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Additional Registrar of  
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Additional Registrar  
of Assurances-IV, Kolkata

27 JAN 2022

TO ALL TO WHOM THESE PRESENTS SHALL COME WE,

- 1 Everline Abasan LLP (AAHFE1431A)
- 2 Everline Avas LLP (AAHFE1440R)
- 3 Everline Buildcon LLP (AAHFE1432D)
- 4 Everline Builders LLP (AAHFE1427E)
- 5 Everline Conclave LLP (AAHFE1426F)
- 6 Everline Constech LLP (AAHFE1430B)
- 7 Everline Construction LLP (AAHFE1425G)
- 8 Everline Enclave LLP (AAHFE1435E)
- 9 Everline Estates LLP (AAHFE1434F)
- 10 Everline Highrise LLP (AAHFE1433C)

07 JAN 2022

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DATE: 07 JAN 2022

SOLD TO: R. GINODIA & CO. LLP  
 Advocates  
 Ground Floor

ADDRESS: 6, Church Lane  
 Kolkata-700-004

RS.

CODE NO. (1067)  
 LICENCED NO.  
 20 & 20A / 1973

ANJUSHREE BANERJEE  
 L. S. VENDOR (O.S.)  
 HIGH COURT, KOLKATA-700001

07 JAN 2022



*ma*

REGISTRAR OF ASSURANCES  
 KOLKATA

27 JAN 2022

*Atul Sarkar*  
 6 Church Lane  
 Kolkata-700001.

11	Everline Homes LLP (AAHFE1479L)
12	Everline Niketan LLP (AAHFE1429L)
13	Everline Nirman LLP (AAHFE1428M)
14	Everline Promoters LLP (AAHFE1437G)
15	Everline Residency LLP (AAHFE1436H)
16	Everline Towers LLP (AAHFE1439J)
17	Everline Villa LLP (AAHFE1438K)
18	Snowline Abasan LLP (ADRFS3673D)
19	Snowline Appartments LLP (ADRFS3670A)
20	Snowline Brick LLP (ADRFS3676G)
21	Snowline Buildcon LLP (ADRFS3660G)
22	Snowline Conclave LLP (ADRFS3663F)
23	Snowline Enclave LLP (ADRFS3677H)
24	Snowline Estates LLP (ADRFS3664C)
25	Snowline Highrise LLP (ADRFS3661H)
26	Snowline Homes LLP (ADRFS3665D)
27	Snowline Housing LLP (ADRFS6210Q)
28	Snowline Niketan LLP (ADRFS3671B)
29	Snowline Nivas LLP (ADRFS3674E)
30	Snowline Promoters LLP (ADRFS3679K)
31	Snowline Properties LLP (ADRFS3666A)
32	Snowline Realtors LLP (ADRFS3678J)
33	Snowline Residency LLP (ADRFS3662E)
34	Snowline Towers LLP (ADRFS3675F)
35	Snowline Villa LLP (ADRFS3672C)
36	Viewline Abasan LLP (AAQFV5590C)
37	Viewline Ashiyana LLP (AAQFV5588E)
38	Viewline Buildcon LLP (AAQFV5581P)
39	Viewline Builders LLP (AAQFV5579H)
40	Viewline Constech LLP (AAQFV5577K)
41	Viewline Estates LLP (AAQFV5638K)
42	Viewline Heights LLP (AAQFV5582Q)
43	Viewline Highrise LLP (AAQFV5587M)
44	Viewline Housing LLP (AAQFV5583R)
45	Viewline Niketan LLP (AAQFV5578G)
46	Viewline Projects LLP (AAQFV5585K)
47	Viewline Promoters LLP (AAQFV5591D)
48	Viewline Properties LLP (AAQFV5589F)
49	Viewline Residency LLP (AAQFV5580N)
50	Viewline Villa LLP (AAQFV5586L)
51	Albatross Biocrop LLP (ABAFV9649J)

