely and effectively enjoy, use, occupy, develop the Land and all the benefits, rights, entitlements, covenants in relation to the Land including under the Indenture of Lease dated 29<sup>th</sup> March, 2007, Indenture of Surrender of FSI/TDR Benefit and Modification of Lease dated 15<sup>th</sup> April, 2011 and Deed of Further Modification of Lease dated 13<sup>th</sup> September, 2012 as our Attorneys may in their sole discretion deem fit and proper;
6. To make applications and file affidavits and proceedings and enter into agreements so as to protect and perfect the title to the Property and/or any part thereof;
7. To sign, execute and appear before the Sub-Registrar of Assurances and to present and lodge before the Sub-Registrar of Assurances and admit execution of all documents including but not limited to Deed of Rectification, Supplemental Deed and all other documents and papers and to admit execution thereof before the Sub-Registrar of Assurances and to complete all registration formalities and to receive back the original of such documents and other related papers after they are duly registered;
8. To appear before the Superintendent of Stamps or Appellate Authority for ascertaining the true value of the Land and/ or the Property, to make submissions before such authorities for determining the true market value and to sign and execute documents, affidavits, papers and writings as may be required by such authority and to prefer appeals against the orders that may be passed by the Superintendent of Stamps and/or any Appellate Authority for ascertaining the true market value of the Land and/ or the Property;
9. To handover possession of the Property and/ or any part thereof to the Collector, TMC, Mumbai Metropolitan Region Development Authority ("MMRDA") and/ or any other concerned authority and to transfer such portion of the Land to the Collector and /or any other concerned authority by way of any agreement or conveyance or assignment, to execute such agreement, conveyance or assignment and/or any other documents as may be required and to admit execution of any and all such documents before the concerned Sub-Registrar of Assurances and to get separate Property Register Card;

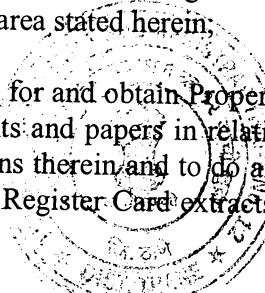


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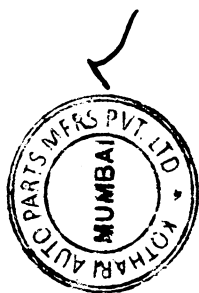
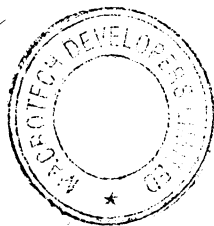


10. To obtain the benefits and entitlements of any nature whatsoever in relation to the Land as may be necessary to fully consume and deal with the development potential pertaining to the Land available to be utilized on the Property or any part thereof including but not limited to completing any obligations of the Grantor in respect of the Land and for the aforesaid purpose to sign and execute such applications, documents, agreements, declarations, deeds, assurances, receipts, etc. as may be required by the Collector and/or the concerned authority and as the Attorneys may deem fit;
11. To get the Property and/or any part thereof surveyed, demarcated and sub-divided by the surveyors and / or concerned authorities and to represent the Grantor before the Talathi, Mamlatdar, DILR, City Survey Office, Tehsildar, Sub-Divisional Officer, Collector and all other authorities including Town Planning Authorities and the office of the City Surveyor for the purpose of ascertainment of area, joint measurement, demarcation and/or all or any matters connected with the Property and/or any part thereof;
12. For the purposes of these presents, to engage, retain employ and / or appoint architects, engineers, surveyors, advocates, contractors, landscape designers, structural consultants, HVAC consultants, project managers, facilities managers and all other consultants, professionals, experts and persons as may be required in respect of the Property, and to remunerate them;
13. To apply for any rectification, if necessary, in the revenue records, including correcting the names of any of the erstwhile owners of the Property and correction of area of the Property, and if the area of the Property is found to be more than the area referred to in this Power of Attorney in such government records then to take all necessary steps for developing and enjoying such additional area without any reference or recourse to the Grantor; In any event, this Power of Attorney shall remain valid and binding even if the area of the Property is found to be more or less than the area stated herein;
14. To apply for and obtain Property Register Card, Orders, 7/12 Extracts and such other documents and papers in relation to the Land and if required to apply for necessary corrections therein and to do all necessary things as may be required and to get such Property Register Card extracts transferred to the name of the Attorneys and/or their nominee;
15. To apply for and obtain necessary permissions and/or sanctions from the local statutory and/ or concerned authorities, and/ or any other public authority and or Revenue Authorities, for the purpose of carrying out construction on the Property by utilizing the entire FSI and/ or premium/ incentive/ compensatory/ fungible FSI and such other building potential, by whatever name called, as may be available in respect of the Property at the entire risk, cost, expenses and consequences of the Attorneys;
16. To enter upon the Property and/ or any part thereof, remain thereon and commence the work of construction on the Property as per the sanctioned plans with such modification and/or deviation as may be necessary and required by the Attorneys and/or the concerned authorities;

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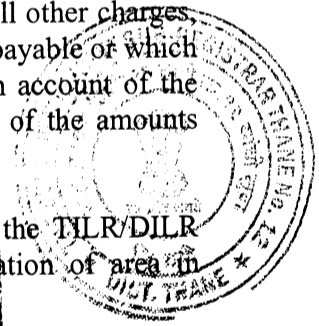
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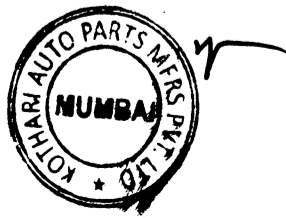
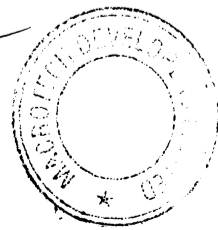
17. To prepare, sign and submit to TMC or any other authorities concerned for the development of the Property the building plans, layout plans, and other drawings, designs and specifications for construction of the buildings to be constructed on the Property, the Intimation/s of disapproval ("IOD/s"), Commencement Certificate/s ("CC/s") sanctioned/ revalidated and to apply for revalidating the plans that have already been passed and/or sanctioned and make all necessary application in connection with the construction and to obtain permit in respect thereof and to represent the Grantor before TMC, Collector or any other appropriate authority in all matters in connection with the development of the Property;
18. To pay the premia, fees, charges, deposits and other amounts whatsoever that may be payable in respect thereof, to TMC or any other authority/ies, and to apply for and receive refund thereof and to give and pass effectual receipts and discharges for the same;
19. To make application to the concerned authorities for change of use as may be permitted under applicable laws, to sign all applications, statements, forms, affidavits, declarations, undertakings, indemnities and other necessary papers, documents and writings, and submit the same to the concerned authorities, for the purposes aforesaid, pay all premium and/or non-agricultural assessment and/or any charges, to deal and correspond with and to appear and represent the Grantor before the Collector and other concerned authorities etc. and generally to do and perform all necessary acts, deeds, matters and things in connection with conversion of the Property including but not limited to complying with all the terms and conditions for the change in use and to obtain benefit of Transfer of Development Rights ("TDR") resulting from such conversion of the Property;
20. To deal, correspond with, and to appear and represent us before the Collector and other Revenue and Survey Authorities including TILR/ DILR, and all other concerned authorities, in respect of, ~~and to pay and discharge all rents, rates, taxes, cesses, N.A. assessments and other assessments, land revenue, and all other charges, levies, dues, payments and outgoings whatsoever, presently due and payable or which may hereafter become due and payable, on and in respect of or on account of the Property, and to apply for and obtain reduction in and / or refund of the amounts thereof;~~

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21. To deal, correspond with, and to ~~appear and represent us before~~ the TILR/DILR and/or other Revenue and Survey Authorities as regards rectification of area in respect of the Property;
22. To deal and correspond with Maharashtra Electricity Regulatory Commission/ Maharashtra State Electricity Board /Tata Power/ BEST (Bombay electricity supply and Transport Company) or any other bodies or authorities for obtaining electrical connections or connections (including making or putting up a sub-station) for and/or in respect of or relating to the construction of building/s and/or structures on the Property and for removal/ shifting of high-tension wires, if any, and/or electric sub-station on the Property, obtaining temporary or permanent electric power and or additional power required for being consumed on the Property and/or any part thereof and for that purpose to sign all letters, applications, undertakings, comply with the terms and conditions and other papers as may from time to time, be thought necessary or as may be required by the authorities concerned;



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23. To approach the Government of Maharashtra and all its departments, including the Urban Development Department, Housing Department, the Collector of Mumbai, City Survey Office, Talathi's office, Mamlatdar's office, TMC (and all its departments including but not limited to Development Department, Estate Department, Assessment Department, Hydraulic Department, Water Department, Central Cell, SWD Department, Traffic Department, Tree Authority, PCO), High Rise Committee, Fire Brigade Department, Inspector of Lifts, Public Works Department, Civil Aviation Authorities, MMRDA, Maharashtra Housing and Development Authority, Town Planning Department, Mumbai Metro Rail Corporation, Central Jail Authority, Superintendent of Gardens, Ministry of Environment and Forest, Mahanagar Telecom Network Limited, Tata Power Company Limited/Reliance Energy Limited, Sachivalaya or any other Government or Semi-Government Authorities and/or Judicial or Quasi-Judicial Authorities and all other concerned offices for obtaining NOC and/or permission and/or sanction in regard to carrying out and complete the development / construction of the building/s to be constructed on the Land and/ or the Property in accordance with IOD/s and the CC/s and other approvals issued by the relevant authority(s) and for that purpose to sign and execute all such applications, declarations, undertakings, affidavits, letters, plans or any other documents as may be necessary in that behalf from time to time;
24. To apply for extension of time for fulfilling the compliance of the conditions imposed by any authority regarding the work of development of the Property;
25. To do and perform any and all acts, deeds, matters and things of any nature whatsoever as our Attorneys in their sole discretion deem fit to in relation to the Land to fully consume and deal with the development potential pertaining to the Land including but not limited to completing any obligations relating to the Excluded Area;
26. To obtain the consent of the existing tenants/occupants and/ or the allottees/purchasers under the Real Estate (Regulation and Development) Act, 2016 (if required) on the Land and to settle all or any claims, disputes, differences, hinderances, if any, posed by them on the Land or development thereof;
27. To correspond and deal with and/or to appear and represent the Grantor before all concerned government, semi-government, local and public bodies and authorities, including those referred to in the preceding clauses, in all matters and work connected with the Property and/or for the construction work to be carried out thereon, and to apply for and obtain from them all necessary permissions, sanctions, approvals, exemptions, clearances, orders and no objection certificates for and in respect of such construction work, and for these purposes to sign, execute and register (if required) all applications, statements, forms, affidavits, declarations, undertakings, indemnities and other necessary papers, documents and writings, and submit the same to the concerned authorities, and generally to do and perform all necessary acts, deeds, matters and things in connection with the Property, and the construction of the Property or any part/s thereof;
28. In case of failure of the Grantor to comply with its obligations and responsibilities in relation to the Excluded Area and the respective purchasers/allottees of the Excluded Area, the Attorneys shall have the right, but not obligation, to undertake such actions for performing the unfulfilled obligations of the Grantor, such that the development of the Property is not impacted and for that purpose the Attorneys shall have the

