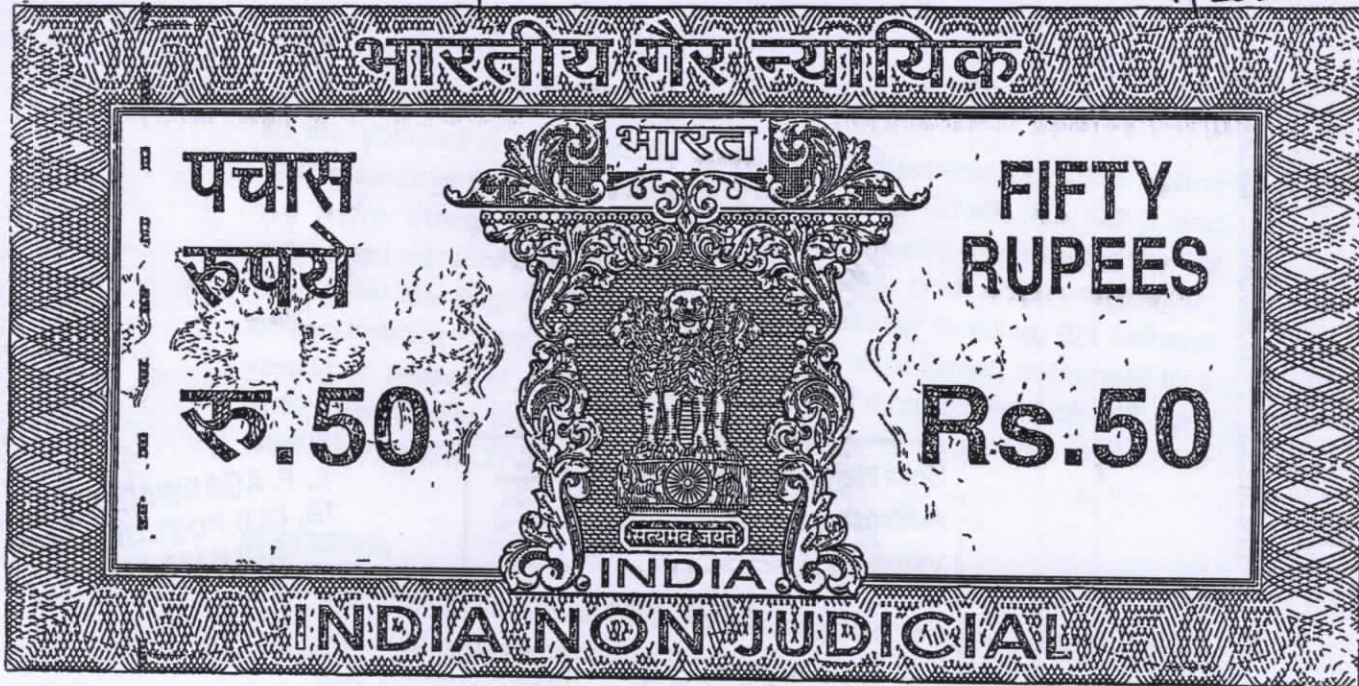


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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AE 609176

S-144849/22

Certified that the document is certified to
be genuine and the signature of the
person whose name is written on it is
correct and the date of this is...

20 MAY 2022

DEVELOPMENT POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, WE:

- 1 BAHUBALI TIE-UP PRIVATE LIMITED (PAN-AACCB9124F),
- 2 BARON SUPPLIERS PRIVATE LIMITED (PAN-AACCB9286A),
- 3 HEADMAN MERCANTILE PRIVATE LIMITED (PAN-AABCH7247L),
- 4 KASTURI TIE-UP PRIVATE LIMITED (PAN-AACCK8545K),
- 5 TRION COMMERCIAL PRIVATE LIMITED (PAN-AACCT5535E)

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SHIBAM GROUP
Handwritten signature
PARTNER

all are companies incorporated under the Companies Act, 1956 having their respective registered offices at 8/1, Lal Bazar Street, P O G.P O and P.S Hare Street, Kolkata-700001 and are hereby represented by its authorized signatory Mr. Pradeep Kumar Pugalia, (PAN .AIUPP4838M),s/o Mr. Sumer Mal Pugalia, working for gain at Bikaner Building, 8/1 Lalbazar Street, Kolkata - 700001 , P.O. Lalbazar, P.S. Hare Street, authorized by a resolution passed at a meeting of the board of directors held on 16th May, 2022 (hereinafter for the sake of brevity referred to as "the said **LAND OWNERS/PRINCIPALS**") **SEND GREETINGS:**

WHEREAS:

A. The Principals are seized and possessed of and/or otherwise well and sufficiently entitled as the absolute owner to **All That** the piece and Parcel of Bastu land (Housing Complex) measuring more or less 31 Cottahs 12 Chittacks 31 Sq.ft. together with all easement rights fully described in the **Schedule** hereunder written and hereinafter for the sake of brevity referred to as "the said **Property / said Premises**"