52	Fastgrow Buildcon LLP (AAGFF8828B)
53	Fastgrow Buildings LLP (AAGFF8831L)
54	Fastgrow Concrete LLP (AAGFF8829A)
55	Fastgrow Designs LLP (AAGFF8832K)
56	Fastgrow Home Constructions LLP (AAGFF8833J)
57	Prime Conclave LLP (AAYFP2616H)
58	Prime Construction LLP (AAYFP2613C)
59	Prime Destinations LLP (AAYFP2618K)
60	Prime Fast Housing LLP (AAYFP2617G)
61	Prime Niketan LLP (AAYFP2614F)
62	Fastgrow Amenities LLP (AAHFF2969G)
63	Supervalue Constructions Private Limited (AABCE8121C)
64	Fastgrow Avenues LLP (AAHFF2978B)
65	Fastgrow Constech LLP (AAHFF2972M)
66	Fastgrow Developers LLP (AAHFF2973L)
67	Fastgrow Galaxy LLP (AAHFF2971J)
68	Fastgrow Greenview LLP (AAHFF2979A)
69	Fastgrow Heritage LLP (AAHFF2974P)
70	Fastgrow Landmark LLP (AAHFF2980M)
71	Fastgrow Living LLP (AAHFF2981L)
72	Fastgrow Lodging LLP (AAHFF2975N)
73	Fastgrow Niketan LLP (AAHFF2976R)
74	Fastgrow Residency LLP (AAHFF2982K)
75	Fastgrow Residential LLP (AAHFF2977Q)
76	Fastgrow Skytowers LLP (AAHFF2983J)
77	Prime Amenities LLP (AAZFP2411K)
78	Prime Apartments LLP (AAZFP2424L)
79	Prime Atmosphere LLP (AAZFP2412L)
80	Prime Avas LLP (AAZFP2413M)
81	Prime Constech LLP (AAZFP2425M)
82	Prime Dimensions LLP (AAZFP2426J)
83	Prime Eco-Builders LLP (AAZFP2415P)
84	Prime Ecospace LLP (AAZFP2422N)
85	Prime Fast Ashiyana LLP (AAZFP2427K)
86	Prime Fast Designs LLP (AAZFP2416Q)
87	Prime Fast Enclave LLP (AAZFP2414N)
88	Prime Fast Galaxy LLP (AAZFP2417R)
89	Prime Fast Heritage LLP (AAZFP2428G)
90	Prime Fast Highrise LLP (AAZFP3165G)
91	Prime Fast Homes LLP (AAZFP2522M)
92	Prime Fast Landmark LLP (AAZFP2419B)
93	Prime Fast Niketan LLP (AAZFP2429H)

94	Prime Fast Paradise LLP (AAZFP2430N)
95	Prime Fast Parkview LLP (AAZFP2420Q)
96	Prime Fast Residency LLP (AAZFP2431P)
97	Prime Fast Residential LLP (AAZFP2432Q)
98	Prime Fast Villa LLP (AAZFP2421R)
99	Prime Horizon LLP (AAZFP2433R)
100	Prime Lakeview LLP (AAZFP2423P)
101	Prime Parkview LLP (AAZFP2418A)
102	Fast Home Amenities LLP (AAHFF2459B)
103	Fast Home Atmosphere LLP (AAHFF2460L)
104	Fast Home Constech LLP (AAHFF2463K)
105	Fast Home Creative LLP (AAHFF2441B)
106	Fast Home Designs LLP (AAHFF2442C)
107	Fast Home Developers LLP (AAHFF2443D)
108	Fast Home Dimensions LLP (AAHFF2444E)
109	Fast Home Enclave LLP (AAHFF2461M)
110	Fast Home Galaxy LLP (AAHFF2445F)
111	Fast Home Highrise LLP (AAHFF2462J)
112	Fast Home Iconic LLP (AAHFF2446G)
113	Fast Home Niketan LLP (AAHFF2464Q)
114	Fast Home Paradise LLP (AAHFF2447H)
115	Fastgrow Bricks LLP (AAHFF2448J)
116	Fastgrow Citylights LLP (AAHFF2465R)
117	Fastgrow Connect LLP (AAHFF2449K)
118	Fastgrow Dream Home LLP (AAHFF2466N)
119	Fastgrow Dwelling LLP (AAHFF2467P)
120	Fastgrow Elite Property LLP (AAHFF2450J)
121	Fastgrow Empire LLP (AAHFF2451K)
122	Fastgrow Iconic LLP (AAHFF2452L)
123	Fastgrow Legacy LLP (AAHFF2453M)
124	Fastgrow Lighthouse LLP (AAHFF2454N)
125	Fastgrow Luxe Living LLP (AAHFF2470N)
126	Fastgrow Majestic LLP (AAHFF2468C)
127	Fastgrow Modern Realty LLP (AAHFF2455P)
128	Fastgrow Nest LLP (AAHFF2456Q)
129	Fastgrow Northwood LLP (AAHFF2469D)
130	Fastgrow Smart Homes LLP (AAHFF2471P)
131	Fastgrow Sweet Living LLP (AAHFF2472Q)
132	Fastgrow Township LLP (AAHFF2473R)
133	Fastgrow Ultima LLP (AAHFF2458A)
134	Fastgrow Urban LLP (AAHFF2474J)
135	Fastgrow Voyage Realty LLP (AAHFF2457R)

