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Additional Registrar of Assurances-IV, Kolkata

Additional Registrar of Assurances-IV, Kolkata

25 MAY 2023

TO ALL TO WHOM THESE PRESENTS SHALL COME, We, (1) NEW TECH CONCLAVE PRIVATE LIMITED (CIN U70109WB2012PTC173739 and PAN AADCN8965H) a Company within the meaning of the Companies Act, 2013, having



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its registered office at 14, N. S. Road, 4th floor Kolkata - 700001, Post Office - G.P.O and Police Station Hare Street, represented by its Director Tuhin Banerjee son of Nabin Banerjee of No. 14, N.S Road, Post Office GPO, and Police Station Hare Street (having Aadhaar No. - 3208 1768 4308 and PAN - BENPB1010F) (2) **DEVANSH TOWNSHIP PRIVATE LIMITED (CIN U70102WB2013PTC190352 and PAN AAECD6412C),**



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a Company within the meaning of the Companies Act, 2013, having its registered office at 105A, Lake Town Block - B, Kolkata -700089, Post Office-Lake Town and Police Station-Lake Town, represented by its Director Ankit Agarwal son of Shri Sajjan Agarwal of 49A, Pansari House, Tollygunge Circular Road, New Alipore, Post Office and Police Station New Alipore, Kolkata -700053, West Bengal, (having Aadhaar No.2281-1544-8957

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and PAN AQEPA0158P), **(3) PURTI BEVERAGES PRIVATE LIMITED (CIN U74999WB2011PTC170882 and PAN AAGCP3714P)** a Company within the meaning of the Companies Act, 2013, having its registered office at 14, N. S. Road, 4th Floor Kolkata – 700001, Post Office G.P.O and Police Station Hare Street, represented by its Director Amit Agarwal son of Shri Kishore Kumar Agarwal of 49A, Pansari House, Tollygunge Circular Road, New Alipore, Post Office and Police Station New Alipore, Kolkata – 700053, West Bengal, (having Aadhaar No. 7243 9654 2242 and PAN AGAPA0320R), **(4) PURTI REALTY PRIVATE LIMITED (CIN U70109WB2009PTC138353 and PAN AAFCP2171H)** a Company within the meaning of the Companies Act, 2013, having its registered office at 14, N. S. Road, 4th floor, Kolkata - 700001, Post Office - G.P.O and Police Station Hare Street, represented by its Director Tuhin Banerjee son of Nabin Banerjee residing at 14, N.S Road, Post Office and Police Station Shibpur (having Aadhaar No. - 3208 1768 4308 and PAN - BENPB1010F) **(5) NORFIOX VINCOM PRIVATE LIMITED (CIN U51900WB1994PTC066660 and PAN AAACN8942R)** a Company within the meaning of the Companies Act, 2013, having its registered office at 14, N. S. Road, 4th Floor Kolkata - 700001, Post Office - G.P.O and Police Station Hare Street, represented by its Director Ankit Agarwal son of Shri Sajjan Agarwal of 49A, Pansari House, Tollygunge Circular Road, New Alipore, Post Office and Police Station New Alipore, Kolkata – 700053, West Bengal, (having Aadhaar No. 2281 1544 8957 and PAN AQEPA0158P), **(6) ACETYLENE TREXIM PRIVATE LIMITED (CIN U67120WB1994PTC062549 and PAN AACCA4045J)** a Company within the meaning of the Companies Act, 2013, having its registered office at 14, N. S. Road, 4th Floor Kolkata - 700001, Post Office - G.P.O and Police Station Hare Street, represented by its Director Kishore Kumar Agarwal son of Late Gokul Chand Agarwal of 49A, Pansari House, Tollygunge Circular Road, New Alipore, Post Office and Police Station New Alipore, Kolkata – 700053, West Bengal, (having Aadhaar No. 7502 5451 0306 and PAN ADKPA4764E) **(7) SREYASH GREEN LIMITED (CIN U51909WB2014PLC201086 and PAN AAUCS3954N)** a Company within the meaning of the Companies Act, 2013, having its registered office at 14, N. S. Road, 4th Floor Kolkata - 700001, Post Office - G.P.O and Police Station Hare Street, represented by its Director Amit Agarwal son of Shri Kishore Kumar Agarwal of 49A, Pansari House, Tollygunge Circular Road, New Alipore, Post Office and Police Station New Alipore, Kolkata – 700053, West Bengal, (having Aadhaar No. 7243 9654 2242 and PAN AGAPA0320R) **(8) SREYASH BREWSKI LIMITED (CIN U70102WB2013PLC192417 and PAN AADCJ0827G)** a Company within the meaning of the Companies Act, 2013, having its registered office at 14, N. S. Road, 4th Floor Kolkata - 700001, Post Office - G.P.O and Police Station Hare Street, represented by its Director Kishore Kumar Agarwal son of Late Gokul Chand Agarwal of 49A, Pansari House, Tollygunge Circular Road, New Alipore, Post Office and Police Station