B By an Agreement dated 17th May 2022 and registered in the office of Additional Registrar of Assurances - I, Kolkata, in Book No 1 being document No. 4317 for the year 2022, made between the Principals herein therein collectively referred to as the Owners of the One Part and **SHIBAM GROUP (PAN-AEIFS6312P)**, a Partnership Firm having its office at 56/20/1/2, Basudebpur Road, P O -Shyamnagar, P S - Jagatdal, District- North 24 Parganas, Pin- 743127, West Bengal, represented by all its Partners-namely (1) **SRI SAMIR DAS, (PAN-AFYPD7829P, Aadhaar No. 454124520104)** son of Sankar Prosad Das, by faith- Hindu, by occupation- Business, by nationality- Indian, residing at 56/20/1/2, Basudebpur Road, P O -Shyamnagar, P S - Jagatdal, District- North 24 Parganas, Pin-743127, West Bengal, (2) **SRI SUBIR DUTTA, (PAN-AFCPD0598P, Aadhaar No. 266231996418)** son of Late Subal Chandra Dutta, by faith- Hindu, by occupation- Business, by nationality- Indian, residing at 191, Pirtala Road, P O -Shyamnagar, P S -Jagaddal, District- North 24 Parganas, Pin-743127, West Bengal, (3)**SRI SANKAR PROSAD DAS, (PAN-AVXPD2476R, Aadhaar No. 617816975678)** son of Late Harendra Nath Das, by

Samir

SHIBAM GROUP

Samir **PARTNER**

faith- Hindu, by occupation- Business, by nationality- Indian, residing at 56/20/1/2, Basudebpur Road, P.O -Shyamnagar, P S - Jagatdal, District- North 24 Parganas, Pin-743127, West Bengal therein referred to as the Developer of the Other Part (hereinafter also referred to as "the **DEVELOPER**"), the Principals have granted exclusive right to the said Developer to develop and exploit commercially, *inter alia*, the said Property/Premises by constructing new buildings thereat for mutual benefit and for the consideration and on the terms and conditions therein contained (hereinafter referred to as "the **DEVELOPMENT AGREEMENT**")

- C In order to effectuate the said Development Agreement and to comply with its obligations therein, the Principals are executing this Power of Attorney **SRI SAMIR DAS, (PAN-AFYPD7829P, Aadhaar No. 454124520104)** son of Sankar Prosad Das, by faith- Hindu, by occupation- Business, by nationality- Indian, residing at 56/20/1/2, Basudebpur Road, P O -Shyamnagar, P S - Jagatdal, District- North 24 Parganas, Pin-743127, West Bengal (hereinafter for the sake of brevity referred to as "the **ATTORNEY**") as and for the purposes relating to development of the said Property/Premises in terms of the said Development Agreement as hereinafter contained.

NOW KNOW YE BY AND THESE PRESENTS WITNESS that We,

- 1 **BAHUBALI TIE-UP PRIVATE LIMITED (PAN-AACCB9124F);**
2. **BARON SUPPLIERS PRIVATE LIMITED (PAN-AACCB9286A),**
- 3 **HEADMAN MERCANTILE PRIVATE LIMITED (PAN-AABCH7247L),**
- 4 **KASTURI TIE-UP PRIVATE LIMITED (PAN-AACCK8545K),**
5. **TRION COMMERCIAL PRIVATE LIMITED (PAN-AACCT5535E)**

all being companies incorporated under the Companies Act, 1956 having their respective registered offices at 8/1, Lal Bazar Street, P O G.P.O and P S. Hare Street, Kolkata-700001 and are hereby represented by its authorized signatory Mr Pradeep Kumar Pugalia, (PAN ·AIUPP4838M),s/o Mr. Sumer Mal Pugalia, working for gain at Bikaner Building, 8/1 Lalbazar Street, Kolkata - 700001 , P O Lalbazar, P S Hare Street, the within-named Land **Owners/Principals** doth hereby nominate constitute and appoint **SHIBAM GROUP (PAN-AEIFS6312P)**, a Partnership Firm having its office at 56/20/1/2, Basudebpur Road, P.O.-Shyamnagar, P S -

①

Samir Das

SHIBAM GROUP
Samir Das
PARTNER

Jagatdal, District- North 24 Parganas, Pin-743127, West Bengal, represented by one of its Partners namely **SRI SAMIR DAS, (PAN-AFYPD7829P, Aadhaar No. 454124520104)** son of Sankar Prosad Das, by faith- Hindu, by occupation- Business, by nationality- Indian, residing at 56/20/1/2, Basudebpur Road, P O - Shyamnagar, P S - Jagatdal, District- North 24 Parganas, Pin-743127, West Bengal, as the true and lawful attorney of the Principals for and in the name and on behalf of the Principals to do execute exercise and perform all or any of the following acts deeds and things relating to the said Property/Premises i.e., to say

1. To manage, maintain, look after, supervise and administer and defend possession of the said Property/Premises and every part thereof
2. To apply for and cause to be mutated the names of the Principals in the records of all concerned authorities, including the B L. & L R O and Panihati Municipality, as owner of the said Property/Premises, for such parts or portions which maybe found pending
3. To do all acts deeds and things if and as be required to be done for amalgamation of the said Property/Premises, and do all acts deeds and things incidental thereto
4. To consolidate, separate, apportion, divide, partition and demarcate the said Property/Premises and/or any portion thereof,
5. To apply for conversion of the nature of use of the said Property/Premises or any part thereof with 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 same converted in all relevant Government records.
6. To sign and apply for and obtain from the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976 all permissions, clearances, NOCs etc., that may be required for sanctioning, modification and/or alteration of plan obtaining utilities and other purposes hereinstated
7. To sign and apply for and obtain all necessary permissions and clearances from the authorities under the pollution and environment laws and all other related authorities.