136	Home Citylights LLP (AANFH2394H)
137	Superfast Abasan LLP (AEJFS3695E)
138	Superfast Advisory LLP (AEJFS5023E)
139	Superfast Amenities LLP (AEJFS5050D)
140	Superfast Anchor LLP (AEJFS5021G)
141	Superfast Appartments LLP (AEJFS4317K)
142	Superfast Ashiyana LLP (AEJFS3694F)
143	Superfast Atmosphere LLP (AEJFS5362L)
144	Superfast Attractive LLP (AEJFS5343B)
145	Superfast Avas LLP (AEJFS5053A)
146	Superfast Avenues LLP (AEJFS5052B)
147	Superfast Awasan LLP (AEJFS5057E)
148	Superfast Brick LLP (AEJFS5055G)
149	Superfast Buildcon LLP (AEJFS5036D)
150	Superfast Buildings LLP (AEJFS5020H)
151	Superfast Castel LLP (AEJFS5022F)
152	Superfast Citylights LLP (AEJFS5061A)
153	Superfast Commercial LLP (AEJFS5054H)
154	Superfast Commodeal LLP (AEJFS5086D)
155	Superfast Conclave LLP (AEJFS5017G)
156	Superfast Concrete LLP (AEJFS5062D)
157	Superfast Connect LLP ( AEJFS5063C)
158	Superfast Constech LLP (AEJFS3700A)
159	Superfast Creative LLP (AEJFS5028R)
160	Superfast Dealtrade LLP (AEJFS5085A)
161	Superfast Deluxe LLP (AEJFS5043J)
162	Superfast Designs LLP (AEJFS6100E)
163	Superfast Devcon LLP (AEJFS5040M)
164	Superfast Developers LLP (AEJFS5025C)
165	Superfast Dimension LLP (AEJFS5067G)
166	Superfast Divine LLP (AEJFS5068K)
167	Superfast Dream Home LLP (AEJFS5341D)
168	Superfast Dwelling LLP (AEJFS5064F)
169	Superfast Eco-Builders LLP (AEJFS5364N)
170	Superfast Ecospace LLP (AEJFS5029Q)
171	Superfast Elite Properties LLP (AEJFS5065E)
172	Superfast Empire LLP (AEJFS5026B)
173	Superfast Enclave LLP (AEJFS4628B)
174	Superfast Estate LLP (AEJFS3701B)
175	Superfast Everline LLP (AEJFS5083G)
176	Superfast Exim LLP (AEJFS6105B)
177	Superfast Galaxy LLP (AEJFS3703D)

