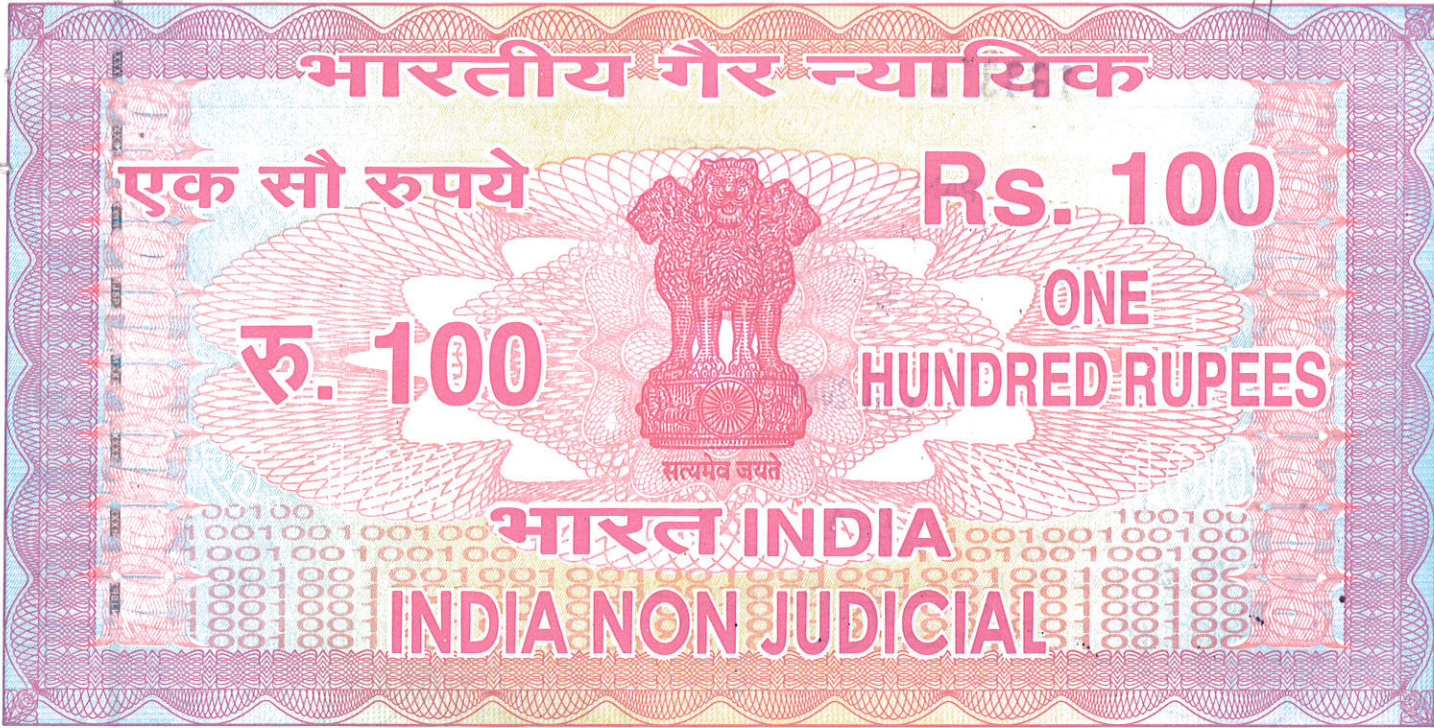


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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AP 038709

S.No: 80002152/2023
4:20 P.M
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Certified that the document is admitted to registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document.

Add. District Sub-Registrar
Batala, South 24 Parganas

10 FEB 2023

TO ALL TO WHOM THESE PRESENTS SHALL COME, WE, (1) (DR.) RAJ KUMAR CHHAJER (having PAN ACDPC3998G and Aadhaar 9416 5854 4537) son of Shri Sampat Mal Chhajer residing at Jaichand Villa, 15/9 Deodar Street, Police Station and Post Office - Ballygunge, Kolkata 700019, for self and as Karta of his

168306

NO. PANKAJ SHROFF & CO.
..... ADVOCATE
Address: Diamond Heritage, N611, 6th Flk
..... 16, Strand Road,
..... Kolkata-700 001
Rs.
Date: 17 JAN 2023