New Alipore, Kolkata – 700053, West Bengal, (having Aadhaar No. 7502 5451 0306 and PAN ADKPA4764E) **(9) PANSARI DEVELOPERS LIMITED (CIN L72200WB1996PLC079438 and PAN AABCP6809N)** a Company within the meaning of the Companies Act, 2013, having its registered office at 14, N. S. Road, 4th Floor Kolkata - 700001, Post Office - G.P.O and Police Station Hare Street, represented by its Director Ankit Agarwal son of Shri Sajjan Agarwal of 49A, Pansari House, Tollygunge Circular Road, New Alipore, Post Office and Police Station New Alipore, Kolkata – 700053, West Bengal, (having Aadhaar No. 2281 1544 8957 and PAN AQEPA0158P) **(10) CAPETOWN TRADELINK PRIVATE LIMITED (CIN U51909WB2007PTC119786 and PAN AADCC2394R)** a Company within the meaning of the Companies Act, 2013, having its registered office at 14, N. S. Road, 4th Floor Kolkata - 700001, Post Office - G.P.O and Police Station Hare Street, represented by its Director Rajib Pradhan son of Brindaban Pradhan of No. 14, N.S Road, Post Office GPO Police station Hare street (having Aadhaar No- 4139 1981 9439 and PAN-COIPP5916C) **(11) METRO CITY VANIJYA PRIVATE LIMITED (CIN U51109WB2006PTC109460 and PAN AAFCM0723L)** a Company within the meaning of the Companies Act, 2013, having its registered office at 14, N. S. Road, 4th floor Kolkata - 700001, Post Office - G.P.O and Police Station Hare Street, represented by its Director Tuhin Banerjee son of Nabin Banerjee residing at 14, N.S Road, Post Office and Police Station Shibpur (having Aadhaar No. - 3208 1768 4308 and PAN - BENPB1010F) **(12) NISSAN COMMODITIES PRIVATE LIMITED (CIN U31300WB1995PTC075875 and PAN AABCN1617Q)** a Company within the meaning of the Companies Act, 2013, having its registered office at 14, N. S. Road, 4th Floor Kolkata - 700001, Post Office - G.P.O and Police Station Hare Street, represented by its Director Amit Agarwal son of Shri Kishore Kumar Agarwal of 49A, Pansari House, Tollygunge Circular Road, New Alipore, Post Office and Police Station New Alipore, Kolkata – 700053, West Bengal, (having Aadhaar No. 7243 9654 2242 and PAN AGAPA0320R) **(13) PACEMAN SALES PROMOTION PRIVATE LIMITED (CIN U51909WB1995PTC068049 and PAN AABCP5021A)** a Company within the meaning of the Companies Act, 2013, having its registered office at 14, N. S. Road, 4th Floor Kolkata - 700001, Post Office - G.P.O and Police Station Hare Street, represented by its Director Kishore Kumar Agarwal son of Late Gokul Chand Agarwal of 49A, Pansari House, Tollygunge Circular Road, New Alipore, Post Office and Police Station New Alipore, Kolkata – 700053, West Bengal, (having Aadhaar No. 7502 5451 0306 and PAN ADKPA4764E) **(14) PANSARI VEGETABLE & OILS PRIVATE LIMITED (CIN U51143WB1996PTC079109 and PAN AABCP8337R)** a Company within the meaning of the Companies Act, 2013, having its registered office at 14, N. S. Road, 4th Floor Kolkata - 700001, Post Office - G.P.O and Police Station Hare Street, represented by its Director Amit Agarwal son of Shri Kishore Kumar Agarwal of 49A, Pansari House, Tollygunge Circular



Road, New Alipore, Post Office and Police Station New Alipore, Kolkata – 700053, West Bengal, (having Aadhaar No. 7243 9654 2242 and PAN AGAPA0320R) **(15) PRIYASHI CONSTRUCTION PRIVATE LIMITED (CIN U45400WB2008PTC121567 and PAN AAACP5332M)** a Company within the meaning of the Companies Act, 2013, having its registered office at 1, Lu Shun Sarani, Todi Mansion, Post Office C.R. Avenue, Police Station Bowbazar, 9th Floor, Kolkata Kolkata WB 700073, represented by its Director Shankar Birjuka son of Ramjiwan Birjuka (alias Ramjiban Birjuka) residing at Gagandeep Appartment, Block-B, Flat- 7D, 493/B/2 G T Road South, Near Bangal Jute Mills, Shibpur, Howrah- 711102 (having Aadhaar No- 4671-0740-5218 and PAN-ACWPB3683Q **(16) KRISHI REALTY PRIVATE LIMITED (CIN U45400WB2008PTC121588 and PAN AADCK2762K)** a Company within the meaning of the Companies Act, 2013, having its registered office at 1, Lu Shun Sarani, Todi Mansion, Post Office C.R. Avenue, Police Station Bowbazar, 9th Floor, Kolkata Kolkata WB 700073, represented by its Director Shankar Birjuka son of Ramjiwan Birjuka (alias Ramjiban Birjuka) residing at Gagandeep Appartment, Block-B, Flat- 7D, 493/B/2 G T Road South, Near Bangal Jute Mills, Shibpur, Howrah- 711102 (having Aadhaar No- 4671-0740-5218 and PAN-ACWPB3683Q **(17) NEW AGE ENCLAVE PRIVATE LIMITED (CIN U70109WB2009PTC133826 and PAN AACCN9729N)** a Company within the meaning of the Companies Act, 2013, having its registered office at 1, Lu Shun Sarani, Todi Mansion, Post Office C.R. Avenue, Police Station Bowbazar, 9th Floor, Kolkata Kolkata WB 700073, represented by its Director Shankar Birjuka son of Ramjiwan Birjuka (alias Ramjiban Birjuka) residing at Gagandeep Appartment, Block-B, Flat- 7D, 493/B/2 G T Road South, Near Bangal Jute Mills, Shibpur, Howrah- 711102 (having Aadhaar No- 4671-0740-5218 and PAN-ACWPB3683Q **(18) MIRAGE GOODS PRIVATE LIMITED (CIN U51109WB2005PTC104587 and PAN AAECM4383K)** a Company within the meaning of the Companies Act, 2013, having its registered office at 1, Lu Shun Sarani, Todi Mansion, Post Office C.R. Avenue, Police Station Bowbazar, 9th Floor, Kolkata Kolkata WB 700073, represented by its Director Shankar Birjuka son of Ramjiwan Birjuka (alias Ramjiban Birjuka) residing at Gagandeep Appartment, Block-B, Flat- 7D, 493/B/2 G T Road South, Near Bangal Jute Mills, Shibpur, Howrah- 711102 (having Aadhaar No- 4671-0740-5218 and PAN-ACWPB3683Q **(19) RANINAGAR PAPER AND BOARD PRIVATE LIMITED (CIN U74999WB1990PTC049374 and PAN AABCR4317B)** a Company within the meaning of the Companies Act, 2013, having its registered office at 1, Lu Shun Sarani, Todi Mansion, Post Office C.R. Avenue, Police Station Bowbazar, 9th Floor, Kolkata Kolkata WB 700073, represented by its Director Shankar Birjuka son of Ramjiwan Birjuka (also known as Ramjiban Birjuka) residing at Gagandeep Appartment, Block-B, Flat- 7D, 493/B/2 G T Road South, Near Bangal Jute Mills, Shibpur, Howrah- 711102 (having Aadhaar No- 4671-0740-



