

GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME WE,

1. SHRI SURESH S/O. GAJANAN BENDRE,

(PAN – ABNPB 7757 R),

Aadhar No. 3286 7206 4189

Mobile No. 8308742929

Aged 85 years, Occupation- Retired from Service,

R/o. Flat No. G-1, Utkarsha Mrug Apartment,

Shivaji Nagar, Hill Road, Nagpur – 440 010.

2. SHRI VIJAY S/O. GAJANAN BENDRE,

(PAN – BBRPB 8643 K),

Aadhar No. 8913 5842 8535

Mobile No. 9860807938

Aged 73 years, Occupation- Retired from Service,

R/o. Flat No. G-3, Utkarsha Mrug Apartment,

Shivaji Nagar, Hill Road, Nagpur – 440 010.

3-A. SMT. PUSHPA WD/O. KAMALAKAR BENDRE,

(PAN – ABNPB 2080 R),

Aadhar No. 7743 7270 4242

Mobile No. 9403737029

Aged 79 years, Occupation- Housewife,

R/o. Flat No. G-2, Utkarsha Mrug Apartment,

Shivaji Nagar, Hill Road, Nagpur – 440 010.

3-B. SAU. SANDHYA W/O. MANOJ TAMHANE,

(PAN – AAHPT 3245 P),

Aadhar No. 4044 7343 5652

Mobile No. 9819572441

Aged 56 years, Occupation- Housewife,

R/o. B 401, Gautam Towers, Gokhale Road,

Naupada, Thane – 400 602.

4-A. SHRI RAMAKANT S/O. GOPALRAO MUJUMDAR,

(PAN – ABZPM 4863 H),

Aadhar No. 5490 1040 0166

Mobile No. 9960133444

Aged 60 years, Occupation- Service,

4-B. SAU. INDRAYANI W/O. RAMAKANT MUJUMDAR,

(PAN – BLUPM 9787 N),

Aadhar No. 4661 8623 2550

Mobile No. 9766721166

Aged 52 years, Occupation- Housewife,

4-C. MISS. APURVA D/O. RAMAKANT MUJUMDAR,

(PAN – BFLPM 9243 L),

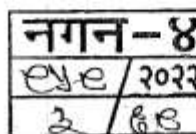
Aadhar No. 7033 1201 7334

Mobile No. 7767009910

Aged 31 years, Occupation- Student,

4A to 4C, R/o. Flat No. F-1, Utkarsha Mrug Apartment,

Shivaji Nagar, Hill Road, Nagpur – 440 010.



5. SMT. SARITA WD/O. RATNAKAR BENDRE,
(PAN – AGWPB 5133 B),
Aadhar No. 4919 3844 4598
Mobile No. 9421804849
Aged 76 years, Occupation- Housewife,
R/o. Flat No. F-2, Utkarsha Mrug Apartment,
Shivaji Nagar, Hill Road, Nagpur – 440 010.

6-A. ANNIE THOMAS GEORGE WD/O. BABU EAPEN GEORGE,
(PAN – AFKPG 0980 N),
Aadhar No. 5588 2606 6323
Mobile No. 9011611370
Aged 75 years, Occupation- Housewife,

6-B. CHERIAN GEORGE S/O. BABU EAPEN GEORGE,
(PAN – ABHPC 9204 C),
Aadhar No. 2873 8535 4610
Mobile No. 9890191039

Aged 50 years, Occupation- Business,
6-C. THOMAS BABU GEORGE CHERIAN S/O. BABU EAPEN GEORGE,
(PAN – ACZPC 9513 E),
Aadhar No. 5323 1370 0202
Mobile No. 9867929625
Aged 45 years, Occupation- Service,
6-A to 6-C, R/o. Flat No. F-3, Utkarsha Mrug Apartment,
Shivaji Nagar, Hill Road, Nagpur – 440 010.

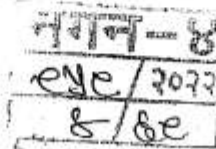
7. SHRI SHAMRAO S/O. NATHUJI BARAPATRE,
(PAN – ABKPB 1847 M),
Aadhar No. 8564 4557 8530
Mobile No. 9422553735
Aged 69 years, Occupation- Retired from Service,
R/o. Flat No. S-1, Utkarsha Mrug Apartment,
Shivaji Nagar, Hill Road, Nagpur – 440 010.

