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Additional Registrar of Assurances - II  
Kolkata

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

Additional Registrar  
of Assurances - II Kolkata

16 FEB 2023

**POWER OF ATTORNEY**

**TO ALL TO WHOM THESE PRESENTS SHALL COME WE, (1) LOTUS ENCLAVE PRIVATE LIMITED,** a Company within the meaning of the Companies Act, 2013 having its registered office at 7, Hare Street, 4<sup>th</sup> Floor, Police Station - Hare Street, Post Office – General Post Office, Kolkata - 700 001 and Income Tax Permanent Account Number AABCL2473N, represented by one of its Directors Mr. Ashutosh Bhagat, son of Mr. Jugal Kishore Bhagat, by religion Hindu,

Visit Case No. 366  
J (1)- 250/-  
J (2)- 360/-  
Total  
Received on 13/02/23

76096

DATE 25 JAN 2023

SOLD TO P. GINODIA & CO. LLP

ADDRESS Advocates Ground Floor 6, Church Lane Kolkata-700 001

RS. 25 JAN 2023

CODE NO. (10A7) LICENCED NO. 20 & 20A / 1973

ANJUSHREE BANERJEE L. S. VENDOR (L.S.) HIGH COURT, KOLKATA-700 001

25 JAN 2023

A Bhogat



1215

A Bhogat



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ADDITIONAL REGISTRAR OF ASSURANCES KOLKATA  
13 JAN 2023





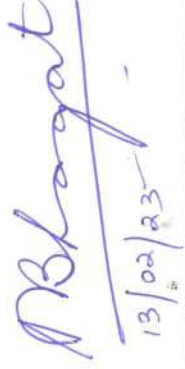


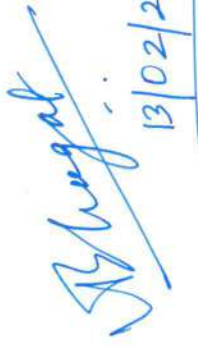
Government of West Bengal

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







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

Signature / LTI Sheet of Query No/Year 19028000219868/2023

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Ashutosh Bhagat 12/1, Pretoria Street, City:- Kolkata, P.O:- Middleton Row, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071	Representative of Principal [Lotus Enclave Private Limited ] ,[Ashutosh Spinners Private Limited ] ,[Ginni Realty Projects Private Limited ]		1215 	 13/02/23
2	Mr Adarsh Bhagat 12/1, Pretoria Street, City:- Kolkata, P.O:- Middleton Row, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071	Representative of Principal [Ajanta Commercial And Trading Company Private Limited ] ,[Rimjhim Traders And Dealers Private Limited ]		1216 	 13/02/2023

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

SI No.	Name of the Executant	Category	Photo	Finger Print 1217	Signature with date
3	Mr Ravi Bhagat 12/1, Pretoria Street, City:- Kolkata, P.O:- Middleton Row, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071	Representative of Principal [Multitech Electronics Limited]			 13/2/23
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print 1218	Signature with date
1	Gouri Sankar Rana Son of Late Kamala Kanta Rana 6, Church Lane, City:- , P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001	Mr Ashutosh Bhagat, Mr Adarsh Bhagat, Mr Ravi Bhagat			 13/02/2023

(Satyajit Biswas)  
 ADDITIONAL REGISTRAR  
 OF ASSURANCE  
 OFFICE OF THE A.R.A. -  
 II KOLKATA  
 Kolkata, West Bengal