Samir Das

SHIBAM GROUP
Sankar Prosad Das
PARTNER

8. To appoint and terminate the appointment of Architects, Engineers, Surveyors and others for survey and soil testing and also for preparation of plans in respect construction of new buildings at the said Property/Premises or portion or portions thereof and also for addition and/or alteration and/or modifications thereto (including those on account of user or change of user thereof or any part thereof) and also for other purposes hereinstated. ✓
9. To have the said Property/Premises surveyed and measured and to have the soil tested ✓
10. To prepare, sign and apply for and submit the plans from time to time in respect of proposed buildings at the said Property/Premises or on portion or portions thereof with Panihati Municipality and/or any other Statutory/ Planning/ Development Authority having jurisdiction to sanction the plans for construction of the new buildings and to issue the necessary Approvals and Completion Certificates in respect thereof, and all other concerned authorities for sanctioning and to have the same sanctioned and if required, to have the same modified, rectified, revised and/or altered from time to time.
11. To give notice to the Panihati Municipality and all other concerned authorities regarding commencement of construction works and/or demolition of any structure(s) on the said Property/Premises
12. To inform the Panihati Municipality and all other concerned authorities of all internal alterations within the sanctioned covered space and to incorporate all such deviations in the Completion Plan in terms of the then prevailing rules, regulations, bye-laws of the West Bengal Municipal Act, 1993 and The West Bengal Municipal (Building) Rules, 2007 as modified from time to time and all other concerned authorities and to get the same regularised ✓
13. To pay all fees and expenses and obtain sanction revalidation renewal and such other order or orders or permissions from the necessary authorities and do all other necessary acts deeds and things as be expedient for sanctioning revalidation rectification renewal modification and/or alteration of building plans ✓


David


SHIBAM GROUP
PARTNER

- 14 To pay all rates taxes charges expenses and other outgoings whatsoever (including municipal rates and taxes, land revenue and other charges whatsoever) payable for and on account of the said Property/Premises or any part thereof or any undivided share or shares therein or the buildings that may be constructed thereon and receive refund of the excess amounts paid from the concerned authorities and to grant receipts and discharges in respect thereof
- 15 To accept or object to the assessments made from time to time of Annual Valuations in respect of the said Property/Premises or the buildings that may be constructed thereon or any part or share thereof by the Panihati Municipality and have the same finalised
16. To construct new buildings and/or structures at the said Property/Premises and for such purpose take all necessary and reasonable steps by following due process of law and adhering to all applicable laws for the time being in force
- 17 To sign, apply for and obtain electricity, gas, water, sewerage, drainage, tube-well, bore-well, lift, and/or other connections of any other utility or facility in the said Property/Premises from the WBSEDCL, Panihati Municipality and other appropriate authorities and/or to make alterations therein and to close down and/or have disconnected the same and for that to sign execute and submit all papers applications documents and plans and to do all other acts, deeds and things as be deemed fit and proper by the said Attorney at the cost of the Developer
- 18 To sign and apply for and obtain such permissions as be necessary for obtaining steel, cement, bricks and other building materials and construction equipment for the purpose of construction of the new buildings at the said Property/Premises
- 19 To sign and apply for and obtain permissions and licenses from the appropriate authorities to erect and run/operate one or more lifts and/or elevators, generator, Dish Antenna and other utilities at the said Property/Premises and to place orders for supply and erection of lift or lifts at the said property/Premises on the manufacturer

Jami

SHIBAM GROUP
PARTNER

thereof and also to give contract to the manufacturer for maintenance of lift or lifts, Dish Antenna and other utilities and its associated machineries.

20 To sign and apply for and obtain the Completion or Occupancy or other certificates from the Panihati Municipality and/or other concerned authorities in respect of construction and/or occupation of the new buildings to be constructed at the said Property/Premises or any part thereof and also to sign and apply for and have No Objection Certificate from the Fire Department / authorities if necessary and police department.

21 To warn off and prohibit and if necessary proceed in due forum of law against all or any trespassers on the said Property/Premises or any part thereof and to take appropriate steps.

22 For all or any of the purposes hereinbefore and also hereinafter stated, to appear and represent the Principals before the Panihati Municipality, B L. & LRO, the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976, the Authorised Officer / authority under the West Bengal (Regulation of Promotion of Construction and Transfer by Promoters) Act, 1993 and/or the Real Estate (Regulation and Development) Act, 2016, 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, Environment authorities, Development Plan Authorities of the Government of West Bengal and/or India, Insurance Companies, Traffic Police and other Police Authorities, West Bengal State Electricity Board and/or WBSEDCL, West Bengal Fire Services and all Fire Authorities, Airports Authority of India, Chief Electrical Inspector and other Electricity Authorities, Government of West Bengal, Microwave Authorities of Department of Telecommunication and also all other authorities and Government Departments and/or its officers and also all other State and Union Executives Judicial or Quasi Judicial, Panihati Municipality 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,

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SUTRAM GROUP
[Handwritten signature]
PARTNER

declarations, affidavits, 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 Premises 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 Attorney

23. To insure and keep insured the said Property/Premises and all any parts thereof including construction materials and equipment, and new buildings to be constructed thereat against loss or damage by fire, earthquake, natural and unnatural calamities and acts by person or group of person and/or other risks as be deemed necessary and/or desirable by the said attorney and to pay all premia for such insurance policies
24. To negotiate with the person or persons interested in owning, purchasing and/or otherwise acquiring spaces, areas, units, car parking spaces or rights and other constructed areas or transferrable spaces in the new buildings to be constructed at the said Property/Premises and accept bookings/blockings from such intending buyer or buyers or transferee or transferees and to make commitments and sell, convey, lease, transfer or otherwise dispose of such spaces, areas, units, car parking spaces or rights and other constructed areas or transferrable spaces in the new buildings to be constructed at the said Property/Premises along with or independent of or independently the land comprised in the said Property/Premises attributable thereto or any portion thereof or any undivided proportionate share therein to such person or persons and at such consideration and on such terms and conditions as the said Attorney may deem fit and proper, and in this regard to sign any Agreement or Deed or nomination for such transfer for or on behalf of the Principals, and to receive and appropriate the proceeds consideration deposit and other amounts received/realised out of such sale conveyance and/or transfer and grant valid receipts and discharges which shall fully exonerate the person paying the same, in accordance with the said Development Agreement. The Developer shall immediately on receipt of sums from the transferees, cause to deposit from the Project Bank Account the Owners'/ Principals' share