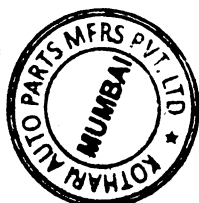
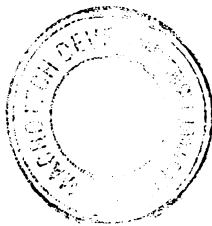
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power to do all the acts, deeds, matters and things as was required to be done by the Grantor at the costs, charges and expenses of the Grantor;

29. To divide/sub-divide the Property and/or to amalgamate the Property or any part/s thereof with any contiguous, adjoining or adjacent lands or properties for the purpose of jointly developing and / or redeveloping the same with the Property; For these purposes, to deal, correspond with and represent the Grantor before all concerned government, semi-government, local and public bodies and authorities, including the Corporation, the Collector, Survey Authorities, TILR/DILR, Town Planning Authorities under the Urban Land (Ceiling and Regulation) Repeal Act, 1999 and the Revenue Authorities, and to apply for and obtain from them all necessary permissions, sanctions, approvals, orders, clearances, exemptions, no objection certificates and other Certificates, and to do and perform at the costs of the Attorneys all necessary acts, deeds, matters and things, including to pay all necessary charges, fees, premia, deposits and other amounts whatsoever, and to sign, execute, submit, file and register (if required) all necessary forms, plans, applications, declarations, indemnities, affidavits, representations, undertakings, agreements and other papers, deeds, documents, instruments, assurances and writing whatsoever;
30. To surrender to TMC and /or any other concerned authority any area of the Property as may be in setback and/or reservation and to obtain the benefits arising from such handover including but not limited to obtain Floor Space Index and for the aforesaid purpose to sign and execute such applications, documents, agreements, declarations, deeds, assurances, etc.;
31. To represent us before the Talathi, Mamlatdar, Tehsildar, Sub-Divisional Officer Collector and all other authorities including Town Planning Authorities and the office of the City Surveyor for the purpose of ascertainment of area, joint, measurement, demarcation and/or conversion of the Property from agricultural to non-agricultural;
32. To do and perform all acts, deeds, matters and things necessary for the protection, preservation, securing and safeguarding of the Property, including by strengthening, constructing and / or reconstructing the boundary walls and fences thereof in such manner as the Attorneys shall deem fit and proper;
33. To attend, manage, look after and protect the Property or any part or portion thereof regularly at all reasonable time/s and to prevent any encroachments, trespasses and/or unauthorized constructions thereof and/ or any adverse possession being made by any person or persons by fencing or ~~erecting compound wall~~, displaying hoarding(s) with the name of the Attorneys and/ or its permitted assigns and hiring security personnel to look after the same, and if any trespasses or unauthorized structures are being made hereafter and/or erected or constructed by any person or persons on the Property or any part or portion thereof, to take all effective steps for removing the same and to take all preventive measures appropriate actions, and legal proceedings against the concerned person or persons or body;
34. To file suits, writ petitions and all other legal actions, petitions and proceedings in all courts of competent jurisdiction and to procure such suits and actions and adopt and take out all interlocutory and/or interim proceedings therein and to defend all such actions and other proceedings that may be brought against the Grantor in any of the competent courts and all such suits and actions to proceed to finality and obtain verdicts including the verdict of the Supreme Court and/or to compromise and



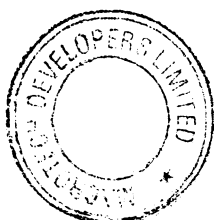
compound all such suits, actions and proceedings and/or to seek solution thereof in any other lawful manner possible and/or to abandon such suits, actions and proceedings as the Attorneys may think fit and to enforce orders, judgment and decrees and or settlements obtained therein in such manner as the Attorneys shall think fit;

35. To arrange for finance from banks and/or financial institutions for construction of the Property against the security of (i) the Property; (ii) whole of the development potential and/ the units/premises comprised in the Property; (iii) receivables from the Property; and (iv) the rights, title, interests, benefits, claims, demands and entitlements of whatsoever nature relatable to the extent arising from the development of the Property and for this purpose, to enter into, make, sign, seal, execute, deliver, acknowledge and perform any contract, agreement, deed, mortgage deed, writing forms or things that may in the opinion of the Attorneys be necessary or proper to be entered into, made, signed, sealed, executed, delivered, acknowledged or performed for the purpose of borrowing or raising money also to present such contract, agreement, deed, mortgage deed, writing or things aforesaid for registration with Sub-Registrar of Assurances at proper place and to admit execution thereof before the Sub-Registrar of Assurances;
36. To sign, verify, declare and affirm all plaints, written statements, petitions and other pleadings including affidavits in any of the suits actions etc. referred to hereinabove;
37. To engage and/or appoint advocates, pleaders, counsels and other professional persons as may be necessary for all or any of the purposes hereof and to dispense with their services and also to appoint the same or any other advocates, pleaders etc. as and when occasions shall arise with similar power to discharge them when such services are not required;

38. If due to any change or amendment in any existing statute or law and/or any new statute or law being passed, the Property or any part/s thereof is/are affected in any manner, then to comply with the provisions of such law / statute in all aspects as regards the Property and to do and perform all acts, deeds, things and matters required thereunder in respect of the Property, including to sign, execute, affirm, verify and / or file any statements, forms, returns and other papers, writings and documents as may be required, 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 the construction work to be carried out thereon.

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39. To receive refund and/or payment of every sum of money whatsoever which may become due and payable to the Grantor, which may be paid by the Grantor and/or the Attorneys on our behalf upon or by virtue of any agreement and/or which the Grantor may become entitled to in relation to the Property and/or any part thereof, charges and other security in respect of the Property or any part thereof and on receipt thereof to make sign, execute and give sufficient releases or other discharges for the same;
40. To form and organize the association/ organization/ society/ condominium/ limited company for the Property and for that purpose to represent us before the Registrar of Co-operative Societies and/or any other authorities in respect of the formation and registration of the association/ organization/ society/ condominium/ limited company;



41. To do and perform all acts, deeds, matters and things that may be required or necessary for effectuating and implementing the purposes herein mentioned, and for effectuating and implementing the terms, conditions and provisions of any agreements, contracts, deeds, documents, instruments, assurances and writing whatsoever, entered into by the Grantor, with or in favour of any person/s, including the Attorneys and/ or their nominee/s, in respect of the Property and/or any part/s thereof;
42. To appoint and at the pleasure of the Attorneys, to discharge any substitutes or substitute along with and/or under them with all or any of the powers hereby conferred and upon discharge to appoint others in place or stead of them as the Attorneys shall think fit with like power to discharge;
43. To do either jointly and/or severally all other acts and things that may be necessary or incidental to effectuate the transfer of the Property in favour of the Attorneys and to give effect to the powers aforesaid;

**AND WE HEREBY DECLARE** that all and every act, deed, matter and thing which shall be done by the Attorneys and/ or their substitute/s given or done as far as the aforesaid purposes or any of them are concerned shall be as good and effectual to all intents and purposes whatsoever as if the same had been signed, sealed and delivered and given or made by the Grantor;

**WE HEREBY CLARIFY CONFIRM AND DECLARE** that the powers, authorities and discretions hereby given and granted to and conferred upon the Attorneys, shall be available for exercise and the Attorneys are hereby authorized to exercise all or any of the powers, authorities and discretions hereby given and granted to and conferred upon them, and therefore, wherever the word "Attorneys" is used in these presents, the same shall also mean and include "Attorney";

**WE HEREBY DECLARE AND CONFIRM** that all the powers, authorities and discretions hereby given and granted to and conferred upon the Attorneys have been given granted to and conferred upon the Attorneys on a principal to principal basis, and that the same shall be exercised by the Attorneys subject to and in accordance with the provisions of law in force for the time being and from time to time in force;

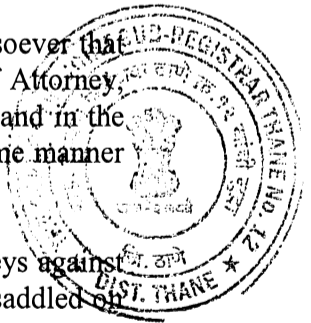
**WE HEREBY FURTHER DECLARE AND CONFIRM** that these presents are irrevocable and shall be binding upon our successors and successors in title and assignors;

**WE HEREBY AGREE AND UNDERTAKE** to ratify and confirm all and whatsoever that the Attorneys and/or any substitutes appointed by them in terms of this Power of Attorney shall lawfully do or purport to do or cause to be done by virtue of these presents and in the manner provided herein, and the same shall be binding upon the Grantor in the same manner as if the same was done by the Grantor;

**AND WE AGREE TO INDEMNIFY AND KEEP INDEMNIFIED** the Attorneys against all claims, charges, expenses, litigation, penalties, third party issues, that may be saddled on to the Attorneys by virtue of these presents;

**AND THAT** this Power of Attorney is executed pursuant to the Assignment Deed of even date executed between the Grantor and the Attorneys and since the Assignment Deed is duly

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99 20



*(Handwritten signature)*



stamped as per the provisions of the Maharashtra Stamp Act, 1958, this Power of Attorney has been stamped with Rs.500/- (Rupees Five Hundred only).

**THE FIRST SCHEDULE ABOVE REFERRED TO**

*(Description of the Land)*

All that piece and parcel of contiguous land bearing Survey No. 146/4 admeasuring 1,015.67 square metres, old Survey No. 148/2 now corresponding to new Survey No. 148/2/1(part) admeasuring 3,499.97 square metres, Survey No. 412/2(part) admeasuring 672.62 square metres and old Survey No. 145/3 and now corresponding to new Survey No. 145/3/1(part) admeasuring 351.42 square metres, altogether admeasuring in the aggregate 5,539.68 square meters or thereabouts within the limits of the Thane Municipal Corporation all situate, lying and being at Village Majiwade, Taluka Thane and Thane- 400601 and is bounded as under:

On or towards the North : by Thane One Corporate Business IT Park;  
On or towards the South : by 9 metres wide existing road;  
On or towards the East : by Survey No.148/1(part);  
On or towards the West : by Neelkanth Palms bearing Survey Nos.148/2/1 (part), 146/4 (part) and 412/2 (part).