178	Superfast Goodshine LLP (AEJFS5039N)
179	Superfast Granite LLP (AEJFS5084B)
180	Superfast Greenview LLP (AEJFS5042K)
181	Superfast Heavens LLP (AEJFS5044R)
182	Superfast Heights LLP (AEJFS5030F)
183	Superfast Heritage LLP (AEJFS4305K)
184	Superfast Highrise LLP (AEJFS5014F)
185	Superfast Home Construction LLP (AEJFS5027A)
186	Superfast Horizon LLP (AEJFS5339F)
187	Superfast Housing LLP (AEJFS5041L)
188	Superfast Iconic LLP (AEJFS6101F)
189	Superfast Infocom LLP (AEJFS5363M)
190	Superfast Infra LLP (AEJFS6103H)
191	Superfast Infracon LLP (AEJFS5078R)
192	Superfast Landmark LLP (AEJFS5340C)
193	Superfast Legacy LLP (AEJFS6102G)
194	Superfast Lifestyle LLP (AEJFS5048D)
195	Superfast Lighthouse LLP (AEJFS3731H)
196	Superfast Lodging LLP (AEJFS4308E)
197	Superfast Luxe Living LLP (AEJFS5047N)
198	Superfast Luxury LLP (AEJFS5056F)
199	Superfast Majestic LLP (AEJFS5045Q)
200	Superfast Mansion LLP (AEJFS5058M)
201	Superfast Modern Realty LLP (AEJFS5046P)
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203	Superfast Nest LLP (AEJFS5049C)
204	Superfast Niketan LLP (AEJFS5051C)
205	Superfast Nirman LLP (AEJFS5361K)
206	Superfast Nivas LLP (AEJFS3707H)
207	Superfast Northwood LLP (AEJFS3693C)
208	Superfast Paradise LLP (AEJFS5016H)
209	Superfast Parkview LLP (AEJFS5035A)
210	Superfast Planner LLP (AEJFS3732E)
211	Superfast Pro-Estate LLP (AEJFS5074D)
212	Superfast Projects LLP (AEJFS5059L)
213	Superfast Promoters LLP (AEJFS5019J)
214	Superfast Realcon LLP (AEJFS5075C)
215	Superfast Realestate LLP (AEJFS5080F)
216	Superfast Regency LLP (AEJFS5081E)
217	Superfast Residency LLP (AEJFS5038P)
218	Superfast Resort LLP (AEJFS7240F)
219	Superfast Roserise LLP (AEJFS5077A)

220	Superfast Rosewood LLP (AEJFS5037C)
221	Superfast Shelter LLP (AEJFS5018K)
222	Superfast Skyscrapers LLP (AEJFS5060B)
223	Superfast Skytowers LLP (AEJFS5069J)
224	Superfast Terxim LLP (AEJFS5076B)
225	Superfast Township LLP (AEJFS5365P)
226	Superfast Trustworthy LLP (AEJFS5345H)
227	Superfast Ultima LLP (AEJFS5070H)
228	Superfast Unicorn LLP (AEJFS5342A)
229	Superfast Unique LLP (AEJFS6104A)
230	Superfast Urban LLP (AEJFS5033G)
231	Superfast Villa LLP (AEJFS5015E)
232	Superfast Vintage LLP (AEJFS5072F)
233	Superfast Voyage Realty LLP (AEJFS5071G)
234	Supergrow Abasan LLP (AEJFS4297N)
235	Supergrow Amenities LLP (AEJFS4301P)
236	Supergrow Apartment LLP (AEJFS3699J)
237	Supergrow Ashiyana LLP (AEJFS3696H)
238	Supergrow Avas LLP (AEJFS3710C)
239	Supergrow Brick LLP (AEJFS4299C)
240	Supergrow Buildcon LLP (AEJFS4302Q)
241	Supergrow Buildings LLP (AEJFS3719M)
242	Supergrow Citylights LLP (AEJFS3709K)
243	Supergrow Commodeal LLP (AEJFS3726C)
244	Supergrow Conclave LLP (AEJFS3705F)
245	Supergrow Concrete LLP (AEJFS3711D)
256	Supergrow Connect LLP (AEJFS3715H)
247	Supergrow Constech LLP (AEJFS4326Q)
248	Supergrow Creative LLP (AEJFS4630M)
249	Supergrow Designs LLP (AEJFS3721F)
250	Supergrow Developers LLP (AEJFS4319H)
251	Supergrow Dream Home LLP (AEJFS3714G)
252	Supergrow Dwelling LLP (AEJFS4318G)
253	Supergrow Elite Properties LLP (AEJFS4306L)
254	Supergrow Empire LLP (AEJFS3727D)
255	Supergrow Enclave LLP (AEJFS3697G)
256	Supergrow Estate LLP (AEJFS3698K)
257	Supergrow Galaxy LLP (AEJFS4315M)
258	Supergrow Heritage LLP (AEJFS3702C)
259	Supergrow Highrise LLP (AEJFS4303R)
260	Supergrow Home Construction LLP (AEJFS3728N)
261	Supergrow Horizon LLP (AEJFS4298D)