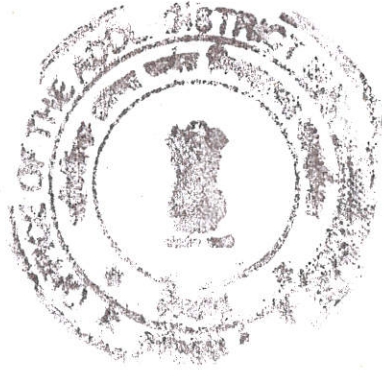
SIPRA DEY

Licence No.: 18A

Code: 1070

1. N. S. Road, Kolkata-700 001

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VINAY JAIN

799



A.D.S.R. Bethe
30 JAN 2023
Dist.- South 24 Pgs.

Akshita Jain

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[Handwritten signature]

Hindu Undivided Family named and styled as 'RAJ KUMAR CHHAJER HUF' having its office at Jaichand Villa, 15/9 Deodar Street, Police Station and Post Office - Ballygunge, Kolkata 700019 (having PAN AAJHR3191J), **(2) VINAY JAIN** (having PAN ACVPJ2406Q and Aadhaar 3909 6092 0990) son of Shri Sampatlal Chhajer also known as Sampat Mal Chhajer residing at Jaichand Villa, 15/9 Deodar Street, Police Station and Post Office - Ballygunge, Kolkata 700019, **(3) (MISS) AKSHITA JAIN** (having PAN BLGPJ7862R and Aadhaar 9880 4134 1839) daughter of Sri Vinay Jain residing at Jaichand Villa, 15/9 Deodar Street, Police Station and Post Office - Ballygunge, Kolkata 700019, **(4) (MISS) PALLAVI CHHAJER** (having PAN BOGPC7125H and Aadhaar 8904 1010 6464) daughter of Dr. Raj Kumar Chhajer residing at Jaichand Villa, 15/9 Deodar Street, Police Station and Post Office - Ballygunge, Kolkata 700019, **(5) HARSH CHHAJER** (having PAN BCAPC0942E and Aadhaar 7387 3483 3514) son of Dr. Raj Kumar Chhajer residing at Jaichand Villa, 15/9 Deodar Street, Police Station and Post Office - Ballygunge, Kolkata 700019 and **(6) DINESH PATEL (HUF)** (having PAN AAKHD0504N), a Hindu Undivided Family having its office at Vineak - 1A, 78/B Sarat Bose Road, Police Station Ballygunge, Post Office Bhawanipore, Kolkata - 700025 represented by its Karta Mr. Dinesh Patel (having PAN AERPP9961N and Aadhaar 2938 3918 9668) son of late M.V. Patel residing at Vineak - 1A, 78/B Sarat Bose Road, Police Station Ballygunge, Post Office Bhawanipore, Kolkata - 700025, **(7) (SMT.) MITA ROY (alias MITA ROY CHHAJER)** (having PAN ADHPR4539D and Aadhaar 3449 9382 1919) wife of Dr. Raj Kumar Chhajer residing at Jaichand Villa, 15/9 Deodar Street, Police Station and Post Office - Ballygunge, Kolkata 700019, **(8) (SMT.) SUCHITRA CHONGDAR** (having PAN BGHPC3812L and Aadhaar 2419 3158 9741) wife of Mr. Utpal Chongdar residing at Anandanagar Dharma, Medinipur, Police Station - Kotwali, Post Office - Midnapore, West Bengal, Pin Code - 721101 and **(9) (SMT.) ANITA ROY** (having PAN AZCPR4713J and Aadhaar 3907 1184 3112) wife of Mr. Kamal Kanta Roy residing at G-172/1, Accounts Colony, Police Station and Post Office - Chakradharpur, Jharkand, Pin Code - 833102, **(10) (DR.) VIJAY SINGH BAID (HUF)** (having PAN AAFHV0561G) a Hindu Undivided Family having its office at 36/2A, Ram Krishna Samadhi Road, Police Station - Phoolbagan, Post Office - Kankurgachi, Kolkata-700054 represented by its Karta Dr. Vijay Singh Baid (having PAN ADEPB3625K and Aadhaar 6544 2965 8203) son of Punam Chand Baid residing at 36/2A, Ram Krishna Samadhi Road, Police Station - Phoolbagan, Post Office - Kankurgachi, Kolkata-700054, **(11) MAHAK BAID** (having PAN ANJPB2270P and Aadhaar 6850 0779 7718) son of Dr. Vijay Singh Baid residing at 36/2A, Ram Krishna Samadhi Road, Police Station - Phoolbagan, Post Office - Kankurgachi, Kolkata 700054, **(12) MAYANK BAID** (having PAN AIUPB0834F and



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Pallavi Chhajev



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Mahab Baid



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~~D. Pater~~
DINESH PATER



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Anita Roy.