by occupation Businessman, citizen of India, residing at 12/1, Pretoria Street, Police Station Shakespeare Sarani, Post Office Middleton Row, Kolkata 700 071 and having Income Tax Permanent Account Number ADJPB0979P and Aadhaar Number 5425 1447 5957, (2) **AJANTA COMMERCIAL AND TRADING COMPANY PRIVATE LIMITED**, a Company within the meaning of the Companies Act, 2013 having its registered office at 7, Hare Street, 4<sup>th</sup> Floor, Police Station - Hare Street, Post Office – General Post Office, Kolkata - 700 001 and Income Tax Permanent Account Number AABCA2318K, represented by one of its Directors Mr. Adarsh Bhagat, son of Mr. Ravi Bhagat, by religion Hindu, by occupation Businessman citizen of India, residing at 12/1, Pretoria Street, Police Station – Shakespeare Sarani, Post Office Middleton Row, Kolkata 700 071 and having Income Tax Permanent Account Number ALKPB4772F and Aadhaar Number 3308 2628 8101, (3) **MULTITECH ELECTRONICS LIMITED**, a Company within the meaning of the Companies Act, 2013 having its registered office at 113, Park Street, 3<sup>rd</sup> Floor, North Block, Police Station - Park Street, Post Office Park Street, Kolkata - 700 016 and Income Tax Permanent Account Number AABCM7442A, represented by one of its Directors Mr. Ravi Bhagat, son of Mr. Jugal Kishore Bhagat, by religion Hindu, by occupation Businessman, citizen of India, residing at 12/1, Pretoria Street, Police Station Shakespeare Sarani, Post Office Middleton Row, Kolkata 700 071 and having Income Tax Permanent Account Number ADJPB0978N and Aadhaar Number 8530 3002 7369, (4) **RIMJHIM TRADERS AND DEALERS PRIVATE LIMITED**, a Company within the meaning of the Companies Act, 2013 having its registered office at 113, Park Street, 3<sup>rd</sup> Floor, Police Station - Park Street, Kolkata 700 016 and Income Tax Permanent Account Number AABCR3938B, represented by one of its Directors Mr. Adarsh Bhagat son of Mr. Ravi Bhagat, by religion Hindu, by occupation Businessman, citizen of India, residing at 12/1, Pretoria Street, Police Station – Shakespeare Sarani, Post Office Middleton Row, Kolkata 700 071 and having Income Tax Permanent Account Number ALKPB4772F and Aadhaar Number 3308 2628 8101 and (5) **ASHUTOSH SPINNERS PRIVATE LIMITED**, a Company within the meaning of the Companies Act, 2013 having its registered office at 7, Hare Street, 4<sup>th</sup> Floor, Police Station - Hare Street, Post Office – General Post Office, Kolkata - 700 001 and Income Tax Permanent Account Number AABCA0262E, represented by one of its Directors Mr. Ashutosh Bhagat, son of Mr. Jugal Kishore Bhagat, by religion Hindu, by occupation Businessman, citizen of India, residing at 12/1, Pretoria Street, Police Station - Shakespeare Sarani, Post Office Middleton Row, Kolkata 700 071 and having Income Tax Permanent Account Number ADJPB0979P and Aadhaar Number 5425 1447 5957 and hereinafter collectively referred to as “**the Appointors**” (which 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 jointly the owners of an undivided 5/6<sup>th</sup> share or interest in ALL THAT the piece or parcel of revenue free land containing by estimation 1 Bigha



ADDITIONAL REGISTRAR  
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13 FEB 2022

10 Cottahs (be the same a little more or less) together with constructions thereon and situate lying at and being Municipal Premises No. 43, Rafi Ahmed Kidwai Road (formerly Premises No. 43, Wellesley Street), Police Station Park Street, Kolkata 700 016 within Ward No. 63 of the Kolkata Municipal Corporation and are hereinafter referred to as **“the Appointors Land Share”**.

B. Ginni Realty Projects Private Limited is the owner of an undivided 1/6<sup>th</sup> share or interest in ALL THAT the piece or parcel of revenue free land containing by estimation 1 Bigha 10 Cottahs (be the same a little more or less) together with constructions thereon and situate lying at and being Municipal Premises No. 43, Rafi Ahmed Kidwai Road (formerly Premises No. 43, Wellesley Street), Police Station Park Street, Kolkata 700 016 within Ward No. 63 of the Kolkata Municipal Corporation and are hereinafter referred to as **“Ginni Realty’s Land Share”**. The said Premises No. 43, Rafi Ahmed Kidwai Road, Kolkata 700 016 is hereinafter referred to as **“the said Premises”** and is morefully described in the **First Schedule** hereunder written. The Appointors’ Land Share is morefully described in the **Second Schedule** hereunder written. Ginni Realty’s Land Share is morefully described in the **Third Schedule** hereunder written.

C. The Appointors have granted development rights in respect of the Appointors Land Share to the said Ginni Realty Projects Private Limited (hereinafter referred to as **“the Developer”**) on the terms and conditions recorded in a Development Agreement dated 18<sup>th</sup> January, 2023 registered at the office of the Additional Registrar of Assurances-II, Kolkata in Book No. I, Volume No. 1902-2023, Pages 37171 to 37212, Being No. 190200823 for the year 2023 (hereinafter referred to as **“the Development Agreement”**). In terms of the Development Agreement, the Appointors have at their own costs made available for the purpose of development, the Appointors’ Land Share with a marketable title free from all encumbrances and liabilities whatsoever. The Developer has at its own costs already commenced development of the said Premises and construction of a new building thereon in accordance with the plans (**“Building Plans”**) that have been sanctioned and/or may be revised from time to time by the Kolkata Municipal Corporation (**“KMC”**) as a commercial/office/business building with specified areas, amenities and facilities to be enjoyed in common (**“New Building”**) as per mutually agreed specifications in the manner envisaged in the Development Agreement. The Developer is making construction as the developer in respect of the Appointors’ Land Share and as the owner in respect of Ginni Realty’s Land Share.