SHIBAM GROUP

 PARTNER

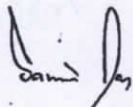
of revenue to the Principals'/Owners' Bank Account as per the ratio and on the terms mentioned in the said Development Agreement

- 25 To be present before any Registrar or Sub-Registrar of Assurances or other Officials competent, from time to time and at all times for and on behalf of the Principals, to register according to the law for the time being in force, for presenting or admitting execution of and procure and effect the registration in due form of law of all or any deeds, documents, instruments and writings in respect of spaces, areas, units, car parking spaces or rights and other constructed areas or transferrable spaces in the new buildings to be constructed at the said Property/Premises along with or independent of or independently the land comprised in the said Property/Premises attributable thereto or any portion thereof or any undivided proportionate share therein
- 26 To cancel any booking/blocking and terminate any contract agreement right of occupancy user and/or enjoyment with any person or persons intending to acquire spaces, areas, units, car parking spaces or rights and other constructed areas or transferrable spaces in the new buildings to be constructed at the said Property/Premises, and all tangible, intangible properties and commercial benefits advantages and rights and all other benefits accruing/derivable from the said Premises such as hoardings, signages, bill-boards etc and/or undivided share in the land comprised in the said Property/Premises and to deal with the space and rights of such person or persons in such manner as the said Attorney may deem fit and proper
27. 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 such papers, documents, agreements, supplementary agreements, consents, rectifications, declarations, affidavits, applications, undertakings, and other documents, which do not intend to record or confirm sale convey transfer lease alienate mortgage and/or assign any part or portion of the said Premises/ Property and/or units and/or transferrable space to be constructed thereat to any third party





SHIBAM GROUP
PARTNER

28. To sign and appear and represent the Principals before any Registrar, Sub Registrar, Additional Registrar, District 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 Attorney by virtue of the powers hereby conferred, EXCEPT for any deed or agreement or recording or writing to record or confirm sale convey transfer lease alienate mortgage and/or assign any part or portion of the said Premises/ Property and/or units and/or transferrable space to be constructed thereat to any third party ✓
29. To finalise and accept or dispute the market value assessed by the concerned Registrar or the concerned Collector or other concerned authority or authorities and for that to do all acts deeds and things and sign execute deliver and submit all papers documents applications objections notices etc. and also to submit and take delivery of all documents of title, clearances, plans etc as may be required and found necessary or expedient by the said attorney ✓
30. To sign and appear and represent the Principals before any Notary Public, Magistrates and other officer or officers and authorities in connection with affirmation of any deed instrument declaration or writing, except for any deed or agreement or recording or writing to record or confirm sale convey transfer lease alienate mortgage and/or assign any part or portion of the said Premises/ Property and/or units and/or transferrable space to be constructed thereat to any third party, signed or made by the said attorney or attorneys by virtue of the powers hereby conferred ✓
31. To implement any covenant in any agreement, sale deed, transfer deed, conveyance, assignment deed or any other documents of transfer executed by the Principals personally or by the said Attorney by virtue of the powers hereby conferred 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 ✓



SHIBAM GROUP ✓


PARTNER

32. To ask, demand, sue for, recover, realise and collect money, earnest money, consideration, construction costs, deposits, advances, compensation, interest, damages, payments whatsoever etc , which are or may be due payable or recoverable under any such Agreement from any person or persons or authority or authorities on any account whatsoever and to give effectual receipts and discharges for the same.
- 33 To sign and submit all papers applications and documents for having and to have the spaces, areas, units, car parking spaces or rights and other constructed areas or transferrable spaces in the new buildings to be constructed at the said Property/Premises separately assessed and mutated in the names of the respective persons desirous of acquiring the same as hereinbefore stated in all public records and with all authorities and/or persons (including the Maheshtala Municipality and/or Revenue Authorities) having jurisdiction over the said Property/Premises and to deal with such authority and/or authorities in such manner as the said Attorney may deem fit and proper
- 34 To commence prosecute enforce defend answer and oppose all actions suits writs appeals revision and other legal proceedings and demands civil criminal or revenue concerning the sanction revalidation renewal modification and/or alteration of plans and/or obtaining of permission, clearances, certificate etc , and/or touching any of the matters herein contained concerning the said property/Premises or any part thereof in which the Principals are in any way or manner now 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, Civil or Criminal or Revenue (including the Collector, Tribunal etc)
35. To sign declare verify and/or affirm any and all plaints, complaints, writ petitions, review, revision, written statements, petitions, applications, consent petitions, affidavits, vakalatnama, warrants of attorney, memorandum of appeal or any other document or cause paper in any proceeding in any way or connected with the said

SHIBAM GROUP
Partner
PARTNER

Property/Premises, and if necessary to adduce evidence for and on behalf of the Principals

36. To accept notices, summons and service or papers from any Court, Tribunal, Postal authorities and/or other authority and/or person
37. 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 and reappoint those
38. To receive or pay and/or deposit all moneys including stamp duty, court fees, registration fees, legal fees etc and to pay and/or receive refunds thereof or the excess amount and give valid receipts and discharges therefor
39. To sign and appear and represent the Principals before all authorities make commitments and give undertakings as be required for all or any of the purposes herein contained