8. SMT. MADHAVI WD/O. SUBHASH SHEMBEKAR,
(PAN – BRSPS 0164 D),
Aadhar No. 4512 2361 0978
Mobile No. 9421777706
Aged 70 years, Occupation- Housewife,
R/o. Flat No. S-2, Utkarsha Mrug Apartment,
Shivaji Nagar, Hill Road, Nagpur – 440 010.

9-A. SHRI PRAKASH S/O. SHRIPAD SHEMBEKAR,
(PAN – AFCPS 4786 C),
Aadhar No. 4209 1553 2666
Mobile No. 9422101002

Aged 72 years, Occupation- Retired from Service,
9-B. SAU. MUGDHA W/O. PRAKASH SHEMBEKAR,
(PAN – AEPPS 8187 K),
Aadhar No. 3962 3601 0287
Mobile No. 9423683111

Aged 67 years, Occupation- Retired from Service,
9A to 9B, R/o. Flat No. S-3, Utkarsha Mrug Apartment,
Shivaji Nagar, Hill Road, Nagpur – 440 010.



10. SHRI NARENDRASINGH S/O. BHUVANSINGH NAGBIHRE,
(PAN - AAHPN 112 D),
Aadhar No. 2887 1828 8109; Mobile No. 8806188555
Aged 63 years, Occupation- Retired from Service,
R/o. Flat No. T-1, Utkarsha Mrug Apartment,
Shivaji Nagar, Hill Road, Nagpur - 440 010.

11-A. MR. VIJAY S/O. SADASHIV DESHPANDE,
(PAN - AAYPD 7829 A),
Aadhar No. 4764 7329 0238; Mobile No. 9822641434
Aged - 57 years, Occupation - Advocate,

11-B. DR. MRS. SMITA W/O. VIJAY DESHPANDE,
(PAN - AAYPD 7878 B),
Aadhar No. 6190 1914 8430; Mobile No. 9850055334
Aged - 53 years, Occupation -Self Employed,
11A to 11B, R/o. 63, Baji Prabhu Nagar,
Nagpur - 440 033.

WHEREAS, we have entered into an AGREEMENT OF REDEVELOPMENT bearing No. NGN-4-958 - 2022 dt. 31-1-2022 with JACKPOT DEALER PRIVATE LIMITED, Through its Authorized Signatory, SHRI RAKESHKUMAR S/O. RAMESHKUMAR PANDEY.

In respect of the property more particularly described in the Schedule hereunder written and hereinafter referred to as the said property.

Since vide the said Agreement we have agreed to execute this Power-of-Attorney, we hereby appoint JACKPOT DEALER PRIVATE LIMITED, Through its Authorized Signatory, SHRI RAKESHKUMAR S/O. RAMESHKUMAR PANDEY as our Attorney to do all acts, deeds, matters and things in respect of causing redevelopment of the said property.

NOW THESE PRESENTS WITNESSES THAT WE the above named Executant No. 1 to 11 do hereby nominate, constitute and appoint JACKPOT DEALER PRIVATE LIMITED, Through its Authorized Signatory, SHRI RAKESHKUMAR S/O. RAMESHKUMAR PANDEY, age about 53 years, Occupation - Business Residing at 38, Shantiniketan Society, Rana Pratap Nagar, Nagpur - 440 022. To be our true and lawful attorney in our name and on our behalf and either jointly or severally to carryout and perform by signature or otherwise any or all of the following acts, deeds, matters and things in respect of the said property namely -

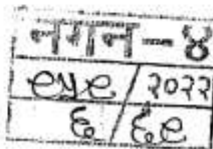
1. To make applications and to sign and submit the necessary plans and other documents to the Nagpur Municipal Corporation, Town Planning Authority, Collector, Competent Authority and/or the Govt. of Maharashtra or to any Govt. body or authority for permissions that in the opinion of our attorney may be deemed to be necessary.