D. 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 Appointors’ Land Share 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



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ADDITIONAL REGISTRAR  
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**Ginni Realty Projects Private Limited**, a Company within the meaning of the Companies Act, 2013 having its registered office at 7, Hare Street, 4<sup>th</sup> Floor, Police Station - Hare Street, Kolkata - 700 001 and Income Tax Permanent Account Number AAACV0359G, represented by one of its Directors Mr. Ashutosh Bhagat, son of Mr. Jugal Kishore Bhagat, by religion Hindu, by occupation Businessman, citizen of India, residing at 12/1, Pretoria Street, Police Station - Shakespeare Sarani, Kolkata 700 071 and having Income Tax Permanent Account Number ADJPB0979P and Aadhaar Number 5425 1447 5957 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 Appointors’ Land Share 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 by the Developer:

1. To look after, maintain, manage, administer and protect the Appointors’ Land Share and the possession thereof and for the said purpose to appear and represent us before all government departments, relevant statutory and other authorities, bodies, entities, officers, etc. including the Kolkata Municipal Corporation (**“KMC”**), Kolkata Metropolitan Development Authority (**“KMDA”**), Kolkata Improvement Trust (**“KIT”**), etc. (**“Authorities”**) in respect of the Appointors’ Land Share 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 appear and represent the Appointors before all authorities/ departments including those under the KMC for fixation and/or finalisation of the annual valuation of the Appointors’ Land Share 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.
3. 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 Appointors’ Land Share 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.
4. To make, prepare, sign, submit, apply for, obtain and get revised and/or approved from the KMC and/or any other concerned Authority the Building Plans for construction of the New Building and/or fresh, modified or revised plans in respect of the Appointors’ Land Share or any portion thereof as also to apply for regularization/approval of any deviations/modifications thereof 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 modifications and/or revision of plans as aforesaid and/or ancillary and/or incidental thereto and to present, submit and/or deliver the same or any of them to the KMC 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.

5. 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 the amendments and substitutes thereof and all rules, regulations, notifications, circulars, orders and byelaws thereunder 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 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 the amendments and substitutes thereof and all rules, regulations, notifications, circulars, orders and byelaws thereunder 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.
6. To deposit and/or pay sanction and/or other fees, charges, expenses, etc. relating to the Appointors' Land Share and/or the Project to any authority or body including the KMC 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.
7. 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.
8. To apply for and obtain quotas, entitlements and other allocations, permissions, licences, etc. for cement, steel, bricks and other building materials and inputs and facilities/equipment required for the construction of the New Building.
9. To take all steps and to do all acts, deeds, matters and things that may be necessary or required for enabling the Developer to obtain the Approvals and to construct and complete the New Building and to market and sell the Units and other rights therein in favour of the Transferees in terms of the Development Agreement.



10. To construct and complete the New Building and to apply for regularization/approval of any deviations/modifications and to apply for and obtain Partial and/or Full Completion/Occupation Certificate and to take all steps regarding the above.
11. To sign, execute and if necessary register the deeds, documents and papers for creating mortgage/charge over the Appointors' Land Share or any portion thereof in favour of the Financier for raising of the Project Finance by the Developer in accordance with the provisions of Clause 13.1 of the Development Agreement and to deposit the Original Title Documents of the said Premises with the Financier as security for the same in terms thereof.
12. To take all steps for development on the Appointors' Land Share, for construction and completion of the New Building on the said Premises, for marketing, sales and transfer of 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.
13. To apply for and obtain all necessary Approvals and connections (temporary or permanent) from the Authorities relating to the Appointors' Land Share 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.
14. To appear and represent the Appointors before the KMC, Building Tribunal and other authorities concerned regarding any notice received or served in respect of the Appointors' Land Share 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.
15. To appear and represent the Appointors in all matters relating to the Appointors' Land Share and/or the Project before all Authorities including the KMC (including its Survey, Drainage, Water and other Departments), Kolkata Metropolitan Development Authority, Fire Services Department, Police Authorities, C.E.S.C 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.
16. To make payment of all rates, taxes, revenues, statutory dues, charges, expenses and other outgoings whatsoever payable in respect of the Appointors' Land



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Share or any part thereof to the KMC and/or any other authority or authorities and for that purpose to sign execute and submit all papers, statements, etc. as may be required.

