

530/11837

पावती

Original/Duplicate

नोंदणी क्र. :39म

Friday, August 18, 2023

Regn.:39M

11:42 AM

पावती क्र.: 12377

दिनांक: 18/08/2023

गावाचे नाव: माजिवडे

दस्तावेजाचा अनुक्रमांक: टनन12-11837-2023

दस्तावेजाचा प्रकार : इरिकोव्हेबल पॉवर ऑफ अॅटर्नी

सादर करणाऱ्याचे नाव: कोठारी ऑटो पार्टस मॅन्युफॅक्चरर्स 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

12/08/23

JSRTHANE12

सह. दुय्यम निबंधक वर्ग-२

ठाणे क्र. १२

वाजार मुल्य: रु.1 /-

मोबदला रु.0/-

भरलेले मुद्रांक शुल्क : रु. 500/-

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0823179723067 दिनांक: 18/08/2023

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH004805860202324E दिनांक: 18/08/2023

बँकेचे नाव व पत्ता:

मुळ दस्तावेज पाहिले जाऊन

सही -

नाव ..DILIP SAWANT..



CHALLAN
MTR Form Number-6



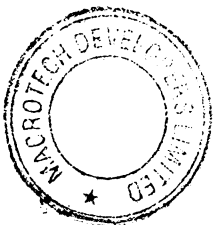
GRN	MH004805860202324E	BARCODE			Date	06/07/2023-15:27:26		Form ID	48(f)			
Department	Inspector General Of Registration			Payer Details								
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)								
				PAN No.(If Applicable)	AAACL1490J							
Office Name	THN2_THANE 2 JOINT SUB REGISTRAR			Full Name	Macrotech Developers Limited							
Location	THANE			Flat/Block No.	Survey No 141/1 and 141/1/1 and others							
Year	2023-2024 One Time			Premises/Building								
Account Head Details		Amount In Rs.		Road/Street	Majiwade							
0030046401	Stamp Duty		500.00	Area/Locality	Thane							
0030063301	Registration Fee		100.00	Town/City/District								
				PIN			4	0	0	6	0	1
				Remarks (If Any)	SecondPartyName=Kothari Auto Parts Manufacturers private limited~							
				Amount In	Six Hundred Rupees Only							
Total			600.00	Words								
Payment Details				FOR USE IN RECEIVING BANK								
IDBI BANK				Bank CIN	Ref. No.	69103332023070710651		728849063				
Cheque-DD Details				Bank Date	RBI Date	07/07/2023-10:52:15		Not Verified with RBI				
Cheque/DD No.				Bank-Branch		IDBI BANK						
Name of Bank				Scroll No. , Date		Not Verified with Scroll						
Name of Branch												

Department ID :

Mobile No. : 9833607632

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

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



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Print Date: 07-07-2023 10:52:15

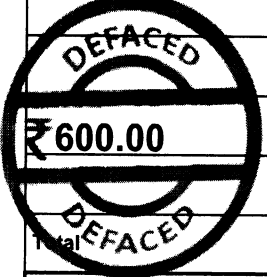




CHALLAN
MTR Form Number-6



GRN	MH004805860202324E	BARCODE	Date 06/07/2023-15:27:26		Form ID	48(f)
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 141/1 and 141/1/1 and others		
Account Head Details	Amount In Rs.	Premises/Building				
0030046401 Stamp Duty	500.00	Road/Street	Majiwade			
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 private limited-			
		Amount In	Six Hundred Rupees Only			
		Words				
Total	600.00					
Payment Details	IDBI BANK		FOR USE IN RECEIVING BANK			
Cheque/DD Details	Bank CIN	Ref. No.	69103332023070710651	728849063		
Cheque/DD No.	Bank Date	RBI Date	07/07/2023-10:52:14	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. Mobile No. : 9833607632
सदर चलन केवल दृश्य निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Signature Not Verified

Digitally signed by DS
DIRECTORATE OF
ACCOUNTS AND
OPERATIONS MUMBAI 02
Date: 2023.08.18 11:45:30
IST

Challan Defacement Details

Sr. No.	Reason: GRAS Secure Document	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(iS)-530-11837	0003522084202324	18/08/2023-11:41:51	IGR540	100.00
2	(iS)-530-11837	0003522084202324	18/08/2023-11:41:51	IGR540	500.00
Total Defacement Amount					600.00

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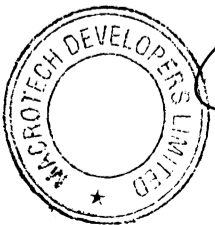


IRREVOCABLE POWER OF ATTORNEY

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, 2nd 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 was the owner of and absolutely seized and possessed of and otherwise well and sufficiently entitled to all that piece and parcel of contiguous land admeasuring 32,374.85 square meters or thereabouts (as per title documents) bearing Survey Nos.141/1, 141/2, 141/3, 144, 145/1, 145/2, 145/4, 146/2, 146/3, 148/1 and 412/2 of Village Majiwade, Taluka Thane and District Thane and within the limits of the Thane Municipal Corporation having “60” meter wide road access from Godbunder Road 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 “**Larger Land**”) together with all the structures standing thereon, save and except the area admeasuring 419.68 square meters or thereabouts which is not in possession and is shown delineated in **orange** colour wash on the plan hereto annexed and marked as **Annexure “A”** (“**Area not in Possession**”);
- B. From and out of the Larger Land, area admeasuring in aggregate to 11,240 square meters as more particularly described in the **Second Schedule** hereunder written (hereinafter referred to as the “**Reserved Areas**”) and is delineated in **black colour wash** for roads and **green diagonal lines** hatch for other reservations on the plan hereto annexed and marked as **Annexure “A”** are reserved for various and are handed over to TMC *vide* registered Declarations and Possession Receipt;
- C. Pursuant to the handover of the Reserved Areas to TMC from and out of the Larger Land, the Grantor is presently seized and possessed of and otherwise well and sufficiently entitled to all that piece and parcel of land bearing old Survey No.141/1(part) now corresponding to new Survey No.141/1/1, old Survey No.144(part) now corresponding to new Survey No.144/1, old Survey No.145/1(part) now corresponding to new Survey No.145/1/1, Survey No.145/2, Survey No.146/2, Survey No.146/3, old Survey No.148/1(part) now corresponding to new Survey No.148/1/1 and Survey No.414/2 admeasuring in the aggregate 21,440 square metres or thereabouts as per the 7/12 Extracts and 21,134.80 square meters or thereabouts as per the title deeds (hereinafter collectively referred to as the “**Ownership Property**”);
- D. The Grantor is undertaking development of the Ownership Property together with adjoining properties are hereinafter collectively referred to as the “**Project Property**” in an amalgamated layout (“**Project**”) 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 portion of the Larger 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 the plan annexed hereto as **Annexure “A”** (“**Phase 1 Property**”);
- b. Phase 2 development consisting of commercial offices/ retails shops and such related infrastructure on portion of the Larger Land and is shown delineated in **blue** colour wash on the plan annexed hereto as **Annexure “A”** (“**Phase 2 Property**”);



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c. Phase 3 development consisting of two residential towers namely Raj Tattva Phase II Wing C and Wing D constructed/to be constructed on portion of the Larger Land along with adjoining lands and is shown delineated in **green** colour wash on the plan annexed hereto as **Annexure "A"** ("**Phase 3 Property**"); and

d. Phase 4 development on open portion of the Larger Land and is shown delineated in **red dashed boundary line** and **red dot hatch** on the plan annexed hereto as **Annexure "A"** ("**Phase 4 Property**");

E.

