

भारतीय गैर न्यायिक

बीस रुपये

रु.20



Rs.20

TWENTY RUPEES

INDIA NON JUDICIAL

26/6

पश्चिम बंगाल WEST BENGAL

31AA 946277

Serial No. 2591 dt. 30/6/23
 BK No. 4 Vol. No. 18004 Pages to
 Being No. 3103 Year 2023
 Cartridge Paper Issued.....
 Copying Fee Ordinary.....
 Copying Fee Urgent.....
 Printing Charge for Map or Plan.....
 Meroxng Charges.....

Under Article F (1) & F (2)
 Under Article G (a) & G (b)
 Value of Stamp.....
 Value of Court Fee.....
 Value of Cartridge Paper.....
 Cost of Map of Plan.....
 Cost of Meroxng.....
 Total Cost of Copy.....

4.00
 10.00
 10.00
 202.00

 226.00

Copy Prepared Signed.....
 Sealed and Delivered to Raneta
 per Order No. 2591/23

Record Keeper
 Registrar of Assurances-IV
 Kolkata
30/6/2023

✓
 Addl. Registrar of Assurances-IV
 Kolkata
30/6/2023

2638/2023

3103/2023



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AP 062035

5-35 PM
20/02/23

M 13-35
20/2



Verified that the Document is admitted of Registration. The Signature Sheet and the endorsement sheet attached to this document are the part this Document.

[Handwritten Signature]

Additional Registrar of Assurances-IV, Kolkata

Additional Registrar of Assurances-IV, Kolkata

[Handwritten Signature]
20/2/23

1 MAR 2023

TO ALL TO WHOM THESE PRESENTS SHALL COME WE, DELTA PV PRIVATE LIMITED, a Company within the meaning of the Companies Act, 2013 having its registered office at Acropolis, 13th Floor, 1858/1, Rajdanga Main Road, Kasba, Police Station Kasba, Post Office Kasba, Kolkata 700 107 and Income Tax Permanent Account Number AABCD1954A represented by its authorized

578 20/2/23

1 (1) - *[Signature]*
 1 (2) - *[Signature]*
 Total *[Signature]*
 A.R.A. IV
 Kolkata



76092 DATE 25 JAN 2023

25 JAN 2023
SOLD TO P. GINODIA & CO. LLP
ADDRESSES
Ground Floor
10 Church Lane
RS. 100 KOLKATA-700 004

CODE NO. (1687)
LICENCED NO.
20 & 20A / 1873
ANUSHREE BANERJEE
S. S. VENDOR (P.S.)
HIGH COURT, KOLKATA-700 004

25 JAN 2023

[Handwritten signature]



1285

[Handwritten signature]



1286

[Handwritten signature]



1287

[Handwritten signature]

ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
20 FEB 2023







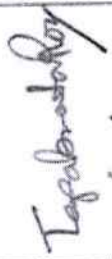


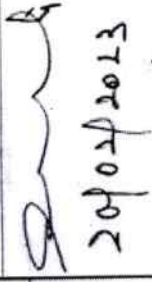



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.R.A. - IV KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19048000425779/2023

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr TAPABRATA ROY , 19, PARMAR ROAD, City:- Not Specified, P.O:- BHADRAKALI, P.S:-Uttarpara, District:- Hooghly, West Bengal, India, PIN:- 712232	Represent ative of Principal [Delta PV Private Limited]		1286 	 20/02/2023
2	Mr SANJOY KUMAR MOHANTY 1/1B/2, DHARMATALA ROAD, City:- Kolkata, P.O:- TILJALA, P.S:-Tiljala, District:-South 24- Parganas, West Bengal, India, PIN:- 700039	Represent ative of Attorney [Emami Realty Limited']		1285 	 20/02/2023
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr AKASH SARKAR Son of Mr UTTAM KUMAR SARKAR . 6. CHURCH LANE, City - Kolkata, P.O - GPO, P.S:-Hare Street, District:- Kolkata, West Bengal, India, PIN:- 700001	Mr TAPABRATA ROY, Mr SANJOY KUMAR MOHANTY		1287 	 20/02/2023.

