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TO ALL TO WHOM THESE PRESENTS SHALL COME, We, **PODDAR PROJECTS LIMITED (PAN NO. AACCP5704B)**, a company within the meaning of the Companies Act, 1956 and an existing Companies within the meaning of the Company Act, 2013 and having its registered Office at 18, Rabindra Sarani, Police Station - Bowbazar, Kolkata - 700001, being represented by its Authorised Signatory **MR. VIKASH SINGH (PAN-DTMPS4837M)**, son of Brahma Dayal Singh, working for gain at 18, Rabindra Sarani, Kolkata - 700001, hereinafter referred to as "the **SUB-LESSOR / FIRST PARTY / PRINCIPAL**" (which expression unless excluded by or repugnant to the subject or context shall deemed to mean and include its successors and/or successors-in-interest and assigns) of the **ONE PART** and

PODDAR PROJECTS LIMITED

Bhavani Developers Pvt.


 Authorised Signatory


 Authorised Signatory

...the Document is admitted to
 ...The Signature Sheet and its
 ...check ... this document
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 Additional Registrar
 of Assurance-III, Kolkata

Additional Registrar of
 Assurance III Kolkata
 18 FEB 2022

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AWANI KUMAR ROY
Advocate
10, Anon Shankar Roy Road,
Tadipatri, Kollata-760 031

NAME.....
ADD.....
Rs.....
- 2 NOV 2021
SURANJAN MUKHERJEE
Licensed Stamp Vendor
24, B. P.C.C. Court
2, B. S. K. S. Bldg, 2nd Flr, Kollata

- 2 NOV 2021
- 2 NOV 2021

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Additional Registrar of Assurances III Kollata
18 FEB 2022

WHEREAS:

A. We, the Principal abovenamed are fully seized and possessed of and/or otherwise well and sufficiently entitled as the Sub-Lessor to **ALL THAT** the piece and parcel of demarcated land measuring an aggregate area of 14.03 Acres more or less all situated in two different Mouza respectively at Mouza - Kamnara, J.L. No. 49, Sheet No. 2 being portion of R. S. Dag No.1920 in R. S. Khatian No. 563/986/1219 having an area about 7.2 Acres; being portion of R. S. Dag No.1920/2180 in R. S. Khatian No. 563/1219 having an area of 2.89 Acres; being portion of R. S. Dag No.1920/2133 in R. S. Khatian No. 563/1219 measuring about 1.28 Acres; being portion of R. S. Dag No.1920/2200 in R. S. Khatian No. 563/1219 measuring about 1.8 Acres; being portion of R. S. Dag No.1920/2143 in R. S. Khatian No. 177/210/389/1219 measuring about 0.26 acres and also at Mouza - Mirzapur, J.L. No. 66, Sheet No. 1, being portion of R. S. Dag No.447 in R. S. Khatian No. 2407/3828 at about 0.6 Acres under P. S. - Burdwan, District-Purba Bardhaman A.D.S.R. Office-Burdwan, within the Local Limits of Kethiya Gram Panchayat (in short "the **said property**").

B. By a Development Agreement dated November, 2021 made between the Principal herein therein referred to as the Sub-Lessor/First Part of the one part and **BHAVNANI DEVELOPERS PRIVATE LTD.** (in short "the **Developer**"), therein referred to as the Developer/Second Party of the other part and registered in the office of Additional Registrar of Assurances III, Kolkata in Book No.1 Volume No. 190-1022, Pages 67452 to 67503 Being No. 15!!!3.. for the year 2021, the Principal has appointed the said Developer as the developer of the said property and granted exclusive right to develop the said property by constructing new building or buildings thereat for mutual benefit and



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for the consideration and on the terms and conditions therein contained (in short "the **Development Agreement**").

C. The Principal is executing this Power of Attorney in favour of the said Developer **BHAVNANI DEVELOPERS PRIVATE LTD.** of 18, Rabindra Sarani, Police Station – Bowbazar, Kolkata - 700001 acting through its authorised signatory Shri Ajit Kumar Sharma, son of Shri Suresh Sharma working for gain at 18, Rabindra Sarani, Kolkata – 70000, to act jointly and/or severally (hereinafter for the sake of brevity referred to as "**the Attorney / Attorneys**") as and for the purposes relating to the said property as hereinafter contained.

NOW KNOW YE BY THESE PRESENTS, We, the withinnamed **PRINCIPAL** doth hereby nominate, constitute, appoint the said Attorneys jointly and/or severally as the true and lawful attorney of the Principal for in the names and behalf of the Principal and the said Attorney to do execute exercise and perform all or any of the following acts deeds matters and things relating to said property jointly and/or severally and each of them i.e., to say:-

1. To cause the names of the Principal to be mutated in the records of the B.L. & L.R.O. and the Burdwan Municipality as the Sub Lessor of the said property and also cause assessment and separation thereof.
2. To warn off and prohibit and if necessary proceed in due form of law against all or any trespasser on the said property or any part thereof and to take appropriate steps whether by action or distress or otherwise to evict them and to abate all nuisance and to hold and defend possession of the said property and to maintain and manage the affairs of the said property and to protect the same in all manner.



