**CONFIDENTIAL**

**S P E C I A L P O W E R OF A T T O R N E Y**

**By and Between**

**SUJATA NIVAS CO-OPERATIVE HOUSING SOCIETY LIMITED (“SOCIETY”)**

**AND**

**ROSWALT REALTY PRIVATE LIMITED (“DEVELOPER”)**

**SPECIAL POWER OF ATTORNEY**

TO ALL TO WHOM THESE PRESENTS SHALL COME, WE**, SUJATA NIVAS HOUSING SOCIETY LIMITED**, a Co-operative Housing Society registered under the provisions of the Maharashtra Co-operative Societies Act, 1960, bearing Registration No. BOM/HSG/ 259 of 1962 having PAN: AAGAS2613A situated at 1/C3/3, S.V. Road, Bandra West, Mumbai – 400050, represented through its office bearers:

|  |  |  |
| --- | --- | --- |
| **Name of Member** | **Particulars** | **Flat No.** |
| Mr. Sunil Krishnaraja Tommundrum | Secretary | A-4 |
| Dr. Sundeep Srinivas Kamath | Managing Committee member | B-12 |
| Mr. Ashish Arun Ghone | Managing Committee member | A-6 |
| Mr. Sanjay Brijbhushan Sharma | Managing Committee member | C-23 |

hereinafter referred to as the **"Society"** SEND GREETINGS:

**WHEREAS:**

1. The Society is the owner of and solely and absolutely seized and possessed of, or otherwise well and sufficiently entitled to all that pieces and parcels of the Land admeasuring 1,695 sq. yds. which is equivalent to 1,417.20 sq. mts. (as per property card) bearing CTS No. 1172 and bearing Plot No. 1/C-3/3 (“**said Land**”) and forming part of and being a sub-division of a larger piece and parcel of land bearing final plot No. 1/C of Town Planning Scheme No. II, Bandra, bearing Survey No. F/1172 (which sub-division has been sanctioned by the Collector of Mumbai by the office letter bearing TP/8/65 sub of 1959-60 dated 20th October 1959) and lying within the Registration Sub-District of Bandra, together with the Building standing thereon known as “Sujata Nivas” comprising of Ground + 3 Upper Floors and comprising of 23 residential flats and 3 garages in the said building (the **“Existing Building/Building**”) situated at S.V. Road, Bandra West, Mumbai - 400050. The Land and Building, unless individually referred to, are hereinafter collectively referred to as the “**Property**”. The Property is more particularly demarcated in the red color boundary line on the plan and is more particularly described in the **First Schedule** herein under written**.** The copy of Property Card’s with respect to the Land are annexed and marked as **Annexure “ ”**.
2. The Society is desirous of redeveloping the Property after demolition of the Building standing thereon and constructing new building/structure on the Land by utilising the land floor space index **(“FSI”),** fungible floor space index relating to and arising out of the Land under Regulation 33(11) of Development Control and Promotion Regulations, 2034 (as may be amended from time to time) **(“DC Regulations”);**
3. By a development agreement dated 2025,("**Development Agreement**"), made at Mumbai between and among the Society, the Members of the Society and the **ROSWALT REALTY PRIVATE LIMITED**, a private limited company (CIN No. U45201MH2013PTC248608), PAN AAECV8453B, registered under the provisions of Companies Act, 1956, having its registered office at 903, Naman Centre, Opp. LIC Digital, C-31, G-Block, Bandra Kurla Complex, Bandra (East), Mumbai - 400051, through its authorized signatory Mr. Dilip Chimanlal Solanki, pursuant to Board Resolution dated 4th February 2025, (hereinafter referred to as the “**Developer**”), the Society has agreed to grant redevelopment rights in respect of the Property on the terms and conditions mentioned therein;
4. Pursuant to the Development Agreement, the Society has agreed to execute a power of attorney in favour of the Directors of the Developer for the purpose of obtaining necessary approvals/permission/ consents and do other incidental and ancillary acts, deeds, things and matters for the redevelopment of the Property;
5. It is further confirmed that the Development Agreement is duly stamped under Receipt No. at the office of the Deputy Inspector General & Registration and Deputy Collector of Stamps Mumbai under the provisions of Article 5(g-a) of the Bombay Stamp Act, 1958 and hence in accordance with the second proviso under Article 48(g), this Power of Attorney is stamped with stamp duty of Rs. 500 (Rupees Five Hundred Only). A copy of the receipt evidencing the payment of stamp duty on the Development Agreement is annexed hereto.