17. To appear and represent the Appointors relating to the Appointors' Land Share before the Authorities including the concerned departments and officers of KMC for all purposes relating to the Appointors' Land Share including for getting the Units in the New Building separately assessed and/or mutated in the names of the Transferees and for fixation, finalization, revaluation and/or assessment of the annual valuation of the Appointors' Land Share and/or any portion thereof and/or the New Building and/or the Units therein and/or the municipal taxes payable regarding the same at any time hereafter and for such purposes to sign, execute and submit necessary papers and documents and to do all other acts, deeds and things as the said Attorney may deem fit and proper.
18. 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 Appointors' Land Share.
19. 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 Appointors' Land Share 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 Appointors' Land Share or any portion thereof and/or required for the Project.





20. To compromise and/or settle any dispute and/or legal proceeding concerning or relating to the Appointors' Land Share or any portion thereof and/or the Project as may be deemed necessary by the said Attorney.
21. 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, assignment deeds, transfer deeds, nominations, assignments, rectifications, declarations, affidavits, applications and other documents relating to revision/modification/regularisation of Building Plans, construction of the New Building and sale/transfer of all saleable spaces in the New Building or any portion thereof in favour of the Transferees in terms of the Development Agreement.
22. To deal with and / or dispose of all saleable spaces in the New Building or any portion thereof in any manner whatsoever and to take all steps for transfer of the Units in the New Building including the undivided proportionate share in land in respect thereof in favour of the Transferees in accordance with the terms and conditions recorded in the Development Agreement.
23. To ask, demand, sue for, receive, recover, realize and collect all money or monies that may be receivable as and by way of sale considerations, advances, part payments, construction costs, deposits, payments, compensations, interests, damages, electricity charges, municipal rates and taxes, service and maintenance charges and all other sum or sums relating to or on account of all or any of saleable spaces in the New Building which are or may be due or payable by or recoverable from any person or persons or authority or authorities relating to or on account of all or any of saleable spaces in the New Building including in respect of the undivided proportionate share in land in respect thereof by getting cheques / demand drafts / pay orders issued by the Transferees directly in the name of the Developer and/or receiving cash and making over the same to the Developer who shall deal with the same in the manner contained in Development Agreement.
24. To join in as party, sign, execute and if necessary, register all agreements and deeds for sale, transfer and/or disposal of the Units in the New Building and confirming thereunder the rights and entitlements of the Developer under the Development Agreement, including Agreements for Sale/Transfer and Deeds of Conveyance/Transfer relating to all saleable spaces in the New Building or any portion thereof and the undivided proportionate share in land in respect thereof in favour of the Transferees, and for such purpose to appear before the relevant authorities having jurisdiction including the Notary Public, Registrar, District Registrar, Sub-Registrar, Joint Sub-Registrar, Registrar of Assurances, and to appear and represent the Appointors before the said authorities at all times as may be necessary and to present documents and to admit the execution of the said agreement 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,



13/11/2022

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 conveying or otherwise disposing of all saleable spaces in the New Building with undivided proportionate share in land in favour of the Transferees and for getting the relevant deeds and, agreements in respect thereof duly and properly registered under the Indian Registration Act, 1908, if necessary.

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, assignment deeds, transfer deeds, nominations, assignments, rectifications, declarations, affidavits, applications and other documents relating to revision/modification/regularisation of Building Plans, obtaining of Project Finance and creating of mortgage/charge in accordance with the provisions of Clause 13.1 of the Development Agreement, construction of the New Building and sale/transfer of all saleable spaces in the New Building in favour of the Transferees in terms of the Development Agreement.
26. 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.
27. 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.
28. 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 Appointors' Land Share and/or the Project and to pay their fees and costs.
29. To pay, incur and deposit such sum or sums of money for any of the purposes mentioned herein relating to the Appointors' Land Share 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.
30. For all or any of the purposes hereinbefore stated to appear and fully represent the Appointors in relation to the Appointors' Land Share and/or any portion thereof before all concerned authorities and officials, Central and State Government Departments and/or its officers and also all other State Executive Judicial or Quasi Judicial, Municipal and other authorities bodies or persons and also all Courts, Magistrates and Tribunals having jurisdiction and to sign,



13.05.2023

execute and submit all papers, deeds, agreements, declarations, maps, plans, documents etc. relating to the Appointors' Land Share.