(Mohun Mukhopadhyay)

Query No:-19048000425779/2023, 20/02/2023 01:06:27 PM KOLKATA (A.R.A. - IV)

Page 2 of 3

ADDITIONAL REGISTRAR
OF ASSURANCE
OFFICE OF THE A.R.A. -
IV KOLKATA
Kolkata, West Bengal

Query No:-19048000425779/2023, 20/02/2023 01:06:27 PM KOLKATA (A.R.A. - IV)

Page 3 of 3

representative **Tapabrata Roy** son of Debabrata Roy, by faith Hindu, by occupation Service, citizen of India, residing at 19, Parmar Road, Uttarpara, Kotrung (M), Police Station Uttarpara, Post Office Bhadrakali, Pin Code 712 232 and having Income Tax Permanent Account Number ALCPR2346H and Aadhaar Number 9510 7952 1187 vide Board Resolution dated 13th February, 2023 (hereinafter referred to as **"the Appointor"**) **SEND GREETINGS**

A. The Appointor is the lawful lessee in respect of and is fully seized and possessed of and otherwise fully and sufficiently entitled to ALL THAT the piece or parcel of land measuring about 1 Acre more or less having buildings and other structures erected thereon situate, lying at and being Plot No. A1-3, at Salt Lake Electronics Complex, Salt Lake, Block EP and GP, Bidhannagar, Sector V, Police Station Bidhannagar (East), Kolkata 700 091, District North 24 Parganas and morefully described in the **Schedule** hereunder written and hereinafter referred to as **"the said Premises"** for the period upto 2nd May, 2085 together with option of renewal for two terms of 90 years each at the option of West Bengal Electronics Industry Development Corporation Limited (**"WEBEL"**).

B. The Appointor has granted development rights in respect of the said Premises to Emami Realty Limited (hereinafter referred to as **"the Developer"**) on the terms and conditions recorded in a Development Agreement dated 9th February, 2023 (hereinafter referred to as **"the Development Agreement"**) registered at the office of the Additional Registrar of Assurances-IV, Kolkata in Book No. 1, Being No. 190402477 for the year 2023. In terms of the Development Agreement, the Appointor has and/or shall be deemed to have made available for the purpose of development its leasehold rights and interest in the said Premises with a good and marketable leasehold right and interest free from any and all encumbrances and liabilities whatsoever capable of being developed, constructed upon and sub-leased / assigned / transferred / disposed off and the Developer has agreed at its own costs to develop the said Premises and construct a new building thereon for setting up IT/ITES units in accordance with the plans (**"Building Plans"**) sanctioned and/or revised from time to time by the Nabadiganta Industrial Township Development Authority with specified areas, amenities and facilities to be enjoyed in common (**"New Building"**) as per mutually agreed specifications in the manner envisaged in the Development Agreement. The constructed spaces/offices/retail spaces/commercial spaces/restaurants and other rights in the New Building (**"Units"**) are proposed to be transferable in favour of intending transferees (**"Transferees"**) and the Transfer Proceeds thereof have been agreed to be allocated between the Appointor and the Developer in the manner mentioned in the Development Agreement.



✓
ADDITIONAL REGISTRAR
OF ASSAM, KOLKATA
20 FEB 2023

C. Under the Development Agreement the Appointor is required to grant a Power of Attorney in favour of the Developer and/or its authorized representatives and this Power of Attorney is being granted in terms thereof for facilitating the development and construction on the said Premises as also the marketing and sub-leasing / assigning / transferring / disposing off the Units and other rights therein in favour of the Transferees.

NOW KNOW YE ALL AND THESE PRESENTS WITNESS that We, the Appointor herein doth hereby nominate, constitute and appoint **Emami Realty Limited**, a Company within the meaning of the Companies Act, 2013 having its registered office at Acropolis, 13th Floor, 1858/1, Rajdanga Main Road, Kasba, Police Station Kasba, Post Office Kasba, Kolkata 700 107 and Income Tax Permanent Account Number AALCS5120P represented by its authorized representative Sanjoy Kumar Mohanty, son of Madhusudan Mohanty, by faith Hindu, by occupation Service, citizen of India, residing at 1/1B/2, Dharmatala Road, Police Station Tiljala, Post Office Tiljala, Kolkata 700 039 and having Income Tax Permanent Account Number ADNPM0487B and Aadhaar Number 4565 0735 2120 vide Board Resolution dated 14th February, 2023 and hereinafter referred to as "**the said Attorney**" to be our true and lawful Attorney, for us and in our name and on our behalf to act and/or do, perform, exercise and execute or cause to be done, performed, exercised and executed the following acts, deeds, matters and things relating to the said Premises and to exercise all or any of the following powers and authorities relating to the Project and/or the development and the marketing and sub-leasing / assigning / transferring / disposing off the Units and other rights therein in favour of the Transferees in terms of the Development Agreement:

1. To look after, maintain, manage, administer and protect the said Premises and the possession thereof and for the said purpose to appear and represent us before all government departments, relevant statutory and other authorities, bodies, entities, officers, etc. including the Urban Development and Municipal Affairs Department, Government of West Bengal, West Bengal Electronics Industry Development Corporation Limited, Nabadiganta Industrial Township Development Authority, Bidhannagar Municipal Corporation, KMDA, etc. ("**Authorities**") in respect of the said Premises and the Project and to take all steps and do all acts, deeds, matters and things as the said Attorney shall think fit and proper.
2. To demolish, erect, construct and/or repair the boundary walls in and around the said Premises or any portion thereof.