# NOW KNOW YE ALL MEN AND THESE PRESENTS WITNESSETH that We 1) Mr. Sunil Krishnaraja Tommundrum aged about \_\_\_\_\_\_ years, the Secretary, 2) Dr. Sundeep Srinivas Kamath aged about \_\_\_\_\_\_ years, the Managing Committee member, 3) Mr. Ashish Arun Ghone aged about \_\_\_\_\_\_ years, the Managing Committee member and 4) Mr. Sanjay Brijbhushan Sharma aged about \_\_\_\_\_\_ years, the Managing Committee member respectively, of the Society do hereby, jointly and severally, appoint, nominate and constitute the authorized signatories/Directors of the Developer, Mr.Dilip Chimanlal Solanki and Mr. Shailendra Narayan Raje, having its registered office at 903, Naman Centre, Opp.. LIC Digital, C-31, G Block, Bandra Kurla Complex, Bandra (East), Mumbai 400 051, as our true and lawful attorneys (hereinafter referred to as “the Attorneys”), to act for it in the name and on behalf of the Society and as its act and deed and as the true and lawful Attorneys of the Society, to do execute and perform jointly or severally all or any of the several acts, deeds, matters and things hereinafter appearing:

1. **TO APPOINT OR NOMINATE**, engage and authorize Solicitors, Advocates, Pleaders, Architects, Structural Engineers, R.C.C. Consultants, Electrical Contractors, Legal Advisor, valuers and surveyors or any other person or persons and to remove them or any of them, to appoint in their place any other Solicitors & Advocates, Pleaders, Architects, Structural Engineers, R.C.C. Consultants, Electrical Contractors and Legal Advisor, valuers and surveyors, and to pay them such fees and remuneration as the Attorneys shall deem fit and for that purpose to sign, execute, deliver and file necessary Vakalatnama, warrants, contract and authority letters or other necessary documents to act or any other papers or any other necessary authorities in respect of redevelopment of the Property.
2. **TO PERFECT** the title of the Society to the Property in all respects as may be required, including by having the correct areas and other details in respect of the Property entered, mutated and recorded in such records; and for the said purposes, to do, execute and perform all necessary acts, deeds, matters and things, including to deal and correspond with and to appear and represent the Society/us before the aforesaid and other concerned authorities, and to sign, execute, register and deliver all applications, representations, letters, forms, undertaking, petitions and other documents and writings that may be required.
3. **TO CARRY OUT** development work in respect of the said Property including construction and completion of proposed new building thereon in accordance with the plans and specifications thereof to be approved and sanctioned by the Slum Rehabilitation Authority (“**SRA”**) and/ or Brihanmumbai Municipal Corporation (“**BMC**”) and/ or the Collector and/ or any other concerned authorities in accordance with the DC Regulations and in the manner set out in the said Development Agreement.
4. **TO APPLY FOR** AND OBTAIN any and all permissions, sanctions or approvals in respect of the redevelopment of the Property and for the purpose of making all applications, petitions and representations to the SRA, BMC, Collector, authorities under the Maharashtra Land Revenue Code 1966, Divisional Commissioner, the Competent Authority under the Urban Land (Ceiling & Regulation) Act 1976, Government of Maharashtra, Central Government, Land Acquisition Authorities, Coastal Authorities, Air Aviation Authorities, the Pollution Control Boards, Environmental and Ecological Authorities, the City Survey & Land Records Authorities, the Government of Maharashtra (in all its Ministries and Departments), including the Ministry of Environment & Forests, the Railway Ministry and Authorities, Mumbai Metropolitan Region Development Authority (MMRDA), the Defence Ministry and Authorities, the Collector and other Revenue Authorities and officers (including the Talati and Tahsildar), the authorities and officers under the Maharashtra Regional and Town Planning Act, 1966, the Chief Fire Officer and other concerned Fire Brigade Authorities, Town Planning Authorities, the Competent Authorities constituted/ appointed under the Urban Land (Ceiling and Regulation) Act, 1976 (since repealed), and all other development authorities, and/or any other government, semi-government, local or public bodies or authorities concerned and all its respective departments (hereinafter collectively referred to as the “**Concerned Authorities**”) or any other authority or authorities either personally or through any stipulation or a condition, which may be imposed by such authority or authorities as the case may be.
5. **TO HAND OVER**, surrender and/or transfer the portion/s of the Property, which may now or hereafter be notified for, designated as and/or affected by any set- back for road widening and/or amenity open space, if any, out of the Property to the Concerned Authorities or any other appropriate authorities and to claim the FSI or TDR or any other benefit for use on the Property and to avail the benefit of the Government including Government Notifications and, for that purpose, to sign all such deeds, documents, undertakings, affidavits, etc. for and on behalf of the Society and thereupon to carry out and effect the necessary amendments and mutations in the records of the aforesaid Concerned Authorities and the City Survey & Land Records authorities.