2. To engage Architect and do all other acts, deeds and things by signature or otherwise for the purpose of preparation, submissions, approval and sanction of layout plans, sub-divisions plans and the building/s plans, service plans for drainage, water, road, electricity and dust bin as per the rules and regulations of the Government, Town Planning Office, Collector, Nagpur Municipal Corporation, Nagpur Improvement Trust etc. on such terms and conditions and for such remuneration as the attorney may in his discretion deem fit.

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3. To represent us by signature or otherwise in respect of the said property to the Nagpur Municipal Corporation, Nagpur Improvement Trust, Collector, Town Planning Authorities or to any Govt., Semi-Govt. body or authority for the layout, and/or sub division and/or amalgamation plans and/or plans utilizing T.D.R. and the building/s plans in such manner as may be desired by our attorney, so long as such plans are in accordance with the rules and regulations of the requisite authorities and to have all such plans approved and sanctioned and otherwise, to do all other acts, deeds, matters and things including to sign all necessary applications, affidavits, bonds, writings and undertakings as may be required by the appropriate authority for getting the plans in respect of the said building/s to be approved, to revise any plans and to pay to the authorities concerned necessary fees, charges and expenses as also deposits that may be required to be made under the rules and regulations in force. To revise the layout and building/s plans from time to time and/or to submit new plans as may be required and may be decided by our attorney/s at his/her/their discretion, to sign requisite applications, statements, documents etc. there for and generally to do all acts in relation thereto. To sign affidavits, indemnity bonds, undertakings, agreements etc. for sanction of the plans or revisions thereof or for obtaining Commencement Certificates, Plinth Checking Certificates, Completion Certificates etc. and to do all acts as may be required to be done as per the Building Rules and Regulations or as may be stipulated by the respective authorities or as may be agreed by our attorney/s.
4. To seek and obtain refund of any money paid to the Corporation or to Govt. or due from the Corporation/Govt. or any other authority and for the said purpose to submit application, to receive the amount and give receipt there for and to do all acts, deeds and things by signature or otherwise in relation thereto.
5. To appoint structural/RCC consultants and obtain structural designs, calculations and stability certificates etc. and to fulfill all requisitions and requirements of corporation and other authorities in that regard and for the said purpose to do all acts, deeds and things by signature or otherwise.
6. If required to get the areas of the said Property corrected in Govt. and corporation records and for the said purpose to sign all requisite applications, statements etc.
7. To obtain permission for cutting the trees from tree cutting authority, corporation, court or concerned authority / person and for the said purpose to sign and submit applications, petitions, (to comply with all the legal requisites) and to do all acts, deeds and things in relation thereto.
8. The said property was/is within the limits prescribed under the Urban Land (Ceiling and Regulation) Act, 1976 (now repealed) and is neither acquired nor its possession taken u/s 10(3) or 10(5) nor exempted u/s 20 or 21 of the said Act. If required our power of attorney is empowered to execute declaration/affidavit accordingly in our name and on our behalf and to submit the same before proper authorities and generally to do all acts, deeds and things in that behalf.
9. If the said Property or any portion of the said property is or will be reserved and/or already acquired for any purpose then the corporation or acquiring authority may pay the compensation there for in terms of additional F.S.I. in respect of the portion under the reservation to be utilized in the remaining portion of the Property or in any other property by floating the F.S.I. In such an event to revise the plans, get the same sanctioned from Authorities, to enter into agreement with the acquiring authority and/or Corporation, to surrender the



reserved portion/property, to compromise the dispute (if any) on such terms as our attorney may think proper and agree upon. If the Corporation refuses to permit the FSI in respect of the area under reservation or otherwise to accept the compensation as may be awarded or settled by compromise by our attorney. For the above purposes to sign all papers, undertakings, references, applications, petitions etc. and generally to do all acts, deeds and things in relation thereto.

10. To apply to the Collector, Nagpur Dist. for making this property free from Nazul Lease and for that purpose to do and to carry out all such acts, deeds, affidavits, bonds, matters and things as may be necessary and to appear before all officers of the Govt. of Maharashtra, Town Planning Authority and other local authorities and bodies.