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Suchitra Chongdar



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Mita Roy
(Alias Mita Roychajer)



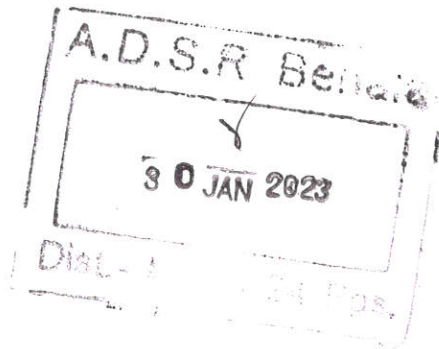
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Swig Nohata



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Harsh Chhajev



Aadhaar 9894 2268 4232) son of Dr. Vijay Singh Baid residing at 36/2A, Ram Krishna Samadhi Road, Police Station - Phoolbagan, Post Office - Kankurgachi, Kolkata 700054, **(13) (SMT.) SURAJ NAHATA** (having PAN ABSPN3317Q and Aadhaar 7535 3317 3351), wife of Mr. Subhash Mal Nahata residing at Flat No. 3C, 58 Jatindas Road, Police Station Lake, Post Office Sarat Bose Road, Kolkata - 700029 and **(14) MANOJ KUMAR CHHALANI (HUF)** (having PAN AAHHM4714J) a Hindu Undivided Family having its office at Suryakiran Apartment, Block B, 2nd Floor, DC-115 Narayantalla West, Police Station - Rajarhat, Post Office - Desh Bandu Nagar, Kolkata 700059 represented by its Karta Mr. Manoj Kumar Chhalani (having PAN ACNPC9867E and Aadhaar 5857 7460 9091) son of late B.L. Chhalani residing at Suryakiran Apartment, Block B, 2nd Floor, DC-115 Narayantalla West, Police Station - Rajarhat, Post Office - Desh Bandu Nagar, Kolkata 700059 (hereinafter collectively referred to as "the **Principals**", which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include insofar as the individuals are concerned their and each of their respective heirs legal representatives administrators executors and permitted assigns and insofar as the hindu undivided families are concerned their and each of their respective coparceners for the time being their and each of their respective heirs legal representatives administrators executors and permitted assigns) **SEND GREETINGS:**

WHEREAS:

- A. The Principals are the absolute owners of **ALL THOSE** pieces and parcels of contiguous land containing an area of 04 Bighas 06 Cottahs 05 Chittacks 20 Square feet more or less comprised of divided demarcated portion of R.S. Dag No.2122 recorded in R.S. Khatian No. 2194, in Mouza Paschim Barisha, J.L. No.19, R.S. No. 43, Touzi No. 235, Police Station Thakurpukur (formerly Behala), within local limits of Ashuti - II Gram Panchayat, District South 24 Parganas, PIN - 700104 (and herein defined and referred to as "the **Phase 1 Property**").
- B. The Principals Nos. 1, 6, 7, 10, 13 and 14 are the absolute owners of **ALL THOSE** pieces and parcels of "Sali" land containing an area of 10 Bighas more or less comprised of divided demarcated portions of R.S. Dag Nos.2115 and 2143 recorded in R.S. Khatian Nos. 2607 and 2288 in Mouza Paschim Barisha, J.L. No.19, R.S. No. 43, Touzi Nos.235, Police Station Thakurpukur (formerly Behala), within local limits of Ashuti - II Gram

Panchayat, District South 24 Parganas, Pin Code – 700104 (and herein defined and referred to as "the **Remaining Phases Properties**") {for brevity's sake the said Phase 1 Property and the Remaining Phases Properties are hereinafter collectively referred to as "the **Subject Properties**"}