6. **TO AVAIL**, all incentives and benefits of DCPR 2034 and transfer and load Permanent Transit Camps **(PTC’s)** as per the Developers discretion under the DC Regulations and/or Transferable Development Rights (TDR) as well as Fungible FSI or any incentive FSI in respect of the said Property or any part thereof and/or to make use of TDR of any other property onto the said Property and for the said purpose to sign and execute on behalf of the society the necessary application, affidavit and documents and submit the same to the SRA or BMC or other concerned authorities and to make the necessary payments, if any, towards the deposits, premium, etc.
7. **TO UTILISE** and consume the full development potential by way of FSI, fungible compensatory FSI and/or otherwise, arising, originating and/or available from or of any other property, for construction and development on the Property, as may be legally permissible from time to time in terms of the Development Agreement and to construct the new building or structures on the Property by utilizing such FSI, additional FSI and fungible compensatory FSI etc for the Society.
8. **TO PURCHASE** and acquire/ transfer/ load in the name of the Society, the maximum FSI, PTC, incentive FSI at the Developer's own cost, from holders of Development Rights Certificate **(“DRC”)** area of FSI of other properties and utilise and consume the same on the Property for the construction and development of the Property in accordance with the DC Regulations and the Concerned Authorities rules and regulations and/or any amendment thereto and for this purpose and to submit to the Concerned Authorities and obtain sanctions to the plans or amendments thereto and further for this purpose to sign and execute agreements for acquisition/purchase of such FSI comprised in DRC’s on such terms and conditions as the Attorneys may deem fit. It is hereby clarified that any amendment in the plans will be strictly in accordance with the terms and conditions of the Development Agreement.
9. **TO DO** and carry out and/or authorise to do and carry out and/or cause to be done and carried out all the acts, deeds, matters and things and exercise all rights for the same and for full and complete redevelopment of the Property envisaged in the Development Agreement.
10. **TO NEGOTIATE** and deal with the members of the Society and to enter into an agreement for temporary and/or permanent alternate accommodation, or any other agreements or assurances for release of their rights and/or any such agreement or arrangement as the Attorneys shall deem fit and proper and to accept surrender of rights of the members and obtain vacant and peaceful possession of the Building together with the Land from the members of the Society.
11. **TO PREPARE** and submit plans and specifications, etc. in respect of redevelopment of the Property and construction of buildings on the Property and for that purpose to apply to the Concerned Authorities for the purpose of obtaining their approvals, sanctions, permissions for amendments, revisions, modifications, alterations, rectifications, additions and/or deletions to such building plans and specifications and/or extension, renewal and revalidation thereof and for the purpose of the aforesaid to sign and execute in the name and on behalf of the Society all building plans, layout plans, specifications, applications, undertakings and other papers required by the Concerned Authorities or any of them in relation to all things or matters for or concerning sanctioning or approving plans for redevelopment of the Property, construction of buildings and providing amenities on the Property and/or to the buildings to be constructed thereon. Provided however that, all such amendment in the plan, drawing or design will be done in accordance with the terms and conditions of the Development Agreement.
12. **TO APPLY** for and obtain No Objection Certificate and /or other certificates from the Ward Officer, the Executive Engineer, (Building Proposal), CFO, Traffic and/or other concerned departments and authorities as may be necessary.
13. **TO MAKE** applications to the Concerned Authorities for the purpose of obtaining various permissions, approvals and sanctions including intimation of disapproval/approval (“**IOD/IOA**”), commencement certificate **(“CC”)**, occupation certificate **(“OC”)** and/or completion certificate of the buildings to be constructed on the Property and/ or amendments thereto if necessitated under certain situations and for that purposes to sign all such deeds, documents and papers, etc.
14. **TO PAY** to the Concerned Authorities the premiums, deposits, charges and other amounts required to be paid in relation to redevelopment of the Property and construction of buildings on the Property as the Attorneys deem fit and proper and ask for refund of such deposits/amounts paid by them and to apply for and obtain from the Concerned Authorities necessary permission or no objection certificate for drainage connection, water connection, drainage completion certificate and other no objection certificate for the purposes aforesaid and to sign and execute in the name of the Society or in our names and on our behalf all necessary plans, applications, undertakings affidavits, documents and papers as the Attorneys may require.
