

5943/2023

5972/2023



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



AP 166276

27/4
 8/1068170/2023
 29
 16-10
 8/1068170/23

Certified that the Document is admitted of Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Documents

Additional Registrar of Assurances-IV, Kolkata

Additional Registrar of Assurances-IV, Kolkata

27 APR 2023

TO ALL TO WHOM THESE PRESENTS SHALL COME, WE (I) AMBEY CONCRETE FOUNDATION PRIVATE LIMITED (having CIN - U70100WB2008PTC122866 and PAN AAHCA4736B), a Company within the meaning of the Companies Act, 2013 having its registered office at PS-IXL, 3rd floor,

[Handwritten signature]

[Handwritten signature]

Tanmoy Paul

22975

22975

DSP LAW ASSOCIATES
Advocates
4D Nicco House
11 & 2 Lane Street
Kolkata-700001

NAME _____
 ADD _____
 Rs. _____

20 APR 2023

SURANJAN MUKHERJEE
 Licensed Stamp Vendor
 C. C. Court
 2 & 3, K. B. Road, Kol-1

150

20 APR 2023
20 APR 2023

A.S.K
VI

to be signed by the person in control of the document and the person who is to be bound by the document.

to be signed by the person in control of the document and the person who is to be bound by the document.

Additional Registrar of Assurances, Kolkata

27 APR 2023



**ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA**

27 APR 2023

भारतीय गैर न्यायिक



INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AH 191530

New Town Road, Unit No. 305, Post Office - Rajarhat Gopalpur, Police Station Baguiati,
District North 24 Parganas, Kolkata - 700136 represented by its Director Mr. Tanmoy Paul
son of Dulal Chandra Paul residing at 24/2, Bidhan Sarani, Near Sree Mani Market,



22975

DSP LAW ASSOCIATES
Advocates
4D Nicco House
4B & 2 Hare Street
Kolkata-70000

157
157

NAME _____
ADD. _____
Rs. _____
20 APR 2023
SURANJAN NUKHERJEE
Licensed Stamp Vendor
C. O. Court
2 & 3, K. S. Roy Road, Kol-1

20 APR 2023
20 APR 2023



**ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA**
27 APR 2023

Beadon Street, Kolkata – 700006, having PAN AIAPP0454B and Aadhar No. 553059989625 and (2) **SIMPLEX LAND & HOUSING DEVELOPMENT PRIVATE LIMITED** (having CIN - U45201WB1995PTC076123 and PAN AADCS5138F), a Company within the meaning of the Companies Act, 2013 having its registered office at PS-IXL, 3rd floor, New Town Road, Unit No. 305, P.O. - Rajarhat Gopalpur, P.S. Baguiati, District North 24 Parganas, Kolkata - 700136 represented by its Director Mr. Raj Kumar Agarwal son of Late Sri Chhote Lal Agarwal residing at 13/14A ,Tower-3,Near City Center-2,Hatiara,North 24 Parganas , Post Office Hatiara and Police Station – New Town, Pincode -700157 having PAN ACKPA0021B and Aadhar No. 928217831297 hereinafter jointly referred to as “the **PRINCIPALS**” (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include their and each of their respective successors or successors-in-office and/or assigns) **SEND GREETINGS:**

I. DEFINITIONS: Unless in this power there be something contrary or repugnant to the subject or context:-

- i. “**Appropriate Authorities**” shall mean the Central or State Government or any Department thereof and/or its officers and all other State Executives, judicial or quasi-judicial authorities and persons and includes any local authority, Government Company, statutory bodies or authorities, Bidhannagar Municipal Corporation, former Rajarhat Gopalpur Municipality, panchayat, gram panchayat, municipal authorities, planning authority, development authority, B.L.&L.R.O., D.L.&L.R.O., District Magistrate, Additional District Magistrate, commissioner, collector, other authorities under the West Bengal Land Reforms Act or Estates Acquisition Act any or other statute, KMDA, MED, fire brigade, the competent authority under the Urban Land (Ceiling & Regulation) Act, 1976, airport authority, highway authorities, authorities under the Real Estate Laws, police authorities, law enforcement authorities, pollution control authorities, fire service authorities, insurance companies, courts, tribunals, judicial and quasi-judicial authorities and forums, service/utility providers for electricity, water, drainage, sewerage, lift, generator, telecom, television, wireless connectivity, digital or any other utilities whatsoever.
- ii. “**Attorney**” shall mean the Developer represented by its Authorized Representatives (a) Raj Kumar Agarwal son of Late Chhote Lal Agarwal residing at Green Wood Sonata, 13 & 14A, Tower No. 3, Near City Centre – 2, Post Office and Police Station New Town, Kolkata-700157 having PAN ACKPA0021B and Aadhar No. 928217831297 and (b) Dipak Kumar Agarwal son of Sri Basudeo Prasad Agarwal residing at 54, Bangur Avenue, Block B, Flat No. 1B, Police Station Lake

Town, Post Office Bangur Avenue, Kolkata-700055 (having PAN ADIPA4263G and Aadhar No. 409082807090) and includes any other person whom the Developer may authorize in addition to or as a substitute to the said person but shall not include a person whose authorization to represent the Principals as their attorney is revoked by the Developer.