- C. By an Agreement dated 20th January 2023 (hereinafter referred to as "the **said Development Agreement**", which expression shall mean and include its supplemental agreements, rectifications, modifications, etc. if made in writing by the Principals and the Developer named below) made between the Principals hereto as owners therein and **KLK REALTY (OPC) PRIVATE LIMITED**, a company within meaning of the Companies Act, 2013 having its registered office at 8 Mott Lane, 3rd floor, Police Station – New Market, Post Office – Dharmatala, Kolkata-700013 (having CIN U45309WB2022OPC252356 and PAN AAJCK3971E) (and hereinafter referred to as "**the Developer/Co-owner**") as developer therein, the Principals have appointed the developer to construct New Buildings at the Subject Properties and commercially exploit the same and share the revenue generated from the sale of the Saleable Areas (defined in the Development Agreement) of the Project (defined in the Development Agreement) in the ratio therein mentioned on the terms and conditions recorded therein.
- D. To enable the Developer to comply with its obligations under the Development Agreement and for smooth and timely implementation of the Project, the Principals are hereby granting the following powers and authorities in favour of the abovenamed Developer **KLK REALTY (OPC) PRIVATE LIMITED**, a company within meaning of the Companies Act, 2013 having its registered office at 8 Mott Lane, 3rd floor, Police Station – New Market, Post Office – Dharmatala, Kolkata-700013 (having CIN U45309WB2022OPC252356 and PAN AAJCK3971E) represented by its Director Mrs. Hansa Rungta (having PAN BFNPR0960P and DIN 08604746) wife of Mr. Saharsh Khaitan, working for gain at 8 Mott Lane, 3rd floor, Police Station - New Market, Post Office - Dharmatala, Kolkata-700013 (hereinafter referred to as "**the Attorney**", which expression shall unless excluded by or repugnant to the subject or context shall be deemed to mean and include its nominees directors or authorized signatories) as hereinafter contained:

NOW KNOW YE BY THESE PRESENTS, WE, the Principals abovenamed, do hereby nominate constitute and appoint the abovenamed Attorney as our 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 and things for and in connection with construction of new buildings at the Subject Properties, sanction/modification/alteration of the Building Plan, sale of the Saleable Areas (defined under the Development Agreement) in the buildings to be constructed at the Subject Properties, sale of proportionate undivided share in the land comprised in the Subject Properties and in the Common Areas and Installations (defined under the Development Agreement) and the Principals' share right title and interest of and in such Saleable Areas in terms of the Development Agreement i.e. to say:

1. To have the Subject Properties surveyed and measured and to have the soil thereof tested;
2. To sign execute and submit plans prepared by the Architects, Engineers etc. in respect of the new buildings to be constructed at the Subject Properties for sanctioning to the concerned municipality/panchayat/authority and other concerned authorities and to have the same sanctioned and if required, to have the same modified revised altered and/or renewed and/or revalidated and to pay fees and obtain sanction modification revision alteration and/or renewal and/or such other orders and permissions as be expedient therefor;
3. To get the valuation of the Subject Properties assessed in the records of the concerned municipality/panchayat/authority from time to time including as per unit area assessment method;
4. To get the names of the Principals mutated and recorded in the records of the concerned municipality/panchayat/authority and the concerned B.L.&L.R.O. and other public departments and government records;
5. To get the land contained in the Subject Properties converted in the records of the concerned municipality/panchayat/authority and the concerned B.L.&L.R.O. and other public departments and government records;

6. To apply for and obtain temporary and/or permanent connections of all services, water, electricity, power, drainage, sewerage, generator, transformer, lifts, air conditioning system, V-SAT, security systems and/or other utilities inputs and facilities from the concerned municipality/panchayat/authority and/or other 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 and obtain necessary permissions and licenses to erect run/operate such utilities in the new buildings at the Subject Properties from the concerned authorities and also to give contract for maintenance of lifts, generator, air conditioners, Dish Antenna and other utilities and its concerned machineries and other appliances to such agencies as the Attorney may deem fit and proper.
7. To apply for and obtain all permissions, approvals, licenses, registrations, clearances, no objection certificates in connection with construction of the new buildings at the Subject Properties or any part thereof 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;
8. To apply for and obtain "No Objection Certificates" from the competent authority under the provisions of the Urban Land (Ceiling & Regulations) Act, 1976;
9. To apply for and obtain "No Objection Certificates" for construction of the new buildings at the Subject Properties from airport authorities, pollution control authorities and/or authorities under environment laws or any other concerned authority and all other permissions that may be required for sanctioning modifications and/or alteration of the Building Plan and/or obtaining utilities and other purposes hereinstated;
10. To apply for and obtain Completion or Occupancy Certificate and other certificates as may be required from the concerned municipality/panchayat/authority and/or other concerned authorities for the occupation and use of the New Buildings at the Subject Properties from time to time;