✓
ADDITIONAL REGISTRAR
OF ASSURANCES BANGALORE
20 FEB 2023



3. To have the land comprised in the said Premises to be surveyed and the soil tested and for the aforesaid purpose to do all other acts deeds and things as may be necessary and/or required.
4. To appear and represent the Appointor before all authorities/ departments including those under the Urban Development and Municipal Affairs Department, Government of West Bengal, West Bengal Electronics Industry Development Corporation Limited, Nabadiganta Industrial Township Development Authority and Bidhannagar Municipal Corporation for fixation and/or finalisation of the annual valuation of the said Premises and/or for getting the nature, character and use of the said Premises or any portion thereof converted if required for enabling development and construction on the said Premises and for that purpose to prepare, sign, execute, submit and file all papers, documents, forms, returns, applications and declarations regarding the same and to do all other acts, deeds and things as may be required.
5. To apply for and obtain, if required, from the relevant authorities under the Urban Land (Ceiling and Regulation) Act, 1976 any permission, clearance, approval, exemption, no objection and/or declaration in respect of the said Premises as may be deemed necessary including for sanction of the Building Plans and enabling construction of New Building on the said Premises.
6. To apply for and obtain from all Authorities all necessary sanctions, permissions, approvals, clearances, exemptions, consents, no objections, registrations, licences, declarations, etc. (collectively "Approvals") relating to the said Premises or any portion thereof and/or required for the Project including the development, construction and/or marketing and sub-leasing / assigning / transferring / disposing off the Units and other rights therein in favour of the Transferees.
7. To make, prepare, sign, submit, apply for, obtain and get sanctioned and/or approved from the Urban Development and Municipal Affairs Department, Government of West Bengal, West Bengal Electronics Industry Development Corporation Limited, Nabadiganta Industrial Township Development Authority and Bidhannagar Municipal Corporation and/or any other concerned Authority the Building Plans for construction of the New Building and/or fresh, modified or revised plans in respect of the said Premises or any portion thereof as also to apply for regularization approval of any deviations modifications thereof as also to apply for extension of the Building Plans and for the said purpose to prepare and make applications and to sign, execute, verify, affirm and submit all maps.



ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
20 FEB 2023

plans, drawings, applications, letters, communications, documents, statements, undertakings, declarations, representations, petitions, affidavits, papers and writings as may be required and also to do all acts, deeds, things and matters concerning or relating to sanction and/or modifications and/or revision and/or extension of plans as aforesaid and/or ancillary and/or incidental thereto and to present, submit and/or deliver the same or any of them to the Urban Development and Municipal Affairs Department, Government of West Bengal, West Bengal Electronics Industry Development Corporation Limited, Nabadiganta Industrial Township Development Authority and Bidhannagar Municipal Corporation and/or to other concerned authority or body as may be deemed necessary by the said Attorney and to appear before any of the authorities and to fully and effectually represent the Appointor in all matters and proceedings relating to the above.

8. To make, prepare, sign, submit, apply for, obtain and get registered and/or approved the Project from the concerned authority under the Real Estate (Regulation and Development) Act, 2016 and/or any other applicable real estate law and for the said purpose to prepare and make applications and to sign, execute, verify, affirm and submit all maps, plans, drawings, applications, letters, communications, documents, statements, undertakings, declarations, representations, petitions, affidavits, no objections, papers and writings as may be required and also to do all acts, deeds, things and matters concerning or relating to registration and/or approval and/or extension of registration of the Project from the concerned authority under the Real Estate (Regulation and Development) Act, 2016 and/or any other applicable real estate law and/or ancillary and/or incidental thereto and to appear before any of the authorities and to fully and effectually represent the Appointor in all matters and proceedings relating to the above.
9. To deposit and/or pay sanction and/or other fees, charges, expenses, etc. relating to the said Premises and/or the Project to any authority or body including the Urban Development and Municipal Affairs Department, Government of West Bengal, West Bengal Electronics Industry Development Corporation Limited, Nabadiganta Industrial Township Development Authority and Bidhannagar Municipal Corporation and to withdraw fees and documents and receive refund of the excess amount, if any, paid to such authority or body and to give valid receipts and discharges thereof.
10. To sign, execute and if necessary register the deeds, documents and papers for availing Project Finance in terms of the Development Agreement by creating mortgage/charge over the said Premises or any portion thereof in favour of the

Financier for raising of the Project Finance by the Developer in accordance with the provisions of Clause 13.1 of the Development Agreement and to deposit the Original Documents of the said Premises with the Financier as security for the same in terms thereof.