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3. To accept or object to the assessments made from time to time of Annual Valuations in respect of the said property or the building or buildings that may be constructed thereon or any part or share thereof by the concerned authorities / Burdwan Municipality and to attend all hearings and have the same finalized.
4. To pay all rates taxes charges expenses and other outgoings whatsoever (including municipal rates and taxes, land revenue and other charges whatsoever) payable in respect of the said property or any part thereof or any undivided share or shares therein or the building or buildings that may be constructed thereon or any part or parts thereof and receive refund of the excess amounts, if paid, from the concerned authorities and to grant receipts and discharges in respect thereof.
5. To take all necessary steps and actions and do all acts deeds and things as may be required from time to time for effecting partition of the said property from the remaining shares / portions in the said Dags belonging to the Other Owners, including by instituting suits and other legal proceedings as may be required and found necessary.
6. To apply for conversion of the said property to the concerned authorities under the provisions of the West Bengal Land Reforms Act, 1955 and all other relevant acts and rules, and to have the said property converted in all relevant Government Records so as to be suitable for development.
7. To have the said premises surveyed and measured and to pay for such surveys and have plan/s prepared.



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8. To have the soil testing done on places, different spots for knowing the strength of the soil beneath the ground level so that the structural design can be prepared on the reports of the soil strength and to appoint Consultants and Experts for such soil testing at the appropriate remuneration and pay and incur the same.
9. To appoint and also to terminate the appointment of Architects, Engineers, Structural Engineers, Drainage and Plumbing Engineers/Experts, fire fighting experts, electrical engineers, land contractors and all other type of road and garden developers / contractors and such other experts or consultants as may be necessary for developing the said property in such manner as the said Attorneys or any of them may deem necessary.
10. To appoint suitable number of Engineers, Supervisors, Soil Testing Contractors, Piling Contractors and/or any other type of contractor, worker or labour that may be necessary for starting and or completing and/or carrying out the work of construction including contractors for digging deep tube well and doing all work of sanitation and including septic tank, overhead tank, underground reservoir and fixing the remuneration for such works.
11. To appoint Contractors, Advisers, Supervisors and Experts for all purpose like civil construction, drainage, plumbing architectural beautification, interior and exterior decoration, gardening, electrification, fire fighting provision of updated infrastructuring and technology and all other types of contractors that may be necessary for the purpose of development and construction at the said premises.



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12. To appoint various other types of persons e.g. experts, skilled and unskilled workers directly or indirectly for construction of the buildings/constructions including swimming pool, health club, general club, and other amenities and also appoint if necessary caretakers, canteen operators, peons, operators, security guards and other necessary staff and employees and persons for managing the affairs of construction, possession and smoothly running the development work at the said property or any of them.
13. To have prepared and finalized and to submit the necessary plans and/or applications for permission for development and construction of building or buildings at the said property with the concerned authorities / Burdwan Municipality, Govt. body or bodies and/or any other authority or authorities as may be necessary and to sign verify and re-verify all applications, forms, undertakings, declarations, papers and documents including plans for sanction that may be necessary for planned development of the said premises and to appoint and empower and authorize the Architects and Consultants to represent the case of the said property before various authorities and for that purpose to sign and grant power/authorization.
14. To apply for and obtain orders of sanction of plans as also for modification of and/or addition and/or alteration to plan as may be sanctioned and/or revision and/or revalidation thereof and/or such other orders and permissions as be expedient therefor.
15. To apply for and obtain "No Objection Certificate" for sanctioning of plan and construction of building/s at the said



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property from the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976 and all other permissions that may be required for sanctioning of plan, and/or construction of building/s and/or obtaining utilities and other purposes hereinstated.

16. To inform the concerned authorities / Burdwan Municipality of all internal alterations within the sanctioned covered space and to incorporate all such deviations in the Completion Plan in terms of the rules of the concerned authorities / municipality and to get the same regularised.
17. To pay all fees and expenses and obtain sanction revalidation renewal and such other order or orders or permissions from the necessary authorities and to gift any part or portion of the said premises and do all other necessary acts deeds and things as be expedient for sanctioning revalidation renewal modification and/or alteration of plans.
18. To do all necessary acts deeds and things for complying all laws rules regulations bye-laws ordinance etc., for the time being in force with regard to sanctioning modification revision and/or alteration of plan and/or for construction of the new building/s at the said property and obtaining utilities and facilities therein.
19. To incur and pay all fees for consultants, engineers, architects and to deposit all requisite charges, sanction fees and govt. fees that may be necessary for sanctioning of plan and development at the said property and obtaining permissions for development and construction at the said property and also all fees like sanction fee, mutation fee, conversion fee, drainage connection fees, electric deposit and charges, assessment fees, completion



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fees or any other fees and charges or monetary payment that may from time to time become payable for development and construction at the said property in all respect.

20. To enter into and sign the agreements with the contractors, fixing the remuneration and agree to the detailed terms and conditions of work/duties and manner of payment and make payments as the Attorneys or any of them shall think fit and proper.
21. To fix up the remuneration of the Contractors and all others for the work to be done by them and to make their regular payment after the work is approved by the technical persons or by the Attorneys and from time to time to make advance/on account payments to them and do all acts, deeds and things that may be necessary for carrying out such work of construction.
22. To appear and represent the Principal before any govt. or semi-govt., private body or Burdwan Municipality or corporation or anybody or bodies where it may be necessary either in person or through appointed lawyers or authorized representative and to furnish all papers, documents as may be required and do all acts, deeds and things that may be necessary for the purpose of obtaining permission/sanction if necessary for developing the said property and constructing the building/s and completing the same.
23. To sign and apply for permission for drainage connection, water connection, telephone connection and/or any other connection as may be thought fit and proper to and to sign all papers and documents and to put/deposit necessary fees in respect thereof and do all acts, deeds and things that may be necessary for the



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proposed development of the said property and in that behalf to apply for and obtain commencement certificate, completion certificate and/or Certificate of Fitness/Occupancy for the full construction or part thereof in respect of the building or buildings from the Burdwan Municipal Authorities and to sign and submit all such papers, applications, documents, letters that may be necessary for obtaining these certificates or any other certificate.