11. To get the present reservation/designation of the said property in the Development Plan (if any) changed or to remove the reservation and for the said purpose to represent us by signature or otherwise before all requisite Govt. and Semi Govt. authorities, officers and persons including State Govt., N.M.C., Collector, Commissioner, Town Planning Office, etc. and to sign all applications, petitions, statements, replies, undertakings, assurances, to deposit money and also for the said purpose take all actions in Courts or otherwise including filing writ-petition, suit etc.

12. To purchase additional FSI on payment of premium thereof from the Nagpur Municipal Corporation, Nagpur Improvement Trust and / or to get the T.D.R. of any other property sanctioned for redevelopment on the said property or to take T.D.R. of the said property for development in any other property and for the said purpose to represent us by signature or otherwise before all concerned authorities and to sign applications, plans, agreements etc., to register the same, to pay amount, to obtain certificate including Development Right Certificate or permissions, confirmation, to get the approval to revise plan due to loading of FSI / TDR from Nagpur Municipal Corporation, Nagpur Improvement Trust and subsequently to revise relevant deeds / documents due to revision in plans etc. and generally to do all acts, deeds and things in relation thereto.

13. To obtain plinth checking certificate and part and final completion certificate of the building.

14. To appear before and represent us by signature or otherwise to the Govt. of Maharashtra, Town Planning Authorities, Corporation authorities, Competent Authority, Collector, Magistrate, Commissioner of any division, Tahasildar, Talathi, City Survey, M.S.E.B./M.S.E.D.C.L., authorities under Maharashtra Co-operative Societies Act, Maharashtra Ownership Flats Act, Maharashtra Apartment Ownership Act, Maharashtra Land Revenue Code etc. and all other public or semi-public authorities, officers, persons etc.

15. To join in and to sign on our behalf as Consenting Party all agreements between the Developer/Promoter or its/his nominee or assignee or persons claiming through it/him and the unit purchasers, to present such agreements, Deed of Rectification/ Amendments before the Registrar, Sub-Registrar or any other authority, to admit execution thereof and to do all other acts, deeds or things that may be necessary to complete the Registration of the such agreements.

16. To make application to the M.S.E.B./M.S.E.D.C.L. for new electricity meter/s. erection of transformer or for such other purpose as may be necessary, to deposit or pay any amounts, to enter into agreement or indenture with MSEB/MSEDCL and generally to represent us before the MSEB/MSEDCL authorities. To shift or get shifted the transmission lines/electrical

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lines/transformers and for the said purpose to sign and submit applications, statements, affidavits, undertakings, bonds, etc. and to do all acts, deeds and things in relation thereto.

17. To get the assessment of the new building/s and tenements therein finalized and for the said purpose to take objections to the provisional assessment and appear for hearing.

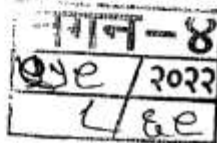
18. To represent us before all courts of law, to file, prosecute and defend all actions, suits and proceedings, to file appeals, writs etc. to sign and verify all plaints, written statements and other pleadings, applications, petitions etc. to deposit, withdraw and receive documents and any money or moneys to and from the court or from the opposite party either in execution of the decree or otherwise and on receipt of payment thereof to sign and deliver for us proper receipts and discharges for the same. To engage and appoint any solicitor, or advocate to act and plead and otherwise conduct cases, and compromise and withdraw all suits. To compromise or settle or withdraw or be non-suited in any dispute or litigation in or outside the Court or Authority on such terms and for such consideration as our attorney/s may decide in his/their absolute discretion.

19. To enter into contracts with the adjoining land owners or occupants, thereof or with any other person or authority, Govt. or Semi-Govt. body or institution for obtaining access road or any other facility such as drainage, water or electrical line connection or for obtaining any other benefit or facility or for any other purpose, to amalgamate the said property with the adjoining property/properties and to carry out a scheme jointly in all the said properties as per the discretion of the Developer/Power of Attorney Holder and if required to make sub-division/s of amalgamated properties as per the discretion of the Developer and if required to register the said agreement and to implement the same.

20. To form and get registered an association of apartments or any other organization of the unit holders in the said property and for the said purpose to appear before and represent us by signature or otherwise all concerned authorities, persons etc., to sign applications, statements, forms, agreements, declarations etc., to execute and register deed of declaration u/s 2 of the Maharashtra Apartment Ownership Act 1970 and generally to do all acts, deeds and things in relation thereto.