- iii. **"Building Plans"** shall mean the plan for construction of the New Buildings caused to be sanctioned by the Developer from the Bidhannagar Municipal Corporation vide plan No. BMC/BPN/RG/868/141/20-21 (Serial Nos. 1 and 2) dated 15.02.2022 and include all modifications and/or alterations that may be made thereto as well as all extensions and/or renewals thereof.
- iv. **"Building Complex"** shall mean the New Buildings at the Subject Property together with the Common Areas and Installations and wherever the context so permits or intends, shall include the land at the Subject Property.
- v. **"Developer's Share of Realization"** shall mean 80% (eighty percent) of the Realizations in respect of all the Transferable Areas.
- vi. **"Developer"** shall mean **AMBEY REALTORS LLP**, (having LLP IN AAD-6412) a Limited Liability Partnership within the meaning of the Limited Liability Partnership Act, 2008 having its registered office at PS IXL, Unit No. 205, 2nd Floor, Post Office Rajarhat Gopalpur, Police Station Baguiati, Kolkata – 700136 having PAN ABCFA8196Q and includes its successors or successors-in-office and/or successors-in-interest and/or assigns.
- vii. **"Development Agreement"** shall mean the Development Agreement dated 27-04-23 and registered with the Additional Registrar of Assurances - IV Kolkata in Book I Being No. 5946 for the year 2023 entered into between the Principals and the Developer and includes any modifications or alterations thereof as may be made by the Principals and the Developer in writing.
- viii. **"New Buildings"** shall mean the one or more buildings and/or other structures that may be constructed by the Developer from time to time at the Subject Property.
- ix. **"Principals' Realization Share"** shall mean 20% (twenty percent) of the Realizations in respect of all the Transferable Areas to be shared by them in the Internal Agreed Proportion.
- x. **"Realization"** shall mean the amounts that may, from time to time, be received against the Transfer of Units, the Parking Spaces and the other Transferable Areas

Done

and/or in relation to such Transfer on any account other than Pass Through Charges and Extras and Deposits.

- xi.** **"Subject Property"** shall mean the landed property situate lying at comprising of the L.R. Dag No. 2049 recorded in L.R. Khatian No. 11778 and 11781 and L.R. Dag no. 2050 recorded in L.R. Khatian Nos. 11779, 11780, 11783, 11784 and 11785 in Mouza Gopalpur, J.L. No. 2 under Police Station Airport in the District of North 24 Parganas morefully described in the **SCHEDULE** hereunder written.
- xii.** **"Transfer"** with all its grammatical variations shall mean transfer primarily by sale with possibility of lease, grant of perpetual or periodic rights or by any other means adopted by the Developer.
- xiii.** **"Transferable Areas"** shall mean the Units, Parking Spaces and/or anything else comprised at the Subject Property which is or can be commercially exploited including by making it part of area of Units or by making it appurtenant to any Unit or otherwise.
- xiv.** **"Transferees"** shall mean the person(s) who from time to time purchase or agree to purchase or otherwise acquire any Transferable Areas in the Building Complex.
- xv.** **"Units"** shall mean the independent and self-contained residential flats in the New Buildings at the Subject Property capable of being exclusively held, used or occupied by a person and also includes any offices, shops or commercial spaces or portions thereof if so constructed by the Developer as part of any New Building(s).
- xvi.** Any other term or expression used herein shall, unless there is something contrary or repugnant to the subject or context, have the same meaning as assigned in the Development Agreement.

II. RECITALS:

- A.** **WHEREAS** by the Development Agreement, the parties thereto have agreed, inter alia, that the Developer would have the exclusive right to develop the Subject Property and the Principals and the Developer agreed upon the terms and conditions as morefully contained therein.
- B.** **AND WHEREAS** in terms of the Development Agreement, the Developer has requested the Principals to execute this Power of Attorney in favour of the Attorney jointly and/or severally to do all acts deeds and things as and for the purposes relating to the Subject Property and the Building Complex and the related purposes and accordingly the Principals are executing the same as hereinafter contained:

III. NOW KNOW YE BY THESE PRESENTS, We the Principals above named do hereby jointly and/or severally nominate constitute and appoint the said Attorney jointly and/or severally as the true and lawful attorney for in the name and on behalf of the Principals to do execute exercise and perform all or any of the following acts deeds matters and things relating to the Subject Property and the Building Complex and the related purposes i.e., to say:-

1. To manage, maintain, look after, supervise, administer, secure, hold and defend possession of the Subject Property and every part thereof and do all acts deeds and things in connection therewith.
2. To deal with fully and in all manner and to warn off and prohibit and if necessary proceed in due form of law against all or any trespassers and to take appropriate steps whether by action or distress or otherwise and to abate all nuisance and for that to enter into all contracts agreements and arrangements with them or any of them or otherwise and to abate all nuisance.
3. To cause survey, measurement, soil test, excavation and other works at the Subject Property.
4. To sign, apply for and obtain mutation, conversion, updation, insertions, correction of area or boundary or dimension or other description or any other correction, modification, alteration or other recording in respect of the Subject Property or any part thereof or the boundary of the Subject Property in the records of the Appropriate Authorities or any of them and to do all other acts, deeds and things with regards thereto as may be deemed fit and proper by the said Attorney.
5. To demolish, construct and reconstruct boundary walls, fencing, dividers etc., at the Subject Property and/or any portion thereof for purposes connected to development in terms of the Development Agreement and to construct or put up temporary sheds, structures etc., for storage of building materials or site offices.
6. To accept or object to the assessments made from time to time of land revenue or municipal taxes or valuation or taxes in respect of the Subject Property or the building or buildings that may be constructed thereon or any part or share thereof by the land authorities, panchayat and other authorities and to attend all hearings and have the same finalized.
7. To pay all rates, taxes, land revenue, electricity charges, utility charges, other charges expenses and other outgoings whatsoever payable in respect of the Subject Property or any part thereof or the New Buildings for the time being thereon or any

part or parts thereof and to receive refund of the excess amounts, if paid, from the and/or concerned authorities and to grant receipts and discharges in respect thereof.