24. To demolish the existing structures and to level the land and erect boundary walls.
25. To apply for and obtain permission for electricity supply from the West Bengal State Electricity Board (WBSEB) and to install generator and take permission for the same and to sign all applications, papers and documents and to appear and make representations written and oral before the necessary authorities in this behalf either personally or through authorized representative and to grant and transfer to the concerned electricity supplier, if necessary, space for setting up Transformer, Generator Set etc.
26. To obtain all refunds and surplus deposits or fees from the authorities where deposits are to and to have been made in excess or get adjustment of municipal tax bills for which the same has been paid in excess that what is lawfully payable and to get the property assessed to tax and to get all the assessments for assessment of Tax completed.
27. To construct new building or buildings at the said property and for that to demolish the existing buildings and/or other



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structures of whatsoever nature thereon or as may be constructed in future.

28. To apply for and obtain electricity, gas, water, sewerage, drainage, lift/s, and/or other connections of any other utility or facility in the said property from the WBSEB, the concerned authorities / municipality and other appropriate authorities and/or to make alterations therein and to close down and/or have disconnected the same.
29. To apply for and obtain registration under the West Bengal Building (Regulation of Promotion of Construction and Transfer by Promoters) Act, 1993 and/or the Real Estate (Regulation and Development) Act, 2016 and to obtain all licenses and permissions under the said Act as may be required for construction of building/s at the said property or any of them.
30. To do all necessary acts deeds and things for complying all laws rules regulations bye-laws ordnance etc., for the time being in force with regard to sanctioning modifications revalidation revision and/or alteration of the plans and/or construction of building/s and/or obtaining utilities and other purposes hereinstated.
31. To apply for and obtain permissions and licenses from the appropriate authorities to erect and run/operate one or more lifts, generator, Dish Antenna and other utilities at the said property and to place orders for supply erection and installation thereof on the manufacturer thereof and also to give contract for maintenance of lift or lifts and its concerned machineries.
32. To purchase and acquire all materials that may be required for the purpose of construction or to select the suppliers who will





be supplying the materials at the rates to be fixed by the said Attorneys or any of them and approve all materials to make payment to the suppliers for supply of various materials. In case of any dispute with regard to quality or qualities of materials, to negotiate and settle the disputes and if the disputes are referred to the appropriate Court of Law or Arbitration case, to sign all papers and documents necessary therefore.

33. To apply for and obtain the Completion or Occupation or other certificates from the concerned authorities / municipality and/or other concerned authorities in respect of construction and/or occupation of the building or buildings to be constructed at the said premises or any part thereof.
34. To insure and keep insured all or any constructions at the said property and/or the land comprised in the said property or any part thereof against loss or damage by fire earthquake and/or other risks as be deemed necessary and/or desirable by the said Attorneys or any of them and to pay all premium for such insurance.
35. For all or any of the purposes hereinbefore and also hereinafter stated, to appear and represent the Principal before the Registrar, District Registrar, Additional Registrar, District Sub-Registrar, Additional District Sub-Registrar and other registration authorities, the Collector, the Commissioner, concerned municipality and all its departments, Burdwan Dvelopment Authority (BDA), Fire Brigade, the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976, the Authorised Officer under the West Bengal (Regulation of Promotion of Construction and Transfer by Promoters) Act, 1993 and/or the Real Estate (Regulation and Development) Act,



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2016, the B.L.& L.R.O. and other authorities under the West Bengal Land Reforms Act, 1955 and other Land / Tenancy laws, Town And Country Planning Authorities, all Revenue Authorities, Pollution Control Board and other authorities connected to pollution matters, Development Plan Authorities of the Government of West Bengal and/or India, Insurance Companies and authorities and Police Authorities and also all other authorities and Government Departments and/or its officers and also all other State Executives Judicial or Quasi Judicial, Municipal and other authorities and persons and also all courts tribunals and appellate authorities and to do all acts deeds and things and to make sign execute register submit register and/or deliver all documents, declarations, affidavits, deeds of gift, applications, undertakings, indemnities, objections, notices etc (including those relating to boundary verification) and also to submit and take delivery of all title deeds concerning the said property and other papers and documents (including cause papers and orders passed in any suit or litigation or proceeding) as be required by the necessary authorities or as may in any way be found necessary or expedient by the said Attorneys or any of them.

36. To sell, lease out or otherwise transfer or agree so to do the flats, units, office spaces, shops, showrooms, car parking spaces or rights and other constructed areas or saleable spaces in the new building or buildings to be constructed at the said premises to the person or persons interested in owning purchasing, taking on lease and/or otherwise acquiring the same together with or independent of or independently the land comprised in the said property at such consideration, premium, rent etc., and on such terms and conditions as the said Attorneys or any of



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them may deem fit and proper and to receive all proceeds consideration and other amounts received/realised out of such sale, lease and/or transfer and grant valid receipts and discharges which shall fully exonerate the person paying the same.