21. This Power of Attorney does not give the power of mortgaging Plot No. 44 land to the Power of Attorney Holder in any case.

22. To assign/transfer/sell the flats / units other than those retained by us under the said AGREEMENT OF REDEVELOPMENT entered into by us with our Power of Attorney/s as stated herein above or otherwise howsoever, for such consideration and on such terms by one or more documents of the entire property or parts thereof as may be decided by our attorney/s at his/her/their absolute discretion and for the said purpose to enter into agreements/deeds etc., to do all acts, deeds and things as per and in furtherance thereto, to receive the consideration in his/her/their own name/s and to his/her/their own account and give receipt in his/her/their own name/s, to execute Deed of Assignment/ Deed of Transfer/s, to register all the said agreements, deeds etc., to admit the execution and receipt of consideration, to deliver possession of the property or portions thereof, to obtain all permissions for the said transfer, to cancel the agreements or seek compliance thereof and generally to do acts, deeds and things in relation thereto.



23. To sell or convey any intending purchaser/s of flats /units or society thereof and to sign, execute and deliver all agreements, sale deeds, conveyances, indentures, deed of declaration, deeds of apartments, and/or all Agreements/Deed of Correction/Rectification/ Amendments in the said sale deeds, conveyances, indentures, deed of declaration, deed of apartments etc. of and in respect of the said property as may be required for fully and effectually conveying the said property or part/s thereof or units therein as per the terms of the aforesaid agreement entered into by us with the Developer/Promoter and as per the provisions of various statutes including Maharashtra Ownership Flats Act, 1963 and Maharashtra Apartment Ownership Act, 1970 or Maharashtra Co-Operative Societies Act, 1960.

24. To permit mortgage of the flats or units therein by the intending purchasers to any Bank or financial institutions or any other person for security of the loan to be availed by the intending purchaser and for the said purpose to execute and register Mortgage Deed, Memorandum of equitable mortgage and/or other relevant documents, deeds and indentures, subject however that we shall not be responsible for repayment of the said loan in any manner whatsoever. However, in any case the Plot No. 44, area admeasuring 836.2 Sq. Mtrs. shall not be permitted to mortgage by the Power of Attorney Holder.

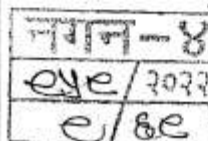
25. To appear before the Registrar or the Sub-Registrar of Assurances or any other offices or any appropriate Registering Authority, to present and lodge for registration and admit the execution of all deeds and conveyances and other assurances, Indentures and to admit the receipt of consideration and to do all other acts, deeds and things in relation thereto which may be necessary to complete the Registration thereof.

26. To sign all the necessary documents and applications and to swear affidavit on our behalf before all Government, Semi-Government authorities, Talathis, Mamlatdar, Sub-Registrar and other Revenue and Land Record Offices and to do all acts, deeds and things in furtherance to the said agreements and conveyances for more perfectly assuring the title of the said Property unto the purchasers thereof.

27. To apply for and to obtain all the requisite permissions that may be necessary for the purpose of execution of Sale Deeds, Conveyance etc. in favour of a society or an apartment of association of flat purchasers or condominium and for the said purpose to sign, affirm and execute and to do all acts, deeds and things that will be required to be done for facilitating redevelopment of the said property.

28. To get the names of the purchasers of flats or society mutated in all Government records including Talathi, Tahasildar, City Survey, Corporation, Collector etc. and for the said purpose to sign the requisite applications and to swear statements, affidavits, acknowledgment of communication etc.

29. AND Generally to do execute and perform any other act or acts, deeds, matters and things whatsoever which in the opinion of our said Attorney ought to be done, executed or performed in relation to the redevelopment of the said



property, as fully and effectually as we ourselves could do the same as if personally present notwithstanding any express power in that behalf is here in given.

AND we do hereby agree and undertake to ratify and confirm whatever our attorney may lawfully do or cause to be done by virtue of these presents notwithstanding any express power in that behalf is not given hereunder and the said acts, deeds and things will be presumed to be done by us.

