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Additional Registrar of Assurances - II
Kolkata

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Additional Registrar
of Assurances II Kolkata

10 SEP 2022

DEVELOPMENT POWER

ALL TO WHOM THESE PRESENTS SHALL COME, WE, (1) MANI VATIKA PRIVATE LIMITED, (having CIN U70101WB2006PTC107875 and PAN AAECM5829L) having its Registered office at No.4A, Nandalal Basu Sarani, Police Station Shakespeare Sarani, Post Office Middleton Row, Kolkata - 700071,

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Vist Case No. 1768 dt. 9/9

J (1)-
J (2)- 250
Total 100
Realised on 10/9/22

SL. NO. 1663 DT. 07 JUN 2022

NAME..... S. C. MAZUMDER (ADV)
ADDRESS..... ALIPORE POLICE COURT
..... KOLKATA-700027

RS. 100/-

TANMOY KAR PURKAYASTHA
(STAMP VENDOR)
ALIPORE POLICE COURT
KOLKATA-27



Manoj choudhary General



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ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
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being represented by its Director Mr. P.V. Paulose son of Late Paulose Varkey, working for gain at the same address of the Company **(2) MANI FARMHOUSE PRIVATE LIMITED** (having CIN U01409WB2005PTC105906 and PAN AAECM4502C) having its registered Office at No. 164/1, Manicktala Main Road, Police Station Phoolbagan, Post Office Kankurgachi, Kolkata -700054, being represented by its Director Mr. Protap Mondal son of Mr. Prabir Kumar Mondal working for gain at the same address of the Company, **(3) MANI CULTIVATION PRIVATE LIMITED** (having CIN U01409WB2005PTC105908 and PAN AAECM4504E) having its registered Office at No.164/1, Manicktala Main Road, Police Station Phoolbagan, Post Office Kankurgachi, Kolkata -700054, being represented by its Director Mr. Pratik Khanna son of Mr. Ashwani Khanna, working for gain at the same address of the Company, **(4) MANI FLORICULTUREPRIVATE LIMITED** (having CIN U01409WB2005PTC105907 and PAN AAECM4503D) having its Registered office at No. 164/1, Manicktala Main Road, Police Station Phoolbagan, Post Office Kankurgachi, Kolkata -700054, being represented by its Director Mr. Ajay Kumar Kataruka son of Late Bholanath Kataruka, working for gain at the same address of the company, **(5) MANI AGRICULTURAL FARMS PRIVATE LIMITED** (having CIN U01409WB2005PTC105905 and PAN AAECM4506G) having its Registered office at No. 164/1, Manicktala Main Road, Police Station Phoolbagan, Post Office Kankurgachi, Kolkata -700054, being represented by its Director Mr. Utang Saraf son of Anand Kumar Saraf working for gain at the same address of the Company **(6) MANI FLOWER PRODUCTS PRIVATE LIMITED** (having CIN U01409WB2005PTC105904 and PAN AAECM4505F) having its Registered Office at No. 4A Nandalal Basu Sarani, Police Station Shakespeare Sarani, Post Office Middleton Row, Kolkata-700071, being represented by its Director Mr. P.V. Paulose son of Late Paulose Varkey, working for gain at the same address of the Company **(7) AADHARSEELA GOODS PRIVATE LIMITED** (having CIN U51909WB1995PTC072273 and PLAN AACCA2169D) having its registered Office at No. 164/1, Manicktala Main Road, Police Station Phoolbagan, Post Office Kankurgachi, Kolkata -700054, being represented by its Director Mr. Ajay Kumar Kataruka son of Late Bholanath Kataruka, working for gain at the same address of the company, **(8) MANIDEEPA PROPERTIES PRIVATE LIMITED** (having CIN U70101WB2006PTC107877 and PAN AAFCM0572R) having its registered Office at No. 164/1, Manicktala Main Road, Police Station Phoolbagan, Post Office