37. To join in as confirming party to agreements for sale, lease or otherwise transfer of the flats, shops, showrooms, offices, car parking spaces or rights and other constructed areas or saleable spaces in the new building/s to be constructed at the said property and/or undivided share in the land comprised in the said property or part thereof, and confirming thereunder the rights and entitlements of the Developer under the said Development Agreement and agreeing to execute the Deeds of Conveyance, Lease or otherwise transfer to be executed in pursuance thereof.
38. To cancel and terminate any contract, agreement, right of occupancy user and/or enjoyment with any person or persons intending to own and/or acquire flats, units, car parking spaces and other constructed areas/saleable spaces and/or undivided share in the land comprised in the said property or part thereof for and on behalf of the principals and the said Attorneys or any of them and for that to sign execute and deliver all papers, deeds, cancellation, documents, instruments and writings and do all acts deeds and things, including to make refund and payments to them on any account whatsoever such as refund of earnest money, interest (if applicable), penalty and damages (if applicable) etc., and also to deal with the space and rights of such person or persons in such manner as the said Attorneys or any of them may deem fit and proper.





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39. To ask, demand, sue for, recover, realise and collect all monies, earnest monies, considerations, premiums, rent, construction costs, deposits, advances, compensations, interests, damages, payments whatsoever etc., which are or may be due payable or recoverable from any person or persons or authority or authorities on any account whatsoever and to give effectual receipts and discharges for the same.
40. To sign, execute, present for registration and enforce any covenant in any agreement for sale or any other agreement or contract of transfer Deed of Partition executed by the Principal or by the said Attorneys or any of them by virtue of the powers hereby conferred in favour of the person or persons interested in owning purchasing, taking on lease and/or otherwise acquiring flats, units, car parking spaces or rights and other constructed areas or saleable spaces in the new building or buildings to be constructed at the said property or otherwise together with or independent of or independently the land comprised in the said premises and if any right to re-enter arises under such covenants or under notice to determine or quit then to exercise such right, amongst others.
41. To deliver possession and/or make over the constructed flats / offices / shops / showrooms / portions / saleable spaces and rights / car parking spaces and rights etc., and issue letters of possession and to do all and everything that shall be necessary for completing all sales, transfers, leases or tenancies or otherwise.
42. To form and/or promote an Association or holding organization/ co-operative society/ limited company for maintenance of the building/s at the said property and so long as the same is not





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formed, to maintain and realize statutory taxes impositions surcharge expenses Maintenance Charges fixed from time to time for granting electricity, commercial facilities, water, lifts and other facilities which the occupants may get at the appropriate rate and to grant valid receipts in respect of such collection and to pay of incur all costs in respect of such maintenance of the premises therefrom.

43. To receive compensations and other moneys payable in respect of acquisition and/or requisition of the said property or any part thereof or the building or buildings to be constructed on the said property or any part thereof.
44. To file complaints with the concerned Magistrate for protecting the said premises and/or the buildings to be constructed thereon against all unlawful acts if done by anybody and prosecute the same.
45. To apply for and take loans and/or finances from any Bank or Financial Institution (including LIC Housing Finance Limited, Housing Development Finance Corporation Limited, SBI Homes Finance Limited, National Housing Bank, Standard Chartered Bank, ICICI Bank, other Banks etc.) by creating charge on the said property or on the security of the said property and such other securities and guarantees as may be required and on such terms and conditions as the said Attorneys or any of them may deem fit and proper and to sign all documents (including for sale and transfer) and to allow the persons interested in purchasing flats, units, shops, showrooms, car parking spaces or rights and other constructed areas or saleable spaces or rights in the new building or buildings to be constructed at the said property and/or the land comprised in the said property or



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any portion thereof or any undivided share therein to take loans from any such Bank or Financial Institution.

46. To create security or charge on the said property by creating such charges and mortgages, including mortgaging of the said property by way of equitable mortgage by depositing of Title Deeds of the said property, and for the said purposes sign execute and make Bills of Exchange, Security Deeds, Mortgage Deeds, Indemnities give and deposit the title deeds, deed of pledge hypothecation and hundies, promissory notes, guarantees and agree to all terms and conditions, covenant stipulations as shall be thought fit and proper by our said Attorneys or any of them and enter into and enter into and sign all documents agreements declarations confirmations and instruments.
47. For all or any of the powers and authorities herein contained to sign execute enter into modify, cancel, alter, draw, approve rectify and/or register and/or give consent and confirmation to all papers, documents, agreements, supplementary agreements, consents, confirmations, deeds, sale deeds, lease deeds, nominations, assignments, cancellation deeds, rectifications, deeds, declarations, affidavits, applications, undertakings, indemnities and other documents.
48. For all or any of the powers and authorities herein contained, to appear and represent the Principals before any Registrar, Sub Registrar, Additional Registrar, District Registrar, Additional District Sub Registrar, Registrar of Assurances 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 all documents deeds instruments and writings signed by the said Attorneys or





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any of them by virtue of all or any of the powers hereby conferred.