8. To prepare apply for sign and submit plans, maps, specifications and sketches in the modification, revision or alteration of the said Building Plans or by way of new plans for approval or sanctioning by the Bidhannagar Municipal Corporation, Municipal Engineering Directorate, Planning Authority, Development Authority, Gram Panchayat or other Appropriate Authorities having jurisdiction and to have the same approved and/or sanctioned and if required, to have the same or the Building Plans already sanctioned, as the case may be, modified revalidated revised altered and/or renewed.
9. To process any application in connection with the Building Plans, to pay fees and to obtain sanction revalidation modification revision alteration and/or renewal and/or such other orders and permissions of the plans for any construction at the Subject Property.
10. To sign and submit all declarations, undertakings, affidavits, gifts of strips or splayed corners required by any authority for the purpose of sanction/ modification/alteration/renewal of the plans for any construction at the Subject Property.
11. To give notice to the concerned authorities regarding commencement of construction and/or demolition of any structure(s) and/or for any other purpose as required or deemed fit and proper.
12. To carry out demolition, construction, reconstruction, addition, alteration, erection, re-erection and any other related activity at the Subject Property in respect of the Building Complex.
13. To inform the concerned Appropriate Authorities of all internal alterations within the sanctioned covered space and to incorporate all such deviations in the Completion Plan in accordance with the applicable rules and to get the same regularized.
14. To apply for and obtain temporary or permanent connections of all services including water, electricity, telephone, gas, power, drainage, sewerage, borewell, generator, transformers, lifts, septic tanks, security systems, dish antenna, towers, electronic or technical connections, mechanical parking system, MLCP, if any, etc., and/or other utilities inputs and facilities from the Appropriate Authorities and statutory bodies or private bodies or service providers and/or to make alterations therein and to close down and/or have disconnected the same.

15. To apply for and obtain any permission clearance and license to erect and run/operate and/or maintain lift, mechanized parking, if any, generator, dish antenna and any other utility, input or facility in the Building Complex or any part thereof including those mentioned in the last mentioned clause hereinabove and also to give contract to the manufacturer for maintenance of lift or lifts, generator, dish antenna and other utilities and its concerned machineries.
16. To deal with any person or authority owning, occupying or having any right title or interest in any adjacent lands on any side of the Subject Property for any purposes connected with the Building Complex.
17. To apply for and obtain "No Objection Certificate" from the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976 and all other permissions that may be required for the sanctioning and/or alteration and/or revalidation of plan, modification and/or alteration and/or revalidation, and/or for obtaining utilities and/or for any development activity or other purposes connected with the Building Complex.
18. To apply for and obtain all permissions, approvals, licenses, registrations, clearances, no objection certificates, quotas, subsidies, incentives, exemptions, discounts, waivers, entitlements and allocations of cement, steel, bricks and other building materials, in respect of the Building Complex and/or in respect of any input, utility or facility to be installed, run, made operative and managed thereat from all State or Central Government Authorities and statutory or other bodies and authorities concerned and any service providers.
19. To apply for and obtain all necessary permissions and clearances from the authorities under the pollution and environment laws and all other related authorities.
20. To apply for and obtain in the name of the Developer the registration under all Real Estate Laws and to obtain all licenses and permissions under the said Laws and do all other acts and statutes, as applicable.
21. To appoint and terminate the appointment of Architects, Engineers, Surveyors and others for survey and soil testing and also for preparation of plans in respect of building or buildings at the Subject Property or portion or portions thereof and also for additions and/or alteration and/or modifications thereto (including those on account of user or change of user thereof or any part thereof) and also for other purposes connected with the Building Complex.

22. To appoint, employ, engage or hire, contractors, sub-contractors, structural engineers, civil engineers, surveyors, overseers, experts, consultants, vastu consultants, chartered accountants, security guards, personnel and/or such other persons or agents as may be required in respect of the Building Complex or any aspect or part thereof on such terms and conditions as the said Attorney may deem fit and proper and to cancel, alter or revoke any such appointment or collaboration.
23. To appoint organizations and persons in connection with Building Management, Facility Management, Common Area management on such terms and conditions as the said Attorney may deem fit and proper and to cancel, alter or revoke any such appointment or collaboration.
24. To do all necessary acts deeds and things for complying with all laws rules regulations bye-laws ordinance etc. for the time being in force with regard to the Building Complex.
25. To apply for and obtain Completion or Occupancy Certificate and other certificates as may be required from the concerned authorities.
26. To insure and keep insured the New Buildings and other developments or any part thereof or any materials equipments or machineries against loss or damage by fire earthquake and/or other risks, if and as be deemed necessary and/or desirable by the said Attorney and to pay all premium therefor.
27. To obtain loans and finance for development of the Subject Property from any Banks and/or the Financial Institutions and/or Non-Banking Financial Companies and/or Recognized Foreign Direct Investors and/or REIT by mortgaging and charging the New Buildings and/or other constructions, if any, to be made by the Developer at the Subject Property and the land comprised in the Subject Property and to provide consents, confirmations, no objections or other documents as may be required for the creation of such mortgage or charge by the Developer and also sign necessary loan and/or other agreements and power(s) of attorney with the bankers or financiers in connection with the above.
28. To grant consent and No Objection Certificate and permit the Transferees of Units, Parking Spaces and other Transferable Areas (including proportionate land share) to take loans or finances from any Banks or Financial Institutions and entities granting such loans for the purpose of acquiring specific Units and Transferable Areas.