AND GENERALLY to do all acts deeds and things for better exercise of the authorities herein contained relating to the said Property/Premises or any part thereof or any undivided share therein and/or in the buildings to be constructed at the said Property/Premises which the Principals itself would have lawfully done under their own hand and seal, if personally present

AND the Principals agree that the present power of attorney is coupled with interest and doth hereby ratify and confirm and agree to ratify and confirm all and whatever the said Attorney shall lawfully do or cause to be done in or about the premises aforesaid in accordance with the terms and conditions of the said Development Agreement

SHIBAM GROUP

ARTWSP
david

david

THE SCHEDULE ABOVE REFERRED TO:**("Property")****(Part - I)**

ALL THAT the piece and parcel of Danga land admeasuring 22 Cottahs 1 Chittak and 16 Square Feet, more or less in J L No 15, R S 101, Touzi No 155, Mouza- Natagarh, Khatian No 551, Dag No 1907/2079, Police Station Khardah, District 24 Parganas (North) within Ward No 33 of Panihatı Municipality

(Part - II)

ALL THAT the piece and parcel of Bagan land admeasuring 7 Cottahs 11 Chittaks and 15 Square Feet, more or less in J.L. No. 15, R S 101, Touzi No 155, Mouza - Natagarh, Khatian No. 551, Dag No 1908, Police Station Khardah, District 24 Parganas (North) within Ward No 33 of Panihatı Municipality

(Part - III)

ALL THAT the piece and parcel of Danga land admeasuring 2 (Two) Cottahs more or less in J L No 15, R S 101, Touzi No 155, Mouza- Natagarh, Khatian No 551, Dag No 1907/2079, Police Station Khardah, District 24 Parganas (North) within Ward No 33 of Panihatı Municipality

Aggregating ALL THAT piece and parcel of a plot of Bastu Land (Housing Complex) measuring more or less 31 (Thirty one) Cottahas 12 (Twelve) Chittacks 31 (Thirty one) Sq ft together-with all easements rights appertaining thereto, lying and situated at Mouza- Natagarh, J.L.No.15, R S No 101, Touzi No.155 of the Collector of North 24 Parganas, comprised and contained in R.S & L.R. Dag Nos 1908 & 1907/2079, under R S Khatian No 1083, corresponding New Khatian Nos 1838, 1839, 1840, 1841, 1842, under the limits of A D S R O , Sodepur (New), within the jurisdiction of Panihatı Municipality being Municipal Holding No 507 of Purna Chandra Das Road, under Ward No 33, under P S - Ghola, District- North 24 Parganas, which is butted and bounded as under.

ON THE NORTH	.	Property of R S Dag No 1909
ON THE SOUTH	.	23 ft wide Purna Chandra Das Road
ON THE EAST	.	14 ft wide Purna Chandra Das Lane
ON THE WEST	.	14 ft wide Purna Chandra Das Lane

SHIBAM GROUP
SANDY DAS
PARTNER

IN WITNESS WHEREOF the Principals have executed this Power of Attorney on this 20th day of May, 2022.

EXECUTED AND DELIVERED by the within-named PRINCIPALS at Kolkata in the presence of

Shruti Pal, Advocate
High Court, Calcutta

P. Bhattacharya
1/B, 1st bldg office street,
Kolkata-700001

ACCEPTED by the within-named ATTORNEY at Kolkata

Shruti Pal
Advocate

P. Bhattacharya

Drafted by

Amit Agarwalla

(Amit Agarwalla)
Advocate, High Court, Calcutta
Enrollment No . F-767/02

BAHUBALI TIE UP PVT. LTD.

Rudresh Ghosh

Authorised Signatory

BARON SUPPLIERS PVT. LTD.

Rudresh Ghosh

Authorised Signatory

TRITON COMMERCIAL PVT. LTD.

Rudresh Ghosh

Authorised Signatory

KASTURI TIE UP PVT. LTD.

Rudresh Ghosh

Authorised Signatory

HEADMAN MERCANTILE PVT. LTD.

Rudresh Ghosh

Authorised Signatory

SHIBAM GROUP

Damini Das
PARTNER

SHIBAM GROUP

Damini Das

PARTNER

15

DATED 20th DAY OF May, 2022

DEVELOPMENT
POWER OF ATTORNEY

BY

BAHUBALI TIE-UP PRIVATE LIMITED
& OTHERS

..... **LAND OWNERS/PRINCIPAL**

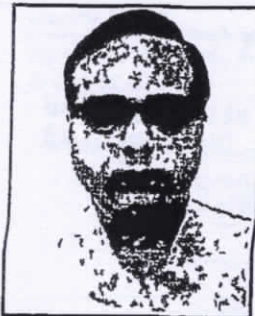
IN FAVOUR OF

SRI SAMIR DAS

.....**ATTORNEY**

SHIBAM GROUP
Samir Das
PARTNER

L.P. AGARWALLA & CO.,
ADVOCATES
1B, OLD POST OFFICE STREET,
KOLKATA-700001.
Email LpaLegal@gmail.com



Shades Singh

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

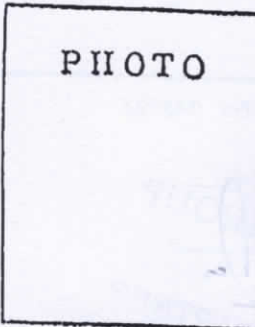


Sami

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



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



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

SHIBAM GROUP

Sami



SHIBAM GROUP

Developer, Civil Construction and Construction of Multistoried Building/Ownership Apartment

Minutes of the meeting of the Board of Partners of Shibam Group held at its Registered Office at 56/20/1/2 Basudebpur Road, PO-Shyamangar, PS-Jagaddal, Dist : North 24 Parganas, PIN - 743127 on 18th May, 2022 at 4:30 PM.