11. To appoint Engineers, Architects, Surveyors, Contractors, Sub-Contractors and other Consultants, etc. for the Project as the said Attorney shall think fit and proper and to make payment of their fees and charges.
12. To apply for and obtain quotas, entitlements and other allocations, permissions, licences, etc. for cement, steel, bricks and other building materials and inputs and facilities/equipment required for the construction of the New Building.
13. To take all steps and to do all acts, deeds, matters and things that may be necessary or required for enabling the Developer to obtain the Approvals and to construct and complete the New Building and to market and sub-lease / assign / transfer / dispose off the Units and other rights therein in favour of the Transferees in terms of the Development Agreement.
14. To construct and complete the New Building and to apply for regularization/approval of any deviations/modifications and to apply for and obtain Partial and/or Full Completion/Occupation Certificate and to take all steps regarding the above.
15. To take all steps for development on the said Premises, for construction and completion of the New Building thereon, for marketing, sub-leasing, assigning, transferring, disposing off and transferring the Units and other rights therein in favour of the Transferees in terms of the Development Agreement including any addition, amendment, modification and/or alteration thereof.
16. To apply for and obtain all necessary Approvals and connections (temporary or permanent) from the Authorities relating to the said Premises or any portion thereof including those relating to electricity, sewerage, drainage, water, telephone, gas, lift and other utility connections/facilities from the respective relevant authorities and/or for making alterations therein and for the said purposes to appear and represent the Appointor and to do and perform all acts, deeds, matters and things and to prepare, sign, execute, verify, affirm and submit all maps, plans, applications, letters, communications, documents, petitions, affidavits, papers and writings for, and on behalf of and in the name of the Appointor as may be deemed necessary by the said Attorney from time to time.

17. To appear and represent the Appointor before the Urban Development and Municipal Affairs Department, Government of West Bengal, West Bengal Electronics Industry Development Corporation Limited, Nabadiganta Industrial Township Development Authority, Bidhannagar Municipal Corporation, Building Tribunal and other authorities concerned regarding any notice received or served in respect of the said Premises and to make representations, prefer appeals, reviews and revisions and for that to sign and submit all papers, appeals, applications and papers and to appear and make representation for and on behalf of the Appointor before the authorities concerned.
18. To appear and represent the Appointor in all matters relating to the said Premises and/or the Project before all Authorities including the Urban Development and Municipal Affairs Department, Government of West Bengal, West Bengal Electronics Industry Development Corporation Limited, Nabadiganta Industrial Township Development Authority, Bidhannagar Municipal Corporation (including its Survey, Drainage, Water and other Departments), Kolkata Metropolitan Development Authority, Fire Services Department, Police Authorities, electric supply authorities, etc. and for such purposes to sign, execute and submit necessary papers and documents and to do all other acts, deeds and things as the said Attorney may deem fit and proper.
19. To make payment of all rates, taxes, revenues, statutory dues, charges, expenses and other outgoings whatsoever payable in respect of the said Premises or any part thereof to the Urban Development and Municipal Affairs Department, Government of West Bengal, West Bengal Electronics Industry Development Corporation Limited, Nabadiganta Industrial Township Development Authority and Bidhannagar Municipal Corporation and/or any other authority or authorities and for that purpose to sign execute and submit all papers, statements, etc. as may be required.
20. To appear and represent the Appointor relating to the said Premises before the Authorities including the concerned departments and officers of Urban Development and Municipal Affairs Department, Government of West Bengal, West Bengal Electronics Industry Development Corporation Limited, Nabadiganta Industrial Township Development Authority and Bidhannagar Municipal Corporation for all purposes relating to the said Premises including for getting the Units in the New Building separately assessed and/or mutated in the names of the Transferees and for fixation, finalization, revaluation and/or assessment of the annual valuation of the said Premises and/or any portion thereof and/or the New Building and/or the Units therein and/or the property taxes payable regarding the same at any time hereafter and for such purposes to

sign, execute and submit necessary papers and documents and to do all other acts, deeds and things as the said Attorney may deem fit and proper.