AND it is hereby declared and confirmed that this Power of Attorney is binding on us, our heirs, executors, assigns and all persons claiming through us and will continue and can be used even after demise of any of us this attorney shall not determine due to death and can be used until the completion of the development, conveyances and all works in respect of the redevelopment of the said entire property. Under such circumstances the Legal heirs and the remaining owners shall execute / revise the Power Of Attorney if so required by the Developer.

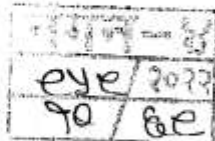
AND it is hereby declared that stamp duty for the above referred Agreement of Redevelopment dt. 31.1.2022 has been paid as per the provisions of Article 25(d) of Schedule I of the Bombay Stamp Act, 1958 and therefore as per proviso to Article 48(g) this Power-of-Attorney is executed on stamp of Rs.500/-

SCHEDULE

All that piece & parcel of Nazul Lease Hold Plot No. 44, total area admeasuring 836.2 Sq. Mtrs. (9000 Sq. Ft.), at Mouza – Ambazari, situated at Civil Station Expansion Scheme, Dharampeth Extension, Shivaji Nagar, Nagpur, bearing City Survey No. 461 & Sheet No. 9, within the limit of NIT and NMC bearing Ward No. 73, Tahsil and District Nagpur TOGETHERWITH the entire RCC Superstructures comprising individual Apartment(s) in the existing Multistoried Building standing thereon consisting of 12 (Twelve) independent and self-contained separate Apartments (i.e. 3 Apartments on each Floor and having Four such Floors) therein and known and styled as "UTKARSHA MRUG", and the plot is bounded as under: -

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|--------------|---|--------------------------------|
| On the East | - | Plot No. 43 & Conservancy Lane |
| On the West | - | Road |
| On the North | - | Plot No. 45 |
| On the South | - | Plot No. 43 |

Along with all appurtenances and along with the entire FSI and TDR pertaining to said Property.



IN WITNESS WHEREOF WE have signed this Power of Attorney at Nagpur on this 31st day of January 2022.

We Accept the powers conferred on us
POWER OF ATTORNEY HOLDER



Rameshkumar Pandey



JACKPOT DEALER PRIVATE LIMITED
Through its Authorized Signatory,
**SHRI RAKESHKUMAR S/O. RAMESHKUMAR
PANDEY**



EXECUTANT

Suresh Bendre



1. SHRI SURESH S/O. GAJANAN BENDRE



Vijay Bendre



2. SHRI VIJAY S/O. GAJANAN BENDRE

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Left thumb impression of
Mrs. Pushpa Kamalakar Bendre
before me
Dr. Manoj Tambe



3-A. SMT. PUSHPA WD/O. KAMALAKAR BENDRE



Sandhya



3-B. SAU. SANDHYA W/O. MANOJ TAMHANE



Ramakant



4-A. SHRI RAMAKANT S/O. GOPALRAO MUJUMDAR



Mrs. S.R. Mujumdar



4-B. SAU. INDRAYANI W/O. RAMAKANT MUJUMDAR



Apurva



4-C. MISS. APURVA D/O. RAMAKANT MUJUMDAR



Mrs. S. R. Bendre



5. SMT. SARITA WD/O. RATNAKAR BENDRE



Annie George



6-A. ANNIE THOMAS GEORGE WD/O. BABU EAPEN GEORGE

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Cherian



6-B. CHERIAN GEORGE S/O. BABU EAPEN GEORGE



Thomas



6-C. THOMAS BABU GEORGE CHERIAN S/O. BABU EAPEN GEORGE



Shamrao



7. SHRI SHAMRAO S/O. NATHUJI BARAPATRE



Mrs. M.G. Shembekar



8. SMT. MADHAVI W/O. SUBHASH SHEMBEKAR



Prakash



9-A. SHRI PRAKASH S/O. SHRIPAD SHEMBEKAR



Shembekar M.P.



9-B. SAU. MUGDHA W/O. PRAKASH SHEMBEKAR



Bhuvansingh



10. SHRI NARENDRASINGH S/O. BHUVANSINGH NAGBHIRE

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