By and under a Deed of Conveyance of even date executed between the Grantor i.e. Kothari Auto Parts Manufacturers Private Limited, therein referred to as the Vendor of the One Part and Macrotech Developers Limited, therein referred to as the Purchaser of the Other Part, duly registered with the office of the jurisdictional Sub-Registrar of Assurances under Serial No. TNN/12/11836/2023 on 18TH August 2023 (hereinafter referred to as the "**Conveyance Deed**"), we have granted, sold, transferred, conveyed, assured and assigned unto the Purchaser therein all our right, title, interest and all other entitlements in respect of the Ownership Property situate, lying and being at Village Majiwade, Taluka and District Thane and within the limits of the Thane Municipal Corporation free of any development together with all the rights, privileges and benefits directly and/ or indirectly attached thereto and all rights, benefits and entitlements of any nature whatsoever in relation to the Larger Land as may be necessary to fully consume and deal with the development potential pertaining to the Larger Land, **EXCLUDING** the excluded areas as more particularly set out in **Third Schedule** hereunder written (hereinafter collectively referred to as the "**Property**") and as more particularly set out in **Fourth 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;

F.

In order to *inter alia* effectuate sale and transfer 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 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*);

The Grantor has by its Board Resolution dated 15TH MAY 2023 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 Ravesh Patel and Harish Patel, representatives of the Grantor are authorized to sign, execute and register this Power of Attorney on behalf of the Grantor.

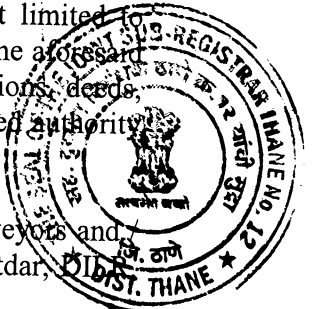
NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH THAT WE, **KOTHARI AUTO PARTS MANUFACTURERS PRIVATE LIMITED**, do hereby irrevocably, nominate, constitute and appoint **MACROTECH DEVELOPERS LIMITED** acting through its Directors and/or authorized signatories from time to time, to be our true and lawful attorneys, (hereinafter referred to as the "**Attorneys**") to act on and for our behalf 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:

- To own, use, occupy, possess and enjoy the Property and of any part thereof, as the owner thereof;
- 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 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;
6. 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;
7. To appear before the Superintendent of Stamps or Appellate Authority for ascertaining the true value of the Larger 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 Larger Land and/ or the Property;
8. 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 Larger 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 and to obtain the benefits and entitlements of any nature whatsoever in relation to the Larger Land as may be necessary to fully consume and deal with the development potential pertaining to the Larger 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 Larger 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;
9. To get the Property and/or any part thereof surveyed and demarcated by the surveyors and or concerned authorities and to represent the Grantor before the Talathi, Mamlatdar,

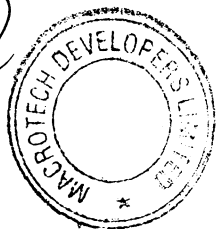
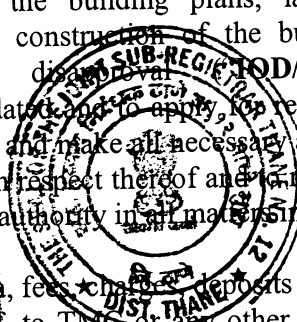
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City Survey Office, Tehsildar, Sub-Divisional Officer, Collector and all other authorities including Town Planning Authorities and the office of the City Surveyor for the purpose of ascertainment of area, joint measurement, demarcation and/or all or any matters connected with and/or concerning the Larger Land including the Property and/or any part thereof;

10. 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;
11. 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;
12. To apply for and obtain Property Register Card, Orders, 7/12 Extracts and such other documents and papers in relation to the Property 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;
13. 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;
14. 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;
15. 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 maintenance of disapproval of 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;
16. 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;
17. 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

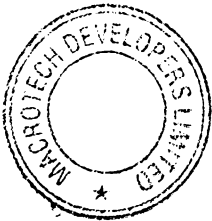
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16.	To pay the premia, fees, charges, deposits and other amounts whatsoever that may be payable in respect thereof, to TMC or any other authority/ies, and to apply for and receive refund thereof and to give and pass effectual receipts and discharges for the same;
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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;

18. 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;
19. 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;
20. 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;
21. To approach the Government of Maharashtra and all its departments, including the Urban Development Department, Housing Department, the Collector of Thane, 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, Mumbai Metropolitan Region Development Authority, 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 Property and/ or the Larger Land 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;
22. 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;
23. 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 Property and to settle all or any claims, disputes, differences, hinderances, if any, posed by them on the Property or development thereof;
24. 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

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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;

25. 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 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;

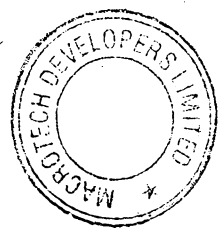
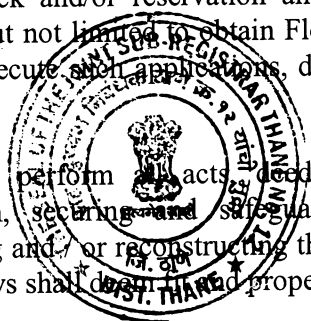
26. To divide/sub-divide the Property and/or to amalgamate the Property or any part/s thereof with any contiguous, adjoining or adjacent lands or properties for the purpose of jointly developing and / or redeveloping the same with the Property; For these purposes, to deal, correspond with and represent 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;

27. 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 (FSI) and for the aforesaid purpose to sign and execute such applications, documents, agreements, declarations, deeds, assurances, etc.;

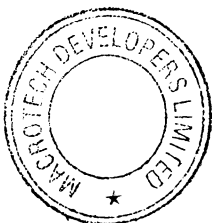
To and perform all acts, deeds, matters and things necessary for the protection, preservation, securing and safeguarding of the Property, including by strengthening, constructing and/or reconstructing the boundary walls and fences thereof in such manner as the Attorneys shall deem fit and proper;

29. 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;

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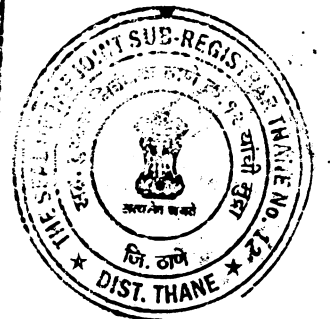


30. To file suits, writ petitions and all other legal actions, petitions and proceedings in all courts of competent jurisdiction and to procure such suits and actions and adopt and take out all interlocutory and/or interim proceedings therein and to defend all such actions and other proceedings that 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;
31. 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;
32. 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;
33. 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;
34. 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;
35. 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;
36. To form and organize the association/organization/society/condominium/limited company for the Property and for that purpose to represent the Grantor 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;



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37. 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;
38. 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;
39. 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 purpose to do or cause to be done or caused to be done by them or by any of them or by the Grantor, and the same shall be binding upon the Grantor in the same manner as if the same was done by the Grantor;

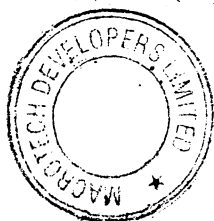
AND WE AGREE TO INDEMNIFY AND KEEP INDEMNIFIED the Attorneys against all claims, charges, expenses, litigation, penalties, third party issues, that may be saddled on to the Attorneys by virtue of these presents;

AND THAT this Power of Attorney is executed pursuant to the Conveyance Deed of even date executed between the Grantor and the Attorneys and since the Deed is duly 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 Larger Land)



Handwritten signature or initials.



All that piece and parcel of contiguous land bearing Survey Nos.141/1, 141/2, 141/3, 144, 145/1, 145/2, 145/4, 146/2, 146/3, 148/1 and 412/2 admeasuring 32,374.85 square metres or thereabouts as per the title documents and having road access from Godbunder Road together with the structures standing thereon 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 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 Pipeline Road bearing Survey Nos.148/2/1 (part), 145/3/2 (part) and 141/1 (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).