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Kankurgachi, Kolkata -700054, being represented by its Director Mr. Pratik Khanna son of Mr. Ashwani Khanna, working for gain at the same address of the company, **(9) MANI AKASH HIRISE PRIVATE LIMITED** (having CIN U70101WB2006PTC107871 and PAN AAECM5835E) having its registered Office at No. 164/1, Manicktala Main Road, Police Station Phoolbagan, Post Office Kankurgachi, Kolkata -700054, being represented by its Director Mr. Prolay Mondal son of Late Prabir Kumar Mondal working for gain at the same address of the company, **(10) MANI KANCHAN PROPERTIES PRIVATE LIMITED** (having CIN U70101WB2006PTC108862 and PAN AAECM6963B) having its Registered Office at No. 4A Nandalal Basu Sarani, Police Station Shakespeare Sarani, Post Office Middleton Row, Kolkata-700071, being represented by its Director Mr. Deepak Agarwal (PAN: AJPPA9139A, Aadhaar Card No. 970765110207) son of Sri Sushil Kumar Agarwal, residing at P-274, CIT Scheme VIM, Manicktala Main Road, 2nd Floor, Kankurgachi, Kolkata 700054, Police Station PhoolBagan, Post Office Kankurgachi working for gain at the same address of the company, **(11) MANIAM DEVELOPERS PRIVATE LIMITED** (having CIN U45400WB2007PTC118363 and PAN AAFCM3190F) having its Registered Office at No. 4A Nandalal Basu Sarani, Police Station Shakespeare Sarani, Post Office Middleton Row, Kolkata-700071, being represented by its Director Mr. P.V. Paulose son of Late Paulose Varkey, working for gain at the same address of the company, **(12) MANIAM CONSTRUCTIONS PRIVATE LIMITED** (having CIN U45400WB2007PTC118360 and PAN AAFCM3189C) having its Registered Office at No. 4A Nandalal Basu Sarani, Police Station Shakespeare Sarani, Post Office Middleton Row, Kolkata-700071, being represented by its Director Mr. Pratik Khanna son of Mr. Ashwani Khanna, working for gain at the same address of the company, **(13) MANIKARN PROPERTIES PRIVATE LIMITED** (having CIN U70101WB2005PTC107884 and PAN AAECM6021C) having its Registered Office at No.164/1, Manicktala Main Road, Police Station Phoolbagan, Post Office Kankurgachi, Kolkata 700054 being represented by its Director Mr. Pratik Khanna son of the Mr. Ashwani Khanna, working for gain at the same address of the company, **(14) MANIKAM PROPERTIES PRIVATE LIMITED** (having CIN U70101WB2006PTC107886 and PAN AAECM5862H) having its Registered Office at No.4A Nandalal Basu Sarani, Police Station Shakespeare Sarani, Post Office Middleton Row, Kolkata 700071 being represented by the Director Mr. Pratik Khanna son of the Mr. Ashwani Khanna, working for gain at the same address of