262	Supergrow Housing LLP (AEJFS4629A)
263	Supergrow Iconic LLP (AEJFS4300N)
264	Supergrow Infocom LLP (AEJFS5066H)
265	Supergrow Landmark LLP (AEJFS4316J)
266	Supergrow Legacy LLP (AEJFS3723H)
267	Supergrow Lifestyle LLP (AEJFS3713B)
268	Supergrow Lighthouse LLP (AEJFS3716E)
269	Supergrow Lodging LLP (AEJFS3718L)
270	Supergrow Luxe Living LLP (AEJFS3720E)
271	Supergrow Majestic LLP (AEJFS4320J)
272	Supergrow Modern Realty LLP (AEJFS3722G)
273	Supergrow Nest LLP (AEJFS3730G)
274	Supergrow Niketan LLP (AEJFS5024D)
275	Supergrow Nirman LLP (AEJFS4304J)
276	Supergrow Nivas LLP (AEJFS4626R)
277	Supergrow Northwood LLP (AEJFS3724A)
278	Supergrow Paradise LLP (AEJFS3704E)
279	Supergrow Planner LLP (AEJFS3717F)
280	Supergrow Promoters LLP (AEJFS3706G)
281	Supergrow Residency LLP (AEJFS4314L)
282	Supergrow Resort LLP (AEJFS3708J)
283	Supergrow Shelter LLP (AEJFS3712A)
284	Supergrow Skytowers LLP (AEJFS3725B)
285	Supergrow Township LLP (AEJFS3729P)
286	Supergrow Villa LLP (AEJFS4327R)
287	Emami Vriddhi Commercial Private Limited (AABCV7069C)
288	Fastgrow Nirman Private Limited (AABCE7525L)
289	Prime Constructions Private Limited (AAECP8813B)
290	Sneha Ashiana Private Limited (AAGCS5376N)
291	Sneha Skyhigh Private Limited (AAGCS5375R)
292	Supervalue Buildcon Private Limited (AABCE7526K)
293	Superview Constructions Private Limited (AAUCS4812R)

Nos. 1 to 62 and Nos. 64 to 286 being Limited Liability Partnerships incorporated under the Limited Liability Partnership Act, 2008 and No. 63 and Nos. 287 to 293 being Companies within the meaning of the Companies Act, 2013 all having their registered offices at Acropolis, 13<sup>th</sup> Floor, 1858/1, Rajdanga Main Road, Kasba, Police Station Kasba, Post Office Kasba, Kolkata 700 107, all represented by Diptanil Chakraborty, son of Sri J. P. Chakraborty, by religion Hindu, by occupation Service, citizen of India, working for gain at Acropolis, 13<sup>th</sup> Floor, 1858/1, Rajdanga Main Road, Kasba, Police Station Kasba, Post Office Kasba, Kolkata 700107, having Income Tax Permanent Account Number ALOPC2588C and Aadhaar Number 8318

9509 5779 and hereinafter collectively referred to as “**the Appointors**” (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective successors-in-interest and assigns)

**SEND GREETINGS**

**WHEREAS:**

A. The Appointors are together the lawful owners in respect of and are fully seized and possessed of and otherwise fully and sufficiently entitled to ALL THAT piece and parcel of land measuring about 35.35652 Acres, more or less, comprised in R. S./L. R. Dag Nos. 836, 839, 846, 896, 897, 898, 899, 900, 901, 902, 903, 904, 915, 916, 917, 918, 919, 920, 921, 922, 925, 926, 927, 933, 934, 935, 936, 938, 941, 947, 948, 964, 869/1045, 347, 348, 349, 350, 836/1109, 848, 852, 853, 871, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 888, 889, 890, 891, 892, 893, 894, 895, 896/1126, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914/1165, 914/1166, 914/1167, 914/1164, 939, 940, 942, 943, 946, 949, 840, 840/1111, 939/1075, 937, 928, 885, 854, 856, 858, 914, 932, 929, 930, 931, 950, 836/1110 and 838 under L. R. Khatian Nos. 1308, 1309, 1842-1897, 1808-1819, 1695-1744, 1905-1936, 1899 and 1900, lying and situated at Mouza Uttar Kazirhat, J. L. No. 22, within the jurisdiction of ADSR Bishnupur, under Paschim Bishnupur Gram Panchayat - I, Police Station Bishnupur, Post Office Bhasa, District South 24 Parganas and morefully described in the **Schedule** hereunder written and hereinafter referred to as "**the said Land**").