THE SECOND SCHEDULE ABOVE REFERRED TO
(Description of the Reserved Area)

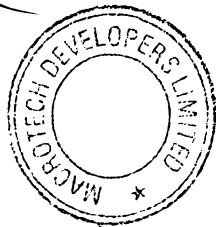
Sr. No.	Survey No.	Area in Square Metres	Reservation
1.	141/ 1PT	1710.00	MUNICIPAL PURPOSE
2.	141/ 1PT	2750.00	60.0M WIDE D.P. ROAD
3.	141/ 2PT	100.00	MUNICIPAL PURPOSE
4.	141/ 2PT	50.00	20.0M WIDE D.P. ROAD
5.	141/ 3	230.00	20.0M WIDE D.P. ROAD
6.	144 PT	390.00	MUNICIPAL PURPOSE
7.	144 PT	2100.00	60.0M WIDE D.P. ROAD
8.	145/ 1PT	120.00	RECREATION GROUND
9.	145/ 1PT	1560.00	AMENITY OPEN SPACE
10.	145/ 1PT	600.00	MUNICIPAL PURPOSE
11.	145/ 4PT	140.00	AMENITY OPEN SPACE
12.	145/ 4PT	40.00	MUNICIPAL PURPOSE
13.	145/ 4PT	350.00	20.0M WIDE D.P. ROAD
14.	148/ 1PT	1050.00	RECREATION GROUND
15.	148/ 1PT	50.00	AMENITY OPEN SPACE
	TOTAL	11,240.00	

THE THIRD SCHEDULE REFERRED TO HEREINABOVE
(Description of the Excluded Area)

The Phase 1 Property means:

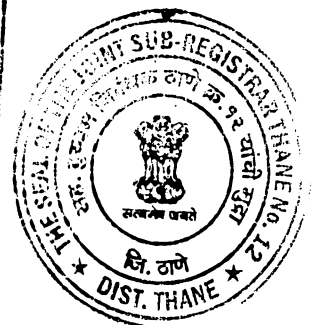
Phase 1 Property comprising of 1 (one) tower having ground + stilt + 23 upper floors along with its footprint/ underlying land being all that piece and parcel of land bearing Survey Nos. 144/1(part), 145/1/1(part), 146/2, 146/3, 148/1/1(part), 414/2, 412/1(part) and 146/4 (part) admeasuring 6,188.16 square meters or thereabouts together with structures constructed/ to be constructed on lands including portion of the Larger 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),



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- On or towards the South : 144 (part) and 412/2 (part);
 : 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).

The Phase 2 Property means:

Phase 2 Property consisting of commercial offices/ retail shops and other related infrastructure being constructed/ to be constructed on a portion of the Larger Land admeasuring 2,857 square meters or thereabouts bearing Survey Nos. 141/1 (part), 144 (part) and 145/1/1(part) and is bounded as under:

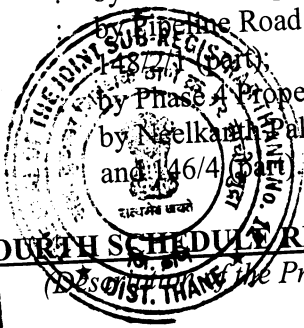
- On or towards the North : by Phase 1 Property bearing Survey Nos.145/1 (part) and 144 (part);
 On or towards the South : by Pipeline Road bearing Survey Nos.141/1 (part) and 144 (part);
 On or towards the East : by Ghodbunder Road bearing Survey Nos.141/1 (part) and 144 (part);
 On or towards the West : by Phase 4 Property bearing Survey No.145/1 (part).

The Phase 3 Property means:

Phase 3 Property consisting of 2 (two) residential towers namely Raj Tattva Phase II Wing C and Wing D being constructed/to be constructed on the lands including portion of the Larger Land admeasuring 367.98 square meters or thereabouts bearing Survey Nos. 148/1(part), 148/2/1(part), and 146/4(part) 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 144 (part);
 On or towards the East : by Phase 4 Property bearing Survey No.148/1 (part);
 On or towards the West : by Neelkanth Palms bearing Survey Nos.148/1 (part) and 146/4 (part).

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 144 (part);
On or towards the East	: by Phase 4 Property bearing Survey No.148/1 (part);
On or towards the West	: by Neelkanth Palms bearing Survey Nos.148/1 (part) and 146/4 (part).
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THE FOURTH SCHEDULE REFERRED TO HEREIN ABOVE
 (The Property being conveyed)

The Ownership Property (being the Larger Land less the Reserved Areas) i.e. all that piece and parcel of freehold land bearing old Survey No. 141/1(part) now corresponding to new Survey No. 141/1/1, old Survey No. 144(part) now corresponding to new Survey No. 144/1, old Survey No. 145/1(part) now corresponding to new Survey No. 145/1/1, Survey No. 145/2, Survey No. 146/2, Survey No. 146/3, old Survey No. 148/1(part) now corresponding to new Survey No. 148/1/1 and Survey No.414/2 admeasuring in the aggregate 21,440 square metres or thereabouts as per the 7/12 Extracts and 21,134.80 square meters or thereabout as per the title deeds.

Out of the aforesaid 21,134.80 square meters or thereabouts (as per the title deeds), an area admeasuring 9,413.14 square meters or thereabouts is excluded from this Deed. The Excluded Area is set in the **Third Schedule** above.

The total area being conveyed is **11,721.66** square meters or thereabouts under this Deed.

TOGETHER WITH all the right, title, benefit, privilege, interest and entitlement of whatsoever



(A)



nature directly or indirectly generated/ arising from and out of the Larger Land by any means whatsoever for effective development on the Property.

IN WITNESS WHEREOF, the Parties hereto have hereunto set and subscribed their respective hands to this writing at Mumbai on this 14TH 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. Ravesh Patel.)

pursuant to Resolution passed at the)

meeting of its Board)

held on 15TH MAY 2023)

in the presence of.....)

For KOTHARI AUTO PARTS MANUFACTURERS PVT. LTD

[Signature]
Director / Authorised Signatory



Accepted:

By withinnamed 'Attorneys')

Macrotech Developers Limited)

through the hand of its authorized signatory)

Mr./ Ms. Atharva Kudtarkar)

pursuant to Resolution passed at the)

meeting of its Board of Directors)

held on 10TH June 2023)

in the presence of)