5218 and PAN-ACWPB3683Q (20) **ADYA KUTIR PRIVATE LIMITED (CIN U45400WB2007PTC121148 and PAN AAHCA0922H)** a Company within the meaning of the Companies Act, 2013, having its registered office at 1, Lu Shun Sarani, Todi Mansion, Post Office C.R. Avenue, Police Station Bowbazar, 9th Floor, Kolkata, WB 700073, represented by its Director Shankar Birjuka son of Ramjiwan Birjuka (also known as Ramjiban Birjuka) residing at Gagandeep Appartment, Block-B, Flat- 7D, 493/B/2 G T Road South, Near Bangal Jute Mills, Shibpur, Howrah- 711102 (having Aadhaar No- 4671-0740-5218 and PAN-ACWPB3683Q (21) **RISHI MOTORS RIVATE LIMITED (CIN U34201WB1981PTC033524 and PAN AABCR4648F)** a Company within the meaning of the Companies Act, 2013, having its registered office at 1, Lu Shun Sarani, Todi Mansion, Post Office C.R. Avenue, Police Station Bowbazar, 9th Floor, Kolkata Kolkata WB 700073, represented by its Director Shankar Birjuka son of Ramjiwan Birjuka (also known as Ramjiban Birjuka) residing at Gagandeep Appartment, Block-B, Flat- 7D, 493/B/2 G T Road South, Near Bangal Jute Mills, Shibpur, Howrah- 711102 (having Aadhaar No- 4671-0740-5218 and PAN-ACWPB3683Q (22) **NAVARANG GRIHA NIRMAN PRIVATE LIMITED (CIN U70109WB1993PTC058106 and PAN AABCN6025C)** a Company within the meaning of the Companies Act, 2013, having its registered office at City Centre, 19 Synagogue Street, 2nd Floor, Room: 251, Post Office Khengrapatty, Police Station Burra Bazaar, Kolkata-700001, represented by its Director Pawan Kumar Chandak son of Madan Lal Chandak resident of 3C, Loudon Street, Circus Avenue, Post Office Circus Avenue, Police Station Shakespeare Sarani, Kolkata – 700017, West Bengal, (having Aadhaar No- 7866 6801 5236 and PAN-ABYPC2723K) (23) **PRACHI PROJECTS PRIVATE LIMITED (CIN U45201WB2006PTC108887 and PAN AADCP8907F)** a Company within the meaning of the Companies Act, 2013, having its registered office at City Centre, 19 Synagogue Street, 2nd Floor, Room: 251, Post Office Khengrapatty, Police Station Hare Street, Kolkata-700001, represented by its Director Prakash Kumar Chandak son of Madan Lal Chandak resident of 3C, Loudon Street, Circus Avenue, Post Office Circus Avenue, Police Station Shakespeare Sarani, Kolkata – 700017, West Bengal, (having Aadhaar No- 4569-5175-2958 and PAN-ACQPC5961J) (24) **BLUE LIGHT VILLA PRIVATE LIMITED (CIN U70102WB2015PTC207831 and PAN AAGCB4260Q)** a Company within the meaning of the Companies Act, 2013, having its registered office at City Centre, 19 Synagogue Street, 2nd Floor, Room: 253, Post Office Khengrapatty, Police Station Burra Bazaar, Kolkata-700001, represented by its Director (Mrs.) Vidya Chandak daughter of Ram Gopal Somani resident of 3C, Loudon Street, Circus Avenue, Post Office Circus Avenue, Police Station Shakespeare Sarani, Kolkata – 700017, West Bengal, (having Aadhaar No- 5051-4736-1552 and PAN-ACKPC0404A) (25) **LILY NIWAS PRIVATE LIMITED (CIN U45208WB2009PTC137660 and PAN AABCL7156N)** a Company within the meaning of