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the company, **(15) MANILA BUILDERS PRIVATE LIMITED** (having CIN U45400WB2007PTC118364 and PAN AAFCM3191E) having its Registered Office at No.164/1, Manicktala Main Road, Police Station Phoolbagan, Post Office Kankurgachi, Kolkata 700054, being represented by its Director Mr. Mihir Paik son of Mr Manindra Nath Paik, working for gain at the same address of the company, **(16) SUSWAPAN TIE-UP PRIVATE LIMITED** (having CIN U52190WB1995PTC068719 and PAN AAHCS1229B) having Registered Office at No.164/1, Manicktala Main Road, Police Station Phoolbagan, Post Office Kankurgachi, Kolkata 700054, being represented by its Director Mr. Ajay Kumar Kataruka son of Late Bholanath Kataruka, working for gain at the same address of the company, and all Companies above being incorporated under the Companies Act 1956, **(17) GOURIK BUILDERS LLP**, (PAN: AAUFG1556H, LLPIN: AAP-7400) a Limited Liability Partnership registered under the Limited Liability Partnership Act, 2008, having its office at No. 1425, Laskarhat, Kolkata 700039, Police Station and Post Office Tiljala, represented by its Partner Mr. Vikram Chand Balchand Agarwal (PAN: AAQPA7628A, Aadhaar Card No. 510931487266) son of Late Balchand Ramnarayan Agarwal, residing at "Maniam", Flat No. 4B, 3/2A, Garcha First Lane, Kolkata 700019, Police Station Gariahat, Post Office Ballygunge, **(18) GAJPATI CONSTRUCTIONS LLP**, (PAN: AAUFG1694A, LLPIN: AAP-7201) a Limited Liability Partnership registered under the Limited Liability Partnership Act, 2008, having its registered office at No. 1425, Laskarhat, Kolkata 700039, Police Station and Post Office Tiljala, represented by its Partner Mr. Sameer Vikram Agarwal (PAN: ADYPA4896M, Aadhaar Card No. 784426151812), son of Mr. Vikram Chand Agarwal, residing at "Maniam", Flat No. 4B, 3/2A, Garcha First Lane, Kolkata 700019, Police Station Gariahat, Post Office Ballygunge,, **(19) MAHAPITHA CONSTRUCTIONS LLP**, (PAN: ABLFM8325J, LLPIN: AAP-7399) a Limited Liability Partnership registered under the Limited Liability Partnership Act, 2008, having its office at No. 1425, Laskarhat, Kolkata 700039, Police Station and Post Office Tiljala, represented by its Partner Mrs. Priyanka Agarwal (PAN:AEHPA6491G , Aadhaar Card No.981220595982) wife of Mr. Sameer Vikram Agarwal, residing at No. 3/2A Garcha 1st Lane, Kolkata 700019, Police Station and Post Office Ballygunge, **(20) STORICK CONSTRUCTORS LLP**, (PAN: ADZFS6485K, LLPIN: AAN-4232) a Limited Liability Partnership registered under the Limited Liability Partnership Act, 2008, having its office at No. 1425, Laskarhat, Kolkata 700039,



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Police Station and Post Office Tiljala, represented by its Partner Mr. Sameer Vikram Agarwal (PAN: ADYPA4896M, Aadhaar Card No. 784426151812), son of Mr. Vikram Chand Agarwal, residing at "Maniam", Flat No.4B, 3/2A, Garcha First Lane, Kolkata 700019, Police Station Gariahat, Post Office Ballygunge, **(21) TANSY WORTH LLP**, (PAN: AAPFT2437H, LLPIN: AAP-5116) a Limited Liability Partnership registered under the Limited Liability Partnership Act, 2008, having its registered office at NP Paschim Para, Saltee Plaza, Kolkata 700102, Police Station Bidhan Nagar and Post Office SechBhawan, represented by its Partner Mrs. Priyanka Agarwal (PAN:AEHPA6491G, Aadhaar Card No.981220595982) wife of Mr. Sameer Vikram Agarwal, residing at No. 3/2A Garcha 1st Lane, Kolkata 700019, Police Station and Post Office Ballygunge, and **(22) ACOTECH PLAZA PRIVATE LIMITED**, (PAN: AAOCA3461C, CIN: U45400WB2016PTC210238) a Company incorporated under the Companies Act, 1956, having its office at No. 15/11/B, Chowbaga Road, Kolkata 700039, Police Station and Post Office Tiljala, represented by its Director, Mr. Vikram Chand Balchand Agarwal (PAN: AAQPA7628A, Aadhaar Card No. 510931487266) son of Late Balchand Ramnarayan Agarwal, residing at "Maniam", Flat No. 4B, 3/2A, Garcha First Lane, Kolkata 700019, Police Station Gariahat, Post Office Ballygunge, (hereinafter jointly referred to as "the said **PRINCIPALS**")

SEND GREETINGS:

WHEREAS:

- A. We the abovenamed Principals are the full and absolute owners of **All Those** the pieces and parcels of land containing an aggregate area of **5 (five) Bigha 19(Nineteen) Cottahs 7 (Seven) Chittacks 27.3(Twenty Seven point Three) Square Feet** more or less (equivalent to 197.48 Decimals), situate lying at and comprised in various Dags recorded in various Khatians, all in Mouza Chakpachuria, J.L. No.33, P.S. New Town (formerly Rajarhat), P.O. New Town, Kolkata 700 156, within Patharghata Gram Panchayat, Rajarhat, District North 24 Parganas, West Bengal (fully described in the **First Schedule** hereunder written and hereinafter for the sake of brevity called "the **SAID PREMISES**").
- B. By an Agreement of even date, made between the Principals herein therein referred to as the Land Owner of the One Part and **SIOM REALTY PRIVATE LIMITED** (PAN AAECM1910C), a Company incorporated under