**THE SECOND SCHEDULE REFERRED TO HEREINABOVE**

*(Description of the Excluded Area)*

**The Phase 1 Property means:**

Phase 1 Property comprising of 1 (one) tower having ground + stilt + 23 upper floors along with its footprint/ underlying land being all that piece and parcel of land bearing Survey Nos. 144/1(part), 145/1/1(part), 146/2, 146/3, 148/1/1(part), 414/2, 412/1(part) and 146/4 (part) admeasuring 331.84 square meters or thereabouts together with structures constructed/ to be constructed on lands including portion of the Land and is bounded as under:

On or towards the North : by Wonder Mall and Thane One Corporate Business IT Park bearing Survey Nos.148/1 (part), 145/1 (part), 144 (part) and 412/2 (part);  
On or towards the South : by plots bearing Survey Nos. 146/4 (part), 148/1 (part), 145/1 (part) and 144 (part).  
On or towards the East : by Ghodbunder Road bearing Survey Nos.141/1 (part) and 144 (part);  
On or towards the West : by Neelkanth Palms bearing Survey Nos.148/2/1 (part), 146/4 (part) and 412/2 (part).

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**The Phase 2 Property means:**

Phase 2 Property consisting of two residential towers namely Raj Tattva Phase II Wing C and Wing D being constructed/ to be constructed on lands admeasuring 1910 square meters or thereabouts bearing Survey Nos. 148/1(part), 148/2/1(part), and 146/4(part) including portion of Land and is bounded as under:

On or towards the North : by Phase 1 Property bearing Survey No.146/4 (part);  
On or towards the South : by Pipeline Road bearing Survey Nos.148/1 (part) and 148/2/1 (part);  
On or towards the East : by Phase 3 Property bearing Survey No.148/1 (part);



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On or towards the West : by Neelkanth Palms bearing Survey Nos.148/1 (part) and 146/4 (part).

The Bungalow FSI utilized for the construction of the Bungalow on the portion of the Land admeasuring 407.47 square metres.

**THE THIRD SCHEDULE ABOVE REFERRED TO**  
(Description of the Property being assigned)

The Land i.e. all that piece and parcel of contiguous land bearing Survey No. 146/4 admeasuring 1,015.67 square metres, old Survey No. 148/2 now corresponding to new Survey No. 148/2/1(part) admeasuring 3,499.97 square metres, Survey No. 412/2(part) admeasuring 672.62 square metres and old Survey No. 145/3 and now corresponding to new Survey No. 145/3/1(part) admeasuring 351.42 square metres, altogether admeasuring in the aggregate 5,539.68 square meters or thereabouts within the limits of the Thane Municipal Corporation all situate, lying and being at Village Majiwade, Taluka Thane and Thane - 400601.

Out of the aforesaid 5,539.68 square meters or thereabouts, an area admeasuring 2,649.31 square meters or thereabouts is excluded from this Deed. The Excluded Area is set in the **Second Schedule** above.

The total area being assigned is 2,890.37 square meters or thereabouts under this Deed.

**TOGETHER WITH** all the right, title, benefit, privilege, interest and entitlement of whatsoever nature directly or indirectly generated/ arising from and out of the Land by any means whatsoever for effective development on the Property.



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दस्त क्र. ११५० २/२०११	
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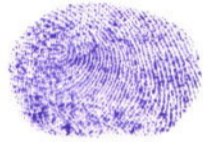
WITNESS WHEREOF, the Parties hereto have hereunto set and subscribed their respective hands to this writing at Mumbai on this 14<sup>TH</sup> day of July, 2023.



SIGNED, SEALED AND DELIVERED )  
By withinnamed 'Grantor' )  
**Kothari Auto Parts Manufacturers** )  
**Private Limited** all through the hand of )  
their authorized Signatory )  
Mr./ Ms. Rajesh Patel. )  
pursuant to Resolution passed at the )  
meeting of its Board )  
held on 15<sup>TH</sup> May 2023 )  
in the presence of..... )

For KOTHARI AUTO PARTS MANUFACTURERS PVT. LTD

R. Patel  
Director / Authorised Signatory



1. Rajesh Patel
2. Shriyut

Accepted:

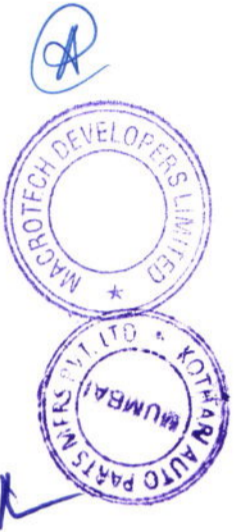
By withinnamed 'Attorneys'  
**Macrotech Developers Limited**  
through the hand of its authorized signatory )  
Mr. Atharva Kudtarkar )  
pursuant to Resolution passed at the )  
meeting of its Board of Directors )  
held on 10<sup>TH</sup> June 2022 )  
in the presence of )

For Macrotech Developers Limited

Atharva Kudtarkar  
Director / Authorised Signatory



1. Atharva Kudtarkar
2. Shriyut

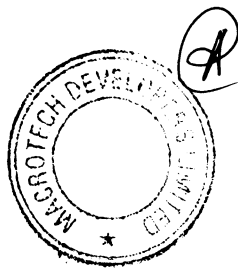
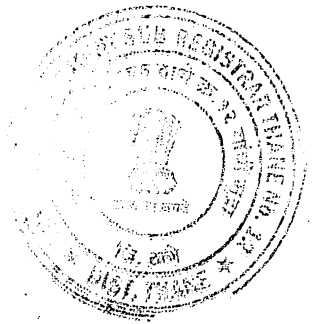


टनन १२  
दिनांक 14/07/2023  
१४ २०



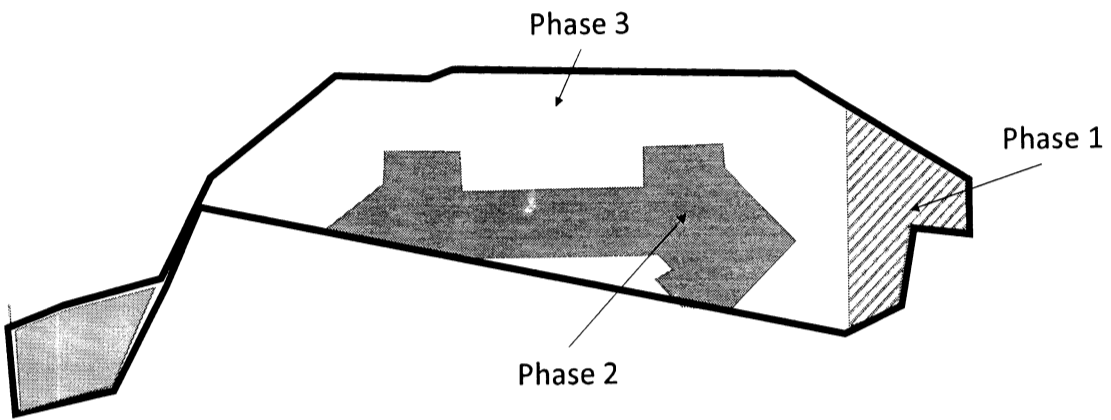
**Annexure "A"**  
Copy of the Plan of the Property

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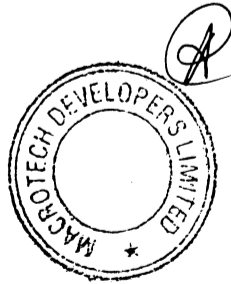


SHIRDI WALKER ROAD



BLOCK PLAN  
SCALE - 1:500

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वर्ग नं. ११५०२/१०	
१६	४०





14/07/2023

सूची क्र.2

दुय्यम निबंधक : सह द. नि. ठाणे 12

दस्त क्रमांक : 10216/2023

नोंदणी :

Regn 63m

गाबाचे नाव : माजिवडे

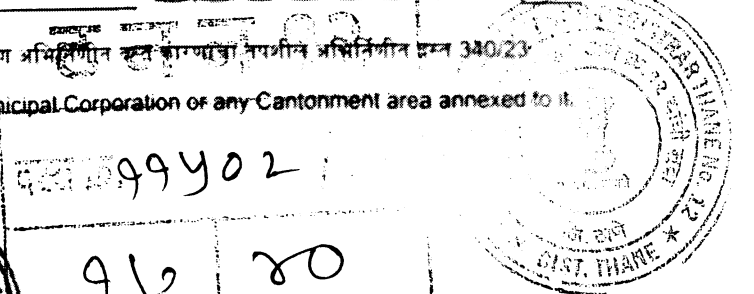
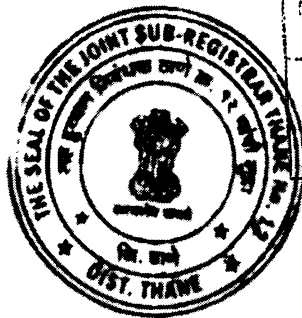
(1) बिलेखाचा प्रकार	अर्माईनमेंट हीट
(2) मोबदला	820000000
(3) वाजाराभाव(भारोपट्ट्याच्या वाबनिवपट्ट्याकार आकारणी देतो की पट्टेदार न नमूद करावे)	177252000
(4) भू-मापन पोर्ट्रिम्मा व परकमाक(अमल्यास)	1) पाणिकेचे नाव ठाणे म.न.पा. इतर वर्णन : इतर माहिती: मीत्रे माजिवडे नायका-त्रिज्या ठाणे वर्षीय सर्वे न -146/4,148/2/1(पार्ट),412/2(पार्ट),145/3/1(पार्ट)यांचे एकूण क्षेत्र 5539.68 चौ. मीटर पेकी 2890.37 चौ. मीटर इतके क्षेत्र हा डिड ऑफ अर्माईनमेंट चा विषय आहे. मुद्रांक त्रिज्याधिकारी ठाणे(शहर)यांचे अभिनिर्णय प्रकरण- एडीजे/आय. जी. आर. 108/340/2023 व मरीफिकेट न. मीटर- टीएनए.एडीजे-आयजीआर 108-340-2023. दिनांक 06-07-2023 नुसार मुद्रांक शुल्क वसूल इतर माहिती व मळकती मदर दस्तान नमूद केल्याप्रमाणे( ( Survey Number : 146/4, 148/2/1 (पार्ट), 412 /2/1(पार्ट) 145/3/1 पार्ट व दस्तान नमूद केल्याप्रमाणे. ) )
(5) क्षेत्रफळ	1) 2890.37 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तानावरून करून देणा-या/निहून ठेवणा-या पक्षकारांचे नाव किंवा दिवाणी न्यायानयाचा हुकुमनामा किंवा आदेश अमल्यास,प्रतिवादिचे नाव व पना.	1): नाव:-कोठारी ऑटो पार्ट्स मॅन्युफॅक्चरिंग प्रायव्हेट लिमिटेड नॉर्क मन्वायक गज्रल परतल नॉर्क क. म. म्हाणन दिल्लीप सावंत - वय:-50; पना:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 139, मंकारीया चेंबर, 2रा मजला एन एम रोड, फोर्ट मुंबई, ब्लॉक नं. -, रोड नं. -, सद्दागट, पिन कोड -400023 पना -AAACK4477C
(8) दस्तानावरून करून घेणा-या पक्षकारांचे व किंवा दिवाणी न्यायानयाचा हुकुमनामा किंवा आदेश अमल्यास,प्रतिवादिचे नाव व पना	1): नाव:-मॅक्रोटिक डेव्हलपमेंट लिमिटेड नॉर्क औधार्गईज मिग्रंटरी अयवर्ब कुडनकर - वय -27; पना -प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 412, 4था मजला, 17जी वर्धमान चेंबर, कावमत्री परतल रोड, इर्निमन मकर फोर्ट, मुंबई, ब्लॉक नं. -, रोड नं. -, सद्दागट, मुम्बई. पिन कोड:-400001 पना -AAACL1490J
(9) दस्तानावरून करून दिल्याचा दिनांक	14/07/2023
(10) दस्तान नोंदणी केल्याचा दिनांक	14/07/2023
(11) अनुक्रमांक, खंड व पृष्ठ	10216/2023
(12) वाजाराभावाप्रमाणे मुद्रांक शुल्क	41000000
(13) वाजाराभावाप्रमाणे नोंदणी शुल्क	30000
(14) श्रेय	