For Macrotech Developers Limited

[Signature]
Director / Authorised Signatory



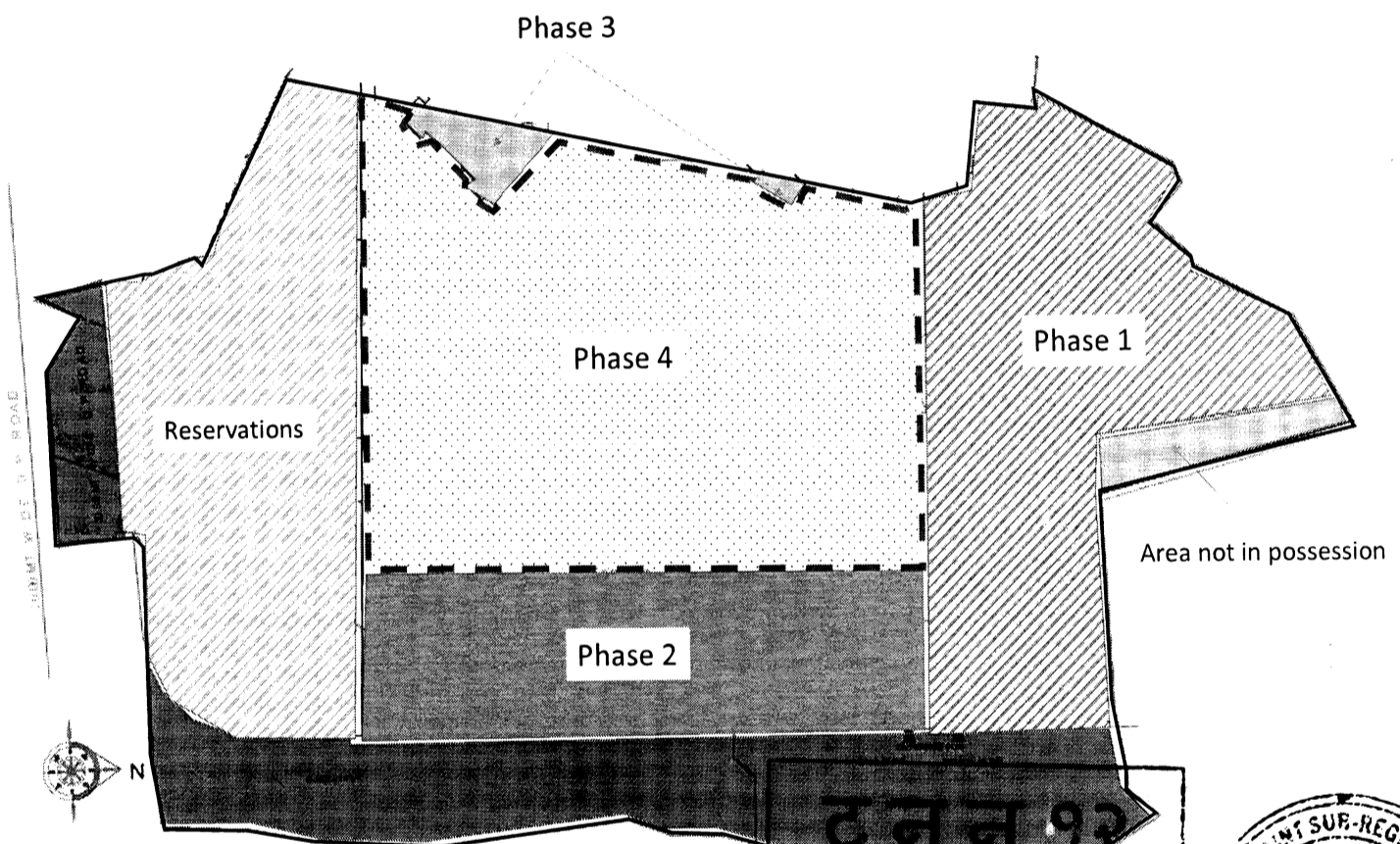
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Annexure "A"
Copy of the Plan of the Property

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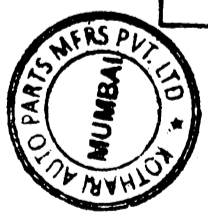
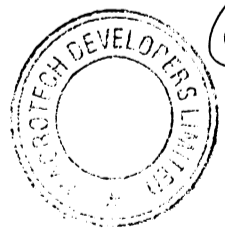


BLOCK PLAN
SCALE - 1 : 500

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सूची क्र.2

दुय्यम निबंधक : सह.दु.नि.ठाणे 12

दस्त क्रमांक : 11836/2023

नोंदणी :

Regn:63m

18/08/2023

गावाचे नाव : माजिवडे

(1) विलेखाचा प्रकार	कन्व्हेन्स डीड
(2) मोबदला	929723500
(3) बाजारभाव(भाडेपट्ट्याच्या बावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	718831000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन : इतर माहिती: मौजे माजिवडे तालुका जिल्हा ठाणे येथील जुना सर्वे नं. 141/1(पार्ट)नविन सर्वे नं.- 141/1/1,जुना सर्वे नं. 144(पार्ट)नविन सर्वे नं. 144/1,जुना सर्वे नं 145/1(पार्ट)नविन सर्वे नं 145/1/1 सर्वे नं. 145/2 सर्वे नं. 146/2 सर्वे नं. 146/3,जुना सर्वे नं- 148/1(पार्ट)नविन सर्वे नं-148/1/1,व सर्वे नं 414/2 यांचे 7/12 उताऱ्यानुसार एकुण क्षेत्र 21,440 चौ.मीटर व टायटल डीड नुसार 21134.80 चौ मीटर पैकी 11721.66 चौ. मीटर इतके क्षेत्र हा डीड ऑफ कन्व्हेन्स चा विषय आहे. मुद्रांक जिल्हाधिकारी ठाणे(शहर)यांचे अभिनिर्णय प्रकरण क्र. ए डी जे आय. जी आर 108/341/2023 व सर्वीफीकेट नं सी ई आर टी एच ए - एडीजे- आय जी आर 108-341-2023 दीनांक 06/07/2023 नुसार मुद्रांक शुल्क वसुल इतर माहिती व मिळकती सदन दस्तात नमुद केल्याप्रमाणे. ((Survey Number : 141/1/1, 144/1, 145/1/1, 145/2, 146/2, 146/3, 148/1/1, 414/2 व दस्तात नमुद केल्याप्रमाणे ;))
(5) क्षेत्रफळ	1) 11721.66 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-कोठारी ऑटो पार्टस मॅन्यूफॅक्चरर्स प्रायवेट लिमिटेड तर्फे संचालक राजेश पटेल तर्फे कु मु म्हणून दिलीप सावंत - वय:-50; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 139, सेक्सरिया चेंबर्स, 2 रा मजला, नागीनदास मास्टर रोड, फोर्ट, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400023 पॅन नं:- AAACK4477C
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मॅक्रोटिक डेव्हलपर्स लिमिटेड तर्फे ऑथोराईज सिग्रेटरी अथर्व कुडतरकर - वय:-27; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 412 4था मजला 17जी वर्धमान चेंबर कावमजी पटेल रोड हॉर्निमन मर्कल, फोर्ट, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400001 पॅन नं:- AAACL1490J
(9) दस्तऐवज करून दिल्याचा दिनांक	14/07/2023
(10) दस्त नोंदणी केल्याचा दिनांक	18/08/2023
(11) अनुक्रमांक, खंड व पृष्ठ	11836/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	65080700
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरग	



सह. दुय्यम निबंधक वर्ग-२
ठाणे क्र. १२

मुल्यांकनासाठी विचारात घेतलेला तपशील:- मुल्यांकनाची आवश्यकता नाही कारण अभिनिर्णीत दस्त कारणाचा तपशील अभिनिर्णीत दस्त 341/23

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

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दस्त क्र. ११८३६/२०२३	
१६	४०



Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1		Certificate	MH004766301202324E	341/2023	65080700	SD		
2		DHC		0823174223087	1400	RF	0823174223087D	18/08/2023
3		eChallan		MH004766409202324E	30000	RF	0003521669202324	18/08/2023

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

ट न न १२	
दस्त क्र ११२३४/२०२३	
१४	४०



KOTHARI AUTO PARTS MANUFACTURERS PRIVATE LIMITED
REGD. OFFICE: 139, SEKSARIA CHAMBERS, 2ND 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 15TH MAY, 2023, AT IT'S REGISTERED OFFICE AT 139, SEKSARIA CHAMBERS, 2ND FLOOR, NAGINDAS MASTER ROAD, FORT, MUMBAI - 400 023.

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

The Chairman of the Meeting informed the Board that it is proposed to enter into a Deed of Conveyance and other ancillary documents with M/s. Macrotech Developers Limited ("Purchaser") in respect to the Company's Property i.e. all that piece and parcel of contiguous land bearing Survey Nos. 141/1, 141/2, 141/3, 144, 145/1, 145/2, 145/4, 146/2, 146/3, 148/1 and 412/2 admeasuring 11,721.66 square metres out of total land area of 32,374.85 square metres or thereabouts as per the title documents and having road access from Godbunder Road together with the structures standing thereon 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 Conveyance placed before the Board.

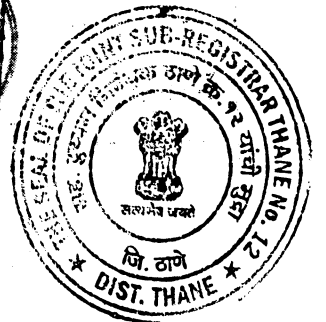
The Chairman of the Meeting further informed the Board that it is also proposed to execute an Irrevocable Power of Attorney in favour of M/s. Macrotech Developers Limited in relation to aforesaid Deed of Conveyance to be executed by the Company.