15. **TO MAKE** application to have suspended or disconnected or for obtaining any or all service and utility connections installed in respect of the Property or any part/s thereof, including water, electricity, gas and telephone connections, and for such purposes, to do, execute and perform all necessary acts, deeds, things and matters, including to sign, execute and submit to the Concerned Authorities, Adani Electricity Mumbai Limited (hereinafter referred to as “**Adani**”) and/or Tata Power and/or any other concerned electricity and power providers, Mahanagar Telephone Nigam Limited (“**MTNL**”) and/or any other concerned telephone and telecommunications services providers, Mahanagar Gas Limited, and all other concerned service and utility providers and suppliers and/ or the Concerned Authorities, all necessary applications, forms, indemnities, undertakings, affidavits, declarations, documents and writings, and to pay all charges, fees, premium, deposits, amounts and levies whatsoever thereof, and to obtain refund thereof.
16. **TO DEAL**, correspond with and to appear and represent the Society/us before the concerned electricity / power providers (including, but not limited to, Adani/ Tata) and/or any other public or private body, authority and/or person, for removing, shifting or relocating any existing electricity sub-station/s or distribution kiosk/s on the Property, and/or for obtaining electricity and power lines, cables and connections during the course of construction and development and for and in respect of the new building, and to do and perform all necessary acts, deeds, matters and things for the same, including to construct and install or permit to be constructed and installed new electricity sub-station/s and/or distribution kiosk/s on the Property, and to hand over and/or transfer (by way of lease, licence or otherwise) to the concerned electricity / power providers (including, but not limited to, Adani/ Tata) and/or such other public or private body, authority and/or person (as the case may be), the portion/s of the Property whereon the same is/are constructed and installed, in such manner and on such terms, conditions, covenants and provisions as may be required by or agreed upon by the Attorneys, and for these purposes, to cancel, terminate, vary and/or amend any agreements, deeds, documents and/or writings which may have been executed heretofore in respect of any existing electricity sub-station/s or distribution kiosk/s on the Property, and to sign, execute, register (if required) and submit all necessary applications, forms, statements, affidavits, declarations, undertakings, indemnities, agreements, sub-lease and/or licence documents, and other deeds, documents, instruments and writings, and to pay all necessary charges, fees, premium, deposits and other amounts whatsoever, and to do and perform all other necessary acts, deeds, things and matters.
17. **TO CORRESPOND** with the Concerned Authorities including the SRA, BMC, MMRDA, State Government and/or Central Government in all their departments for any matter in connection with or relating or touching redevelopment of the Property as per the terms and conditions of the Development Agreement.
18. **TO REPRESENT** the Society/us and to appear before the SRA, Collector of Mumbai, Divisional Commissioner, Mamlatdar Tahsildar, the BMC, Talathi, Revenue Authorities, City Survey Officer, Consolidation Officer or any other authorities or bodies, including the State Government and/or Central Government in all their departments for any matter relating to or in connection with taxes or assessment payable in respect to the Property, including filing of any complaint, appeal, etc. **AND** settlement thereof and do all such correspondence with them and such departments in respect of the Property.
19. **TO APPEAR** on behalf of the Society/on our behalf before all Concerned Authorities and parties, sign and execute all necessary applications, forms, appeals, indemnities, declarations and undertakings and to make such agreements and arrangements or any other deeds or documents with the Concerned Authorities as may be necessary, required or advisable for or in connection with redevelopment of the Property or construction of building/s thereon as per the terms and conditions of the Development Agreement.
20. **TO COMMENCE**, prosecute, institute, defend, oppose and negotiate for settlement of any dispute and settle and appear on behalf of the Society and represent it in suits, appeals or revision proceedings and in all actions and legal proceedings, whether civil, criminal, original or appellate side and in all applications, petitions in any Court of law in India or Tribunal including for perfecting the title of the Society to the Property and/or the construction and development to be effected thereon and in all applications or petitions in Court of law and as also in proceedings before Registrar of Co-operative Societies and all his subordinates and superiors, as also in any proceedings before revenue authorities and/or any proceedings before SRA, BMC, coastal authorities, air aviation authorities, housing, police, revenue, stamp authorities, public works, postal authorities and/or registration authorities as also before all Magistrates, Judicial, Municipal and Revenue Officers and the Sub-Registrar of Assurances and other officers and to issue and accept services of writs, processes or summons, notices and to do all acts, deeds, matters and things as may be necessary and if thought fit to abandon, execute and submit to judgement or decree or become non- suited in any action or proceedings and without prejudice to the generality of the foregoing contents to appear in all court proceedings and to attend all meetings in respect of the Property and to attend and defend all matters before any officers of court or other Government or Semi-Government Authorities pertaining to the Property and also to represent the Society/us and to appear before the officers of the court or other Government or Semi-Government Authorities in respect of the Property.