B. The Appointors have granted development rights in respect of the said Land to Emami Realty Limited (hereinafter referred to as “**the Developer**”) on the terms and conditions recorded in a Development Agreement dated 23<sup>rd</sup> December, 2021 (hereinafter referred to as “**the Development Agreement**”) registered at the office of the Additional Registrar of Assurance IV, Kolkata in Book No. I, Volume No. 1904-2021, Pages 808157 to 808516, Being No. 190417264 for the year 2021. In terms of the Development Agreement, the Appointors shall at their own costs make available for the purpose of development the said Land with a marketable title free from all encumbrances and liabilities whatsoever and capable of being developed, constructed upon and sold. The Developer shall at its own costs develop the said Land and construct new buildings/bungalows/villas/row houses/garages/car parking spaces/other structures, etc. thereon in accordance with the plans (“**Building Plans**”) sanctioned and/or to be sanctioned and/or revised / modified / revalidated / renewed / regularised from time to time by the concerned authorities as per mutually agreed specifications in the manner envisaged in the Development Agreement. The saleable

constructed New Buildings/Bungalows/Villas/Row Houses/Garages/Car Parking Spaces/other structures, etc. (“Units”) shall be sold in favour of the intending buyers (“Transferees”) and the Sale Proceeds thereof shall be allocated between the Appointors and the Developer in the manner mentioned in the Development Agreement.

C. Under the Development Agreement, the Appointors are 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 Land as also the marketing and selling the Units and other rights therein in favour of the Transferees.

**NOW KNOW YE ALL AND THESE PRESENTS WITNESS** that We, the Appointors herein do hereby, jointly and severally, nominate, constitute and appoint Emami Realty Limited, a company within the meaning of the Companies Act, 2013 having its registered office at Acropolis, 13<sup>th</sup> Floor, 1858/1, Rajdanga Main Road, Kasba, Police Station Kasba, Post Office Kasba, Kolkata – 700107 and Income Tax Permanent Account Number AALCS5120P represented by its Authorized Signatory Sanjoy Kumar Mohanty, son of Late Madhusudhan Mohanty, by religion Hindu, by occupation Service, citizen of India, working for gain at Emami Realty Limited, Acropolis, 13<sup>th</sup> Floor, 1858/1, Rajdanga Main Road, Kasba, Police Station Kasba, Post Office Kasba, Kolkata 700107 having Income Tax Permanent Account Number ADNPM0487B and Aadhaar Number 4565 0735 2120 and hereinafter referred to as “**the said Attorney**” to be our true and lawful Attorney for us and in our names 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 Land and to exercise all or any of the following powers and authorities relating to the Project and/or the development and the marketing and selling 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 Land and the possession thereof and for the said purpose to appear and represent us before all government and statutory authorities, departments, bodies, entities, officers, etc., both Central and State, including Paschim Bishnupur Gram Panchayat – I, Kolkata Metropolitan Development Authority (“KMDA”), Zilla Parishad, West Bengal State Electricity Distribution Company Limited (“WBSEDCL”), gas supply company, West Bengal Pollution Control Board, Environment

Department of Government of West Bengal, Ministry of Environment and Forests, Government of West Bengal as also Government of India, National Highway authorities, Revenue Officers or any other competent Officer(s) or before any other authority or authorities or Society or Body Corporate (“**Authorities**”) in respect of the said Land 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 deal with and apply to all the concerned authorities and offices including Regulatory Authorities, water, sanitation, drainage, sewerage, conservancy authorities, all revenue authorities and all its ministries and various departments, be that the State and/or Central Government establishments including all public/statutory authorities/ private utilities and to apply, deal with, appear before and obtain from such authorities all such orders, certificates, permissions, clearances, extensions, modifications, no objection certificates, as may be necessary and/or required from time to time in respect of the said Land.
3. To demolish, erect, construct and/or repair the boundary walls in and around the said Land or any portion thereof.
4. To have the land comprised in the said Land 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.
5. To appear and represent the Appointors before all authorities/ departments including those under Paschim Bishnupur Gram Panchayat – I, KMDA, Zilla Parishad, Government and Statutory Authorities, etc. for fixation and/or finalisation of the annual valuation of the said Land and/or for getting the nature, character and use of the said Land or any portion thereof converted if required for enabling development and construction on the said Land 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.
6. 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 Land as may be deemed necessary including for sanction of the Building Plans and enabling construction of Units on the said Land.