29. To deal with banks and financiers and other institutions and entities and/or their officers and/or assigns in connection with the repayment of dues and to obtain any no objection certificates, consents, conditional consents, clearances, releases, redemptions from them.
30. To produce and give/deliver/deposit any original title deed or document relating to the Subject Property and/or the Building Complex to any person or financier or others.
31. To advertise the Building Complex or any part thereof in any media and to appoint marketing agents, brokers, sub-brokers, sole selling or other agents for sale or otherwise transfer of the same in terms of the Development Agreement.
32. To Transfer any demarcated Transferable Areas allocated to the Developer out of any Unsold Areas as per clause 16 of the Development Agreement with the proportionate share in land and other appurtenances thereof to such person or persons and at such consideration as the Attorneys or any of them may deem fit and proper in accordance with the terms and conditions contained in the Development Agreement, and to receive the amounts receivable in respect thereof and issue receipts, acknowledgements and discharges therefor to fully exonerate the person or persons paying the same;
33. To negotiate with the person or persons interested in obtaining Transfer and/or otherwise acquiring Transferable Areas spaces in the Building Complex, take and accept bookings and applications, deal with, Transfer and/or part with possession of the Transferable Areas (except any Unsold Areas allotted to the Principals as per clause 16 of the Development Agreement) alongwith or independent of or independently the land comprised in the Subject Property attributable thereto or any portion thereof or any undivided share therein to any Transferee at such consideration and on such terms and conditions as the said Attorney may deem fit and proper but without violating with the terms and conditions of the Development Agreement.
34. To ask, demand, recover, realize and collect the Realizations and all other amounts or any parts thereof receivable in respect of any Transfer of the Transferable Areas (except any Unsold Areas allotted to the Principals as per clause 16 of the Development Agreement) in the manner and as per the terms and conditions of the Development Agreement and to deposit the same in the specified accounts as per the Development Agreement and to issue receipts to the Transferees accordingly which shall fully exonerate the person or persons paying the same.

35. To cancel or terminate any booking/blocking and to terminate any contract agreement right of occupancy user and/or enjoyment with any person or persons intending to acquire Transferable Areas and/or undivided shares in the land comprised in the Subject Property and to deal with the space and rights of such person or persons in such manner as the said Attorney may deem fit and proper.
36. To join in as party to agreements for Transfer of the Transferable Areas and/or undivided share in the land comprised in the Subject Property or part thereof, and also confirming thereunder the rights and entitlements of the Developer under the said Development Agreement and agreeing to execute the Deeds of Transfer to be executed in pursuance thereof.
37. To transfer the proportionate share in land and/or in the Common Areas and Installations to any Association or Society if so and as required by law in such manner as may be required.
38. To prepare sign execute modify, alter, draw, approve rectify and/or register and/or give consent and confirmation and/or deliver all papers, documents, agreements, sale deeds, conveyances, leases, supplementary agreements, nominations, assignments, licenses, mortgages, charges, declarations, forms, receipts and such other documents and writings as in any way be required to be so done and as may be deemed fit and proper by the said Attorney in respect of the Transfer in the manner and as per the terms and conditions of the Development Agreement.
39. To enforce any covenant in any agreement, deed or any other contracts or documents of transfer executed by the Principals and the Developer and to exercise all rights and remedies available to the Principals and the Developer thereunder.
40. To ask, demand, sue for, recover, realize and collect Extras and Deposits (as defined and described in the Development Agreement) which are or may be due payable or recoverable from any Transferees or any person or persons or authority or authorities on any account whatsoever and to give effectual receipts and discharges for the same.
41. To have the Units Transferred to the Transferees to be separately assessed and mutated in the name of the respective Transferees in all public records and with all authorities and/or persons having jurisdiction and to deal with such authority and/or authorities in such manner as the said Attorney may deem fit and proper.
42. To deal with any claim of any third party in respect of the Subject Property and to oppose or settle the same.