11. To insure and keep insured all or any constructions at the Subject Properties or any part thereof against loss or damage by fire earthquake and/or other risks as be deemed fit by the said attorney and to pay all premia for such insurance.
12. For all or any of the purposes hereinbefore stated and those stated in the Development Agreement to appear and represent the Principals before concerned municipality/panchayat/authority, Fire Brigade, the Collector, Pollution and Environment Authorities, Police Authorities, Pollution Control Board, Airport Authorities, Traffic Department, Directorate of Fire Services, Directorate of Lifts, Directorate of Electricity, Insurance Companies, CESC Limited, B.L.&L.R.O., D.L.&L.R.O, District Magistrate, Additional District Magistrate, Land Reforms Commission, Principal Secretary, Deputy Secretary, OSD, Authorities under the West Bengal Land Reforms Act, 1956, Authorities under the West Bengal Estates Acquisition Act, 1953, Competent Authority under the provisions of the Urban Land (Ceiling & Regulations) Act, 1976, Authorities under the Real Estate (Regulation & Development) Act, 2016 and also all other authorities and Government Departments and/or its officers and also all other State Executives, Quasi Judicial, Municipal and other authorities and persons and also all, tribunals and appellate authorities and to do all acts deeds and things as may in any way be found necessary or expedient by the said attorney to effectuate and implement the said Development Agreement.
13. For all or any of the purposes hereinstated to make sign execute submit register and/or deliver all documents, declarations, affidavits, applications, undertakings, indemnities, objections, letters, plans, notices etc. (including those relating to boundary verification) as may in any way be found necessary or expedient by the said attorney and to appear and represent the Principals before any Notary Public, Registrar of Assurances, Kolkata, Additional Registrar of Assurances, Kolkata and other registering authorities having jurisdiction to register documents in respect of the Subject Properties, and other officer or officers or authority or authorities having jurisdiction and to present for registration and admit execution and to acknowledge and register or have registered and perfected the same.
14. To negotiate, take bookings and applications in respect of sale of the Saleable Areas or any part thereof in the new buildings to be constructed at

the Subject Properties and if necessary to amend, modify, alter or cancel the same and to receive the amounts receivable in respect of such sale and to grant receipts, acknowledgements and discharges therefor and to fully exonerate the person or persons paying the same. The Principal's Share of Gross Revenue from sale of the Saleable Areas shall be paid to the Principal's bank account in terms of the Development Agreement.

15. To sell the Saleable Areas in the new buildings at the Subject Properties to the intending buyers and to sell convey and transfer undivided proportionate share in the land comprised in the Subject Properties and the Common Areas and Installations thereat attributable to the units and other constructed areas in the New Building to be constructed at the Subject Properties as a property appurtenant thereto or such portion thereof to the persons agreeing to purchase the same;
16. To make the Principals party to and sign execute and register the agreements, sale deeds, nominations, transfer deeds, cancellations, rectifications, declarations and such other documents and writings in connection with sale of the Saleable Areas thereby agreeing to sell and/or sell the Principals' share right title and interest in the Saleable Areas or any part thereof and undivided proportionate share in the land comprised in the Subject Properties and the Common Areas and Installations thereat as the attorney may deem fit and proper.
17. To deliver possession of the Saleable Areas or any part thereof to the intending buyers thereof.
18. To terminate any contract, agreement, etc. entered into with the persons intending to acquire the Saleable Areas or any part thereof in such manner as the said attorney may deem fit and proper.
19. To appear before and represent the Principals before any Registrar of Assurances, Additional Registrar of Assurances, Kolkata, Notary Public and/or other officer or officers or authority or authorities having jurisdiction and to affirm any document and/or to present for registration before them and admit execution and to acknowledge and register and have registered and perfected all documents instruments and writings executed by the said attorney by virtue of the powers hereby conferred in respect of the Saleable

Areas.