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APPROVED FOR
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the provisions of the Companies Act, 1956 having its Registered Office at No.11/1 Sunny Park, 1st Floor, P.S. Ballygunge, P.O. Ballygunge, Kolkata 700019, therein referred to as the Developer of the Other Part (hereinafter also referred to as "the **DEVELOPER**"), the Principals have jointly and/or severally granted exclusive right to the said Developer to develop and exploit commercially the said Premises by constructing new building or 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 jointly and/or severally executing this Power of Attorney in favour of **SIOM REALTY PRIVATE LIMITED** and its **Directors from time to time** jointly and/or severally (hereinafter for the sake of brevity referred to as "the **ATTORNEYS**") as and for the purposes relating to the said Premises as hereinafter contained.

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

1. To manage, maintain, look after, supervise and administer and defend possession of the said Premises and every part thereof.
2. To do all acts deeds and things if and as be required to be done for amalgamation of the said Premises with other adjoining properties and/or properties in vicinity with the said Premises and do all acts deeds and things incidental thereto.
3. To consolidate, separate, apportion, divide, partition and demarcate the said Premises and/or any portion thereof;
4. If so required, upon obtaining requisite permission and sanction, to shift any pond or any waterbody, if any within the said Premises, and for that to


 The block contains five handwritten signatures in blue ink. From left to right: a signature that appears to be 'R. A.', a signature that appears to be 'S. K.', a signature that appears to be 'R. K.', a signature that appears to be 'R. A.', and a signature that appears to be 'S. K.'.



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do all acts deeds and things, including to acquire land in the name of the Principals in the same Mouza or any other area / mouza as be lawfully required and shift the same to such alternate location.

5. 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.
6. 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 of building or buildings at the said 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.
7. To have the said Premises surveyed and measured and to have the soil tested.
8. To prepare and apply for and submit the plans from time to time in respect of one or more buildings at the said Premises or on portion or portions thereof with the Panchayat, Zila Parishad, WBHIDCO and NKDA, as applicable and all other concerned authorities for sanctioning and to have the same sanctioned and if required, to have the same modified and/or altered from time to time.
9. To process the application for the sanctioning of the plan, and pay all fees and expenses and obtain back and receive the sanctioned plan revalidation renewal and such other order or orders or permissions from the Concerned office and other authorities and to gift any part or portion of the said Premises and also to cause any alteration and modification in the said sanctioned plan as shall be deemed fit and proper by the Attorneys and for this purpose to sign the modified and altered plans and submit such plan before Municipal authorities and other authorities(if any) and pay the sanction fee and get the same sanctioned and receive the same from municipal office and hold the same and do all other necessary acts deeds and things as be expedient for sanctioning revalidation renewal modification and/or alteration of plans

The block contains five distinct handwritten signatures in blue ink. From left to right: 1. A signature that appears to be 'R. S. S.' with a large initial 'R'. 2. A signature that appears to be 'S. S.' with a large initial 'S'. 3. A signature that appears to be 'R. S.' with a large initial 'R'. 4. A signature that appears to be 'R. S.' with a large initial 'R'. 5. A signature that appears to be 'R. S.' with a large initial 'R' and a checkmark above it.



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10. To give notice to all concerned authorities regarding commencement of construction works and/or demolition of any structure(s) on the said Premises.
11. To inform all the 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 rules of the issuing authorities and all other concerned authorities and to get the same regularised.
12. 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 to the authorities concerned, if the situation so demands, and do all other necessary acts deeds and things as be expedient for sanctioning revalidation renewal modification and/or alteration of plans.
13. 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 and/or alteration of the plans and/or obtaining utilities and other purposes here in stated.
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 Premises or any part thereof or any undivided share or shares therein or the building or 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 Premises or the building or buildings that may be constructed thereon or any part or share thereof by the Concerned authorities and have the same finalised.
16. To construct new building or buildings and/or structures at the said Premises and for that to demolish the existing buildings and/or other

Handwritten signatures in blue ink, including initials 'RD', 'VST', 'J', 'RF', and a large signature.