Present

- 1) Shri Samir Das, Partner
- 2) Shri Subir Dutta, Partner
- 3) Shri Sankar Prosad Das, Partner

AUTHORISATION TO SRI SAMIR DAS (PAN : AFYPD7829P)

The partners informed that the Partnership company is the developer of the land measuring more or less 31 Cottahs 12 Chittacks 31 Sq.ft. comprised in RS Dag No. 1907/2079 & 1908, RS Khatian No 551 Touzi NO. 155, JL No. 15, Mouza- Natagarh, PS-Kharda, Dist - North 24 Parganas, within Ward No 33 of Panihati Municipality (hereinafter referred to as "the said land")

The matter was discussed and it was unanimously -

"RESOLVED that the three partners executed a Development Agreement on 17th May, 2022 and we hereby authorise one of our Partner Sri Samir Das to execute and register a Power of Attorney and we have no objection.

"RESOLVED FURTHER that the partnership company do sell the said land and Shri Samir Das, Partner be and he is hereby authorize to execute the Deed of Conveyance in the name and on behalf of the company as vendor in favour of the said Purchaser, to present the Deed before the Registering Authority authorized and empowered to register Deeds and Documents under the Registration Act, 1908 to admit execution thereof and to make sign swear all Affidavits, Declarations and other writings and to do all further and other acts, deeds, matters and things as may be required for completion of registration of the said Deed of Conveyance and to receive back the same upon due registration and to receive the consideration money, to grant receipt for the same and to hand over possession of the said land to the Purchaser ."

There being no other business to transact, the meeting terminated with vote of thanks to the chair

**CERTIFIED TO BE TRUE COPY
FOR SHIBAM GROUP**

Subir Dutta

SUBIR DUTTA
Partner

Sankar Prosad Das

SANKAR PROSAD DAS
Partner

Address 56/20/1/2, Basudebpur Road, PO Shyamangar, Dist North 24Pgs, Pin 743127
Mobile no 9331269126 | 9433757715 | 9331269123

SHIBAM GROUP
Samir Das
PARTNER

Major Information of the Deed

Deed No	I-1901-04454/2022	Date of Registration	20/05/2022
Query No / Year	1901-8001448499/2022	Office where deed is registered	
Query Date	17/05/2022 4 11 02 PM	A R A - I KOLKATA, District Kolkata	
Applicant Name, Address & Other Details	L P AGARWALA AND CO 1/B, OLD POST OFFICE STREET, Thana Hare Street, District Kolkata, WEST BENGAL, PIN - 700001, Mobile No 9289196376, Status Advocate		
Transaction	Additional Transaction		
Set Forth value	Market Value		
Stamp duty Paid (SD)	Rs 3,61,19,146/-		
Rs 50/- (Article 48(g))	Registration Fee Paid		
Remarks	Rs 73/- (Article E, M(a,))		
	Development Power of Attorney after Registered Development Agreement of [Deed No/Year] - 190104317/2022 Received Rs 50/- (FIFTY only) from the applicant for issuing the assesment slip (Urban area)		

Land Details :

District North 24-Parganas, P S - Khardaha, Municipality PANIHATI, Road Purna Chandra Das Road, Mouza Natagorh , Ward No 033, Holding No 507 Pin Code 700114

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs)	Market Value (In Rs)	Other Details
		LR 1838	Bastu	Danga	22 Katha 1 Chatak 16 Sq Ft		2,50,89,797/-	Property is on Road , Project Name
		R-1839	Bastu	Bagan	7 Katha 11 Chatak 15 Sq Ft		87,57,208/-	Property is on Road , Project Name
		LR-1841	Bastu	Danga	2 Katha		22,72,141/-	Property is on Road , Project Name
		TOTAL			52 4585Dec	0 /-	361,19,146 /-	
		Grand Total			52 4585Dec	0 /-	361,19,146 /-	

SHIBAM GROUP

PARTNER



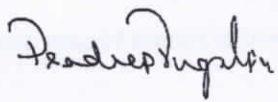


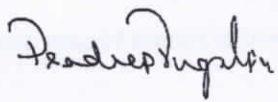


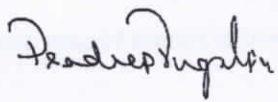
Principal Details

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>BAHUBALI TIE-UP PRIVATE LIMITED 11 Bazar Street 8/1 City - , P O - G P O , P S -Hare Street, District -Kolkata, West Bengal, India, PIN - 700001, PAN No AAxxxxx4F,Aadhaar No Not Provided, Status Organization, Executed by Representative Executed by Representative</p>
2	<p>BARON SUPPLIERS PRIVATE LIMITED Lal Bazar Street, 8/1, City - , P O - G P O , P S -Hare Street, District -Kolkata, West Bengal, India, PIN - 700001, PAN No AAxxxxx6A,Aadhaar No Not Provided, Status Organization, Executed by Representative, Executed by Representative</p>
3	<p>HEADMAN MERCANTILE PRIVATE LIMITED 11 Bazar Street 8/1 City - , P O - G P O P S -Hare Street, District -Kolkata, West Bengal, India, PIN - 700001, PAN No AAxxxxx7L,Aadhaar No Not Provided, Status Organization, Executed by Representative, Executed by Representative</p>
4	<p>KASTURI TIE-UP PRIVATE LIMITED Lal Bazar Street, 8/1, City - , P O - G P O , P S -Hare Street, District -Kolkata, West Bengal, India, PIN - 700001 PAN No AAxxxxx5K,Aadhaar No Not Provided, Status Organization, Executed by Representative, Executed by Representative</p>
	<p>TRION COMMERCIAL PRIVATE LIMITED Lal Bazar Street, 8/1 City - , P O - G P O , P S -Hare Street, District -Kolkata, West Bengal, India, PIN - 700001 PAN No AAxxxxx5E,Aadhaar No Not Provided, Status Organization, Executed by Representative, Executed by Representative</p>