49. To appear and represent the Principals before any Notary Public, Metropolitan or other Magistrates and other officer or officers and authorities in connection with affirmation of any deed instrument declaration or writing signed or made by the said Attorneys or any of them by virtue of the powers hereby conferred.
50. To commence prosecute enforce defend answer and oppose all actions suits writs appeals revisions and other legal proceedings and demands civil, criminal or revenue concerning the said property in any manner, including for sanction, revalidation, renewal, modification, revision and/or alteration of the plans and/or construction of building or buildings and/or obtaining of permissions, clearances, certificates etc., and/or sale or transfer of the flats, units, shops, showrooms, car parking spaces or rights and other constructed areas or saleable spaces or rights in the new building or buildings to be constructed at the said premises and/or touching any of the matters hereinstated in which the Principals in any way or manner now are or may hereafter be interested or concerned and if thought fit to compromise settle, refer to arbitration, abandon, submit to judgement or become non suited in any such action or proceedings as aforesaid before any Court or Tribunal, Civil or Criminal or Revenue, including the Municipal Tribunal, Collector, Thika Controller etc.
51. 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





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occasions shall require and/or as the said Attorneys or any of them may think fit and proper.

52. To accept notices, summons and services of papers from any Court, Tribunal, postal authorities and/or other authorities and/or persons.
53. To receive or pay and/or deposit on behalf and account of the Principals all moneys including stamp duty, court fees, registration fees, legal fees etc.
54. To receive, on behalf and account of the Principals, refund of the excess amount of fee or other amounts, if any, paid for the purposes herein stated and to give valid and effectual receipts in respect thereof.
55. For better and more effectually exercising the powers and authorities aforesaid to retain appoint and employ Advocates, Pleaders, Solicitors, Mukhtears and to revoke such appointments.
56. To appoint and terminate the appointment from time to time of any substitute or substitutes for exercising all or any of the authorities hereby conferred on the said Attorneys and to delegate all or any of the powers and authorities herein contained and on such substitution/delegation, it shall be deemed that the powers to the extent delegated shall be deemed to have been given directly by the Principals in favour of such substitute or delegate.
57. To institute, defend and prosecute, enforce or resist any suit or other action and proceedings, appeals, in any court of India, civil, criminal, revenue, or before any tribunal or arbitration or Income Tax Authorities or any other quasi judicial authorities



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on our behalf with respect to the said property or any part thereof and to execute and sign Vakalatnama and other authorities to act and plead, to sign and verify complaints, written statements, affidavits, declarations, applications, petitions and other pleading including pleadings under Article 226 of the Constitution of India and also to present any memorandum of appeal and other legal processes, enforce judgement, execute any decree or order, to appoint and engage on our behalf any advocate, attorney, counsels as our said attorney would think fit and proper and to adjust, settle, compromise, withdraw the same.

58. 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. and to pay their fees and costs.
59. To receive, pay and/or deposit all moneys including court fees, stamp and registration fees, other fees etc. and to receive, refunds thereof and grant valid receipts and discharge in respect thereof.
60. To warn off and prohibit and, if necessary, proceed in due form of law against any trespassers on the premises or any part thereof of those who have committed any breach of the covenants or obligations and to take appropriate steps whether by action or distress or otherwise and to abate all nuisance.
61. For and/or any of the aforesaid purposes to sign execute verify and/or affirm for us and on our behalf and in our names all maps, plans, applications, letters, communications, documents, papers, writings and pleadings (including complaints, petitions,



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affidavits, written statements applications, Memoranda of Appeals, etc.) as may be required.

AND GENERALLY to do all acts deeds matters and things for better exercise of the authorities hereby granted in respect of the said premises which the Principals themselves could have lawfully done under our own hands and seals, if personally present.

AND the Principal doth hereby ratify and confirms and agrees and undertakes to ratify and confirm all and whatever the said Attorneys or any of them has done or shall lawfully do or cause to be done in or about the premises aforesaid.

AND this Power of Attorney is in respect of Developer's allocation only. No right to sell of the Owner's allocation

THE SCHEDULE ABOVE REFERRED TO:
(said property)

ALL THAT the piece and parcel of demarcated land measuring an aggregate area of 14.03 Acres more or less all situated in two different Mouza respectively at Mouza - Kamnara, J.L. No. 49, Sheet No. 2 being portion of R. S. ^{L.R.} Dag No.1920 in R. S. Khatian No. 563/986/1219 having an area about 7.2 Acres; being portion of R. S. ^{L.R.} Dag No.1920/2180 in R. S. Khatian No. 563/1219 having an area of 2.89 Acres; being portion of R. S. ^{L.R.} Dag No.1920/2133 in R. S. Khatian No. 563/1219 measuring about 1.28 Acres; being portion of R. S. ^{L.R.} Dag No.1920/2200 in R. S. Khatian No. 563/1219 measuring about 1.8 Acres; being portion of R. S. ^{L.R.} Dag No.1920/2143 in R. S. Khatian No. 177/210/389/1219 measuring about 0.26 acres and also at Mouza - Mirzapur, J.L. No. 66, Sheet No. 1, being portion of R. S. Dag No.447 in R. S. Khatian No. 2407/3828 at about 0.6 Acres under P. S. - Burdwan, District-Purba Bardhaman A.D.S.R. Office-Burdwan, within the Local Limits of Kethiya Gram Panchayat





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IN WITNESS WHEREOF the Principals have executed this Power of Attorney on this 18th day of February 2022

EXECUTED AND DELIVERED by the withinnamed **PRINCIPAL** at **Kolkata** in the presence of:

Pooja Nandy
10, K.S. Roy Road
Kolkata - 700001

Ashok Das.
10 K.S. Roy Road.
Kolkata - 700001

PODDAR PROJECTS LIMITED
High
Authorized Signatory

We accept
Ravani Developers Pvt. Ltd.
A.K. Bhunia
Authorized Signatory

Drafted by
Awami Kumar Roy
Advocate
WB/1927/1958
High Court
Calcutta

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Additional Page
Attachment III
15 Feb 2025