20. To allow the intending buyers agreeing to purchase any part of Saleable Areas to take loan/finance in respect thereof from any Banks or Financial Institutions (viz. Life Insurance Corporation of India, Housing Development Finance Corporation Limited, SBI Home Finance Limited, National Housing Bank etc.) without involving, without binding, without creating any financial obligation or liability whatsoever or howsoever upon the Principals and/or the properties and rights of the Principals.
21. To have the units etc. to be separately assessed and mutated in the name of the intending buyers thereof in all public records and with all authorities having jurisdiction and to deal with such authority and/or authorities in such manner as the said attorney may deem fit and proper.
22. To do all acts deeds and things in order to effectuate and implement the Development Agreement.
23. To commence prosecute enforce defend answer and oppose all actions suits writs appeals revisions and other legal proceedings and demands under civil criminal or revenue laws concerning the Subject Properties, the construction of the New Buildings at the Subject Properties and/or sale of the Saleable Areas 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 Civil, Criminal or Revenue Court including any Tribunal, Collector, 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 as the occasion shall require and/or as the said attorney may think fit and proper.
24. To accept and receive summons and services of papers from any Court, Tribunal, postal authorities, concerned municipality/panchayat/authority and/or other authorities and/or persons.
25. To deposit court fees or receive refund of the excess amount of fee or other amounts, if any, paid for the purposes and to give valid and effectual receipts in respect thereof.

AND GENERALLY to do all acts deeds and things for better exercise of the authorities herein contained relating to construction of the new buildings at the Subject Properties or any part thereof which the Principals could have lawfully done under their own hands and seals, if personally present.

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

AND IT IS MADE CLEAR BY THE PRINCIPALS THAT the attorney, while exercising the powers and authorities granted hereunder, shall not do any act, deed, matter or thing which would in any way go against the spirit of all arrangement and understanding between the Principals and the said Developer for construction of New Buildings at the Subject Properties and commercial exploitation of the same under the said Development Agreement.

IN WITNESS WHEREOF the Principals have executed this Power of Attorney on this 21st day of January 2023.

SIGNED SEALED AND DELIVERED by the withinnamed **PRINCIPALS** at Kolkata in the presence of:




(RAJ KUMAR CHHAJER - for self and as Karta of his HUF named and styled as 'RAJ KUMAR CHHAJER HUF')

Harsh Chhajjer
30/1/23
(HARSH CHHAJER)

Akshita Jain
(AKSHITA JAIN)

Pallavi Chhajjer
(PALLAVI CHHAJER)



(VINAY JAIN)

Dinesh Patel
(DINESH PATEL HUF)

Mita Roy
(Alias Mita Roy Chhajjer)
(MITA ROY CHHAJER)

Suchitra Chongdar
30.1.2023
(SUCHITRA CHONGDAR)

Anita Roy
(ANITA ROY)

Vijay Singh Baid
(VIJAY SINGH BAID HUF)

Mahak Baid
30/1/2023
(MAHAK BAID)

Mayank Baid
(MAYANK BAID)

Suraj Nahata
(SURAJ NAHATA)

Manoj
30.1.2023
(MANOJ KUMAR CHHALANI HUF)

witnesses

- i. Abhishek Dasgupta
2. Soumitra Sarkar

ACCEPTED BY the withinnamed
ATTORNEY at Kolkata in the
presence of:

KLK REALTY (OPC) PVT. LTD.

[Signature]
30/1/23
Director












KLK REALTY (OPC) PRIVATE LIMITED












1. Abhisit Naskar
c/o - Pankaj Shroff and Co. (Adv)
16, Strand Road, Kal - 70001
2. Soeniboz Sarkar
c/o Pankaj Shroff & Co.
16 Strand Road, Kal - 1












Drafted by me and approved by the parties:

[Signature]

Ankit Shroff, Advocate
C/o. Pankaj Shroff & Company, Advocates
Diamond Heritage, N611, 6th floor,
16 Strand Road, Kolkata-700001
Enrolment No. F/66/2008

<i>Finger prints of the above executant</i>					
 Swag Nohak					
	Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
					
Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little	

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

<i>Finger prints of the above executant</i>					
 Harsh Chhajer					
	Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
					
Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little	