the Companies Act, 2013, having its registered office at City Centre, 19 Synagogue Street, 2nd Floor, Room: 253, Post Office Khengrapatty, Police Station Burra Bazaar, Kolkata-700001, represented by its Director (Mrs.) Vidya Chandak daughter of Ram Gopal Somani resident of 3C, Loudon Street, Circus Avenue, Post Office Circus Avenue, Police Station Shakespeare Sarani, Kolkata – 700017, West Bengal, (having Aadhaar No- 5051-4736-1552 and PAN-ACKPC0404A) **(26) SHIVMANI PROMOTERS PRIVATE LIMITED (CIN U70102WB2015PTC208122 and PAN AAWCS3134J)** a Company within the meaning of the Companies Act, 2013, having its registered office at City Centre, 19 Synagogue Street, 2nd Floor, Room: 253, Post Office Khengrapatty, Police Station Burra Bazaar, Kolkata-700001, represented by its Director (Mrs.) Vidya Chandak daughter of Ram Gopal Somani resident of 3C, Loudon Street, Circus Avenue, Post Office Circus Avenue, Police Station Shakespeare Sarani, Kolkata – 700017, West Bengal, (having Aadhaar No- 5051-4736-1552 and PAN-ACKPC0404A) **(27) FEMINA STOCK MANAGEMENT COMPANY LIMITED (CIN U67120WB1995PLC069707 and PAN AAACF3689H)** a Company within the meaning of the Companies Act, 2013, having its registered office at City Centre, 19 Synagogue Street, 2nd Floor, Room: 253, Post Office Khengrapatty, Police Station Burra Bazaar, Kolkata-700001 represented by its Director Pawan Kumar Chandak son of Madan Lal Chandak resident of 3C, Loudon Street, Circus Avenue, Post Office Circus Avenue, Police Station Shakespeare Sarani, Kolkata – 700017, West Bengal, (having Aadhaar No- 7866 6801 5236 and PAN-ABYPC2723K) and **(28) WISE INVESTMENTS PRIVATE LIMITED (CIN U67120WB1992PTC055609 and PAN AAACW3141R)** a Company within the meaning of the Companies Act, 2013, having its registered office at City Centre, 19 Synagogue Street, 5th Floor, Room: 511, Post Office Khengrapatty, Police Station Burra Bazaar, Kolkata-700001 represented by its Director Prakash Kumar Chandak son of Madan Lal Chandak resident of 3C, Loudon Street, Circus Avenue, Post Office Circus Avenue, Police Station Shakespeare Sarani, Kolkata – 700017, West Bengal, (having Aadhaar No- 4569-5175-2958 and PAN-ACQPC5961J), hereinafter collectively referred to as “the **PRINCIPALS**” (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their and each of their respective successors or successors-in-office and/or assigns) **SEND GREETINGS:**

I. DEFINITIONS: Unless in this power there be something contrary or repugnant to the subject or context:-

- i. “**Attorneys**” shall mean the Developer represented by both or either of by its Authorized Representatives (a) Mr. Shrey Agarwal son of Shri Sajjan Kumar Agarwal working for gain at 14 N S Road, Post Office GPO, Police Station Hare Street, Kolkata-700001 (having PAN AHWPA2854P, Aadhaar No. 211550439159), (b) Mr. Shubham Jain son of Sanjay Jain residing at 56/2, Kings Road, Keshav Apartment, 5th



Floor, Post Office Haora, Police Station Golabari, Howrah-711101 (having PAN CATPJ6395J, Aadhaar No. 2570-7717-7601) and (c) Mr. Rajib Pradhan son of Brindaban Pradhan of No. 14, N.S Road, Post Office GPO Police station Hare street (having Aadhaar No- 4139 1981 9439 and PAN-COIPP5916C) and include any other person whom the Developer may authorize in addition to or as substitute of the above named persons jointly and/or severally but shall not include the person whose authorization to represent the Principals as attorney is revoked by the Developer.

- ii. **“Building Complex”** shall mean the New Buildings at the Subject Property together with the Common Areas and Installations and wherever the context so permits or intends, shall include the land at the Subject Property.
- iii. **“Developer’s Realization Share”** shall mean 60% (Sixty percent) of the Realizations in respect of all the Transferable Areas.
- iv. **“Developer”** shall mean **PURTI NPR DEVELOPERS LLP**, (having PAN AACFY4187A), a Limited Liability Partnership within the meaning of the Limited Liability Partnership Act 2008 having its Registered Office at P-15, India Exchange Place Extension, Todi Mansion, Police Station – Bowbazar, Post Office- C.R Avenue, Kolkata-700073 and include its successors or successors-in-office and/or assigns.
- v. **“Development Agreement”** shall mean the Development Agreement dated 23rd May 2023 and registered with the Additional Registrar of Assurances-IV, Kolkata in Book No. I, Being No. 7222 for the year 2023 and made between the Principals and the Developer and include any modifications and alterations thereof as may be made by the Principals and the Developer in writing.
- vi. **“New Buildings”** shall mean the one or more buildings and/or other structures that may be constructed by the Developer from time to time at the Subject Property.
- vii. **“Principal’s Realization Share”** shall mean 40% (forty percent) of the Realizations in respect of all the Transferable Areas to be shared by them in the Internal Agreed Proportion.
- viii. **“Realization”** shall mean the amounts that may, from time to time, be received against the Transfer of Units, the Parking Spaces and the other Transferable Areas and/or in relation to such Transfer on any account other than Pass Through Charges and Extras and Deposits, as defined and described in the Development Agreement.
- ix. **“Subject Property”** shall mean the landed property situate, lying at and being part of municipal premises No. 145 Jessore Road, Kolkata-700089, and now recorded in municipal holding No. 70 under South Dum Dum Municipality and comprised in