मुल्याकनामाटी विचारात घेतलेला नपशील :-

मुद्रांक शुल्क आकारनाचा निवडलेला अनुच्छेद :-

मुल्याकनाची आवश्यकता नाही कारण अभिनिर्णीत करून काण्याचा नपशील अभिनिर्णीत इम्न 340/23

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



96 20

सह दुय्यम निबंधक वर्ग-२  
ठाणे क्र. १२

KOTHARI AUTO PARTS MANUFACTURERS PRIVATE LIMITED  
REGD. OFFICE: 139, SEKSARIA CHAMBERS, 2<sup>ND</sup> FLOOR,  
NAGINDAS MASTER ROAD, FORT, MUMBAI - 400023  
CIN: U34100MH1959PTC011267  
Telephone No.:- 022-22670717, Email Id:- rajbuild001@gmail.com

**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF KOTHARI AUTO PARTS MANUFACTURERS PRIVATE LIMITED AT THEIR MEETING HELD ON MONDAY 15<sup>TH</sup> MAY, 2023, AT IT'S REGISTERED OFFICE AT 139, SEKSARIA CHAMBERS, 2<sup>ND</sup> FLOOR, NAGINDAS MASTER ROAD, FORT, MUMBAI - 400 023.**

**AUTHORITY TO ENTER AND EXECUTE THE DEED OF ASSIGNMENT & IRREVOCABLE POWER OF ATTORNEY**

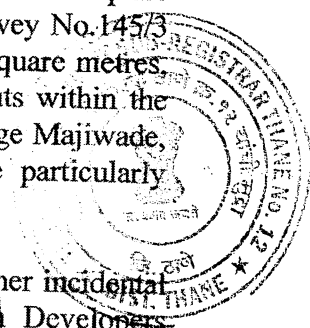
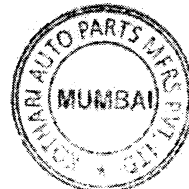
The Chairman of the Meeting informed the Board that it is proposed to enter into a Deed of Assignment and other ancillary documents with M/s. Macrotech Developers Limited ("Assignee") in respect to the Lease Hold Rights held by the Company of the land i.e. all that piece and parcel of contiguous land bearing Survey No.146/4 admeasuring 1,015.67 square metres, old Survey No.148/2 now corresponding to new Survey No.148/2/1(part) admeasuring 3,499.97 square metres, Survey No.412/2(part) admeasuring 672.62 square metres and old Survey No.145/3 and now corresponding to new Survey No.145/3/1(part)admeasuring 351.42 square metres, altogether admeasuring in the aggregate 5,539.68 square meters or thereabouts within the limits of the Thane Municipal Corporation all situate, lying and being at Village Majiwade, Taluka Thane and Thane- 400601 excluding the excluded areas as more particularly described in the draft Deed of Assignment placed before the Board.

The Chairman of the Meeting further informed the Board that it is also proposed to execute an Irrevocable Power of Attorney in favour of M/s. Macrotech Developers Limited in relation to aforesaid Deed of Assignment to be executed by the Company.

After the discussion the Board passed the following resolution in this regard:

**"RESOLVED THAT** the Consent of the Board be and is hereby accorded to enter into Deed of Assignment with M/s. Macrotech Developers Limited ("Assignee") in respect to the Lease Hold Rights held by the Company of the land i.e. all that piece and parcel of contiguous land bearing Survey No.146/4 admeasuring 1,015.67 square metres, old Survey No.148/2 now corresponding to new Survey No.148/2/1(part) admeasuring 3,499.97 square metres, Survey No.412/2(part) admeasuring 672.62 square metres and old Survey No.145/3 and now corresponding to new Survey No.145/3/1(part)admeasuring 351.42 square metres, altogether admeasuring in the aggregate 5,539.68 square meters or thereabouts within the limits of the Thane Municipal Corporation all situate, lying and being at Village Majiwade, Taluka Thane and Thane- 400601 excluding the excluded areas as more particularly described in the draft Deed of Assignment placed before the Board.

**RESOLVED FURTHER THAT** the draft of the Deed of Assignment and other incidental documents, to be entered into between the Company and M/s. Macrotech Developers Limited, as placed before the Board, be and are hereby approved.



Handwritten initials "HK" in black ink.

**KOTHARI AUTO PARTS MANUFACTURERS PRIVATE LIMITED**  
**REGD. OFFICE: 139, SEKSARIA CHAMBERS, 2<sup>ND</sup> FLOOR,**  
**NAGINDAS MASTER ROAD, FORT, MUMBAI - 400023.**  
CIN: U34100MH1959PTC011267  
Telephone No.:- 022-22670717, Email Id:- rajbuild001@gmail.com

**RESOLVED FURTHER THAT** the Consent of the Board be and is hereby accorded to execute an Irrevocable Power of Attorney in favour of M/s. Macrotech Developers Limited in relation to aforesaid Deed of Assignment to be executed by the Company.

**RESOLVED FURTHER THAT** the draft of the Irrevocable Power of Attorney and other incidental documents, to be executed by the Company in favour of M/s. Macrotech Developers Limited, as placed before the Board, be and are hereby approved.

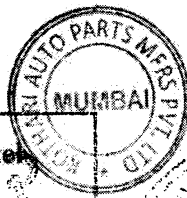
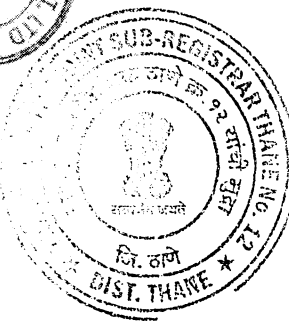
**RESOLVED FURTHER THAT** Shri Harish Raghavji Patel and/or Shri Rajesh Raghavji Patel and/or Shri Pratik Harish Patel and/or Shri Anuj Mulchand Patel, Directors of the Company, be and are hereby severally authorized to negotiate, finalize, sign and execute the Deed of Assignment, Irrevocable Power of Attorney and any amendments thereto as may be required from time to time, on behalf of the Company and do all such acts, matters, deeds and things and to take all steps and do all things and give such directions as may be required, necessary, expedient or desirable for giving effect to the said transaction.

**RESOLVED FURTHER THAT** Shri Harish Raghavji Patel and/or Shri Rajesh Raghavji Patel and/or Shri Pratik Harish Patel and/or Shri Anuj Mulchand Patel, Directors of the Company, be and are hereby severally authorized to sign and submit the application(s) for the adjudication of the aforesaid Deed of Assignment, Irrevocable Power of Attorney and any amendments thereto before the concern authority and also to represent the Company either in person or through their duly constituted Attorneys before the Sub-Registrar of Assurances to lodge for registration and admit the execution of the said Deed of Conveyance, Irrevocable Power of Attorney and any amendments thereto as may be required from time to time, on behalf of the Company and do all such acts, deeds and things as may be necessary for the registration of the aforesaid documents.

**RESOLVED FURTHER THAT** the Common Seal of the Company, if required, be affixed and stamped on the Deed of Assignment, Irrevocable Power of Attorney and any amendments thereto as may be required from time to time, to be executed under the Common Seal of the Company in the presence of any one of the above authorized directors who shall sign the same in token thereof.

**RESOLVED FURTHER THAT** a certified copy of the resolution be given to anyone concerned or interested in the matter.”

**For Kothari Auto Parts Manufacturers Private Limited**

*HT Patel*  
Shri Harish Raghavji Patel  
Director  
DIN: 00603782  
दिनांक 09.09.20  
१६ २०  
  


CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE EXECUTIVE COMMITTEE OF THE BOARD OF DIRECTORS OF MACROTECH DEVELOPERS LIMITED AT ITS MEETING HELD ON JUNE 10, 2022 AT LODHA EXCELUS, APOLLO MILLS COMPOUND, N. M. JOSHI MARG, MAHALAXMI, MUMBAI 400 011

**AUTHORITY TO ENTER INTO PROJECT MANAGEMENT AGREEMENT AND DEVELOPMENT AGREEMENT/ DEED OF CONVEYANCE AND DEED OF ASSIGNMENT**

“RESOLVED THAT approval of the Executive Committee of the Board be and is hereby granted to enter into Project Management Agreement and Development Agreement/Deed of Conveyance and Deed of Assignment with Kothari Auto Parts Manufacturers Private Limited for the purpose of development of the property i.e. all that piece and parcel of contiguous land admeasuring 38,219 square meters or thereabouts, bearing Survey Nos. 141/1/1, 141/1/2, 141/1/3, 141/2/1, 141/2/2, 141/3, 144/1, 144/2, 144/3, 145/1/1, 145/1/2, 145/1/3, 145/1/4/, 145/2, 145/3/1 (part), 145/4/1, 145/4/2, 145/4/3, 146/2, 146/3, 146/4, 148/1/1, 148/1/2, 148/1/3, 148/2/1 (part), 412/2 (part), and 414/2 of Village Majiwada, District Thane, on such terms and conditions more particularly described in the draft agreements, copy of which was tabled at the meeting;

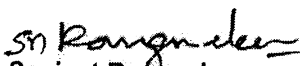
RESOLVED FURTHER THAT Mr. Piyush Vora, Mr. Chirag Shah and Mr. Atharva Kudtarkar Authorised persons of the Company be and are hereby severally authorized to negotiate, re-negotiate and to accept such changes and amendments and to finalise, sign, register and execute the Project Management Agreement, Development Agreement/ Deed of Conveyance and Deed of Assignment, Declaration cum indemnities, undertaking and all supplemental documents, declarations cum indemnities, escrow documents, authority letters, applications and other relevant documents and to accept, or amend and modify the said agreements/documents from time to time and to do all other acts, deeds, things and matters as may be necessary in this regard in the best interests of the Company;

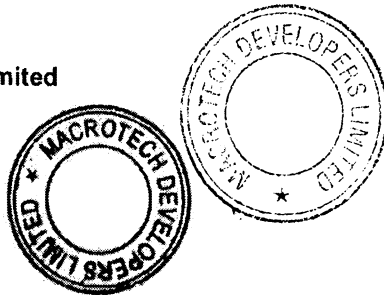
RESOLVED FURTHER THAT the common seal of the Company be affixed on the documents, as may be required, in relation to the abovementioned transaction in accordance with the articles of association of the Company, in the presence of any of the Authorised Person of the Company;

RESOLVED FURTHER THAT the signing authority shall be valid for three years or till the time the Authorized persons are in the employment of the Company or Group Company, whichever is earlier or if otherwise resolved;

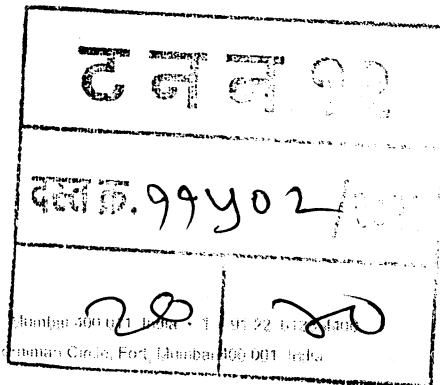
RESOLVED FURTHER THAT any one Director along with any one of the Designated Authorised Representative, or the Company Secretary of the Company, be and are hereby authorized to issue a 'true copy' of this resolution to the concerned authorities /parties as may be necessary and they be requested to act thereon.”