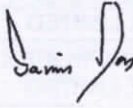
Attorney Details

Sl No	Name,Address,Photo,Finger print and Signature
	<p>SHIBAM GROUP Basudeopur Road, 56/20/1/2, City - , P O - Shyamnagar, P S -Jagaddal, District -North 24-Parganas, West Bengal, India PIN - 743127 , PAN No AExxxxx2P Aadhaar No Not Provided, Status Organization, Executed by Representative</p>

Representative Details



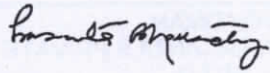
Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <p>Mr Pradeep Kumar Pugalia (Presentant) Son of Mr Sumer Mal Pugalia Date of Execution - 20/05/2022 Admitted by [Signature] of Admission Place of Execution Office</p> </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td></td> <td>May 20 2022 1 15PM</td> <td>LTI 20/05/2022</td> <td>20/05/2022</td> </tr> </tbody> </table> <p>8/1, Lal Bazar Street, City - , P O - G P O , P S -Hastings, District -Kolkata, West Bengal, India, PIN - 700001, Sex Male, By Caste Hindu, Occupation Service, Citizen of India, , PAN No AAxxxxx8M Aadhaar No Not Provided Status Representative, Representative of BAHUBALI TIE-UP PRIVATE LIMITED (as Authorized Singnatory), BARON SUPPLIERS PRIVATE LIMITED (as Authorized Singnatory), HEADMAN MERCANTILE PRIVATE LIMITED (as Authorized Singnatory), KASTURI TIE-UP PRIVATE LIMITED (as Authorised Singnatory), TRION COMMERCIAL PRIVATE LIMITED (as Authorised Singnatory)</p>	Name	Photo	Finger Print	Signature	<p>Mr Pradeep Kumar Pugalia (Presentant) Son of Mr Sumer Mal Pugalia Date of Execution - 20/05/2022 Admitted by [Signature] of Admission Place of Execution Office</p>					May 20 2022 1 15PM	LTI 20/05/2022	20/05/2022
Name	Photo	Finger Print	Signature										
<p>Mr Pradeep Kumar Pugalia (Presentant) Son of Mr Sumer Mal Pugalia Date of Execution - 20/05/2022 Admitted by [Signature] of Admission Place of Execution Office</p>													
	May 20 2022 1 15PM	LTI 20/05/2022	20/05/2022										

SHIBAM GROUP
 Partner
PARTNER

Name	Photo	Finger Print	Signature
Mr Samir Das Son of Mr Sankar Prosad Das Date of Execution - 20/05/2022, Admitted by 20/05/2022, Place of Admission of Execution Office			
May 20 2022 1 22PM	--	LTI 20/05/2022	20/05/2022

56/20/1/2, Basudebpur Road, City - , P O - Shyamnagar, P S -Jagaddal, District -North 24-Parganas, West Bengal, India, PIN - 743127, Sex Male, By Caste Hindu, Occupation Business, Citizen of India, PAN No AFxxxxxx9P,Aadhaar No Not Provided Status Representative, Representative of SHIBAM GROUP (as partner)

Other Details

Name	Photo	Finger Print	Signature
Mr PRASANTA BHATTACHARYA Son of Late B BHATTACHARYA TANIULTALA LANE City - Not Specified, P O BHADRESWAR P S -Bhadreswar, Hooghly West Bengal India,			
20/05/2022	20/05/2022	20/05/2022	

Partner Of Mr Pradeep Kumar Pugalia, Mr Samir Das, ,

SHIBAM GROUP

PARTNER

Transfer of property for L1

Sl No	From	To with area (Name-Area)
	BAHUBALI TIE-UP PRIVATE LIMITED	SHIBAM GROUP-7 28796 Dec
	BARON SUPPLIERS PRIVATE LIMITED	SHIBAM GROUP-7 28796 Dec
	HEADMAN MERCANTILE PRIVATE LIMITED	SHIBAM GROUP-7 28796 Dec
	KASTURI TIE-UP PRIVATE LIMITED	SHIBAM GROUP-7 28796 Dec
5	TRION COMMERCIAL PRIVATE LIMITED	SHIBAM GROUP-7 28796 Dec

Transfer of property for L2

Sl No	From	To with area (Name-Area)
1	BAHUBALI TIE-UP PRIVATE LIMITED	SHIBAM GROUP-2 54375 Dec
2	BARON SUPPLIERS PRIVATE LIMITED	SHIBAM GROUP-2 54375 Dec
3	HEADMAN MERCANTILE PRIVATE LIMITED	SHIBAM GROUP-2 54375 Dec
	KASTURI TIE-UP PRIVATE LIMITED	SHIBAM GROUP-2 54375 Dec
	TRION COMMERCIAL PRIVATE LIMITED	SHIBAM GROUP-2 54375 Dec