43. To look after all or any of the acts relating to Common Purposes including the management, maintenance and administration of the Building Complex as Maintenance In-Charge.
44. To form a non-profit making company or association or society or syndicate amongst the owners and/or buyers of the Transferable Areas (including Association under the Apartment Ownership Act).
45. To deal with the Government of West Bengal or any department or authority in connection with the compliance of any existing or new laws or provisions affecting the Building Complex.
46. For all or any of the purposes hereinstated to apply for, sign, appear and represent the Principals before all or any of the Appropriate Authorities including the Bidhannagar Municipal Corporation, Kolkata Metropolitan Development Authority, B.L. & L.R.O., D.L. & L.R.O., and other authorities / officers under the Land laws, MED, Collector, District Magistrate, ADM, Gram Panchayat, Fire Brigade, Planning Authority, Development Authority, the Authorised Officers / Authorities under the Real Estate (Regulation and Development) Act, 2016 the Authorities under the West Bengal Apartment Ownership Act, Companies Act, Societies Registration Act, the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976, the authorities under the West Bengal Land Reforms Act, West Bengal Estate Acquisition Act, Town and Country (Planning & Development) Act, Development Authority, Airport Authorities, all Revenue Authorities, Pollution Control Authorities and other authorities connected to pollution matters, Environment Authorities, Licensing Authorities, Development Plan Authorities of the Government of West Bengal and/or India, Kolkata Port Trust, Insurance Companies, Police Authorities, Traffic Department, Directorate of Fire Services and all Fire Authorities, Directorate of Lifts, Directorate of Electricity and Chief Electrical Inspector and other Electricity Authorities, Government of West Bengal, Insurance Companies, Microwave Authorities of Department of Telecommunication, Electricity, Water and other service provider organizations, Land Acquisition Collector and also all other authorities and Government Departments and/or its officers and also all other State Executives Judicial or Quasi Judicial, Municipal, land and other authorities and all private bodies and service providers and all other persons and also all courts tribunals and appellate authorities and do all acts deeds and things as the attorney may deem fit and proper and to make sign execute register submit register and/or deliver all documents, declarations, affidavits, applications, undertakings, objections, notices etc (including those relating to boundary verification) and also to submit and take delivery of all title deeds concerning the Subject Property and other

- papers and documents (including cause papers and orders passed in any suit or litigation or proceeding, if any) as be required by the necessary authorities or as may in any way be found necessary or expedient by the said Attorney.
47. To appear and represent the Principals before any Notary Public, Registrar of Assurance, District Registrar, Sub Registrar, Additional Registrar, Metropolitan Magistrate and/or other officer or officers or authority or authorities having jurisdiction and to present for registration before them and admit execution and to acknowledge and register and have registered and perfected and/or notarized and/or affirm or declare all Agreements for transfer, Deeds and documents instruments and writings including the bank/finance documents, mortgage deeds, if any, executed by the said Attorneys by virtue of the powers hereby conferred.
 48. To commence prosecute enforce defend answer and oppose all actions suits writs appeals revisions, review, arbitration proceedings, and other legal proceedings and demands civil criminal or revenue concerning and/or touching any of the matters herein stated and if thought fit to compromise settle, refer to arbitration, abandon, submit to judgment or become non suited in any such action or proceedings as aforesaid before any Court, Civil or Criminal or Revenue, Arbitration Tribunal, any other Tribunal, Collector, Judicial or Quasi Judicial authorities and forums, Statutory authorities, presiding officers, authorized officers, etc. and to sign declare verify and/or affirm any plaint, written statement, petition, application, consent petition, affidavit, vakalatnama, warrant of attorney, memorandum of appeal or any other document or cause paper in any proceeding and to adduce oral and documentary evidences as the occasions shall require and/or as the said attorney or attorneys may think fit and proper.
 49. To apply for, obtain, accept and receive any original or copies of clearances, certificates, permissions, no objections, licenses, notices, summons and services of papers from any Court, Tribunal, postal authorities or other authorities or persons.
 50. To receive refund of the excess amount of fee or other amounts, if any, paid for the purposes herein stated and to give valid and effectual receipts in respect thereof.
 51. To receive all letters, parcels or other postal articles and documents in respect of the Subject Property and to grant proper and effectual receipts thereof.

52. For better and more effectually exercising the powers and authorities aforesaid, to retain, appoint and employ Advocates, Pleaders, Solicitors, Mukhtars and to revoke such appointments.

IV. **AND GENERALLY** to do all acts deeds and things for better exercise of the authorities hereincontained relating to the Subject Property and the Building Complex and related purposes which the Principals themselves could have lawfully done under their own hands and seal, if personally present.

V. **AND** the Principals do hereby ratify and confirm and agree to ratify and confirm all and whatever their said Attorney has already done or shall lawfully do or cause to be done in or about the premises aforesaid.

VI. **AND** it is clarified that while exercising the powers and authorities hereby conferred on the said Attorney, it shall not do any act deed or thing which would go against the provisions of the Development Agreement or impair or affect the rights and entitlement of the Principals or give rise to any claim or action either in damages or otherwise against the Principals otherwise than in terms of the Development Agreement and by executing this Power of Attorney the obligations of the Principals or the Developer or consequences for non-compliance under the Development Agreement shall not be affected.