SPECIMEN FORM FOR TEN-FINGERPRINTS



<i>Vinay Singh</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



<i>A. K. Sharma</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger






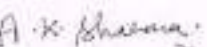
1912

Additional P
Assurances
1912



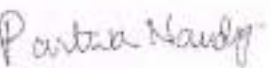
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	BHAVNANI DEVELOPERS PRIVATE LIMITED 18, RABINDRA SARANI, PODDAR COURT, 9th FLOOR, City:- Kolkata, P.O:- KOLKATA GPO, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx3N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr VIKASH SINGH Son of Mr BRAHMA DAYAL SINGH Date of Execution - 18/02/2022, , Admitted by: Self, Date of Admission: 18/02/2022, Place of Admission of Execution: Office	 <small>Feb 18 2022 12:48PM</small>	 <small>LTI 18/02/2022</small>	 <small>18/02/2022</small>
	18, RABINDRA SARANI, PODDAR COURT, 9th FLOOR, City:- Kolkata, P.O:- KOLKATA GPO, P.S:- Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700001, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: DTxxxxxx7M, Aadhaar No: 55xxxxxxxx8173 Status : Representative, Representative of : PODDAR PROJECTS LIMITED (as AUTHORISED SIGNATORY)			
2	Name	Photo	Finger Print	Signature
	Mr AJIT KUMAR SHARMA (Presentant) Son of Mr SURESH KUMAR SHARMA Date of Execution - 18/02/2022, , Admitted by: Self, Date of Admission: 18/02/2022, Place of Admission of Execution: Office	 <small>Feb 18 2022 12:47PM</small>	 <small>LTI 18/02/2022</small>	 <small>18/02/2022</small>
	18, RABINDRA SARANI, PODDAR COURT, 9th FLOOR, City:- Kolkata, P.O:- KOLKATA GPO, P.S:- Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700001, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: AXxxxxxx9N, Aadhaar No: 81xxxxxxxx4612 Status : Representative, Representative of : BHAVNANI DEVELOPERS PRIVATE LIMITED (as AUTHORISED SIGNATORY)			

Identifier Details :

Name	Photo	Finger Print	Signature
PARTHA NANDY Son of Late ARUN KUMAR NANDY 210, BAKSARA VILLAGE ROAD, City:- , P.O:- BAKSARA, P.S:-Santragachi, District:-Howrah, West Bengal, India, PIN:- 711110	 <small>18/02/2022</small>	 <small>18/02/2022</small>	 <small>18/02/2022</small>

Identifier Of Mr VIKASH SINGH, Mr AJIT KUMAR SHARMA

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	PODDAR PROJECTS LIMITED	BHAVNANI DEVELOPERS PRIVATE LIMITED-1343 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	PODDAR PROJECTS LIMITED	BHAVNANI DEVELOPERS PRIVATE LIMITED-60 Dec

Land Details as per Land Record

District: Purba Bardhaman, P.S:- Barddhaman, Gram Panchayat: SARAITIKAR, Mouza: Kamnara, Pin Code : 713102

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1920, LR Khatian No:- 563	Owner:বুড়োজর গ্রন্থালিক, Gurdian:রেনুচন্দ্র , Address:বিজ , Classification:ভূমি, Area:2.00000000 Acre,	Owner Name not selected by applicant.

District: Purba Bardhaman, P.S:- Barddhaman, Gram Panchayat: SARAITIKAR, Mouza: Mirjapur, Pin Code : 713102

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L2	RS Plot No:- 447, RS Khatian No:- 2407		Owner Name not selected by applicant.

Major Information of the Deed

Deed No :	I-1903-02703/2022	Date of Registration	18/02/2022
Query No / Year	1903-8000500893/2022	Office where deed is registered	
Query Date	15/02/2022 1:44:04 PM	A.R.A. - III KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	PARTHA NANDY 10, K S ROY ROAD, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 7003298463, Status :Others		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 6,64,11,360/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 73/- (Article:E, M(a),)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year):- 190315113/2021		

Land Details :

District: Purba Bardhaman, P.S:- Barddhaman, Gram Panchayat: SARAITIKAR, Mouza: Kamnara, Pin Code : 713102

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1920	LR-563	Bastu	Bastu	13.43 Acre		6,38,19,360/-	Property is on Road , Project Name :

District: Purba Bardhaman, P.S:- Barddhaman, Gram Panchayat: SARAITIKAR, Mouza: Mirjapur, Pin Code : 713102

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	RS-447	RS-2407	Bastu	Bastu	0.6 Acre		25,92,000/-	Property is on Road , Project Name :
Grand Total :					1403Dec	0 /-	664,11,360 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	PODDAR PROJECTS LIMITED 18, RABINDRA SARANI, PODDAR COURT, 9th FLOOR, City:- Kolkata, P.O:- KOLKATA GPO, P.S:-Bowbazar District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx4B,Aadhaar No Not Provided by UIDAI Status :Organization, Executed by: Representative, Executed by: Representative

On 15-02-2022

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 6,64,11,360/-



Samar Kumar Pramanick
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

On 18-02-2022

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 12:20 hrs on 18-02-2022, at the Office of the A.R.A. - III KOLKATA by Mr AJIT KUMAR SHARMA .