several dags in Mouza- Patipukur, J.L. No. 24, District North 24 Parganas, under the jurisdiction of the South Dum Dum Municipality, Post Office – Lake Town, Police Station – Lake Town (formerly Dum Dum), Ward No. 30 in the State of West Bengal morefully described in the **SCHEDULE** hereunder written and shall include any addition or alteration thereto or substitution of portions therein if made.

- x. **“Transfer”** with all its grammatical variations shall mean transfer primarily by sale with possibility of leases, grant of perpetual or periodic rights or by any other means adopted by the Developer
- xi. **“Transferable Areas”** shall mean the Units, Parking Spaces and/or anything else comprised at the Subject Property which is or can be commercially exploited including by making it part of area of Units or by making it appurtenant to any Unit or otherwise, save and except the allocation meant for any owner of any land at the Subject Property other than the Subject Property.
- xii. **“Transferees/Buyers”** shall mean the person(s) who from time to time purchase or agree to purchase or otherwise acquire any Transferable Areas in the Building Complex.
- xiii. **“Units”** shall mean the independent and self-contained residential flats in the New Buildings at the Subject Property capable of being exclusively held, used or occupied by a person and also includes any offices, shops or commercial spaces or portions thereof if so constructed by the Developer as part of any New Building(s).
- xiv. Any other term or expression used herein shall, unless there be something contrary or repugnant to the subject or context, have the same meaning as assigned in the Development Agreement.

II. RECITALS:

- A. **WHEREAS** by the Development Agreement, the parties thereto have agreed, inter alia, that the Developer would be entitled to the exclusive right to develop the Subject Property and the Principals and the Developer agreed upon the terms and conditions as morefully contained therein.
- B. **AND WHEREAS** in terms of the Development Agreement, the Principals are executing this Power of Attorney in favour of the Attorneys jointly and/or severally to do all acts deeds and things as and for the purposes relating to the Subject Property and the Building Complex and the related purposes hereinafter contained:



III. NOW KNOW YE BY THESE PRESENTS, We the Principals abovenamed do hereby jointly and/or severally nominate constitute and appoint the said Attorneys jointly and/or severally as the true and lawful attorneys for in the name and on behalf of the Principals to do execute exercise and perform all or any of the following acts deeds matters and things relating to the Subject Property and the Building Complex and related purposes i.e., to say:-

1. To manage, maintain, look after, supervise, administer, secure, hold and defend possession of the Subject Property and every part thereof and its equipments and installations and do all acts deeds and things in connection therewith.
2. To deal with fully and in all manner and to warn off and prohibit and if necessary proceed in due form of law against all or any trespassers and to take appropriate steps whether by action or distress or otherwise and to abate all nuisance and for that to enter into all contracts agreements and arrangements with them or any of them or otherwise and to abate all nuisance.
3. To cause survey, measurement, soil test, excavation and other works at the Subject Property.
4. To sign, apply for and obtain mutation, conversion, updation, insertions, correction of area or boundary or dimension or other description or any other correction, modification, alteration or other recording in respect of the Subject Property or any part thereof or the boundary of the Subject Property in the records of the South Dum Dum Municipality, any other Municipality having jurisdiction, B.L. & L.R.O., the D.L. & L.R.O., Municipal authorities, Planning Authority, Development Authority, Collector, District Magistrate (including ADM) and any other appropriate authorities and to do all other acts, deeds and things with regard thereto as may be deemed fit and proper by the said Attorney or Attorneys.
5. To demolish, construct, reconstruct boundary walls, fencing, dividers etc., at the Subject Property and/or any portion thereof for the purposes connected to development in terms of the Development Agreement and to construct or put up temporary sheds, structures etc., for storage of building materials or site offices.
6. To accept or object to the assessments made from time to time of land revenue or taxes or valuation or taxes in respect of the Subject Property or the building or buildings that may be constructed thereon or any part or share thereof by the land authorities, municipal authorities and other authorities and to attend all hearings and have the same finalized.