7. 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 Land or any portion thereof and/or required for the Project including the development, construction and/or marketing and selling the Units and other rights therein in favour of the Transferees.
8. To make, prepare, sign, submit, apply for, obtain and get sanctioned and/or approved from sanctioning authorities including Paschim Bishnupur Gram Panchayat – I, Panchayat Samity Bishnupur-I, KMDA, Zilla Parishad, etc. and/or any other concerned Authority the Building Plans for construction of the Units and/or fresh, modified or revised plans in respect of the said Land 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, 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 the Building Plans as aforesaid and/or ancillary and/or incidental thereto and to present, submit and/or deliver the same or any of them to Paschim Bishnupur Gram Panchayat – I, Panchayat Samity Bishnupur-I, KMDA, Zilla Parishad, etc. 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 Appointors in all matters and proceedings relating to the above.
9. 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 Appointors in all matters and proceedings relating to the above.

10. To deposit and/or pay sanction and/or other fees, charges, expenses, etc. relating to the said Land and/or the Project to any authority or body including Paschim Bishnupur Gram Panchayat – I, Panchayat Samity Bishnupur-I, KMDA, Zilla Parishad, etc. 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.
11. 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 Land or any portion thereof in favour of the Financier for raising of the Project Finance by the Developer in accordance with the provision of Clause 12.1 of the Development Agreement and to deposit the Original Title Documents of the said Land with the Financier as security for the same in terms thereof.
12. 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.
13. 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 Units.
14. 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 Units and to market and sell the Units and other rights therein in favour of the Transferees in terms of the Development Agreement.
15. To construct and complete the Units and to apply for regularization/approval of any deviations/modifications and to apply for and obtain Partial and/or Full Completion/Occupancy Certificate and to take all steps regarding the above.
16. To take all steps for development on the said Land, for construction and completion of the Units thereon, for marketing and selling 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.

17. To apply for and obtain all necessary Approvals and connections (temporary or permanent) from the Authorities relating to the said Land 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 Appointors 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 names of the Appointors as may be deemed necessary by the said Attorney from time to time.
18. To appear and represent the Appointors before Paschim Bishnupur Gram Panchayat – I, Panchayat Samity Bishnupur-I, KMDA, Zilla Parishad, Building Tribunal and other authorities concerned regarding any notice received or served in respect of the said Land 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 Appointors before the authorities concerned.
19. To appear and represent the Appointors in all matters relating to the said Land and/or the Project before all Authorities including Paschim Bishnupur Gram Panchayat – I, Panchayat Samity Bishnupur-I, Zilla Parishad, Kolkata Metropolitan Development Authority, Fire Services Department, Police Authorities, WBSEDCL, 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.
20. To make payment of all rates, taxes, revenues, statutory dues, charges, expenses and other outgoings whatsoever payable in respect of the said Land or any part thereof to Paschim Bishnupur Gram Panchayat – I, Panchayat Samity Bishnupur-I, KMDA, Zilla Parishad, etc. and/or any other authority or authorities and for that purpose to sign execute and submit all papers, statements, etc. as may be required.
21. To appear and represent the Appointors relating to the said Land before the Authorities including the concerned departments and officers of Paschim Bishnupur Gram Panchayat – I, Panchayat Samity Bishnupur-I, KMDA,

Zilla Parishad, etc. for all purposes relating to the said Land including for getting the Units 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 Land and/or any portion thereof and/or the Units and/or the panchayat taxes and land revenue 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.

22. 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 Land.
23. 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 Land 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 Appointors 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 Appointors and act on their 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 Land or any portion thereof and/or required for the Project.