31. 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.
32. 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 Appointors' Land Share and/or the Project and/or ancillary and/or incidental thereto.
33. 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 Appointors' Land Share 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 may be exercised by any director, officer or authorized representative of the said Attorney who may be authorized by its Directors from time to time.

**AND** notwithstanding anything to the contrary contained in the Development Agreement and/or this Power of Attorney, it is expressly made clear that the respective responsibilities, obligations and rights of the Appointors (in their capacity as the joint owners of the Appointors' Land Share) and the Developer (in its capacity as the developer of the Appointors' Land Share) 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 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.



ADDITIONAL DEPUTY COMMISSIONER  
OFFICE OF THE DEPUTY COMMISSIONER  
KOLKATA  
13 FEB 2023

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

**THE FIRST SCHEDULE ABOVE REFERRED TO:**

**(“the said Premises”)**

**ALL THAT** the piece or parcel of revenue free land containing by estimation 1 Bigha 10 Cottahs (be the same a little more or less) together with constructions thereon and situate lying at and being Municipal Premises No. 43, Rafi Ahmed Kidwai Road (formerly Premises No. 43, Wellesley Street), Police Station Park Street, Kolkata 700 016 within Ward No. 63 of the Kolkata Municipal Corporation and butted and bounded in the following manner that is to say:-

On the North	:	Partly by Premises No. 42, Wellesley Street (now Rafi Ahmed Kidwai Road) and partly by No. 3, Royd Street, Kolkata;
On the South	:	By Premises No. 44, Rafi Ahmed Kidwai Road;
On the West	:	By Premises No. 6, Royd Street, Kolkata; and
On the East	:	By Rafi Ahmed Kidwai Road.

**OR HOWSOEVER OTHERWISE** the same now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished.

**THE SECOND SCHEDULE ABOVE REFERRED TO:**

**(“Appointors’ Land Share”)**

**ALL THAT** an undivided 5/6<sup>th</sup> share or interest in All That the piece or parcel of revenue free land containing by estimation 1 Bigha 10 Cottahs (be the same a little more or less) together with constructions thereon and situate lying at and being Municipal Premises No. 43, Rafi Ahmed Kidwai Road (formerly Premises No. 43, Wellesley Street), Police Station Park Street, Kolkata 700 016 within Ward No. 63 of the Kolkata Municipal Corporation.

**THE THIRD SCHEDULE ABOVE REFERRED TO:**

**(“Ginni Realty’s Land Share”)**

**ALL THAT** an undivided 1/6<sup>th</sup> share or interest in All That the piece or parcel of revenue free land containing by estimation 1 Bigha 10 Cottahs (be the same a little more or less) together with constructions thereon and situate lying at and being



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ADDITIONAL REGISTRAR  
OF ASSURANCES, KOLKATA

13 FEB 2008



Municipal Premises No. 43, Rafi Ahmed Kidwai Road (formerly Premises No. 43, Wellesley Street), Police Station Park Street, Kolkata 700 016 within Ward No. 63 of the Kolkata Municipal Corporation.

**IN WITNESS WHEREOF** the Appointors have executed these presents this 13<sup>th</sup> day of February, two thousand and twenty three.

LOTUS ENCLAVE PVT. LTD. Ashutosh Spinners Pvt. Ltd.

Bhagat  
Director  
AJANTA COMMERCIAL & TRADING CO. (P) LTD.

Bhagat  
Director

Bhagat  
DIRECTOR  
MULTITECH ELECTRONICS LTD.

Bhagat  
DIRECTOR  
Rim Jhim Traders & Dealers Pvt. Ltd.

Bhagat  
Director

**APPOINTORS**

GINNI REALTY PROJECTS PVT. LTD.

Bhagat  
Director  
**ATTORNEY**

**Witnesses:**

Signature Asish Datta  
Name ASISH DUTTA  
Father's Name Late Deb Karmay Datta  
Address 82/A, Beadon Street  
Kol - 700006

Signature Govri Sankar Rana  
Name GOVRI SANKAR RANA  
Father's Name Late Kamala Kanta Rana  
Address 6, Church Lane, Kolkata - 700001

Prepared by : Souvik Ganguly  
Mr. Souvik Ganguly, Advocate  
Enrolment No. F/651/2014  
R. Ginodia & Co. LLP, Advocates  
Ground Floor, 6, Church Lane,  
Kolkata - 700 001.