THE SCHEDULE ABOVE REFERRED TO:

(SUBJECT PROPERTY)

ALL THAT pieces or parcels of land containing a land area of 0.5404 acre or 54.04 Satak be the same a little more or less comprised in (i) divided and demarcated portion measuring 0.1204 acre out of the Owner's 0.1760 acre in R.S. and L. R. Dag No. 2049 (measuring 0.25 acre) recorded in L.R. Khatian Nos. 11778 and 11781 and (ii) divided and demarcated portion measuring 0.42 acre in R.S. and L.R. Dag No. 2050 (measuring 0.48 acre) recorded in L.R. Khatian Nos. 11779, 11780, 11783, 11784 and 11785 in Mouza Gopalpur, J. L. No. 2, Police Station Rajarhat in the District of 24 Parganas North and being municipal Holding Nos. 101, AS/319/06/03, AS/313/06/03, AS/314/06/03, AS/317/06/03, AS/316/06/03, AS/315/06/03, under Ward No. 06(O)/03(N) of Bidhannagar Municipal Corporation, 6, Block C, 101 Gopalpur and Block C, 2 No. Niranjani Pally, Sourav Ganguly Avenue, Kalikpark, Bablatata, Post Office R.Gopalpur, Kolkata-700136 and butted and bounded as follows:-

ON THE NORTH : Partly by remaining portion of each of Dag Nos. 2049 and 2050;

ON THE SOUTH : By public road;

- ON THE EAST : Partly by Dag No. 2051 and partly by remaining portion of Dag No. 2050; and
- ON THE WEST : Partly by remaining portion of each of Dag Nos. 2049 and 2050.

OR HOWSOEVER OTHERWISE the same now are or is or heretofore were or was measured butted bounded called known numbered assessed described or distinguished. **BE IT MENTIONED** that the total residential constructed area with cemented flooring at the said Property is 600 square feet more or less.

IN WITNESS WHEREOF the Principals have herunto set and subscribed their respective hands and seal on this 27th day of APRIL Two Thousand and Twenty ~~Two~~ Three.

EXECUTED AND DELIVERED by the **PRINCIPALS** abovenamed at Kolkata in the presence of:

Binwajit Binwaj
244/3 East Kolkata Para Road
Shyamnagar - 743127

Subhan Nathoo
4D, Nicco House
1B & 2, Hare Street
Kolkata-700 001

AMBEY CONCRETE FOUNDATION PVT. LTD.

Tannoy Paul
Director

SIMPLEX LAND & HOUSING DEVELOPMENT PVT. LTD.

[Signature]
Director

We accept

Drafted by me:-












Katek Bagan, Advocate
C/o DSP Law Associates, Advocates
4D, Nicco House, 2 Hare Street, Kolkata-700001
F/1415/2010






For AMBEY REALTORS LLP











[Signature]
Authorised Signatory

For AMBEY REALTORS LLP

[Signature]
Authorised Signatory

<i>Finger prints of the executant</i>					
 Tannoy Paul					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little

<i>Finger prints of the executant</i>					
 Manoj Kumar					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little

<i>Finger prints of the executant</i>					
 Manoj Kumar					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little

Major Information of the Deed

Deed No :	I-1904-05972/2023	Date of Registration	27/04/2023
Query No / Year	1904-8001068170/2023	Office where deed is registered	
Query Date	27/04/2023 6:16:51 PM	A.R.A. - IV KOLKATA, District; Kolkata	
Applicant Name, Address & Other Details	Biswajit Biswas 244/3, East Kaptapara Road, Thana : Jagaddal, District : North 24-Parganas, WEST BENGAL, PIN - 743127, Mobile No. : 8296307001, Status : Solicitor firm		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 1,75,35,466/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 150/- (Article:48(g))	Rs. 73/- (Article:E, M(a),)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190405946/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Niranjan Pally 2 No. (Gopalpur), Mouza: Gopalpur, Pin Code : 700136

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2049	LR-11778	Bastu	Shali	6.02 Dec		19,08,316/-	Property is on Road , Project Name :
L2	LR-2049	LR-11781	Bastu	Shali	6.02 Dec		19,08,316/-	Property is on Road , Project Name :
L3	LR-2050	LR-11779	Bastu	Danga	8 Dec		25,35,968/-	Property is on Road , Project Name :
L4	LR-2050	LR-11780	Bastu	Danga	9 Dec		28,52,965/-	Property is on Road , Project Name :
L5	LR-2050	LR-11783	Bastu	Danga	8 Dec		25,35,968/-	Property is on Road , Project Name :
L6	LR-2050	LR-11784	Bastu	Danga	9 Dec		28,52,965/-	Property is on Road , Project Name :
L7	LR-2050	LR-11785	Bastu	Danga	8 Dec		25,35,968/-	Property is on Road , Project Name :
		TOTAL :			54.04Dec	0 /-	171,30,466 /-	
		Grand Total :			54.04Dec	0 /-	171,30,466 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4, L5, L6, L7	600 Sq Ft.	0/-	4,05,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 600 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		600 sq ft	0 /-	4,05,000 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	AMBEY CONCRETE FOUNDATION PRIVATE LIMITED PS-IXL, 3rd Floor, New Town Road, Unit No. 305, City:- Rajarhat-gopalpore, P.O:- Rajarhat Gopalpur, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700136 , PAN No.:: AAxxxxxx6B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	SIMPLEX LAND & HOUSING DEVELOPMENT PRIVATE LIMITED PS-IXL, 3rd Floor, New Town Road, Unit No. 305, City:- Rajarhat-gopalpore, P.O:- Rajarhat Gopalpur, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700136 , PAN No.:: AAxxxxxx8F,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	AMBEY REALTORS LLP PS-IXL, Unit No. 205, 2nd Floor, City:- Rajarhat-gopalpore, P.O:- Rajarhat Gopalpur, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700136 , PAN No.:: ABxxxxxx6Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Raj Kumar Agarwal Son of Late Chhote Lal Agarwal Date of Execution - 27/04/2023, , Admitted by: Self, Date of Admission: 27/04/2023, Place of Admission of Execution: Office			
		Apr 27 2023 6:41PM	L1 27/04/2023	27/04/2023