7. To pay all rates, municipal and other taxes, land revenue, electricity charges, utility charges, other charges expenses and other outgoings whatsoever payable in respect of the Subject Property or any part thereof or New Buildings for the time being thereon or any part or parts thereof and receive refund of the excess amounts, if paid, from the and/or concerned authorities and to grant receipts and discharges in respect thereof.
8. To prepare apply for sign and submit plans, maps, specifications and sketches for approval or sanctioning by the concerned municipal and other appropriate authorities and to have the same approved and/or sanctioned and if required, to have the same modified revalidated revised altered and/or renewed.
9. To process the application for the sanctioning of the plan, pay fees and obtain sanction revalidation modification revision alteration and/or renewal and/or such other orders and permissions of the plans for any construction at the Subject Property.
10. To sign and submit all declarations, undertakings, affidavits, gifts of strips or splayed corners required by any authority for the purpose of sanction/ modification/alteration/renewal of the plans for any construction at the Subject Property.
11. To give notice to the municipal and all other concerned authorities regarding commencement of construction and/or demolition of any structure(s) and/or other purposes as required or deemed fit and proper.
12. To carry out demolition, construction, reconstruction, addition, alteration, erection, re-erection and any other related activity at the Subject Property in respect of the Building Complex.
13. To inform municipal 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 applicable rules and to get the same regularized.
14. To apply for and obtain temporary and/or permanent connections of all services, water, electricity, telephone, gas, power, drainage, sewerage, borewell, generator, transformers, lifts, septic tanks, security systems, dish antenna, towers, electronic or technical connections, etc., and/or other utilities inputs and facilities from the appropriate authorities and statutory bodies or private bodies or service providers and/or to make alterations therein and to close down and/or have disconnected the same.
15. To apply for and obtain any permission clearance and license to erect and run/operate and/or maintain lift, generator, dish antenna and any other utility, input or facility in



the Building Complex or any part thereof including those mentioned in the last mentioned clause hereinabove and also to give contract to the manufacturer for maintenance of lift or lifts, generator, dish antenna and other utilities and its concerned machineries.

16. To deal with any person owning, occupying or having any right title or interest in the property adjacent to or near the Subject Property in connection with the Building Complex in such manner and on such terms and conditions as the said attorney or attorneys may deem fit and proper.
17. To apply for and obtain "No Objection Certificate" from the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976 and all other permissions that may be required for sanctioning of plan, modification and/or alteration and/or revalidation, and/or obtaining utilities and any development activity or other purposes connected with the Building Complex.
18. To apply for and obtain all permissions, approvals, licenses, registrations, clearances, no objection certificates, quotas, subsidies, incentives, exemptions, discounts, waivers, entitlements and allocations of cement, steel, bricks and other building materials, in respect of the Building Complex and/or in respect of any input, utility or facility to be installed, run, made operative and managed thereat from all State or Central Government Authorities and statutory or other bodies and authorities concerned and any service providers.
19. To apply for and obtain all necessary permissions and clearances from the authorities under the pollution and environment laws and all other related authorities.
20. To apply for and obtain in the name of the Developer the registration under all Real Estate development laws, including the Real Estate (Regulation and Development) Act, 2016 and to obtain all licenses and permissions under the said Act and all other acts and statutes, as applicable.
21. 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 Subject Property or portion or portions thereof and also for additions 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 connected with the Building Complex.
22. To appoint, employ, engage or hire, contractors, sub-contractors, structural engineers, civil engineers, surveyors, overseers, experts, consultants, vastu



consultants, chartered accountants, security guards, personnel and/or such other persons or agents as may be required in respect of the Building Complex or any aspect or part thereof on such terms and conditions as the attorneys may deem fit and proper and to cancel, alter or revoke any such appointment or collaboration.

23. To appoint organizations and persons in connection with Building Management, Facility Management, Common Area management on such terms and conditions as the attorneys may deem fit and proper and to cancel, alter or revoke any such appointment or collaboration.
24. To do all necessary acts deeds and things for complying all laws rules regulations by-laws ordinance etc., for the time being in force with regard to the Building Complex.
25. To apply for and obtain Completion or Occupancy Certificate and other certificates as may be required from the concerned authorities.
26. To insure and keep insured the New Buildings and other Developments or any part thereof or any materials equipments or machineries against loss or damage by fire earthquake and/or other risks, if and as be deemed necessary and/or desirable by the said attorneys or any of them and to pay all premium therefor.
27. To obtain loans and finance from any Banks and/or the Financial Institutions in terms of the Development Agreement, and in the manner permitted under the Development Agreement and create charge, mortgage or security over the Subject Property but without however creating any financial obligation of repayment upon the Principals.
28. To grant consent and No Objection Certificate and permit the Transferees of Units, Parking Spaces and other Transferable Areas (including proportionate land share) to take loans or finances from any Banks or Financial Institutions and deal with banks and financiers and/or their officers and/or assigns in connection with the any no objection certificates, consents, clearances, etc., from them.
29. To produce, deliver, deposit or give any original title deed or document or copies and extracts of and from the same relating to the Subject Property and/or the Building Complex to any person or financier or others upon written intimation to the Principals and in terms of the Development Agreement.
30. To advertise and publicize the Building Complex or any part thereof in any media and to appoint marketing agents, brokers, sub-brokers, sole selling or other agents for sale or otherwise transfer of the same in terms of the Development Agreement.