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 Conveyance with M/s. Macrotech Developers Limited ("Purchaser") in respect to the Company's Property i.e. all that piece and parcel of contiguous land bearing Survey Nos. 141/1, 141/2, 141/3, 144, 145/1, 145/2, 145/4, 146/2, 146/3, 148/1 and 412/2 admeasuring 11,721.66 square metres out of total land area of 32,374.85 square metres or thereabouts as per the title documents and having road access from Godbunder Road together with the structures standing thereon 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 Conveyance placed before the Board.

RESOLVED FURTHER THAT the draft of the Deed of Conveyance 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.

ट नं. १२	
दस्त क्र. ११७३७/२०२३	
१८	४०



KOTHARI AUTO PARTS MANUFACTURERS PRIVATE LIMITED
REGD. OFFICE: 139, SEKSARIA CHAMBERS, 2ND 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 Conveyance 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.

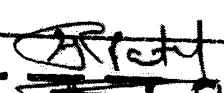
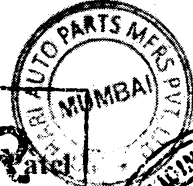

RESOLVED FURTHER THAT Shri Harish Raghavji Patel and/or Shri Rajesh Raghavji Patel and/or Shri Pratik Harish Patel and/or Shri Anuj Mulchand Patel, Directors of the Company, be and are hereby severally authorized to negotiate, finalize, sign and execute the Deed of Conveyance, Irrevocable Power of Attorney and any amendments thereto as may be required from time to time, on behalf of the Company and do all such acts, 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 Conveyance, 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 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 Conveyance, 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

 Shri Harish Raghavji Patel Director DIN: 00603782 दस्तावेज क्र. 9963 V/2022		
9e	80	

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

KOTHARI AUTO-PARTS
MANUFACTURERS PRIVATE LIMITED

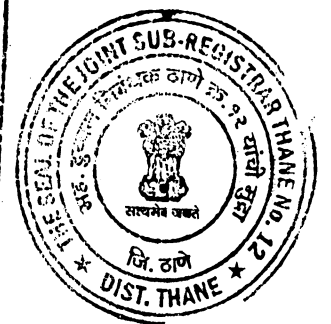
19/01/1959



Permit/Profit Account Number

AAACK4477C

99993099

ट न न १२	
दस्त क्र. ११८३७/२०२३	
२०	४०



भारत सरकार
Unique Identification Authority of India


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

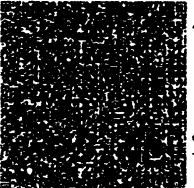
Download Date: 21/07/2018

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

Generation Date: 11/04/2017

Signature valid







QR Code with Photograph

आपला आधार क्रमांक / Your Aadhaar No. :
9091 9186 9943
 VID : 9117 4544 6991 8092

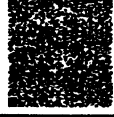
माझे आधार, माझी ओळख



भारत सरकार
 Government of India





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



QR Code with Photograph

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.

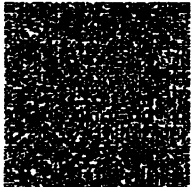
INFORMATION

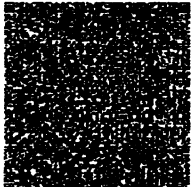
- Aadhaar is a proof of identity, not of citizenship.
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- आधारला देशभरात मान्यता आहे.
- आधार भविष्यात सरकारी व खाजगी सेवांचे फायदे मिळविण्यास उपयुक्त आहे.
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारतीय विशिष्ट ओळख प्राधिकरण
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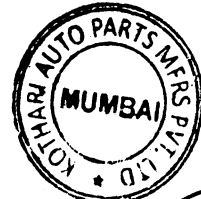


QR Code with Photograph

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

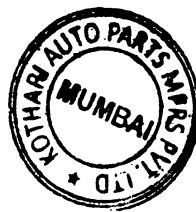
Address:
 S/O, Raghavji, 902, Kailas Kiran Chsl, Tilak
 Road, Ghatkopar, Opp Lions Garden,
 Mumbai, Mumbai Suburban,
 Maharashtra - 400077

9091 9186 9943
 VID : 9117 4544 6991 8092



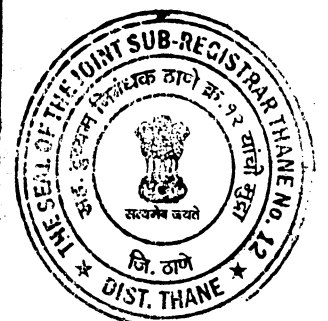
ट न न १२	
दस्त क्र. ११८३५१२०२३	
२१	२०





Handwritten signature

ट न न १२	
दस्त क्र. ११८३७/२०२३	
२२	४०



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, 145/1/4/1, 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;

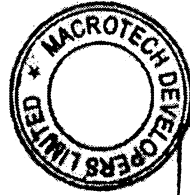
RESOLVED FURTHER THAT the signing authority shall be valid for three years or till the time the Authorized persons are in the employment of the Company or Group Company, whichever is earlier or if otherwise resolved;

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**

Sanjot Raognekar
Sanjot Raognekar
Company Secretary
Membership No.: F4154

October 12, 2022



ट न न १२	
दस्त क्र. १११३७/२०२३	
२३	४०



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAACL1490J

नाम / Name
MACROTECH DEVELOPERS LIMITED

स्थापना की तिथि
Date of Incorporation/Formation
25/09/1995



ट न न १२	
दस्त क्र. ११८३७/२०२३	
२४	४०





भारतीय विशिष्ट ओळख प्राधिकरण

भारत सरकार
Unique Identification Authority of India

नोदणी 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 AS
UNIQUE IDENTIFICATION
AUTHORITY OF INDIA 02
Date: 2017.08.19 17:52:22
IST



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



AADHAAR

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: S/O शशांक कुडतरकर, अथर्व शशांक कुडतरकर, मुमुड गार्डन, मुंबई, महाराष्ट्र - 400080	Address: S/O Shashank Kudtarkar, Atharva Shashank Kudtarkar, VASANT GARDEN, CYPRESS, Mulund West S.O, Mumbai, Maharashtra - 400080
दस्त क्र. 9973 U/2017	
4642 1606 8073	
1947	help@uidai.gov.in



Atharva

घोषणापत्र

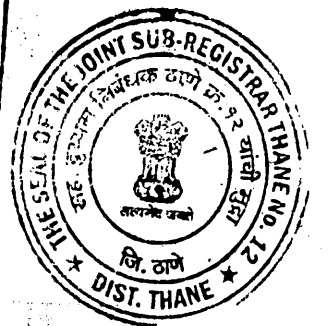
मी, श्री. दिलीप सावंत या द्वारे घोषित करतो की, दुय्यम
निबंधक ठाणे - 12 यांचे कार्यालयात इरीट/कलम पोवर या शिर्षकाचा दस्त
नोंदणीसाठी सादर करण्यात आला आहे. श्री. रजेश पटेल यानी दिनांक २२/१२/२०१९
मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे /
निष्पादीत करून कबुलीजबाब दिला आहे. 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 राहीन याची मला जाणीव आहे.