, 13/14A, Tower-3, Near City Center-2, Hatiara, City:- Rajarhat-gopalpore, P.O:- Hatiara, P.S:-New Town District:-North 24-Parganas, West Bengal, India, PIN:- 700157, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx1B,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SIMPLEX LAND & HOUSING DEVELOPMENT PRIVATE LIMITED (as DIRECTOR)

2	Name	Photo	Finger Print	Signature
	Dipak Kumar Agarwal Son of Basudeo Prasad Agarwal Date of Execution - 27/04/2023, , Admitted by: Self, Date of Admission: 27/04/2023, Place of Admission of Execution: Office	 <small>Apr 27 2023 8:40PM</small>	 <small>LTI 27/04/2023</small>	 <small>27/04/2023</small>
, 54, Avenue, Block B, Flat No. 1B, City:- , P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx3G,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : AMBEY REALTORS LLP (as DESIGNATED PARTNER)				
3	Name	Photo	Finger Print	Signature
	Tanmoy Paul Son of Dulal Chandra Paul Date of Execution - 27/04/2023, , Admitted by: Self, Date of Admission: 27/04/2023, Place of Admission of Execution: Office	 <small>Apr 27 2023 8:42PM</small>	 <small>LTI 27/04/2023</small>	 <small>27/04/2023</small>
, 24/2, Bidhan Sarani, Near Sree Mani Market, Beadon Street, City:- Kolkata, P.O:- Beadon Street, P.S:-Jorabagan, District:-Kolkata, West Bengal, India, PIN:- 700006, Sex: Male, By Caste: Hindu, Occupation: Private Service, Citizen of: India, , PAN No.:: Alxxxxxx4B,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : AMBEY CONCRETE FOUNDATION PRIVATE LIMITED (as DIRECTOR)				
4	Name	Photo	Finger Print	Signature
	Mr Raj Kumar Agarwal (Presentant) Son of Late CHHOTE LAL AGARWAL Date of Execution - 27/04/2023, , Admitted by: Self, Date of Admission: 27/04/2023, Place of Admission of Execution: Office	 <small>Apr 27 2023 8:41PM</small>	 <small>LTI 27/04/2023</small>	 <small>27/04/2023</small>
, 13/14A, Tower-3, Near City Center-2, Hatiara, City:- Rajarhat-gopalpore, P.O:- Hatiara, P.S:-New Town District:-North 24-Parganas, West Bengal, India, PIN:- 700157, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx1B,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : AMBEY REALTORS LLP (as Authorized Representative)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Biswajit Biswas Son of Bikash Biswas 244/3, East Kapta Para Road, City:- , P.O:- Shyamnagar, P.S:-Jagaddal, District:-North 24-Parganas, West Bengal, India, PIN:- 743127			
	27/04/2023	27/04/2023	27/04/2023
Identifier Of Raj Kumar Agarwal, Dipak Kumar Agarwal, Tanmoy Paul, Mr Raj Kumar Agarwal			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	AMBEY CONCRETE FOUNDATION PRIVATE LIMITED	AMBEY REALTORS LLP-5.117 Dec
2	SIMPLEX LAND & HOUSING DEVELOPMENT PRIVATE LIMITED	AMBEY REALTORS LLP-0.903 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	AMBEY CONCRETE FOUNDATION PRIVATE LIMITED	AMBEY REALTORS LLP-5.117 Dec
2	SIMPLEX LAND & HOUSING DEVELOPMENT PRIVATE LIMITED	AMBEY REALTORS LLP-0.903 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	AMBEY CONCRETE FOUNDATION PRIVATE LIMITED	AMBEY REALTORS LLP-6.8 Dec
2	SIMPLEX LAND & HOUSING DEVELOPMENT PRIVATE LIMITED	AMBEY REALTORS LLP-1.2 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	AMBEY CONCRETE FOUNDATION PRIVATE LIMITED	AMBEY REALTORS LLP-7.65 Dec
2	SIMPLEX LAND & HOUSING DEVELOPMENT PRIVATE LIMITED	AMBEY REALTORS LLP-1.35 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	AMBEY CONCRETE FOUNDATION PRIVATE LIMITED	AMBEY REALTORS LLP-6.8 Dec

2	SIMPLEX LAND & HOUSING DEVELOPMENT PRIVATE LIMITED	AMBEY REALTORS LLP-1.2 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	AMBEY CONCRETE FOUNDATION PRIVATE LIMITED	AMBEY REALTORS LLP-7.65 Dec
2	SIMPLEX LAND & HOUSING DEVELOPMENT PRIVATE LIMITED	AMBEY REALTORS LLP-1.35 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	AMBEY CONCRETE FOUNDATION PRIVATE LIMITED	AMBEY REALTORS LLP-6.8 Dec
2	SIMPLEX LAND & HOUSING DEVELOPMENT PRIVATE LIMITED	AMBEY REALTORS LLP-1.2 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	AMBEY CONCRETE FOUNDATION PRIVATE LIMITED	AMBEY REALTORS LLP-300.00000000 Sq Ft
2	SIMPLEX LAND & HOUSING DEVELOPMENT PRIVATE LIMITED	AMBEY REALTORS LLP-300.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Niranjan Pally 2 No. (Gopalpur), Mouza: Gopalpur, Pin Code : 700136

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2049, LR Khatian No:- 11778	Owner:প্রতিভা নিকেতন প্রাঃ লিঃ, Address:লোকনাথ পার্ক,চিনার পার্ক, রাজারহাট,নিউ টাউন রোড কোলকাতা - 700157, Classification:শালি, Area:0.09000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 2049, LR Khatian No:- 11781	Owner:রিয়্যাল রাজা প্রাঃ লিঃ, Address:লোকনাথ পার্ক,রাজার হাট নিউ টাউন রোড কোলকাতা - 157, Classification:শালি, Area:0.08000000 Acre,	Owner Name not selected by applicant.