Transfer of property for L3

Sl No	From	To with area (Name-Area)
	BAHUBALI TIE-UP PRIVATE LIMITED	SHIBAM GROUP-0 66 Dec
	BARON SUPPLIERS PRIVATE LIMITED	SHIBAM GROUP-0 66 Dec
	HEADMAN MERCANTILE PRIVATE LIMITED	SHIBAM GROUP-0 66 Dec
	KASTURI TIE-UP PRIVATE LIMITED	SHIBAM GROUP-0 66 Dec
	TRION COMMERCIAL PRIVATE LIMITED	SHIBAM GROUP-0 66 Dec

Land Details as per Land Record

North 24-Parganas, P S - Khardaha, Municipality PANIHATI, Road Purna Chandra Das Road, Mouza Waro No 033, Holding No 507 Pin Code 700114

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
11	LR Plot No - 1907/2079, LR Khatian No - 1838		Owner Name not selected by applicant
12	LR Plot No - 1908, LR Khatian No - 1839		Owner Name not selected by applicant

SHIBAM GROUP
(Signature)
 PARTNER

No 1907/20/9 LR
1841

Owner Name not selected by
applicant

SHAM JAIN

Endorsement For Deed Number I - 190104454 / 2022

On 20-05-2022

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

For rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number 48
Act 1899

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

Registration at 12 55 hrs on 20-05-2022 at the Office of the A R A - I KOLKATA by Mr Pradeep Kumar

Certificate of Market Value(WB PUVI rules of 2001)

That the market value of this property which is the subject matter of the deed has been assessed at Rs 40/-

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

Execution is admitted on 20-05-2022 by Mr Pradeep Kumar Pugalia, Authorised Signatory, KASTURI TIE-UP PRIVATE LIMITED, Lal Bazar Street, 8/1, City - , P O - G P O, P S -Hare Street, District -Kolkata, West Bengal, India, PIN - 700001, Authorised Signatory, TRION COMMERCIAL PRIVATE LIMITED, Lal Bazar Street, 8/1, City - , P O - G P O, P S -Hare Street, District -Kolkata, West Bengal, India, PIN - 700001, Authorized Signatory, BARON SUPPLIERS PRIVATE LIMITED, Lal Bazar Street, 8/1, City - ; P O - G P O, P S -Hare Street, District -Kolkata, West Bengal, India, PIN - 700001 Authorized Signatory, HEADMAN MERCANTILE PRIVATE LIMITED, Lal Bazar Street, 8/1, City - , P O - P S -Hare Street, District -Kolkata, West Bengal, India, PIN - 700001, Authorized Singnatory, BAHUBALI TIE-UP LIMITED Lal Bazar Street, 8/1, City - P O G P O, P S -Hare Street, District -Kolkata, West Bengal, India

by Mr PRASANTA BHATTACHARYA , , Son of Late B BHATTACHARYA, TENTULTALA LANE, P O SWAR Thana Bhadreswar, , Hooghly, WEST BENGAL, India, PIN - 712139, by caste Hindu, by profession

admitted on 20-05-2022 by Mr Samir Das, partner, SHIBAM GROUP, Basudebpur Road, 56/20/1/2, City - Snyamnagar P S -Jagaddal, District -North 24-Parganas, West Bengal, India, PIN - 743127

by Mr PRASANTA BHATTACHARYA, , , Son of Late B BHATTACHARYA, TENTULTALA LANE, P O SWAR Thana Bhadreswar, , Hooghly, WEST BENGAL, India PIN - 712139, by caste Hindu, by profession

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/-

Stamp Duty

Stamp Duty payable for this document is Rs 50/- and Stamp Duty paid by Stamp Rs 50/-

Expressed Serial no 8784, Amount Rs 50/-, Date of Purchase 18/05/2022, Vendor name A Sarkar

Pradipta
Pradipta Kishore Guha
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A R A - I KOLKATA
Kolkata, West Bengal

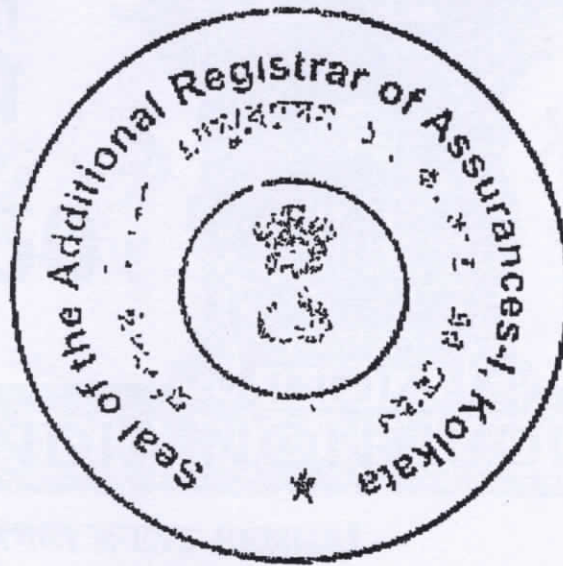
SHIBAM GROUP
PARTNER

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2022, Page from 240134 to 240159

Registration NO 190104454 for the year 2022.



Digitally signed by pradipta kishore guha
Date 2022 05 27 13 11 30 +05 30
Reason Digital Signing of Deed

Pradipta Kishore Guha) 2022/05/27 01:11:30 PM

ADDITIONAL REGISTRAR OF ASSURANCE

OF THE A R A - I KOLKATA

(This document is digitally signed)

SHIBAM GROUP

PARTNER