Certified True Copy  
For Macrotech Developers Limited

  
Sanjyot Raognekar  
Company Secretary  
Membership No.: F4154



October 12, 2022



## घोषणापत्र

मी, श्री. दिलीप सावंत

निबंधक ठाणे - १२

या द्वारे घोषित करतो की, दुय्यम  
इरीटोकेबल पॉवर

यांचे कार्यालयात ऑफ अॅटर्नी या शिर्षकाचा दस्त

नोंदणीसाठी सादर करण्यात आला आहे. श्री राजेश पटेल यानी दिनांक रोजी <sup>२२/१२/२०१९</sup>

मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे /

निष्पादीत करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी

कुलमुखत्यारपत्र रद्द केलेले नाही, किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही

मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्द बातल ठरलेले

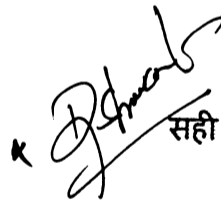
नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पुर्णतः सक्षम

आहे. सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२

अन्यवे शिक्षेस मी पात्र राहिन याची मला जाणीव आहे.

ठिकाण : ठाणे

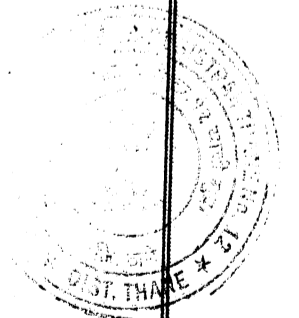
दिनांक : १४/०१/२०२३

 सही

(दिलीप सावंत)

कुलमुखत्यार पत्राचे घोषणापत्र लिहून देणार

ट न न १२	
दस्ता क्र. ११५०२	
२१	२०



INDIA NON JUDICIAL

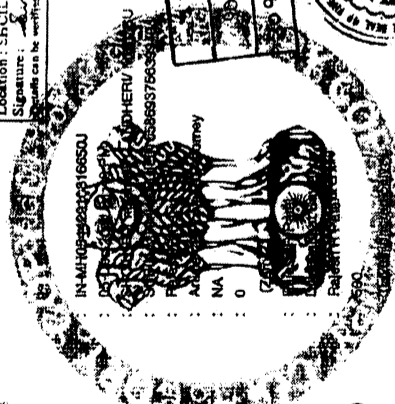
Government of Maharashtra

e-Stamp

Issued by: *Shri. Sawant*  
 Stock Holder's Corporation of India Ltd  
 Location: SHCIL, *(MUMBAI)*  
 Signature: *(Signature)*  
This certificate can be verified at [www.shcilstamp.com](http://www.shcilstamp.com)

Certificate No. \_\_\_\_\_  
 Certificate Issued Date \_\_\_\_\_  
 Account Reference \_\_\_\_\_  
 Unique Doc. Reference \_\_\_\_\_  
 Purchased by \_\_\_\_\_  
 Description of Document \_\_\_\_\_  
 Description \_\_\_\_\_  
 Consideration Price (Rupees) \_\_\_\_\_

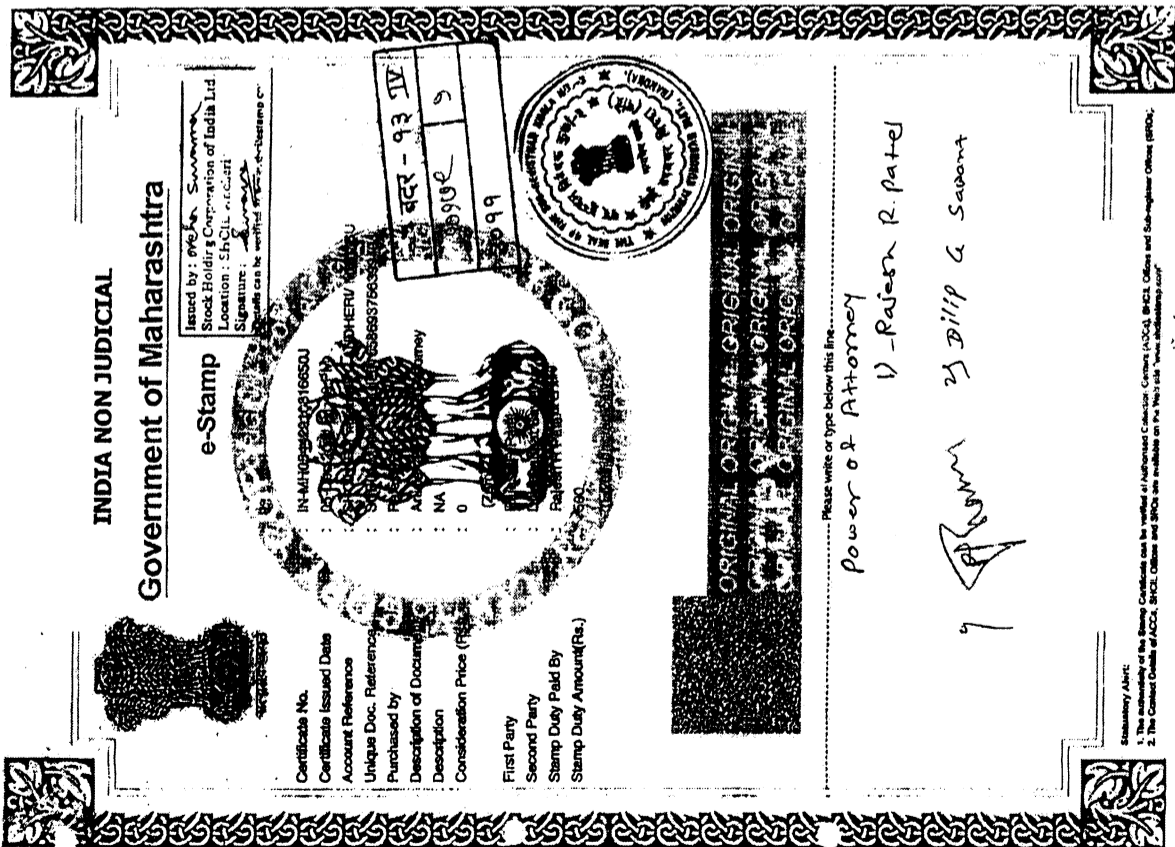
First Party \_\_\_\_\_  
 Second Party \_\_\_\_\_  
 Stamp Duty Paid By \_\_\_\_\_  
 Stamp Duty Amount(Rs.) \_\_\_\_\_



Please write or type below this line:-

*Power of Attorney*  
*V - Rajesh R. Patel*  
*7 Rajan 23 Dillip G Sawant*

Essentialy Abrid:  
 1. The e-Stamp Certificate can be verified at Authorized Collection Centers (A.C.C.), SHCIL Offices and Sub-Registrar Offices (SROs).  
 2. The Contact Details of A.C.C., SHCIL Offices and SROs are available on the Web site [www.shcilstamp.com](http://www.shcilstamp.com)



999-93 IV  
 90909 2

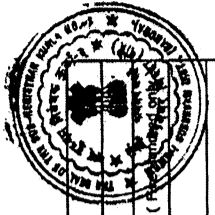
SHCIL-MAHARASHTRA

SHCIL, 301, CENTER POINT, DR. B. AMBEDKAR ROAD, PAREL, MUMBAI, MAHARASHTRA, INDIA.  
 PIN CODE - 400012  
 Tel: 022-61778151 E-mail: \_\_\_\_\_

Mode of Receipt

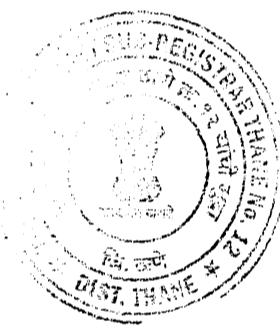
Account Id: mhshcil01      Receipt Id: RECIN-MHMHSHCIL0105200696337573  
 Account Name: SHCIL-MAHARASHTRA      Receipt Date: 05-DEC-2011

Received From	Rajesh R Patel	Pay To	
Instrument Type	CASH	Instrument Date	
Instrument Number		Instrument Amount	500 ( Fifty Rs )
Drawn Bank Details			
Bank Name		Branch Name	
Out of Pocket Expenses 0.0 ( )			



Stamp Duty Purchased By	Stamp Duty Paid by	Stamp Duty Paid by 2nd Party
Rajesh R. Patel	CASH	<input type="checkbox"/> 1st Party <input type="checkbox"/> 2nd Party
Rs. 500	<input type="checkbox"/> Cash <input type="checkbox"/> Cheque <input type="checkbox"/> DD <input type="checkbox"/> Pay-Order <input type="checkbox"/> NEFT	
	<input type="checkbox"/> RTGS <input type="checkbox"/> Net Banking <input type="checkbox"/> Account to Account Transfer	
Cheque/ DD/ PO/ UTTR/ REF/Account No.	Date: 05/12/2011	
	Branch Name	Counter Signature with Seal

999.99402  
 999



447-93 IV	
4090E	176
2099	

**WHEREAS**

a) I am director in various Private Limited and/or Limited Companies and am also partner in various partnership firms, and as such Partner, Director, I have to execute & register various writings on behalf of such Companies, firm.

b) It is not possible for me to attend the Office of the Sub-Registrar for registering the various Agreements / Documents executed by me due to my pre occupation, hence I am desirous of appointing MR. DILIP G. SAWANT to be my true and lawful Attorney for myself and on to do or cause to be done all or any of the following acts, deeds and things.



**NOW KNOW YE ALL MEN BY THESE PRESENTS WITNESSETH**

Rajesh R. Patel, do hereby nominate, constitute and appoint MR. DILIP G. SAWANT to be my true and lawful Attorney for myself and on behalf of me to do or cause to be done all or any of the following acts, deeds, matters and things, viz. :-

1. To register the Agreements, Conveyances, Lease Deeds, Deed of Cancellation, Deed of Declaration, Deed of Confirmation, Undertaking, Affidavit, Lease of License, Deed of Reconveyance, Development Agreement, Power of Attorney, Deed of Rectification and such other writings executed by me on behalf of the Company or executed by the Said ~~Company~~ through me, being Director and/or Authorised Signatory and /or on behalf of the firm.