31. To negotiate with the person or persons interested in obtaining Transfer and/or otherwise acquiring Transferable Areas spaces in the Building Complex, take and accept bookings and applications, deal with, Transfer and/or part with possession of all or any Units, Parking Spaces and other Transferable Areas alongwith or independent of or independently the land comprised in the Subject Property attributable thereto or any portion thereof or any undivided share therein to any Transferee at such consideration and on such terms and conditions as the said attorney or attorneys may deem fit and proper but without violating with the terms and conditions of the Development Agreement.
32. To ask, demand, recover, realize and collect the Realizations and all other amounts or any parts thereof receivable in respect of any Transfer of the Transferable Areas in the manner and as per the terms and conditions of the Development Agreement and to deposit the same in the specified accounts of the Principals and the Developer as per the Development Agreement and to issue receipts to the Transferees accordingly which shall fully exonerate the person or persons paying the same.
33. To cancel or terminate any booking/blocking and terminate any contract agreement right of occupancy user and/or enjoyment with any person or persons intending to acquire Transferable Areas and/or undivided shares in the land comprised in the Subject Property 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.
34. To join in as party to agreements for Transfer of the Transferable Areas and/or undivided share in the land comprised in the Subject Property or part thereof, and also confirming thereunder the rights and entitlements of the Developer under the said Development Agreement and agreeing to execute the Deeds of Transfer to be executed in pursuance thereof.
35. To transfer the proportionate share in land and/or in the common areas and installations to any Association or Society if so and as required by law in such manner as may be required.
36. To prepare sign execute modify, alter, draw, approve rectify and/or register and/or give consent and confirmation and/or deliver all papers, documents, agreements, sale deeds, conveyances, leases, supplementary agreements, nominations, assignments, licenses, mortgages, charges, declarations, forms, receipts and such other documents and writings as in any way be required to be so done and as may be deemed fit and proper by the said Attorneys in respect of the Transfer in the manner and as per the terms and conditions of the Development Agreement.



37. To enforce any covenant in any agreement, deed or any other contracts or documents of transfer executed by the Principals and the Developer and to exercise all rights and remedies available to the Principals and the Developer thereunder.
38. To ask, demand, sue for, recover, realize and collect Extras and Deposits (as defined and described in the Development Agreement) which are or may be due payable or recoverable from any Transferees or any person or persons or authority or authorities on any account whatsoever and to give effectual receipts and discharges for the same.
39. To have the Units Transferred to the Transferees to be separately assessed and mutated in the name of the respective Transferees in all public records and with all authorities and/or persons having jurisdiction and to deal with such authority and/or authorities in such manner as the said Attorney or Attorneys may deem fit and proper.
40. To deal with any claim of any third party in respect of the Subject Property and to oppose or settle the same.
41. To look after all or any of the acts relating to Common Purposes including the management, maintenance and administration of the Building Complex as Maintenance In-Charge.
42. To form a non profit making company or association or society or syndicate between the owner and/or buyers of the Transferable Areas (including Association under the Apartment Ownership Act).
43. To deal with the Government of West Bengal or any department or authority in connection with the compliance of any existing or new laws or provisions affecting the Building Complex.
44. For all or any of the purposes hereinstated to apply for, sign, appear and represent the Principals before the South Dum Dum Municipality or any other municipality having jurisdiction and all its departments, Kolkata Metropolitan Development Authority, B.L. & L.R.O., D.L. & L.R.O., and other authorities / officers under the Land laws, MED, Collector, District Magistrate, ADM, Municipality, Fire Brigade, Planning Authority, Development Authority, the Authorised Officers / Authorities under the Real Estate (Regulation and Development) Act, 2016, the Authorities under the West Bengal Apartment Ownership Act, Companies Act, Societies Registration Act, the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976, the authorities under the West Bengal Land Reforms Act,



West Bengal Estate Acquisition Act, Town and Country (Planning & Development) Act, Development Authority, Airport Authorities, all Revenue Authorities, Pollution Control Authorities and other authorities connected to pollution matters, Environment Authorities, Licensing Authorities, Development Plan Authorities of the Government of West Bengal and/or India, Insurance Companies, Police Authorities, Traffic Department, Directorate of Fire Services and all Fire Authorities, Directorate of Lifts, Directorate of Electricity and Chief Electrical Inspector and other Electricity Authorities, Government of West Bengal, Insurance Companies, Microwave Authorities of Department of Telecommunication, Electricity, Water, drainage, sewerage, lift, generator, telecom, television, wireless connectivity, digital and other service provider organizations, Land Acquisition Collector and also all other authorities and Government Departments and/or its officers and also all other State Executives Judicial or Quasi Judicial, Municipal, land and other authorities and all private bodies and service providers and all other persons and also all courts tribunals and appellate authorities and do all acts deeds and things as the attorney may deem fit and proper and to make sign execute register submit register and/or deliver all documents, declarations, affidavits, applications, undertakings, objections, notices etc (including those relating to boundary verification) and also to submit and take delivery of all title deeds concerning the Subject 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 Attorney.

45. To appear and represent the Principals before any Notary Public, Registrar of Assurance, District Registrar, Sub Registrar, Additional Registrar, Metropolitan Magistrate and/or other officer or officers or authority or authorities having jurisdiction and to present for registration before them and admit execution and to acknowledge and register and have registered and perfected and/or notarized and/or affirm or declare all Agreements for transfer, Deeds and documents instruments and writings including the bank/finance documents, mortgage deeds, if any, executed by the said Attorneys by virtue of the powers hereby conferred.
46. To commence prosecute enforce defend answer and oppose all actions suits writs appeals revisions, review, arbitration proceedings, and other legal proceedings and demands civil criminal or revenue concerning and/or touching any of the matters herein stated and if thought fit to compromise settle, refer to arbitration, abandon, submit to judgment or become non suited in any such action or proceedings as aforesaid before any Court, Civil or Criminal or Revenue, Arbitration Tribunal, any other Tribunal, Collector, Judicial or Quasi Judicial authorities and forums, Statutory authorities, presiding officers, authorized officers, etc. and 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 and to adduce oral and documentary evidences as the occasions shall require and/or as the said attorney or attorneys may think fit and proper.