ठिकाण : ठाणे
दिनांक : १४/०६/२३

सही

कुलमुखत्यार पत्राचे घोषणापत्र लिहून देणार

ट न न १२	
दस्त क्र. ११८३५/२०२३	
२६	४०



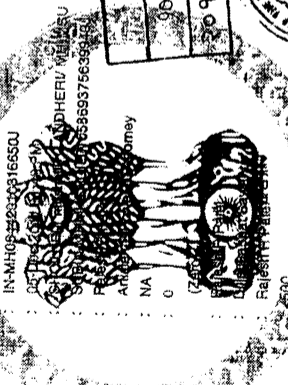
INDIA NON JUDICIAL

Government of Maharashtra

e-Stamp

Issued by: *Prakash Swarnan*
Stock Holder & Corporation of India Ltd
Location: SHCIL, Maharashtra
Signature: *[Signature]*
Stamp: *[Stamp]*

Certificate No. IN-MH09-29230316550
Certificate Issued Date
Account Reference
Unique Doc. Reference
Purchased by
Description of Document
Description
Consideration Price (Rs.)
First Party
Second Party
Stamp Duty Paid By
Stamp Duty Amount (Rs.)



वर - 93 IV
9090
2
999



ट न न 92

दस्त क्र. 99130/2011

30

Power of Attorney

V - Rajesh R. Patel

[Signature]
23 Bilip A Savant



Alert: Copies of the State Certificate can be verified at National e-Stamping Centres (NACES), State e-Stamping Centres (SESCs) and Sub-Registrar Offices (SROs). Details of NACES, SESC, Offices and SROs are available on the Web site: www.shCILstamp.gov

वर - 93 IV
9090
2

SHCIL-MAHARASHTRA

SHCIL, 301, CENTER POINT, DE. B. AMBECHAR ROAD, PAREL, MUMBAI, MAHARASHTRA, INDIA.
PIN CODE - 400012
Tel : 922-6178151
E-mail :

Mode of Receipt

Account Id mhscil01
Account Name SHCIL-MAHARASHTRA
Receipt Id RECIN-MHMHSHCIL01052009693375733
Receipt Date 05-DEC-2011

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



Stamp Duty Purchased By	RAJESH R. PATEL	Stamp Duty Paid By	
Stamp Duty Amount	RS. 500	Cash	<input type="checkbox"/>
Check/Post/FCI/TP/RTGS/Account No.		CHQ	<input type="checkbox"/>
Bank Name		RTGS	<input type="checkbox"/>
Counter Signature with Seal		Net Bank	<input type="checkbox"/>
		Account to	<input type="checkbox"/>
		Account No.	
		Branch	
		City	
		State	
		Post Code	
		Branch Code	
		Branch Name	
		Branch Address	
		Branch Phone No.	
		Branch Email ID	
		Branch Website	
		Branch Fax No.	
		Branch Mobile No.	
		Branch PIN Code	
		Branch IFSC Code	
		Branch MICR Code	
		Branch SWIFT Code	
		Branch BIC Code	
		Branch A/C No.	
		Branch A/C Name	
		Branch A/C Type	
		Branch A/C Currency	
		Branch A/C Interest Rate	
		Branch A/C Tenure	
		Branch A/C Maturity Date	
		Branch A/C Status	
		Branch A/C Remarks	
		Branch A/C Remarks 2	
		Branch A/C Remarks 3	
		Branch A/C Remarks 4	
		Branch A/C Remarks 5	
		Branch A/C Remarks 6	
		Branch A/C Remarks 7	
		Branch A/C Remarks 8	
		Branch A/C Remarks 9	
		Branch A/C Remarks 10	



https://www.shCILstamp.com/eStampIndia/submission/SubmissionServlet?DoAction... 05-12-2011

WHEREAS

a) I am director in various Private Limited and/or Partnership 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 present occupation, hence I am desirous of appointing MR. DILIP G. SAWANT to be my true and lawful Attorney for myself and on my behalf 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 that I, **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.

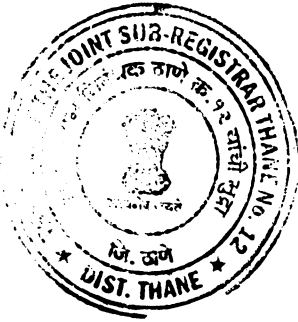
3. To sign papers as may be deemed necessary and expedient by the said Attorney for the purpose of dealing with the concerned authorities in respect of the registration of the Documents signed by me.

4. To do such deeds, matters and things for the purpose of registration of the documents heretofore 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

बदर - १३	१०१०८	२०११



ट न न १२	
दस्त क्र. ११८३७	
२८	४०



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 **Kallesh Kiran, Thak Road, Charkopar (B), Mumbai - 400 077, SEND GREETINGS.**

बदर - १३ अ
१०१०८
२०११

Permanent Account Number
AAWEP7793E
 THE NAME
RAJESH KIRANWADI PATEL
 Print the payee's name
POORNAJI PARBATI PATEL
 Date of Birth
20-01-1983
 Signature



ट न न १२
दस्त क्र. ११८३० / २०२३
 ३० ४०



TATA POWER
 Lighting up Lives!

YOUR ELECTRICITY BILL
 बदर - १३ अ

Name: **RR PATEL**
 Address: **24 PLOT NO. 24, KAILASH KIRAN, CHATKOPAR (EAST), RAJAWADI MUMBAI-400077**

Consumer No: **2194278**
 Bill No: **8100088490**
 Bill Date: **23.11.2011**
 Units Consumed (kWh): **422**
 Units Consumed (kVAh): **422**
 Current Month Bill Amount (Rs.): **2,059.00**
 Previous Outstanding Amount (Rs.): **0.00**
 Total Bill Amount (Rs.): **2,059.00**

Bill Amount On or Before Discount Date - 30.11.2011
 Rs. 2,059.00

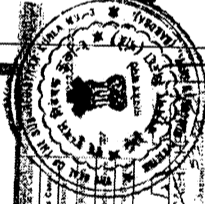
Bill Amount On or Before Due Date - 13.12.2011
 Rs. 2,059.00

Basic Charge	11.00
Energy Charge	1,820.00
Loss Allowance	770.00
Other Charges	0.00
Total	2,601.00

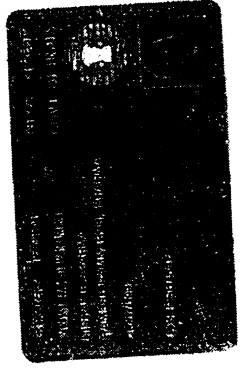
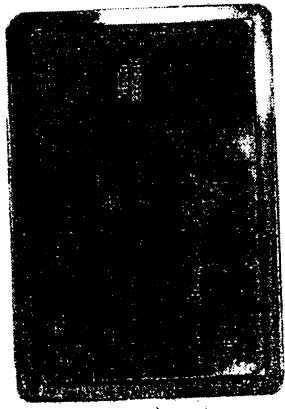
Bill Amount On or Before Discount Date - 30.11.2011
 Rs. 2,059.00

Bill Amount On or Before Due Date - 13.12.2011
 Rs. 2,059.00

Message to the Consumer:
 Please pay the bill by the due date to avoid disconnection of supply.
 For more information, please call 1800-200-5166.