21. To accept receive sign and acknowledge all notices and service of papers/summons from any Court, Tribunal, Postal Authorities and/or other authorities and/or persons and also all registered or insured letters, parcels, etc. relating to the said Premises.
22. To issue letters and/or notices to such persons and entities as may be deemed necessary by the said Attorney and to file, institute, commence, continue, prosecute, enforce, be added as a party to, defend, conduct, answer, oppose, contest and continue all suits, actions, arbitration proceedings and other legal proceedings concerning the said Premises as may be deemed necessary by the said Attorney in the Union of India in any Court of law or before any Arbitral Tribunal or before any authority, Civil, Criminal or Revenue, both original and appellate, and to appear and fully represent the Appointor before all magistrates and other officers and to give evidence and tender and file documents, and to compromise, settle, refer to arbitration, abandon, submit to judgment, discontinue or become non-suited in any such suit action or proceeding and to take all such steps and to sign, verify, declare, affirm, execute, make and file all Vakalatnamas, Plaints, Written Statements, Statements of Claim, Counter Statements, petitions, affidavits, Memorandum of Appeals, accounts, inventories, applications and other pleadings, documents and papers that may be necessary, to prefer appeals and to apply for reviews, revisions, execution of decrees, orders, awards, to draw moneys from any Court, Accountant General, Official Receiver, Receivers, Liquidator and/or other authorities and to give effectual receipts and discharges for the same, to accept service of Writ of Summons, subpoenas, summons, notices and other legal processes and generally to completely represent the Appointor and act on its behalf before all Courts, magistrates and other judicial and/or criminal and/or revenue and other authorities in the Union of India relating to the said Premises or any portion thereof and/or required for the Project.
23. To compromise and/or settle any dispute and/or legal proceeding concerning or relating to the said Premises or any portion thereof and/or the Project as may be deemed necessary by the said Attorney.
24. To sign, execute, enter into, modify, cancel, alter, draw, approve rectify and/or register and/or give consent and confirmation for and on behalf of and in the name of the Appointor to all papers, documents, agreements, supplementary agreements, consents, confirmations, deeds, assignment deeds, transfer deeds,

nominations, assignments, rectifications, declarations, affidavits, applications and other documents relating to sanction of Building Plans, obtaining of Project Finance and creating of mortgage/charge for the same, construction of the New Building and sub-lease/assignment/transfer/disposal of all Units in the New Building or any portion thereof in favour of the Transferees in terms of the Development Agreement.

25. To deal with and / or dispose of all Units in the New Building or any portion thereof in any manner whatsoever and to take all steps for sub-lease/assignment/transfer/disposal of all Units in the New Building including the undivided proportionate share in land in respect thereof in favour of the Transferees in accordance with the terms and conditions recorded in the Development Agreement.
26. To ask, demand, sue for, receive, recover, realize and collect all money or monies that may be receivable as and by way of premiums, rents, considerations, advances, part payments, construction costs, deposits, payments, compensations, interests, damages, electricity charges, property rates and taxes, service and maintenance charges and all other sum or sums relating to or on account of all or any of the Units in the New Building which are or may be due or payable by or recoverable from any person or persons or authority or authorities relating to or on account of all or any of the Units in the New Building including in respect of the undivided proportionate share in land in respect thereof by getting cheques / demand drafts / pay orders issued by the Transferees directly in the name of the Developer and/or receiving cash and making over the same to the Developer who shall deal with and/or distribute the same in the manner contained in Development Agreement.
27. To issue and deliver valid and effectual receipts and discharges on behalf of the Appointor for all monies and consideration in respect of all Units in the New Building and to make over all such monies and consideration to the Developer.
28. To join in as party, sign, execute and if necessary, register all agreements and deeds for sub lease, assignment, transfer and/or disposal of the Units in the New Building and confirming thereunder the rights and entitlements of the Developer under the Development Agreement, including Agreements for Sub-Lease/Assignment/Transfer and Deeds of Sub-Lease/Assignment/Transfer relating to all Units in the New Building or any portion thereof and the undivided proportionate share in land in respect thereof in favour of the Transferees, and for such purpose to appear before the relevant authorities having jurisdiction including the Notary Public, Registrar, District Registrar.

Sub-Registrar, Joint Sub-Registrar, Registrar of Assurances, and to appear and represent the Appointor before the said authorities at all times as may be necessary and to present documents and to admit the execution of the said agreements and deeds, documents as well as to admit the receipt of consideration on behalf of the Appointor and to take all necessary steps to do all necessary acts, deeds, matters and things including preparing, filling up, completing, signing and submitting all papers, documents, forms, declarations, statements, memo of consideration and writings to be submitted at the time of registration of the said agreements and deeds which may be required for fully, properly and effectually sub-leasing, assigning, transferring or otherwise disposing of all Units in the New Building with undivided proportionate share in land in favour of the Transferees and for getting the relevant deeds and, agreements in respect thereof duly and properly registered under the Indian Registration Act, 1908, if necessary, in accordance with the said Development Agreement.