21. **TO SIGN**, verify, depose, apply, present and declare plaints, petitions, Written Statements, Consent Terms, compromise, replies, affidavits, declarations, Memorandum of appeals, Applications, complaints, representations, to withdraw any money deposited in any court and other necessary papers or documents for all or any of the purposes aforesaid in respect of the Property for and on behalf of the Society.
22. **TO APPEAR,** act and represent the Society/us in all courts, Civil, Criminal or the Co-operative Court or any tribunal specially constituted under any law or any officers or any of the Concerned Authorities or courts or tribunals thereunder, to defend or prosecute any action pertaining to the development of the Property and/or against any of the Member or Members of the Society, who are or may be obstructing or hindering the development work and to do all things required to be done in that behalf.
23. **TO PAY** all taxes, rates, charges, expenses and other outgoings in respect of the Property relating to the re-development of the said Property in terms of Development Agreement.
24. **TO REGISTER** the project contemplated under the Development Agreement in accordance with The Real Estate (Regulation and Development) Act, 2016 read with The Maharashtra Real Estate (Regulation and Development) Rules, 2017 (“**RERA**”) and for that purpose, to make necessary applications and representations before RERA and to upload information relating to the redevelopment of the said Property in accordance with RERA on MahaRERA website from time to time, including wherever required, in the name of the Society in its capacity as the land owners of the said Property and to take all actions and sign all documents as required under the provisions of RERA and the Rules and Regulations thereunder including the Declaration in Form ‘B’ under the Maharashtra Real Estate [Regulation and Development] [Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website] Rules, 2017.
25. **TO SELL AND TRANSFER** the Free Sale component in the New Building which the Developer is entitled to dispose off subject to the terms and conditions of the Development Agreement and grant ownership rights in respect of the Flats/Units in the Free Sale component in the new building (at such consideration/premium as the Developer may, from time to time, determine in its sole discretion) and to receive from such purchasers in respect of the Free Sale component the consideration/ premium and to appropriate the same to themselves i.e. the Developer and to put such purchasers/acquirers in vacant possession of their respective Flats/Units and to lodge for registration with the concerned Sub- Registrar of Assurances and admit execution thereof before him and complete the formalities for the registration of the Agreements for Sale. Provided that under no circumstances shall the said Society be made a party to such Agreement for Sale.
26. **TO MAKE** applications to the Concerned Authorities for the purpose of surveying the Property and for constructing boundary lines and/or putting fencing and for the purposes aforesaid to sign and execute in the name of the Society/our names and on our behalf necessary applications, documents, writings, forms and papers as may be required and upon such survey being done to execute on behalf of the Society deed/deeds of rectification, supplemental agreements or any other writings or writing confirming the variation of the area of the Property and to do all necessary acts, deeds, things and matters including presenting and getting such documents registered with the authorities concerned including municipal, revenue etc.
27. **AND ALSO** for better and more efficient doing, effecting and perfecting the several matters and things aforesaid to appoint from time to time or generally such person or persons as the Attorneys may think fit as substitute/s or deputy/s to do, execute and perform all or any such matters and things as aforesaid and any such substitute or substitutes at pleasure to remove and to appoint another or others in his place or their places and the Society and its successors hereby agree at all times to ratify and confirm whatsoever the Attorneys or any such substitute/s or deputy/s shall lawfully do or cause to be done in respect of the Property. It is however clarified here that such substitute(s)/deputy(s) shall only be another Director of the Developer.
28. **AND GENERALLY** to do everything whatsoever, which may be deemed necessary, proper or expedient for development of the Property, but as per the terms and conditions of the Development Agreement, and which the Society could do by itself or by its successors if personally present and if this power had not been executed.
29. **AND GENERALLY** to do, execute and perform and cause to be done, executed and performed all acts, deeds, matters and things, as the Attorneys shall think fit and proper for the purpose of redevelopment of the Property, but only as per the terms and conditions of the Development Agreement, as amply and effectually as the Society itself and/or its successors could have personally done.