बदर - १३
१०१०२ १०
२०११



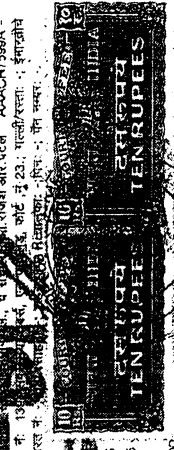
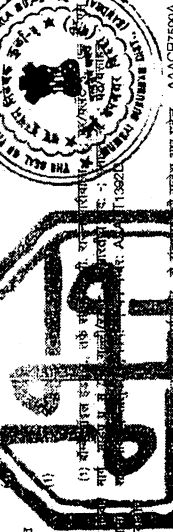
सूची क्र. दोन INDEX NO. 11

बदर - १३
१०१०२ १०
२०११

गावाचे नाव: काजुव

(१) विविधा घटा, मोहल्याचे सत्ता अधिकारपत्र
 व सारणीत (पिकेटिंग) सारणीत
 सारणीत पत्रकार आकारणी देत
 की घटकदार व संपूर्ण कारणी देत
 बा.म. र. १.००

(२) मूल्या, मोहल्या व घटकांक (अवस्थांक)
 (३) मोहल्या
 (४) आकारणी देत व संपूर्ण कारणी देत
 (५) संपूर्ण कारणी देत व संपूर्ण कारणी देत
 (६) संपूर्ण कारणी देत व संपूर्ण कारणी देत



पावती लमोड: २३१०
०३/०१/२०००

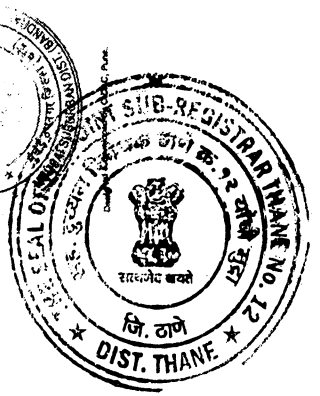
को. डि. १३०३३...
 माता स्वामी वार. ०३/०१/२०००
 दिनांक: ०३/०१/२०००

खरी प्रच

डॉ. सुधीर विभवक, मुली-१
 मुंबई, अणुपार विस्था.

दस्तावेजाचा क्र. ७४६०/२००६
 १५/०१/२००६
 ३/१६/०७/१५

दस्त क्र. १११३०/२०२३	३९	४०
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बदर - १३४	
१०१०६	१२
	२०११



ADDRESS: [Illegible]
 पत्ता: [Illegible]
 DISTRICT: [Illegible]
 PIN CODE: [Illegible]

For registration, Stamp duty, Conveyance
 48-49, Maharashtra Sahakar Bhavan,
 4th Floor, 100, Market Street,
 Mumbai - 400 006

पोस्टाधिकारी : महाराष्ट्र शासन
 कार्यालय : मुंबई-४००००६

बदर - १३४	
१०१०६	१२
	२०११

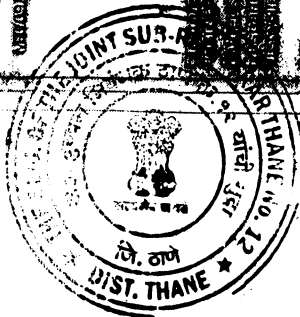


THE GOVERNMENT OF MAHARASHTRA
 DISTRICT THANE

[Illegible text and stamp]

SEX: [Illegible]

ट न न १२
 दस्त क्र. ११८३४ / २०२३
 ३२ ४०



10179/2011
1122:02:00
दस्ता प्रमाणिक : 10179/2011
पस्ताया प्रकार : मुद्रव्यापना

दस्ता प्रमाणिक भाग-1

दस्ता क्र. 10179/2011
दस्ता क्र. 10179/2011

प्रस्ताया प्रकार : मुद्रव्यापना

अ. क्र. प्रस्तायाचा नाव व पत्ता

मालकाचा प्रकार : अशादिना

नाम संस्था अथवा व्यक्ती
पत्ता: 40/402, रत्नगिरी को अप्प हास, वाडवळी पूर्व प 77, मुंबई-400 005

व्य. क्र. 49
वकील: [Signature]

वि. क्र. 39
वकील: [Signature]

दिनांक: 23/12/2011
वेळ: 11:21 AM

दस्ता प्रमाणिक भाग - 2

दस्ता क्र. 10179/2011 का प्रमाणिक भाग - 2

दस्ता क्र. 10179/2011 का प्रमाणिक भाग - 2

दस्ता क्र. 10179/2011 का प्रमाणिक भाग - 2

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दस्ता क्र. 10179/2011 का प्रमाणिक भाग - 2

दस्ता क्र. 10179/2011 का प्रमाणिक भाग - 2

दस्ता क्र. 10179/2011 का प्रमाणिक भाग - 2

दस्ता क्र. 10179/2011 का प्रमाणिक भाग - 2

दस्ता क्र. 10179/2011 का प्रमाणिक भाग - 2

दस्ता क्र. 10179/2011 का प्रमाणिक भाग - 2

दस्ता क्र. 1 का दिनांक: 23/12/2011 11:17 AM
दस्ता क्र. 2 का दिनांक: 23/12/2011 11:21 AM
दस्ता क्र. 3 का दिनांक: 23/12/2011 11:21 AM
दस्ता क्र. 4 का दिनांक: 23/12/2011 11:21 AM

दस्ता क्र. 48 मुद्रव्यापना

दस्ता क्र. 1 का दिनांक: 23/12/2011 11:17 AM
दस्ता क्र. 2 का दिनांक: 23/12/2011 11:21 AM
दस्ता क्र. 3 का दिनांक: 23/12/2011 11:21 AM
दस्ता क्र. 4 का दिनांक: 23/12/2011 11:21 AM

दस्ता क्र. 48 मुद्रव्यापना

दस्ता क्र. 1 का दिनांक: 23/12/2011 11:17 AM
दस्ता क्र. 2 का दिनांक: 23/12/2011 11:21 AM
दस्ता क्र. 3 का दिनांक: 23/12/2011 11:21 AM
दस्ता क्र. 4 का दिनांक: 23/12/2011 11:21 AM



टन न 92

दस्ता क्र. 99L3V/2023

33

80



प्रमाणित करण्यात येते कि या दस्तामध्ये पक्क्या (सं. 33) पुणे आहेत. /2011

दस्ता क्र. 99L3V/2023

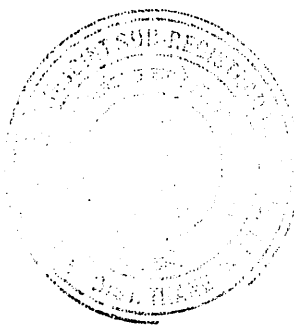
पुस्तक क्रमांक 99L3V/2023

नोंदला 23/12/2011

सह. मुख्य निबंधक कुला - 3 मुंबई उपनगर जिल्हा.

कोरे
पुठ

ट न न १२	
कल क्र. ११८३७/१०१	
३४	४०



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RAHUL MANOHAR WANDEKAR
MANOHAR GANGARAM WANDEKAR
D108/1979
Permanent Account Number
AAWPW0969Q

Signature

P

Handwritten signature

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

VINOD M SHARMA
MUKHA SHARMA

01/08/1968
Permanent Account Number
BLVPS9704E

Signature

Handwritten signature

भारत सरकार
GOVERNMENT OF INDIA

रिजिष्टर जनपद खांबे
Dilip Ganpat Sawant

जन्म वर्ष / Year of Birth : 1972
पुरुष / Male

7923 7935 4613

आधार कार्ड प्रमाणपत्र

Handwritten signature

Handwritten signature

भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता बी-2, रत्नसिंधु सीएमएस, विनायक
देवरी लेन, डॉन बॉस्को 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

help@uidai.gov.in www.uidai.gov.in P.O. Box No. 1947

ट न न १२	
दस्ता क्र. ११२३४ / १०००	
३५	४०



को
पु

ट न न १३	
दस्त क्र. ११८३७/१३	
३६	४०



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 15TH MAY, 2023, AT IT'S REGISTERED OFFICE AT 139, SEKSARIA CHAMBERS, 2ND FLOOR, NAGINDAS MASTER ROAD, FORT, MUMBAI – 400 023.

AUTHORITY TO THE DIRECTORS TO REMOVE THE NAME FROM 7/12 IN RESPECT OF THE COMPANY'S PROPERTY

The Chairman of the Meeting informed the Board that due to inadvertence the name in 7/12 extracts erroneously recorded in respect to the Company's Property i.e. all that piece and parcel of land bearing Survey Nos. 141/1/1, 144/1, 145/1/1, 145/2, 146/2, 146/3, 148/1/1 and 414/2 which situate, lying and being at Village Majiwade, Taluka Thane, Thane- 400601 as "Jaysukhlal Ramchand Kothari executor Kothari Auto parts Manufacturers Private Limited Mumbai" instead of Kothari Auto parts Manufacturers Private Limited.