24. To compromise and/or settle any dispute and/or legal proceeding concerning or relating to the said Land or any portion thereof and/or the Project as may be deemed necessary by the said Attorney.
25. 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 names of the Appointors to all papers, documents, agreements, supplementary agreements, consents, confirmations, deeds, sale 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 Units and sale/transfer of all Units or any portion thereof in favour of the Transferees in terms of the Development Agreement.
26. To deal with and / or dispose of all Units or any portion thereof in any manner whatsoever and to take all steps for sale and transfer of all Units 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.
27. 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, panchayat 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 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 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.
28. To issue and deliver valid and effectual receipts and discharges on behalf of the Appointors for all monies and consideration in respect of all Units and to make over all such monies and consideration to the Developer.
29. To join in as party, sign, execute and if necessary, register all agreements and deeds for sale, transfer and/or disposal of the Units and confirming thereunder the rights and entitlements of the Developer under the Development Agreement,

including Agreements for Sale/Transfer and Deeds of Conveyance/Transfer relating to all Units 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 Appointors 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 Appointors 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 selling, transferring or otherwise disposing of all Units 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 Development Agreement.

30. To enforce any term, condition, covenant, indemnity, liability and/or obligation contained in any Agreement, Deed of Conveyance/Transfer, or any other deeds or documents executed by the Appointors or by the said Attorney by virtue of the powers hereby conferred and to exercise all rights and entitlements thereunder.
31. 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 sale 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.
32. To insure the said Land against any loss or damage by fire and/or other risks as may be deemed necessary and/or desirable by the said Attorney and to pay all premiums for such insurances.
33. 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 Land and/or the Project and to pay their fees and costs.

34. To pay, incur and deposit such sum or sums of money for any of the purposes mentioned herein relating to the said Land 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.
35. For all or any of the purposes hereinbefore stated to appear and fully represent the Appointors in relation to the said Land 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, Civic 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 Land.
36. 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 names of the Appointors 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.
37. For all or any of the purposes mentioned and/or intended herein, to represent the Appointors and to do all acts, deeds, things and matters concerning or connected with or touching or relating to the same and/or the said Land and/or the Project and/or ancillary and/or incidental thereto.
38. In general, to do all other acts deeds matters and things whether specified or not, for us in our names and on our behalf relating to the said Land 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 expressly made clear that this Power of Attorney is being granted by the Appointors jointly and severally and as such this Power of Attorney shall remain valid and subsisting for each of the Appointors independently.

AND it is further made clear that the powers and authorities hereby given and granted to and conferred upon our said Attorney shall be available for exercise and may be exercised by any director, officer or senior 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 Appointors (in their capacity as the owners of the said Land) 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 them by these presents and in acknowledgement thereof has signed at the end of these presents.

**THE SCHEDULE ABOVE REFERRED TO:**

("said Land")

ALL THAT piece and parcel of land measuring about 35.35652 Acres, more or less, comprised in R. S./L. R. Dag Nos. 836, 839, 846, 896, 897, 898, 899, 900, 901, 902, 903, 904, 915, 916, 917, 918, 919, 920, 921, 922, 925, 926, 927, 933, 934, 935, 936, 938, 941, 947, 948, 964, 869/1045, 347, 348, 349, 350, 836/1109, 848, 852, 853, 871, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 888, 889, 890, 891, 892, 893, 894, 895, 896/1126, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914/1165, 914/1166, 914/1167, 914/1164, 939, 940, 942, 943, 946, 949, 840, 840/1111, 939/1075, 937, 928, 885, 854, 856, 858, 914, 932, 929, 930, 931, 950, 836/1110 and 838 under L.R. Khatian Nos. 1308, 1309, 1842-1897, 1808-1819, 1695-1744, 1905-1936, 1899 and 1900, lying and situated at Mouza Uttar Kazirhat, J. L. No. 22, within the jurisdiction of ADSR Bishnupur, under Paschim Bishnupur Gram Panchayat - I, Police Station Bishnupur, Post Office Bhasa, District South 24 Parganas and butted and bounded in the following manner:

On the North :	By L. R. DAG NOS. 346, 347 AND 351 (PART)
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