2. To append my signature before the Sub-Registrar of Assurances or any other registering authority appointed under the Indian Registration Act.

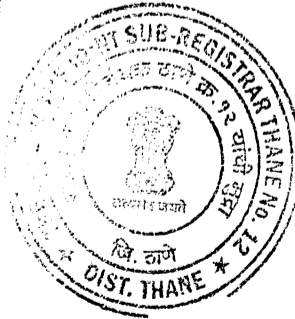
3. To sign papers as may be deemed necessary and expedient by the said Attorney for the purpose of dealing with the concerned authorities in respect of the registration of the Documents signed by me.

4. To do such deeds, matters and things for the purpose of registration of the documents hereinabove referred to, as if I was personally present and did the same and for that purpose to sign deeds, documents and papers and address letters and appear before the State Government and the Central Government or any other Authority and to appear and plead

447-93 IV	
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4090E	176
2099	



**POWER OF ATTORNEY**

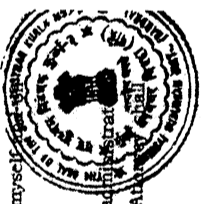
**TO ALL TO WHOM THESE PRESENTS SHALL COME, I, Shri. Rajesh R. Patel, an Adult, of Mumbai Indian Inhabitant, having address at Kallash Kiran, Tlak Road, Ghatkopar (E), Mumbai - 400 077, SEND GREETINGS.**



बदर - 93 IV
१०९०६
२०९९

before the said authorities in my name and on my behalf as my said Attorney shall deem proper.

AND GENERALLY to do and sign all letters, correspondences and other documents to do and execute and perform any of the acts, deeds, matters or things whatsoever which in the opinion of our said Attorney ought to be done, executed or performed in respect of registration of the said Agreements executed by me as I myself could do if I am present and did the same it being our intent and desire that full management, directions and control of the said Attorney and all and whatsoever our said Attorney shall do or cause to be done in or about the registration of the Agreements. I hereby for myself my behalf, allow ratify and confirm.



AND I hereby for myself, my heirs, executors and administrators agree, ratify and confirm all and whatsoever our said Attorney do or purport to do by virtue of these presents.

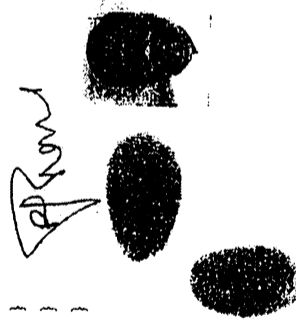
IN WITNESS WHEREOF I have subscribed my hand to this document on the 21<sup>st</sup> day of DEC 2011.

**SIGNED SEALED AND DELIVERED**

By the within named Executant

Shri. Rajesh R. Patel

In the presence of :



Mr. Dilip G. Sawant

(SIGNATURE OF ATTORNEY HOLDER)

**MAHANGAR TELEFONIN LIIGAM LIMITEED, मुंबई**  
**MAHANGAR TELEPHONE NIGAM LIMITED, MUMBAI**  
 महानगर टेलिफोन लिगम लिमिटेड, मुंबई  
 २०९९  
 १०९०६  
 २०९९

बदर - 93 IV  
 १०९०६  
 २०९९

Name & Address <b>PATEL RAJESH RAGHAVJI</b> 121/2011 2102237 20119717 20119717		SL-00103565 ०१०१२०११ ०१०१२०११ २०९९	
Billing Period १२/१२/२०११	Billing Cycle २०९९	Amount Payable २०९९	Due Date २०९९

Bank Details  
 Bank: **State Bank of India**  
 Branch: **Mumbai**  
 Account No: **२०९९**  
 IFSC: **२०९९**  
 MICR: **२०९९**

Payment Details  
 Bill No: **२०९९**  
 Bill Date: **२०९९**  
 Bill Amount: **२०९९**  
 Due Date: **२०९९**

**REML**

**MTNL**

२०९९

२०९९

२०९९

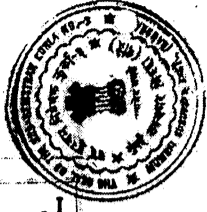


बिल - ९३ ११	
१०१०८	८
२०११	

**PERMANENT ACCOUNT NUMBER**  
**AADHAR PIN**  
 RAJESH-HUMNANWALKE  
 RAJESH-HUMNANWALKE  
 RAJESH-HUMNANWALKE  
 RAJESH-HUMNANWALKE

VV (Date of Birth)  
 20-01-1983

CUSTOMER SIGNATURE: [Signature]  
 DISTRICT OFFICER (Customer Services)



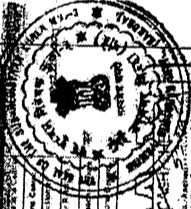
**YOUR ELECTRICITY BILL**

Name	R R PATEL	बिल - ९३ ११
Address	24 PLOT NO 21 KAILASH KIRAN TILAK ROAD GHATKOPAR (E) MUMBAI RAJAWADI MUMBAI 400077	१०१०८
Consumer No	2194278	NOV 2011
Bill No	8100088480	100-3025
Bill Date	23.11.2011	
Supply Division	SALSETTE	
Type of Supply	1PHASE	
Tariff Cat.	LT1 Residential	
Units Consumed (kWh)	420	
Units Billed (kWh)	482	
Current Month Bill Amount (Rs.)	2,059.00	
Prior Outstanding Amount (Rs.)	0.00	
<b>Total Bill Amount (Rs.)</b>	<b>2,059.00</b>	

<b>Bill Amount On or Before Discount Date - 30.11.2011</b> Rs. 2,042.00	<b>Bill Amount On or Before Due Date - 13.12.2011</b> Rs. 2,459.00								
<table border="1"> <tr><td>11.00</td></tr> <tr><td>1,820.00</td></tr> <tr><td>1,820.00</td></tr> <tr><td>770.00</td></tr> </table>	11.00	1,820.00	1,820.00	770.00	<table border="1"> <tr><td>11.00</td></tr> <tr><td>1,820.00</td></tr> <tr><td>1,820.00</td></tr> <tr><td>770.00</td></tr> </table>	11.00	1,820.00	1,820.00	770.00
11.00									
1,820.00									
1,820.00									
770.00									
11.00									
1,820.00									
1,820.00									
770.00									

Pay at the office of the District Officer, Mumbai. The bill is payable in advance.

**MESSAGE TO THE CONSUMER**  
 For more information about the bill, please contact the District Office, Mumbai.



११११११  
 ११११११११  
 १११११११११  
 १११११११११



7465/2005  
 7465/2005  
 7465/2005

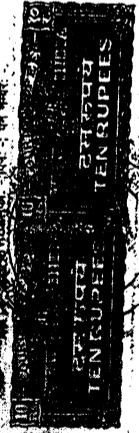
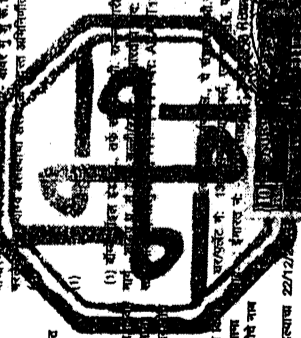
सूची क्र. दोन INDEX NO. II

पानाचे नाव: कांगुर

बंदर - १३	१०१०८
२०११	

(1) सिव्हाभा भाट, बंदरघाट परतण अधिकारी/मालक  
 व सहायक (सिंहघर/मालक)  
 कांगुरा पट्ट्यावर आणण्याची वेळ  
 ही घडवण ही बंदर कार्यालय कार्यालय नं. ०.००  
 नं. नं. नं. १.००

(2) नू-यार, चेंडीकरण व सहायक  
 (सिंहघर/मालक)



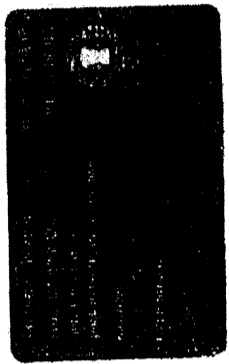
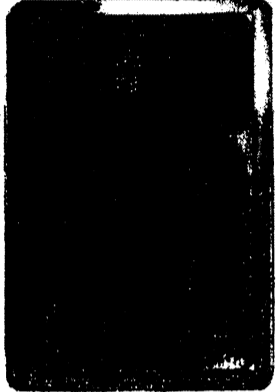
- (3) कांगुरा
- (4) आणण्याची वेळ कुडी देण्यात आणण्यात येईल
- (5) सहायक कर्ण देण्यात येईल व कांगुरा पट्ट्यावर आणण्याची वेळ ही घडवण ही बंदर कार्यालय कार्यालय नं. ०.०० व सहायक (सिंहघर/मालक) कांगुरा पट्ट्यावर आणण्याची वेळ ही घडवण ही बंदर कार्यालय कार्यालय नं. ०.०० व सहायक (सिंहघर/मालक) कांगुरा पट्ट्यावर आणण्याची वेळ ही घडवण ही बंदर कार्यालय कार्यालय नं. ०.००
- (6) कांगुरा पट्ट्यावर आणण्याची वेळ ही घडवण ही बंदर कार्यालय कार्यालय नं. ०.०० व सहायक (सिंहघर/मालक) कांगुरा पट्ट्यावर आणण्याची वेळ ही घडवण ही बंदर कार्यालय कार्यालय नं. ०.००
- (7) कांगुरा पट्ट्यावर आणण्याची वेळ ही घडवण ही बंदर कार्यालय कार्यालय नं. ०.०० व सहायक (सिंहघर/मालक) कांगुरा पट्ट्यावर आणण्याची वेळ ही घडवण ही बंदर कार्यालय कार्यालय नं. ०.००
- (8) कांगुरा पट्ट्यावर आणण्याची वेळ ही घडवण ही बंदर कार्यालय कार्यालय नं. ०.०० व सहायक (सिंहघर/मालक) कांगुरा पट्ट्यावर आणण्याची वेळ ही घडवण ही बंदर कार्यालय कार्यालय नं. ०.००
- (9) कांगुरा पट्ट्यावर आणण्याची वेळ ही घडवण ही बंदर कार्यालय कार्यालय नं. ०.०० व सहायक (सिंहघर/मालक) कांगुरा पट्ट्यावर आणण्याची वेळ ही घडवण ही बंदर कार्यालय कार्यालय नं. ०.००
- (10) कांगुरा पट्ट्यावर आणण्याची वेळ ही घडवण ही बंदर कार्यालय कार्यालय नं. ०.०० व सहायक (सिंहघर/मालक) कांगुरा पट्ट्यावर आणण्याची वेळ ही घडवण ही बंदर कार्यालय कार्यालय नं. ०.००
- (11) कांगुरा पट्ट्यावर आणण्याची वेळ ही घडवण ही बंदर कार्यालय कार्यालय नं. ०.०० व सहायक (सिंहघर/मालक) कांगुरा पट्ट्यावर आणण्याची वेळ ही घडवण ही बंदर कार्यालय कार्यालय नं. ०.००
- (12) कांगुरा