L3	LR Plot No:- 2050, LR Khatian No:- 11779	Owner:প্রতিভা রাজা প্রা: লি:, Address:লোকনাথ পার্ক,রাজারহাট, নিউ টাউন রোড, কোলকাতা- 157, Classification:শালি, Area:0.08000000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 2050, LR Khatian No:- 11780	Owner:সিমলেক্স রাজা প্রা: লি:, Address:লোকনাথ পার্ক,রাজার হাট নিউটাউন রোড, কোলকাতা - 157, Classification:শালি, Area:0.09000000 Acre,	Owner Name not selected by applicant.
L5	LR Plot No:- 2050, LR Khatian No:- 11783	Owner:সিমলেক্স কমলেক্স প্রা: লি:, Address:লোকনাথ পার্ক,রাজার হাট নিউটাউন রোড কোলকাতা - 157, Classification:শালি, Area:0.08000000 Acre,	Owner Name not selected by applicant.
L6	LR Plot No:- 2050, LR Khatian No:- 11784	Owner:শ্রীগ্যাল নিবাস প্রা: লি:, Address:লোকনাথ পার্ক,রাজার হাট নিউ টাউন রোড কোলকাতা - 157, Classification:শালি, Area:0.09000000 Acre,	Owner Name not selected by applicant.
L7	LR Plot No:- 2050, LR Khatian No:- 11785	Owner:সিমলেক্স হাইরাইস প্রা: লি:, Address:লোকনাথ পার্ক,রাজার হাট নিউটাউন রোড কোলকাতা - 157, Classification:শালি, Area:0.08000000 Acre,	Owner Name not selected by applicant.

On 27-04-2023

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.

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

Presented for registration at 16:10 hrs on 27-04-2023, at the Office of the A.R.A. - IV KOLKATA by Mr Raj Kumar Agarwal .

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 1,75,35,466/-

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

Execution is admitted on 27-04-2023 by Raj Kumar Agarwal, DIRECTOR, SIMPLEX LAND & HOUSING DEVELOPMENT PRIVATE LIMITED, PS-IXL, 3rd Floor, New Town Road, Unit No. 305, City:- Rajarhat-gopalpore, P.O: Rajarhat Gopalpur, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700136

Identified by Mr Biswajit Biswas, , Son of Bikash Biswas, 244/3, East Kapta Para Road, P.O: Shyamnagar, Thana: Jagaddal, , North 24-Parganas, WEST BENGAL, India, PIN - 743127, by caste Hindu, by profession Service

Execution is admitted on 27-04-2023 by Dipak Kumar Agarwal, DESIGNATED PARTNER, AMBEY REALTORS LLP, PS-IXL, Unit No. 205, 2nd Floor, City:- Rajarhat-gopalpore, P.O:- Rajarhat Gopalpur, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700136

Identified by Mr Biswajit Biswas, , Son of Bikash Biswas, 244/3, East Kapta Para Road, P.O: Shyamnagar, Thana: Jagaddal, , North 24-Parganas, WEST BENGAL, India, PIN - 743127, by caste Hindu, by profession Service

Execution is admitted on 27-04-2023 by Tanmoy Paul, DIRECTOR, AMBEY CONCRETE FOUNDATION PRIVATE LIMITED, PS-IXL, 3rd Floor, New Town Road, Unit No. 305, City:- Rajarhat-gopalpore, P.O:- Rajarhat Gopalpur, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700136

Identified by Mr Biswajit Biswas, , Son of Bikash Biswas, 244/3, East Kapta Para Road, P.O: Shyamnagar, Thana: Jagaddal, , North 24-Parganas, WEST BENGAL, India, PIN - 743127, by caste Hindu, by profession Service

Execution is admitted on 27-04-2023 by Mr Raj Kumar Agarwal, Authorized Representative, AMBEY REALTORS LLP, PS-IXL, Unit No. 205, 2nd Floor, City:- Rajarhat-gopalpore, P.O:- Rajarhat Gopalpur, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700136

Identified by Mr Biswajit Biswas, , Son of Bikash Biswas, 244/3, East Kapta Para Road, P.O: Shyamnagar, Thana: Jagaddal, , North 24-Parganas, WEST BENGAL, India, PIN - 743127, by caste Hindu, by profession Service

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 150.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 22975, Amount: Rs.150.00/-, Date of Purchase: 20/04/2023, Vendor name: S Mukherjee



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 305176 to 305204
being No 190405972 for the year 2023.



Mm

Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2023.05.06 11:41:40 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2023/05/06 11:41:40 AM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)