**IT IS HEREBY FURTHER DECLARED** that all costs, charges and expenses of and incidental to any acts, deeds, matters and things done or caused to be done by the Attorneys in or about exercise of the powers and authorities herein contained, shall be borne and paid by the Attorneys and the Attorneys shall be responsible for the same and they have agreed to indemnify the Society/us and the office bearers and keep the Society/us and the office bearers fully indemnified from and against payment of the aforesaid costs, charges and expenses incurred in exercise of the powers and authorities conferred herein and from and against any notices, actions or proceedings and/or any loss and damage that may be caused to the Society/us and/or the office bearers by reason of the Attorneys doing or causing to be done any acts, deeds, matters or things by virtue of these presents.

# AND IT IS HEREBY FURTHER AGREED AND CONFIRMED THAT the Attorneys doth hereby agree to indemnify and keep indemnified the Society and its office- bearers and us, against any claims, demands, actions and/or proceedings and/or loss or damages that the Society and/or its office bearers may suffer or having to pay as a consequence of the powers and authorities herein conferred on the Attorneys in pursuance of the terms and conditions contained in the Development Agreement.

# AND IT IS HEREBY FURTHER AGREED AND CONFIRMED THAT the powers and authorities herein conferred on the Attorneys shall remain valid until redevelopment of the Property is completed and is co-extensive and co-terminus with the Development Agreement and that this power of attorney automatically stands revoked if the Society takes over redevelopment activities, under the Development Agreement. If the Development Agreement is terminated, this power of Attorney shall ipso facto come to an end.

**IN WITNESS WHEREOF**, **WE**, have hereunto set its hands at Mumbai aforesaid this \_\_\_\_\_\_\_\_\_day of 2025.

**THE SCHEDULE HEREINABOVE REFERRED**

All that piece and parcel of the Land admeasuring 1,695 sq. yds. which is equivalent to 1,417.20 sq. mts. (as per property card) bearing CTS No. 1172 and bearing Plot No. 1/C- 3/3 (“**said Land**”) and forming part of and being a sub-division of a larger piece and parcel of land bearing final plot No. 1/C of Town Planning Scheme No. II, Bandra, bearing Survey No. F/1172 (which sub-division has been sanctioned by the Collector of Mumbai by the office letter bearing TP/8/65 sub of 1959-60 dated 20th October 1959) and lying within the Registration Sub-District of Bandra, together with the Building standing thereon known as “Sujata Nivas” comprising of Ground + 3 Upper Floors and comprising of 23 residential flats and 3 garages in the said building (the **“Existing Building/Building**”) situated at S.V. Road, Bandra West, Mumbai - 400050. The Land and Building, unless individually referred to, are hereinafter collectively referred to as the “**Property**”. The Land is bounded by:

On or towards East : 33.55 mtr. wide Road

On or towards West : Anand Court Building

On or towards North : 6.00 mtr. wide Road

On or towards South : 9.15 mtr. wide Road

# SIGNED, AND DELIVERED by the withinnamed “SOCIETY” SUJATA NIVAS CO- OPERATIVE HOUSING SOCIETY LIMITED, has been hereunto affixed pursuant to the resolutions passed by the members of the Society at its Special General Body Meeting held on by the hands of

1. Mr. Sunil Krishnaraja Tommundrum,
2. Dr. Sundeep Srinivas Kamath
3. Mr. Ashish Arun Ghone and
4. Mr. Sanjay Brijbushan Sharma

Before me,

We accept and confirm,

# For ROSWALT REALTY PRIVATE LIMITED

1. **Mr.Dilip Chimanlal Solanki,**

Director

1. **Mr. Shailendra Narayan Raje**

**By and Between**

**SUJATA NIVAS CO-OPERATIVE HOUSING SOCIETY LIMITED (“SOCIETY”)**

**AND**

**ROSWALT REALTY PRIVATE LIMITED (“DEVELOPER”)**

**S P E C I A L P O W E R OF A T T O R N E Y**

Dated this day of \_\_\_\_\_\_\_\_\_\_\_\_ , 2025