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

Execution is admitted on 18-02-2022 by Mr VIKASH SINGH, AUTHORISED SIGNATORY, PODDAR PROJECTS LIMITED, 18, RABINDRA SARANI, PODDAR COURT, 9th FLOOR, City:- Kolkata, P.O:- KOLKATA GPO, P.S:- Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700001

Identified by PARTHA NANDY, , Son of Late ARUN KUMAR NANDY, 210, BAKSARA VILLAGE ROAD, P.O: BAKSARA, Thana: Santragachi, , Howrah, WEST BENGAL, India, PIN - 711110, by caste Hindu, by profession Service

Execution is admitted on 18-02-2022 by Mr AJIT KUMAR SHARMA, AUTHORISED SIGNATORY, BHAVNANI DEVELOPERS PRIVATE LIMITED, 18, RABINDRA SARANI, PODDAR COURT, 9th FLOOR, City:- Kolkata, P.O:- KOLKATA GPO, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700001

Identified by PARTHA NANDY, , Son of Late ARUN KUMAR NANDY, 210, BAKSARA VILLAGE ROAD, P.O: BAKSARA, Thana: Santragachi, , Howrah, WEST BENGAL, India, PIN - 711110, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 73/- (E = Rs 7/- ,I = Rs 55/- ,M(a) = Rs 7/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 73/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 112823, Amount: Rs.100/-, Date of Purchase: 02/11/2021, Vendor name: Suranjan Mukherjee



Samar Kumar Pramanick
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AACOR5704B



नाम /NAME

PODDAR PROJECTS LIMITED

नियमन/घटने की तिथि /DATE OF INCORPORATION/FORMATION

05-02-1963

अधीक्षक आयकर, (कम्यू. आय.), कोलकाता

COMMISSIONER OF INCOME TAX (C.O.) KOLKATA

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BHAVNANI DEVELOPERS PVT.LTD.



22/09/1978

Permanent Account Number

AACB2863N

Signature



ভাৰাটৰ নিৰ্বাচন কমিশ্বন
পৰিষ্কাৰ কাৰ্ড
ELECTION COMMISSION OF INDIA
IDENTITY CARD

GYZ2391639



নিৰ্বাচকেৰ নাম : বিকাশ সিং

Elector's Name : Vikash Singh

পিতাৰ নাম : ব্ৰহ্মদয়াল সিং

Father's Name : Brahmadyal Singh

লিংগ / Sex : পুৰ / M

জন্ম তাৰিখ : 25/06/1988
Date of Birth

GYZ2391639

ঠিকনা:

28 বারোদা ভট্টাচাৰ্যী লেন , 28 হাৱহা হাৱহা
711101

Address:

28 Baroda Bhattacharya Lane, 28
Howrah Howrah 711101

Date: 28/08/2017

163-হাৱহাৰ কেন্দ্ৰ নিৰ্বাচন ক্ষেত্ৰৰ নিৰ্বাচন নিয়ন্ত্ৰণ
আধিকাৰীৰ স্বাক্ষৰ আৱৃতি

Facsimile Signature of the Electoral
Registration Officer for
163-Howrah Central Constituency

বিজ্ঞপ্তি: নিৰ্বাচন হলে আপুনি নিৰ্বাচন ভেটীয়াৰ নিৰ্দেশ অনুসৰি
আপোনাৰ নাম আৰু ঠিকনাৰ সঠিকতা নিশ্চিত কৰিবলৈ
স্বাক্ষৰ কৰিবলৈ এই পৰিষ্কাৰকাৰ্ড ব্যৱহাৰ কৰিব।
In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

163/0000



ভারত সরকার
Government of India

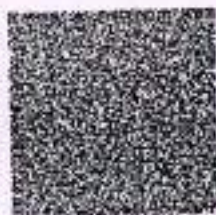
ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ভূমিকানুষ্ঠান নম্বর/ Enrolment No.: 2010/15710/00226

Download Date: 27/02/2013

To
বিকাশ সিং
Vikash Singh
S/O: Brahma Dayal Singh
28
BARADA CHARAN BHATTACHERYA LANE
HOWRAH
MALLICK FATAK
Haora (M.Comp)
Howrah West Bengal - 711101
9748684411

Issue Date: 19/10/2013



আপনার আধার সংখ্যা / Your Aadhaar No. :

5577 0445 8173

VID : 9198 1592 2663 7776

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



Download Date: 27/02/2013



বিকাশ সিং
Vikash Singh
জন্মতারিখ/DOB: 25/06/1988
পুরুষ/ MALE

Issue Date: 19/10/2013

5577 0445 8173

VID : 9198 1592 2663 7776

আমার আধার, আমার পরিচয়



ভূমিকা

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- নিয়মিত স্ক্যানিং কোড / অফলাইন এক্সাম্পল / অফলাইন প্রমাণকরণ ব্যবহার করে পরিচয় যাচাই করুন।
- এটি এক ইলেক্ট্রনিক প্রক্রিয়ায় তৈরি পত্র

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- আধার সারা দেশে মান্য
- আধার আপনাকে বিভিন্ন সরকারী ও বেসরকারী পরিষেবা গ্রহণে সাহায্য করে।
- আধার আপনার মোবাইল নাম্বার ও ইমেইল আইডি আপডেট রাখুন।
- আধার নিজের স্মার্ট ফোনে রাখুন, mAadhaar App খরুন।

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India



ভূমিকা:

S/O: ব্রহ্মা দয়াল সিং, ২৮, বরাদা চরণ ভট্টাচার্য লেন, মাল্লিক ফাটক, হোৱাড়া, হাওড়া (এম.কম্পাউন্ড), হাওড়া, পশ্চিম বঙ্গ - ৭১১১০১