The Chairman of the Meeting further informed the Board that Mr. Jaysukhlal Ramchand Kothari, (former Director of the Company) had passed away on 27th July, 2017. Accordingly, all the powers of whatsoever nature given to Mr. Jaysukhlal Ramchand Kothari has been vested to other Directors of the Company.

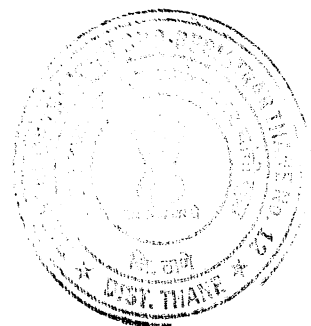
Now it is proposed to rectify and remove the name from 7/12 extracts erroneously recorded "Jaysukhlal Ramchand Kothari" as an executor and for which it is proposed to give the authority to directors of the company.

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 get rectify and remove the name from 7/12 extracts which was erroneously recorded in respect to the Company's Property i.e. all that piece and parcel of land bearing Survey Nos. 141/1/1, 144/1, 145/1/1, 145/2, 146/2, 146/3, 148/1/1 and 414/2 which situate, lying and being at Village Majiwade, Taluka Thane and Thane- 400601 as Kothari Auto parts Manufacturers Private Limited instead of Jaysukhlal Ramchand Kothari executor Kothari Auto parts Manufacturers Private Limited Mumbai.

RESOLVED FURTHER THAT Shri Harish Raghavji Patel and/or Shri Rajesh Raghavji Patel and/or Shri Pratik Harish Patel and/or Shri Anuj Mulechand Patel, Directors of the Company, be and are hereby severally authorized to sign and submit the application(s) before the Tehsildar Office and any other government bodies for the remove/ change/ rectification of the name in the 7/12 extracts which was erroneously recorded in respect to the Company's Property i.e. all that piece and parcel of land bearing Survey Nos. 141/1/1, 144/1, 145/1/1, 145/2, 146/2, 146/3, 148/1/1 and 414/2 which situate, lying and being at

	
न १२	
दस्ता क्र. १११३०/२०२३	
३६	४०



Village Majiwade, Taluka Thane, Thane- 400601 as Kothari Auto parts Manufacturers Private Limited instead of Jaysukhlal Ramchand Kothari executor Kothari Auto parts Manufacturers Private Limited Mumbai.

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

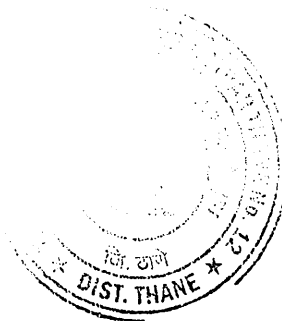
For Kothari Auto Parts Manufacturers Private Limited



Shri Rajesh Raghavji Patel
Director
DIN: 00603761



ट न न १०	
दस्ता क्र. ११८३०/१०	
३८	४०



8/18/23, 11:39 AM

530/11837

शुक्रवार, 18 ऑगस्ट 2023 11:42 म.पू.

दस्त गोषवारा भाग-1

टनन12

32-80

दस्त क्रमांक: 11837/2023

दस्त क्रमांक: टनन12 /11837/2023

वाजार मुल्य: रु. 01/-

मोवदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

पावती दिनांक: 18/08/2023

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

पावती:12377

अ. क्र. 11837 वर दि.18-08-2023

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

रोजी 11:41 म.पू. वा. हजर केला.

नोंदणी फी

रु. 100.00

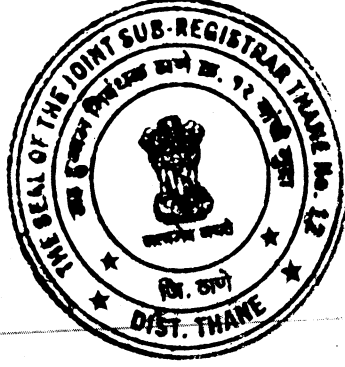
दस्त हाताळणी फी

रु. 800.00

पृष्ठांची संख्या: 40

एकुण: 900.00

दस्त हजर करणे याची सही:



12/08/23
18/8/23
प्र. सह. दुय्यम निबंधक वर्ग-२
ISRT HANE 12
ठाणे क्र. 92

12/08/23
18/8/23
प्र. सह. दुय्यम निबंधक वर्ग-२
ठाणे क्र. 92

दस्ताचा प्रकार: इरिकोव्हेबल पॉवर ऑफ अॅटर्नी

मुद्रांक शुल्क: (48-ह) (अ) ते (ग) खेरीज@ इतर कोणत्याही प्रकरणात

शिक्का क्र. 1 18 / 08 / 2023 11 : 41 : 25 AM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 18 / 08 / 2023 11 : 42 : 11 AM ची वेळ: (फी)

प्रातेज्ञापत्र

सादर दस्ताऐवज हा नोंदणी क्रमांक ११०८ अंतर्गत असलेल्या
वरतुदीनुसारच नोंदणीत दाखल केलेला आहे, दस्तातील संपूर्ण मजकूर
निष्पादक व्यक्ती, या नोंदणीत व कोणत्याही कोणत्याही कागदपत्रांची आणि
दस्तातील सत्यता, वैधता कायदेताने जाणीवपूर्वी खालील दस्त निष्पादक
व कबुलीधारक हे संपूर्णपणे जाबाबदार राहतील

लिटुन वेणर
" [Signature]

लिटुन वेणर
" [Signature]



18/08/2023 11 45:01 AM

दस्त गोषवारा भाग-2

टनन12 80-80
दस्त क्रमांक:11837/2023

दस्त क्रमांक :टनन12/11837/2023

दस्ताचा प्रकार :-इरिक्वेल पॉवर ऑफ अॅटर्नी

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 अॅटर्नी होल्डर वय :-27 स्वाक्षरी:- 		
2	नाव:कोठारी ऑटो पार्ट्स मॅन्यूफॅक्चरर्स प्रायवेट लिमिटेड तर्फे संचालक राजेश पटेल तर्फे कु मु म्हणून दिलीप सावंत - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 139, सेक्सरिया 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 तथाकथित इरिक्वेल पॉवर ऑफ अॅटर्नी चा दस्त एवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:18 / 08 / 2023 11 : 44 : 07 AM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटविताना

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव:विनोद शर्मा - - वय:50 पत्ता:412 4था मजला 17जी वर्धमान चेंबर कावसजी पटेल रोड हॉर्निमन सर्कल, फोर्ट, मुंबई पिन कोड:400001		
2	नाव:राहुल वंडेकर - - वय:43 पत्ता:412 4था मजला 17जी वर्धमान चेंबर कावसजी पटेल रोड हॉर्निमन सर्कल, फोर्ट, मुंबई पिन कोड:400001		

शिक्का क्र.4 ची वेळ:18 / 08 / 2023 11 : 44 : 57 AM

शिक्का क्र.5 ची वेळ:18 / 08 / 2023 11 : 45 : 24 AM नोंदणी पुस्तक 4 मध्ये

JSRTHANE 12
सह. दुय्यम निबंधक वर्ग-२

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Macrotech Developers Limited	eChallan	69103332023070710651	MH004805860202324E	500.00	SD	0003522084202324	18/08/2023
2		DHC		0823179723067	800	RF	0823179723067D	18/08/2023
3	Macrotech Developers Limited	eChallan		MH004805860202324E	100	RF	0003522084202324	18/08/2023

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Defacement Charges]

प्रमाणित करण्यात येते की,
दस्त क्र.....9.9.1.3.16...../ 2023 मध्ये
.....80..... पाने आहेत
सदर दस्त पुस्तक क्र..... वर नोंदला

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2. Get print immediately after registration.

For feedback please write to us at feedback.isarita@gmail.com



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दि. 9/10/2023