29. To enforce any term, condition, covenant, indemnity, liability and/or obligation contained in any Agreement, Deed of Sub-Lease/Assignment/Transfer, or any other deeds or documents executed by the Appointor or by the said Attorney by virtue of the powers hereby conferred and to exercise all rights and entitlements thereunder.
30. To terminate at the directions of the Developer any of the aforesaid contracts or agreements with any person or persons in relation to construction, marketing and sub-leasing/assigning/transferring/disposing of the Project and to deal with the relevant spaces and rights of such person or persons in such manner as the Developer may deem fit and proper.
31. For better and more effectually exercising all or any of the powers and authorities herein granted, to retain, appoint and employ Advocates, Solicitors, lawyers, etc. relating to the said Premises and/or the Project and to pay their fees and costs.
32. To pay, incur and deposit such sum or sums of money for any of the purposes mentioned herein relating to the said Premises as the said Attorney may deem fit and proper including Court fees, stamp and registration fees, other fees etc., and to receive refunds thereof and to grant valid receipts and discharges in respect thereof.
33. For all or any of the purposes hereinbefore stated to appear and fully represent the Appointor in relation to the said Premises and/or any portion thereof, before

all concerned authorities and officials. Central and State Government Departments and/or its officers and also all other State Executive Judicial or Quasi Judicial, Municipal and other authorities bodies or persons and also all Courts, Magistrates and Tribunals having jurisdiction and to sign, execute and submit all papers, deeds, agreements, declarations, maps, plans, documents, etc. relating to the said Premises.

34. For all and/or any of the purposes mentioned and/or intended herein, to sign, execute, verify and/or affirm for and on behalf of and in the name of the Appointor all maps, plans, applications, letters, communications, undertakings, indemnities, declarations, assurances, agreements, deeds, documents, papers, writings and pleadings as may be deemed necessary by the said Attorney.
35. For all or any of the purposes mentioned and/or intended herein, to represent the Appointor and to do all acts, deeds, things and matters concerning or connected with or touching or relating to the same and/or the said Premises and/or the Project and/or ancillary and/or incidental thereto.
36. In general to do all other acts deeds matters and things whether specified or not, for us in our name and on our behalf relating to the said Premises as the said Attorney shall think fit and proper as amply and effectually and to all intents and purposes as we could do notwithstanding no express power or authority in that behalf being herein provided.

AND it is expressly made clear that the terms that have not been defined herein shall have the same meaning as defined in the Development Agreement.

AND it is further made clear that the powers and authorities hereby given and granted to and conferred upon our Attorney shall be available for exercise and may be exercised by any director, officer or authorized representative of the said Attorney who may be authorized by its Directors from time to time.

AND notwithstanding anything to the contrary contained in this Power of Attorney, it is expressly made clear that the respective responsibilities, obligations and rights of the Appointor (in its capacity as the lessee of the said Premises) and the Developer shall continue to be as per the Development Agreement.

AND we do hereby ratify and confirm and agree and undertake to ratify and confirm all the acts, deeds, matters, things, powers and authorities that the said Attorney shall lawfully do, execute, perform and/or exercise or cause to be done, executed, performed and/or exercised by virtue of these presents and/or in exercise of the powers and authorities hereunder conferred upon and/or intended in favour of the said Attorney and the same shall be binding upon us in the same manner as if the same were done by us.

AND the said Attorney has accepted the powers and authorities conferred on it by these presents and in acknowledgement thereof has signed at the end of these presents.

THE SCHEDULE ABOVE REFERRED TO:

("the said Premises")

ALL THAT the piece or parcel of land measuring about 1 Acre more or less having buildings and other structures (together measuring about 10,000 square feet) erected thereon situate, lying at and being Plot No. A1-3, out of 87.555621 Acres at Salt Lake Electronics Complex, Salt Lake, Block EP and GP, Bidhannagar, Sector V, Police Station Bidhannagar (East), Kolkata 700 091, District North 24 Parganas and butted and bounded in the following manner:

On the North :	By Plot No. A1-1 & 2;
On the East :	By Plot No. N1 (Webel SL Energy Limited);
On the South :	By 15 meter wide road; and
On the West :	By Plot No. A1-4.

OR HOWSOEVER OTHERWISE the same may be butted, bounded, called, known, numbered, described or distinguished.

The said Premises is delineated on the **Plan** attached and bordered in **GREEN** colour thereon.



IN WITNESS WHEREOF the Appointor has executed these presents this
20th day of February, two thousand and twenty three.