वी. सिव्हाभा...  
 पानाचे नाव: कांगुर  
 २३/१२/२००५  
 ७४६/२००५  
 ₹ ०.००  
 ₹ ३००००.००

वी. सिव्हाभा...  
 पानाचे नाव: कांगुर  
 २३/१२/२००५  
 ७४६/२००५  
 ₹ ०.००  
 ₹ ३००००.००



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 BANTA REPORTS VERSION 6.2.19



बंदर - १३	१०१०८
२०११	



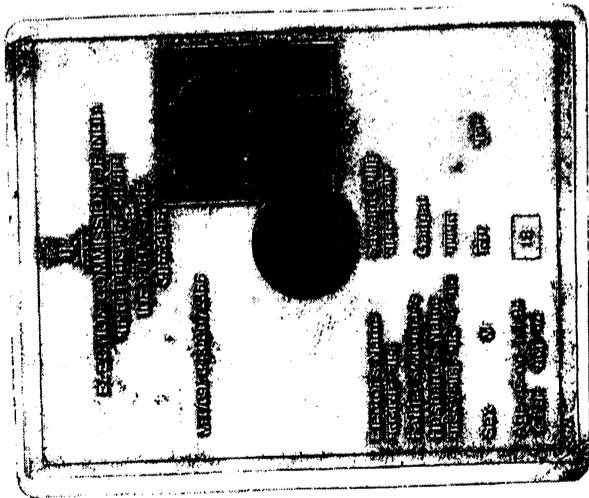
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२०११	



बदल - १३	
१०१५८	१२
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टन न १२	
बदल १११५०२/११	
२७	१२



11/23/2011 11:23:40 am  
 112340 am  
 दस्तावेज क्रमांक : 10179/2011  
 दस्तावेज प्रकार : सुधारणापत्र

दस्तावेज क्रमांक : 10179/2011

अर्ज क्र. : पारदर्शिता नाव व पत्रा  
 पारदर्शिता प्रसार : सुधारणापत्र

1 पत्र क्रमांक व दिनांक : 10179/2011 का गोपनाद  
 प्रसार मूल्य 0 मंडळात 0 मंडळीने मुद्रांक शुल्क : 500  
 दिनांक 23/12/2011  
 दस्तावेज क्रमांक : 22/12/2011

2 पत्र क्रमांक व दिनांक : 23/12/2011 11:17 AM  
 पत्राचा प्रकार : सुधारणापत्र  
 पत्राचा क्र. : 1 वी वेळ : 23/12/2011 11:17 AM  
 पत्राचा क्र. : 2 वी वेळ : 23/12/2011 11:21 AM  
 पत्राचा क्र. : 3 वी वेळ : 23/12/2011 11:21 AM  
 पत्राचा क्र. : 4 वी वेळ : 23/12/2011 11:21 AM



दस्तावेज क्रमांक : 10179/2011  
 99902  
 28

दस्तावेज क्रमांक : 10179/2011

अर्ज क्र. : पारदर्शिता नाव व पत्रा  
 पारदर्शिता प्रसार : सुधारणापत्र

1 पत्र क्रमांक व दिनांक : 23/12/2011 11:17 AM  
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 पत्राचा क्र. : 1 वी वेळ : 23/12/2011 11:17 AM  
 पत्राचा क्र. : 2 वी वेळ : 23/12/2011 11:21 AM  
 पत्राचा क्र. : 3 वी वेळ : 23/12/2011 11:21 AM  
 पत्राचा क्र. : 4 वी वेळ : 23/12/2011 11:21 AM

2 पत्र क्रमांक व दिनांक : 23/12/2011 11:21 AM  
 पत्राचा प्रकार : सुधारणापत्र  
 पत्राचा क्र. : 1 वी वेळ : 23/12/2011 11:21 AM  
 पत्राचा क्र. : 2 वी वेळ : 23/12/2011 11:21 AM  
 पत्राचा क्र. : 3 वी वेळ : 23/12/2011 11:21 AM  
 पत्राचा क्र. : 4 वी वेळ : 23/12/2011 11:21 AM



दस्तावेज क्रमांक : 10179/2011  
 99902  
 28

**आयकर विभाग**  
**INCOME TAX DEPARTMENT**

**भारत सरकार**  
**GOVT. OF INDIA**

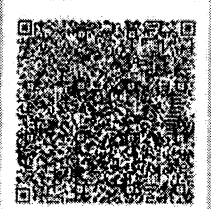
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**Permanent Account Number Card**

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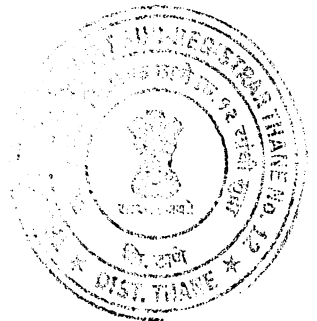
**नाम / Name**  
**MAGNOTECH DEVELOPERS LIMITED**

**निगम/गठन की तारीख**  
**Date of Incorporation/Formation**  
**25/08/1985**

**21062018**



ट न व १२	
दस्तावे. ११५०२/१०१२	
२६	४०





भारतीय विशिष्ट ओळख प्राधिकरण  
भारत सरकार  
Unique Identification Authority of India  
Government of India

नोंदणी क्रमांक:/Enrolment No.: 1207/00082/03352

To  
अथर्व शशांक कुडतरकर  
Atharva Shashank Kudtarkar  
S/O Shashank Kudtarkar  
E-201 CYPRESS  
VASANT GARDEN  
Mulund West S.O  
Mumbai Maharashtra - 400080  
9022701900

Download Date: 16/03/2017  
Generation Date: 28/07/2011

Signature Not Verified  
Digitally signed by  
UNIQUE IDENTIFICATION  
AUTHORITY OF INDIA 02  
DN: c=IN, o=UIDAI, ou=CA, email=uidai@uidai.gov.in, cn=UIDAI, c=IN



आपला आधार क्रमांक / Your Aadhaar No. :

4642 1606 8073

माझे आधार, माझी ओळख



भारत सरकार  
Government of India



अथर्व शशांक कुडतरकर  
Atharva Shashank Kudtarkar  
जन्म तारीख/ DOB: 03/02/1996  
पुरुष / MALE



4642 1606 8073

माझे आधार, माझी ओळख



Government of India



सूचना

- आधार ओळखीचे प्रमाण आहे, नागरीकत्वेचे नाही.
- ओळखीचे प्रमाण ऑनलाईन ऑथेन्टीकेशन द्वारा प्राप्त करा.
- हे इलेक्ट्रॉनिक प्रक्रिये द्वारा तयार झालेले एक पत्र आहे.

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- आधारला देशभरात मान्यता आहे.
- आधार भविष्यात सरकारी व खाजगी सेवांचे फायदे मिळविण्यास उपयुक्त आहे.
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारतीय विशिष्ट ओळख प्राधिकरण  
Unique Identification Authority of India

पत्ता:

S/O शशांक कुडतरकर, वसंत गार्डन,  
इ-201 सायप्रस, मुलुंड वेस्ट स.ओ., मुंबई,  
महाराष्ट्र - 400080

Address:

S/O Shashank Kudtarkar,  
VASANT GARDEN, E-201  
CYPRESS, Mulund West S.O  
Mumbai,  
Maharashtra - 400080

99402

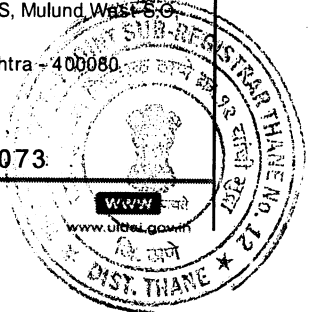
4642 1606 8073

1947

help@uidai.gov.in

30

80



*Atharva*

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

KOTHARI AUTO-PARTS  
MANUFACTURERS PRIVATE LIMITED



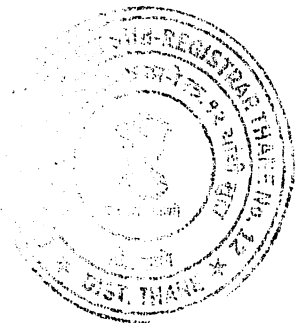
19/01/1959

Permanent Account Number

AAACK4477C

06092008

ट. नं. ३३	
क. नं. ११५०२	
३९	४०







Handwritten signature or scribble.

ट न व १०	
दस्त क्र. 99402	
32	80





**भारत सरकार**  
Unique Identification Authority of India

नोंदणी क्रमांक: / Enrolment No.: 0000/00378/81165

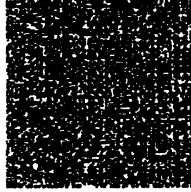
To  
राजेश राघवजी पटेल  
Rajesh Raghavji Patel  
S/O, Raghavji  
902, Kallas Kiran Chsl  
Tilak Road  
Ghatkopar  
Opp Lions Garden  
Mumbai  
Rajawadi  
Mumbai Suburban Maharashtra - 400077  
9820150599

Download Date: 21/07/2018

Generation Date: 11/04/2017

Signature valid

Digitally signed by  
Rajesh Raghavji Patel  
DN: cn=Rajesh Raghavji Patel, o=UIDAI, email=rajesh.patel@uidai.gov.in, c=IN



QR Code with Photograph

आपला आधार क्रमांक / Your Aadhaar No. :

**9091 9186 9943**

VID : 9117 4544 6991 8092

**माझे आधार, माझी ओळख**



**भारत सरकार**  
Government of India



राजेश राघवजी पटेल  
Rajesh Raghavji Patel  
जन्म तारीख/DOB: 20/01/1963  
पुरुष/ MALE

**9091 9186 9943**

VID : 9117 4544 6991 8092

**माझे आधार, माझी ओळख**



सूचना

- आधार ओळखीचे प्रमाण आहे, नागरीकत्वेचे नाही.
- ओळखीचे प्रमाण ऑनलाइन ऑथेन्टिकेशन द्वारा प्राप्त करा.
- हे इलेक्ट्रॉनिक प्रक्रिये द्वारा तयार झालेले एक पत्र आहे.

**INFORMATION**

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- To establish identity, authenticate online.
- This is electronically generated letter.