Address:
S/O: Brahma Dayal Singh, 28, BARADA CHARAN BHATTACHERYA LANE, MALLICK FATAK, HOWRAH, Haora (M.Comp), Howrah, West Bengal - 711101



5577 0445 8173

VID : 9198 1592 2663 7776

1947 | http://uidai.gov.in | www.uidai.gov.in

Signature

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

VIKASH SINGH
BRAHMADAYAL SINGH

25/06/1988
Permanent Account Number
DTMPS4837M

Signature



Singh

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

AJIT KUMAR SHARMA
SURESH SHARMA
10/06/1982
Pan/Account Number
AXQPS1699N

A.K. Sharma
Signature



A.K. Sharma



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India



E-Aadhaar Letter

नामांकन क्रमांक/Enrolment No.: 1088/47406/05035

Ajit Sharma (अजित शर्मा)

सूचना

S/D: Suresh Sharma, aradhna apartment 7th floor, 82
Golaghat, VIP Road, Near Bika Food Palace,
golaghat road, Sreebhumi, North 24 Parganas,
West Bengal - 700048

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

Date: 15/07/2015

आपका आधार क्रमांक/ Your Aadhaar No.:

8135 0340 4612



INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

आधार-आम आदमी का अधिकार

Toll
100 300 1947

http://uidai.gov.in

www
www.uidai.gov.in

Validity unknown
Digitally signed by Unique Identification Authority of India
Date: 2015.07.15 12:18:08 IST

- आधार देश भर में मान्य है।
- आधार के लिए आपको एक ही बार नामांकन दर्ज करवाने की आवश्यकता है।
- कृपया अपना नवीनतम मोबाइल नंबर तथा ई-मेल पता दर्ज कराएं, इससे आपको विभिन्न सुविधाएं प्राप्त करने में सहायता मिलेगी।

- Aadhaar is valid throughout the country.
- You need to enrol only once for Aadhaar.
- Please update your mobile number and e-mail address. This will help you to avail various services in future.



भारत सरकार
GOVERNMENT OF INDIA



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



अजित शर्मा
Ajit Sharma
जन्म तिथि/ DOB: 10/06/1982
पुरुष / MALE



पता:
आसक: सुरेश शर्मा,
आराधना अपार्टमेंट 7वीं
मंजिल, 82 गोलघटा,
वी.आई.पी रोड, बिका फुड
पैलेस के पास, गोलघटा रोड,
श्रीभूमि, नॉर्थ 24 परगाना,
वेस्ट बंगाल - 700048

Address:

S/D Suresh Sharma, aradhna
apartment 7th floor, 82 Golaghat,
V.I.P Road, Near Bika Food Palace,
golaghat road, Sreebhumi, North 24
Parganas,
West Bengal - 700048

8135 0340 4612

8135 0340 4612

आधार-आम आदमी का अधिकार

Aadhaar-Aam Admi ka Adhikar

A. Kishore



INDIAN UNION DRIVING LICENCE
ISSUED BY WEST BENGAL STATE

WB

DL No. : WB07 2020 0003360
Issue Date : 20-03-2020 Validity (NT) : 19-03-2030 Validity (TR) :



Name : AJIT KUMAR SHARMA

Date Of Birth : 10-06-1982 Blood Group :-

Organ Donor : No

Holder's

Son / Daughter / : SURESH SHARMA

Address :

ARADHNA APPARTMENT 7TH FLOOR 82 GOLAGHATA V I P,
ROAD NEAR BIKA FOODPALACE GOLAGHATA ROAD SREEBHUMI,
Kolkata (M Corp.),Kolkata,WB,700048



Hazardous validity

Hill Validity

Invalid Carriages (Regn.

Date Of First Issue(20-03-2020)

Class of Vehicle Details

No.	COV	Date of Issue	Issued by	Catg.	Badge Number	Badge Issue Date	Issued by
1	MCWG	20-03-2020	WB07	NT			
2	LMV	20-03-2020	WB07	NT			

L.A. SALT LAKE
Licencing Authority

Emergency Contact Number

INDIAN UNION DRIVING LICENCE		WEST BENGAL STATE	
No.	WB-112011139546	Issue Date	13/04/2011
Name	PARTHA NANDY		
S/O/W of	ARUN KUMAR NANDY		
Blood Gr.	B		
Address:			
210 BAKSARA VILLAGE RD, BAKSARA, RAIPUR			
Authorized to Drive through out India			
Valid Till			
NT	08/08/2030	Photo No. Holder's Sign 	
T	00/00/0000	L. Authority HONRAH	
Badge Details			
Number		MCW	
Dt. of Issue	00/00/0000		
Valid Till	00/00/0000		

Partha Nandy

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1903-2022, Page from 221905 to 221942

being No 190302703 for the year 2022.



Samar Kumar Pramanick

Digitally signed by Samar kumar
pramanick
Date: 2022.03.26 17:20:21 +05:30
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2022/03/26 05:20:21 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
West Bengal.

(This document is digitally signed.)

@@
DATED THIS 18th DAY OF February 2021
@@

FROM
PODDAR PROJECTS LIMITED.

TO
BHAVNANI DEVELOPERS PRIVATE
LTD.

POWER OF ATTORNEY

MR. AWANI KUMAR ROY
Advocate
10, Kiran Shankar Roy Road,
Kolkata - 700 001.