For Delta PV Pvt. Ltd.

Tapaswata Roy
Authorised Signatory

APPOINTOR

EMAMI REALTY LIMITED

[Signature]
Authorised Signatory

ATTORNEY

Witnesses:

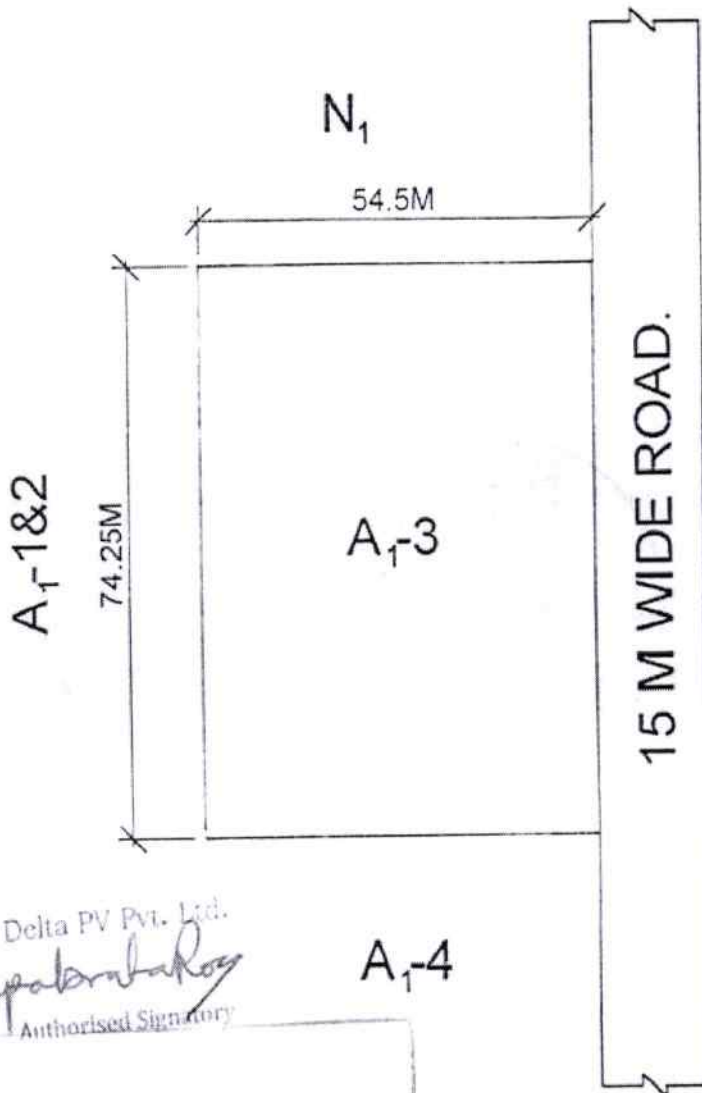
Signature *Gouri Sankar Rana*
Name GOURI SANKAR RANA
Father's Name LT. KAMALA KANTA RANA
Address 6, Church Lane,
Kolkata - 700001

Signature *Akash Sarkar*
Name AKASH SARKAR
Father's Name UTTAM KUMAR SARKAR
Address 6, Church Lane,
Kol - 700001

Prepared by : *Vikramjit Mullick*
Mr. Vikramjit Mullick, Advocate
Enrolment no. F/262/1215/2021
R. Ginodia & Co. LLP, Advocates
Ground Floor, 6, Church Lane,
Kolkata-700 001.

Site plan for land allotted to M/s. Delta PV Private Limited of plot no.- A1-3 at saltlec Electronics Complex, Saltlec, Block-GP & EP Sector-V.

Admeasuring : 1.00 acre.

























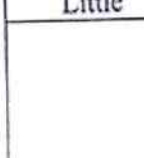
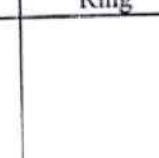
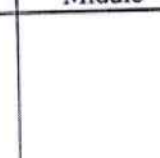
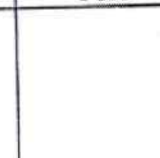
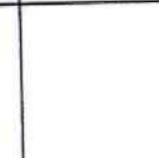

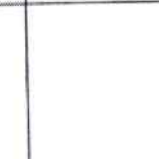

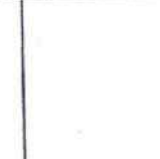

For Delta PV Pvt. Ltd.