- आधारला देशभरात मान्यता आहे.
- आधार भविष्यात सरकारी व खाजगी सेवांचे फायदे मिळविण्यास उपयुक्त आहे.
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



**भारतीय विशिष्ट ओळख प्राधिकरण**  
Unique Identification Authority of India

पत्ता:  
राघवजी, 902, कैलास किरण चसल, टिळक रोड, घाटकोपर,  
लायन्स गार्डन समोर, मुंबई, मुंबई उपनगर,  
महाराष्ट्र - 400077

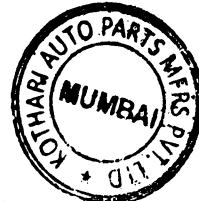
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S/O, Raghavji, 902, Kallas Kiran Chsl, Tilak  
Road, Ghatkopar, Opp Lions Garden,  
Mumbai, Mumbai Suburban,  
Maharashtra - 400077



QR Code with Photograph

**9091 9186 9943**

VID : 9117 4544 6991 8092



ट न व ९२	
दस्तावेज ९९५०२	
३३	४०





भारत सरकार  
GOVERNMENT OF INDIA



दिलीप गणपत सावंत  
Dilip Ganpat Sawant

जन्म वर्ष / Year of Birth : 1972  
पुरुष / Male



7923 7935 4613

समाधान सामान्य प्रशासन अधिकारी

*D. Sawant*



भारतीय विशिष्ट ओळख प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता डी-2, रत्नसिंधु सीएचएस, विमल  
डेअरी लेन, डॉन बोस्को शाळा समोर,  
काशीनगर, भायंदर पूर्व, ठाणे, भायंदर,  
महाराष्ट्र, 401105

Address: D-2, Ratnasindhu CHS,  
Vimal dairy Lane, Opp. Don Bosco  
School, Kashinagar, Bhayander  
(East), Thane, Bhayander East,  
Maharashtra, 401105



194



help@uidai.gov.in



www.uidai.gov.in



P.O. Box No. 1947

ट न न ९९  
दस्तावेज क्र. ९९५०२  
३४ ४०



आयकर विभाग  
INCOME TAX DEPARTMENT  
SANDESH VIJAY SHIGAVAN  
VIJAY BALU SHIGAVAN.



भारत सरकार  
GOVT. OF INDIA



23/10/1990

Permanent Account Number

DWOPS9056R

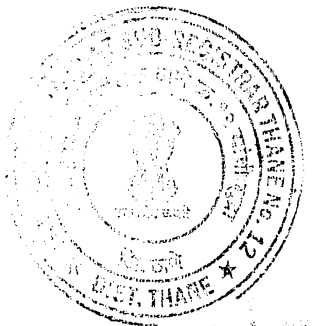
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Signature



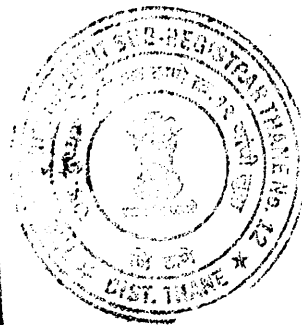
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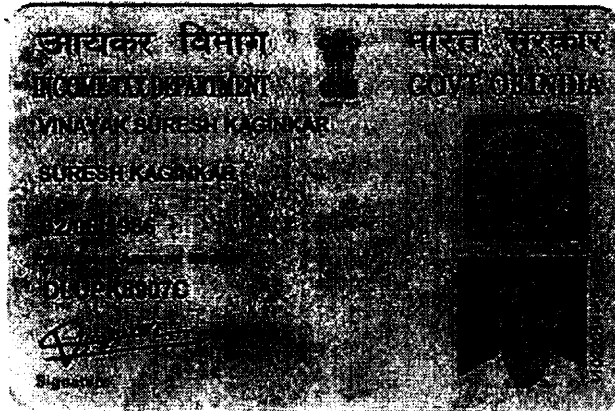
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को  
पुर

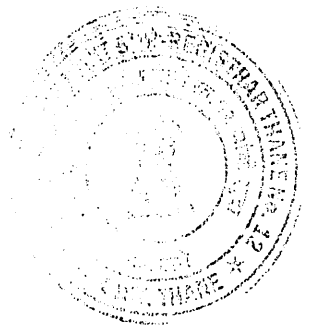
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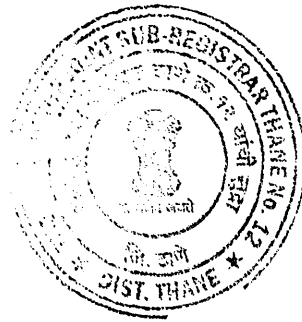
*D. K. M. Z.*

ट न न १२	
क्र. ११५०२	
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को  
पु

दलन १२	
दस्तावेज नं. ११५०२/१११	
३८	२०



530/11502

बुधवार, 09 ऑगस्ट 2023 12:56 म.नं.

दस्त गोषवारा भाग-1

टनन12 3E-80

दस्त क्रमांक: 11502/2023

दस्त क्रमांक: टनन12 /11502/2023

बाजार मूल्य: रु. 01/-

मोवदला: रु. 01/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. टनन12 यांचे कार्यालयात

अ. क्र. 11502 वर दि.09-08-2023

रोजी 12:54 म.नं. वा. हजर केला.

पावती:12029

पावती दिनांक: 09/08/2023

सादरकरणाराचे नाव: कोठारी ऑटो पार्ट्स मॅन्यूफॅक्चरर्स प्रायवेट लिमिटेड तर्फे संचालक राजेश पटेल तर्फे कु मु म्हणून दिलीप सावंत -

नोंदणी फी

रु. 100.00

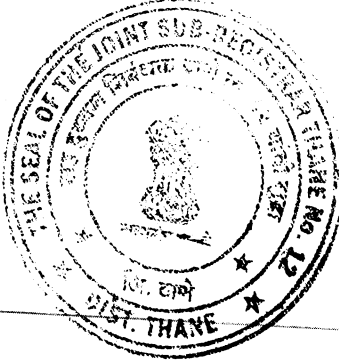
दस्त हाताळणी फी

रु. 800.00

पृष्ठांची संख्या: 40

एकुण: 900.00

दस्त हजर करणाऱ्याची सही:



ठाणे क्र. 92

दस्ताचा प्रकार: इरिकोव्हेबल पॉवर ऑफ अॅटर्नी

मुद्रांक शुल्क: a जेव्हा तो प्रतिफलार्थ देण्यात आलेला असून@ त्यामुळे कोणतीही स्थावर मालमत्ता विकण्याचा प्राधिकार मिळत असेल तेव्हा

शिक्षा क्र. 1 09 / 08 / 2023 12 : 54 : 40 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 09 / 08 / 2023 12 : 56 : 33 PM ची वेळ: (फी)

ठाणे क्र. 92

## प्रातेज्ञापत्र

सादर दस्तऐवज हा नोंदणी करणारे व्यक्तीने सादर केलेल्या  
 तरतुदीनुसारच नोंदणीस दाखल केलेल्या दस्तऐवजात नोंदणी  
 निष्पादक व्यक्ती, साक्षीदार व नोंदणीकाराच्या हजेरीत नोंदणी  
 इत्यादी सत्यता, वैधता कायदेशीरतेने तपासून घेतली जाईल असेल  
 व कबुलीधारक हे संपूर्णपणे जाबाबदार राहतील.

सिद्धन देणार

१)

२)

सिद्धन देणार

१)



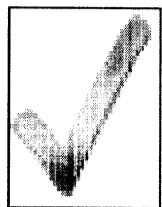
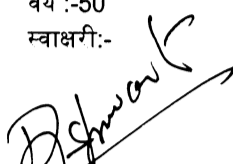

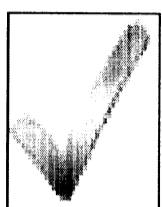
२)



09/08/2023 1 09:51 PM

दस्त क्रमांक :टनन12/11502/2023


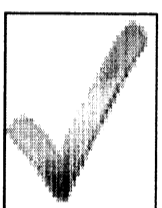

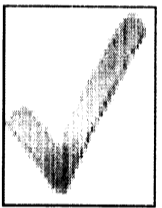
दस्ताचा प्रकार :-इरिंकोव्हेबल पॉवर ऑफ अॅटनी

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:मॅक्रोटेक डेव्हलपर्स लिमिटेड तर्फे ऑथोराईज सिग्रेटरी अथर्व कुडतरकर -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 412 4था मजला 17जी वर्धमान चेंबर कावसजी पटेल रोड हॉर्निमन सर्कल, फोर्ट, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुंबई. पॅन नंबर:AAACL1490J	पॉवर ऑफ अटॉनी होल्डर वय :-27 स्वाक्षरी:- 		
2	नाव:कोठारी ऑटो पार्टस मॅन्युफॅक्चर्स प्रायवेट लिमिटेड तर्फे संचालक राजेश पटेल तर्फे कु मु म्हणून दिलीप सावंत - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 139, सेक्समारिया चेंबर्स, 2 रा मजला, नागीनदास मास्टर रोड, फोर्ट, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुंबई. पॅन नंबर:AAACK4477C	कुलमुखत्यार देणार वय :-50 स्वाक्षरी:- 		

वरील दस्तऐवज करून देणार तथाकथीत इरिंकोव्हेबल पॉवर ऑफ अॅटनी चा दस्त एवज करून दिल्याचे कबुल करतात.  
शिक्का क्र.3 ची वेळ:09 / 08 / 2023 01 : 02 : 25 PM

ओळख:-

बालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटविताना

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव:संदेश शिवगण -- वय:32 पत्ता:412 4था मजला 17जी वर्धमान चेंबर कावसजी पटेल रोड हॉर्निमन सर्कल, फोर्ट, मुंबई पिन कोड:400001		
2	नाव:विनायक कागिनकर -- वय:37 पत्ता:412 4था मजला 17जी वर्धमान चेंबर कावसजी पटेल रोड हॉर्निमन सर्कल, फोर्ट, मुंबई पिन कोड:400001		

शिक्का क्र.4 ची वेळ:09 / 08 / 2023 01 : 08 : 21 PM

शिक्का क्र.5 ची वेळ:09 / 08 / 2023 01 : 09 : 37 PM नोंदणी पुस्तक 4 मध्ये

१. ११/०८/२३  
२. ११/०८/२३

वापो क्र. १२

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Macrotech Developers Limited	eChallan	69103332023070710621	MH004805125202324E	500.00	SD	0003344487202324	09/08/2023
2		DHC		1307202315843	800	RF	1307202315843D	09/08/2023
3	Macrotech Developers Limited	eChallan		MH004805125202324E	100	RF	0003344487202324	09/08/2023

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

प्रमाणित करण्यात येते की,

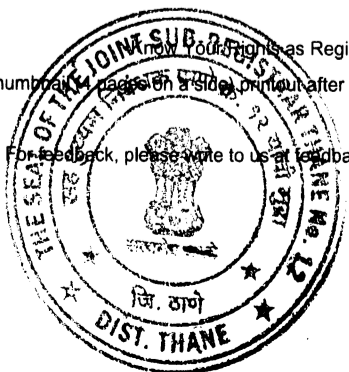
11502 /2023

1. Verify Scanned Document for correctness through thumbprint or page on a side, print out after scanning.
2. Get print immediately after registration.

दस्त क्र. ११/०८/२३ / २०२३ मध्ये

१० जाने आहेत

सदर दस्त पुस्तक क्र. १२ दर नोंदला



१. ११/०८/२३  
२. ११/०८/२३

१. सह. दुय्यम निबंधक ठाणे क्र. १२  
दि. ०९/०८/२०२३