



- 9. To negotiate for sale or to enter into agreement for sale, lease, construction agreement, for creating charge, assignment or nomination over and/or any covered area or open areas or any part thereof or any flat /flats and Parking space/ spaces and/or commercially sanctioned space, if any, in respect of the Developers Allocation in the said proposed buildings as our said Attorney may deem fit and proper.
- 10. To receive, realise and recover the amounts of earnest money and/ or part payments and/or consideration money for and on account of sale of the Developer's allocation in our said properties and/ or schedule mentioned share of property and other spaces and also issue valid and effective receipts and discharges for the same and for the said purpose to do all acts, deeds, matters and things as the said Attorney shall think fit and proper.
- 11. To sign and execute all other deeds, instruments and assurances which our attorney shall consider necessary and to enter into and/ or agree to such covenants and conditions as may be required for fully and effectually conveying the said properties or portion thereof within the confinement of the portions allotted to **M/S ESSQUARE**

Padmanava Dasgupta

ESSQUARE PROJECTS
Padmanava Dasgupta
Partner

Shilpa Modan

ESSQUARE PROJECTS
Shilpa Modan
Partner



25 FEB 2022



PROJECTS as per the Developer's Allocation mentioned in the Development Agreement..

- 12. To sign, execute, admit and present any deed of conveyance or conveyances for registration in respect of the said properties or any portion thereof before the District Registrar or Sub-Registrar or Registrar of Assurances having authority for the same and to have the said conveyance or conveyances registered as fully and effectually as we could do ourselves if we were personally present.
- 13. To collect all rents, profits, sale proceeds etc. in respect of the allocated portion of the scheduled properties or any part thereof provided that the said rents, profits, sale proceeds in respect of the portion allocated to them.
- 14. Be it specifically stated that our said properties is not situated within the Notified and cantonment area and no embargo and/or restriction has been imposed by the Local Authority/ Competent Authority/ Govt. Authority for transferring the said property in question and if restriction prevails, in such event the Principal shall be responsible for that.

Padmanava Dasgupta

ESSQUARE PROJECTS
Padmanava Dasgupta
Partner

ESSQUARE PROJECTS
Padmanava Dasgupta
Partner

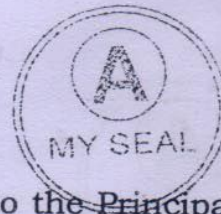
Shilpa Modani

ESSQUARE PROJECTS

Shilpa Modani
Partner



25 FEB 2022



- 15. All the receivable shall be paid back to the ~~Principal~~ and all the payables will be borne by Principal.
- 16. This Power of Attorney is revocable in nature.
- 17. To do all other acts, deeds and things, necessary for securing our interest in respect of said property for safeguarding our interest.

AND GENERALLY to do and execute all such other matters, acts and things in our name for us and on our behalf as may be necessary for the purpose aforesaid properties as fully and effectively as if we were present and We hereby agree to ratify all that the said attorney have done and or shall do and/or cause to be done in the execution of the properties herein.



Shilpa Modan

Paramita Bose

Padmanava Dasgupta

ESSQUARE PROJECTS

Shilpa Modan

Partner

ESSQUARE PROJECTS

Paramita Bose

Partner

ESSQUARE PROJECTS

Padmanava Dasgupta

Partner

Paramita Bose
PARAMITA BOSE

Notary Alipore Judges Court
Regd No. 1382118

25 FEB 2022



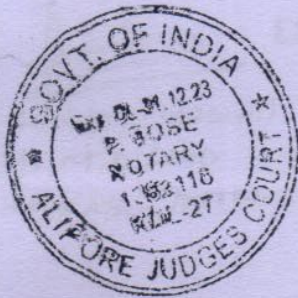
SCHEDULE

BLOCK- I

ALL THAT Piece and parcel of land measuring 9 Cottahs more or less together with tile shed structure measuring an area of 2100 sq. ft. standing thereon situated at Block I Municipal premises no. 136, Netaji Subhas Road, P.S. Behala, Kolkata-700 034

BLOCK-II

ALL THAT Piece and parcel of land measuring 6 Cottahs 8 Chittacks and 2 sq. ft. more or less together with tile shed structure standing thereon having an area of 302 sq. ft. situated at Block-II Municipal premises no. 137, Netaji Subhas Road, P.S. Behala, Kolkata- 700 034.



Shilpa Modani

Pravin Desai

Padmanava Desai

ESSQUARE PROJECTS

Shilpa Modani
Partner

ESSQUARE PROJECTS

Pravin Desai
Partner

ESSQUARE PROJECTS

Padmanava Desai
Partner

25 FEB 2022



IN WITNESS WHEREOF we, being the Principals herein above named do hereunto set and subscribed our hands in presence of the witness named herein below on the 25 day of February 2022.

signed

Signed, sealed and delivered at Kolkata in presence of

Witnesses:

1. Dipankar Bhargava
vill + P.O. = Joka
24 Pgs (S) P.S. Thakurpukur
Kolkata - 700104
Aadhar NO. 2643 1060 1129

1) *Shilla modani*

2) *Pratima Dasgupta*

3) *Padmanava Dasgupta*

2. *[Signature]*
(SANJAY MODANI)
18/1, M.D. ROAD
KOLICATA - 700007

ESSQUARE PROJECTS
Shilla modani
Partner

ESSQUARE PROJECTS
Pratima Dasgupta
Partner

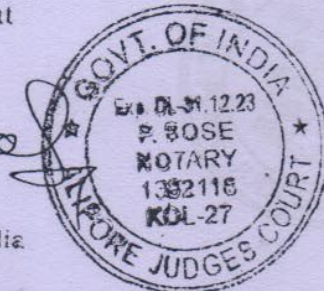
Signature of the Constituted Attorney.

ESSQUARE PROJECTS
Padmanava Dasgupta
Partner

Drafted by & identified by me
Debasish Choudhury
Debasish Choudhury
Advocate
Alipore Judges; Court, Kol-2
WB/920/1983

Signature (S) of Executant (S) attested on Identification at Alipore Judges Court Kolkata-700 027, Under Notary Act at.....

Paramita Bose
P Bose
Notary Govt. of India
1382118

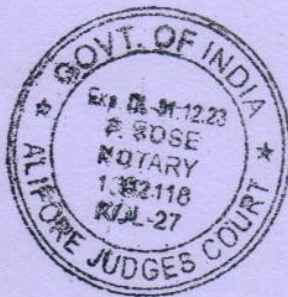


25 FEB 2022

The _____ Day of _____ 20____



12 5 FEB 2022



2 5 FEB 2022



**PAPER WRITING 'A'
&
THE RELATIVE
NOTARIAL CERTIFICATE**



PARAMITA BOSE

Advocate

Alipore Criminal / Judges Court

NOTARY

Government of India
Regd. No. 13821 / 18

**Alipore Judges Court
Alipore Criminal Court
District Bar Association**

Mobife : 98319 39793

Residence :
56/9, P. Majumder Road,
(Ground Floor)
Kolkata – 700 078.