Tapaswini Roy
Authorised Signatory

EMAMI REALTY LIMITED

[Signature]
Authorised Signatory

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the executants and or purchaser Presentants					
		(Left Hand)				
		Little	Ring	Middle	Fore	Thumb
						
		(Right Hand)				
		Thumb	Fore	Middle	Ring	Little
						
Signature : <i>Laxabrat Roy</i>						
		(Left Hand)				
		Little	Ring	Middle	Fore	Thumb
						
		(Right Hand)				
		Thumb	Fore	Middle	Ring	Little
						
Signature : <i>[Signature]</i>						
		(Left Hand)				
		Little	Ring	Middle	Fore	Thumb
						
		(Right Hand)				
		Thumb	Fore	Middle	Ring	Little
						
Signature :						

Major Information of the Deed

Deed No :	I-1904-03103/2023	Date of Registration	01/03/2023
Query No / Year	1904-8000425779/2023	Office where deed is registered	
Query Date	16/02/2023 3:06:43 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	AKASH SARKAR 6, CHURCH LANE, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9123973083, Status : Solicitor firm		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 35,85,47,742/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 73/- (Article:E, M(a), M(b), I)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190402477/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- East Bidhannagar, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION,
Road: Block - G P, Mouza: Block-5 E P, Premises No: A1-3, Pin Code : 700091

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-3		Office	Office	1 Acre		34,16,72,742/-	Width of Approach Road: 50 Ft., , Project Name :
Grand Total :					100Dec	0 /-	3416,72,742 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	10000 Sq Ft.	0/-	1,68,75,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 6000 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 4000 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		10000 sq ft	0 /-	168,75,000 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Delta PV Private Limited 13th Floor, Acropolis, 1858/1, Rajdanga Main Road, City:- , P.O:- Kasba, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 , PAN No.:: AAxxxxxx4A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Emami Realty Limited 13th Floor, Acropolis, 1858/1, Rajdanga Main Road, City:- , P.O:- Kasba, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 , PAN No.:: AAxxxxxx0P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr TAPABRATA ROY Son of Mr DEBABRATA ROY , 19, PARMAR ROAD, City:- Not Specified, P.O:- BHADRAKALI, P.S:- Uttarpara, District:-Hooghly, West Bengal, India, PIN:- 712232, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: ALxxxxxx6H,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Delta PV Private Limited (as Authorised Signatory)
2	Mr SANJOY KUMAR MOHANTY (Presentant) Son of Mr MADHUSUDAN MOHANTY 1/1B/2, DHARMATALA ROAD, City:- Kolkata, P.O:- TILJALA, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700039, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: ADxxxxxx7B,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Emami Realty Limited (as Authorised Signatory)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr AKASH SARKAR Son of Mr UTTAM KUMAR SARKAR , 6, CHURCH LANE, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001			
Identifier Of Mr TAPABRATA ROY, Mr SANJOY KUMAR MOHANTY			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Delta PV Private Limited	Emami Realty Limited-100 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Delta PV Private Limited	Emami Realty Limited-10000.00000000 Sq Ft

On 16-02-2023

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 35,85,47,742/-



Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

On 20-02-2023

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 17:35 hrs on 20-02-2023, at the Private residence by Mr SANJOY KUMAR MOHANTY ,.

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 20-02-2023 by Mr TAPABRATA ROY, Authorised Signatory, Delta PV Private Limited, 13th Floor, Acropolis, 1858/1, Rajdanga Main Road, City:- , P.O:- Kasba, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107

Identified by Mr AKASH SARKAR, , Son of Mr UTTAM KUMAR SARKAR, , 6, CHURCH LANE, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

Execution is admitted on 20-02-2023 by Mr SANJOY KUMAR MOHANTY, Authorised Signatory, Emami Realty Limited, 13th Floor, Acropolis, 1858/1, Rajdanga Main Road, City:- , P.O:- Kasba, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107

Identified by Mr AKASH SARKAR, , Son of Mr UTTAM KUMAR SARKAR, , 6, CHURCH LANE, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service



Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

On 01-03-2023

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

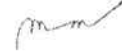
Payment of Fees

Certified that required Registration Fees payable for this document is Rs 73.00/- (E = Rs 7.00/- ,I = Rs 55.00/- ,M(a) = Rs 7.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 73.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 76092, Amount: Rs.100.00/-, Date of Purchase: 25/01/2023, Vendor name: A BANERJEE



Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2023, Page from 175268 to 175294
being No 190403103 for the year 2023.



Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2023.03.06 18:40:43 +05:30
Reason: Digital Signing of Deed.

mm

Certified to be a true Copy

(Mohul Mukhopadhyay) 2023/03/06 06:40:43 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.



CHECKED BY

[Signature]
30/6/2023

(This document is digitally signed.)

**ADDL. REGISTRAR OF ASSURANCES-IV
Kolkata**
20/06/2023