47. To apply for, obtain, accept and receive any original or copies of clearances, certificates, permissions, no objections, licenses, notices summons and services of papers from any Court, Tribunal, postal authorities and/or other authorities and/or persons.
48. To receive refund of the excess amount of fee or other amounts, if any, paid for the purposes hereinstated and to give valid and effectual receipts in respect thereof.
49. To receive all letters parcels or other postal articles and documents in respect of the Subject Property and to grant proper and effectual receipt thereof.
50. 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.

IV. **AND GENERALLY** to do all acts deeds and things for better exercise of the authorities herein contained relating to the Subject Property and the Building Complex and related purposes which the Principals itself could have lawfully done under its own hands and seal, if personally present.

V. **AND** the Principals do hereby ratify and confirm and agree to ratify and confirm all and whatever their said Attorney or Attorneys shall lawfully do or cause to be done in or about the premises aforesaid.

VI. **AND** it is clarified that while exercising the powers and authorities hereby conferred on the said Attorneys, they or any of them shall not do any act deed or thing which would go against the provisions of the Development Agreement or impair or affect the rights and entitlement of the Principals and by executing this Power of Attorney the obligations of the Principals or the Developer or consequences for non compliance under the Development Agreement shall not be affected.

THE SCHEDULE ABOVE REFERRED TO:

(SUBJECT PROPERTY)

ALL THAT the messuages tenements hereditaments houses rooms structures and premises together with the piece and parcel of land thereunto belonging whereon or on parts



whereof the same are erected and built containing an area of 9 (Nine) Bighas 8 (Eight) Chittacks 36 Sq.ft. (approx. 2.98441 Acres or 180.55 Cottahs) more or less all situate, lying at and being part of municipal premises No. 145 Jessore Road, Kolkata-700089, and now recorded in municipal holding No. 70 under South Dum Dum Municipality (formerly 68 and 70 and prior thereto 12/1, Jessore Road, 145, 144, 143, 142, Calcutta Jessore Road), and comprised in Mouza- Patipukur, J.L. No. 24, District North 24 Parganas, under the jurisdiction of the South Dum Dum Municipality, Post Office – Lake Town, Police Station – Lake Town (formerly Dum Dum), Ward No. 30 in the State of West Bengal and comprised in the following Dags:

R.S. DAG NO.	R.S. KH. NO.	L.R. DAG NO.	L.R. KHATI AN	AREA MUTATED (IN ACRE)	AREA (IN COTTAH)
221	773	326 327	2102	0.2114 <u>0.5235</u> 0.7349	12.79 31.67
224	894	328	2102	0.3839	23.22
225	896	329	2102	0.1511	9.14
302	894	502 503 520 521	2102	.0327 .3584 .1000 <u>.1520</u> .6431	1.98 21.68 6.05 9.19
303	896	504	2102	0.0584	3.53
304	773	505	2102	0.57751	34.95
305	772, 774	506	2102	0.4355	26.35
	TOTAL				180.55







The Subject Property is butted and bounded as follows

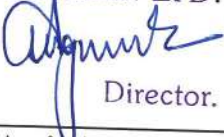




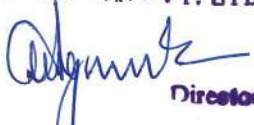


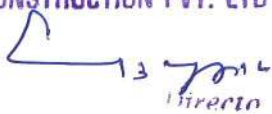
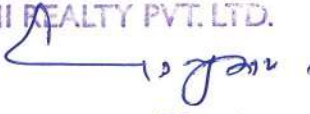
On the North : Partly by Public Road, Jessore Road and partly by R.S. Dag No. 302;
On the South: Partly by each of R.S. Dag Nos. 302, 303, 304 and 305;
On the East: Partly by each of R.S. Dag Nos. 224, 225, 302, 303 and 304; and
On the West : Partly by each of R.S. Dag Nos. 221, 227, 228, 229 and 234.



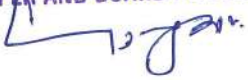
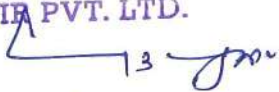
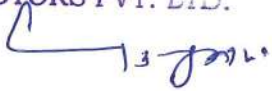
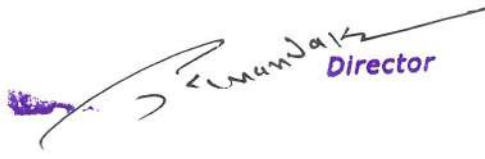



OR HOWSOEVER OTHERWISE the same now are or is or heretofore were or was situated butted bounded called known numbered described and distinguished. Be it mentioned that the structures on the said Property are containing a total area of 74000 Square feet which are dilapidated more than 55 years and out of the said structures 66000 square feet is pucca structures with cemented flooring and intended for residential use only and 8000 square feet is Tin Shed with cemented flooring and intended for semi-commercial use.

IN WITNESS WHEREOF the Principals has hereunto set and subscribed its hands and seal on this 23rd day of MAY Two Thousand and Twenty Three.

<p>EXECUTED AND DELIVERED by the PRINCIPALS abovenamed at Kolkata in the presence of:</p> <p>Dilip kr. mahato 2, Home street Kolkata - 700001</p> <p>Banu Bagen Adv.</p> <p>2 Home street KO 1-01</p>	<p>New Tech Conclave Pvt. Ltd.</p> <p></p> <p>Director.</p> <hr/> <p>(Tuhin Banerjee) NEW TECH CONCLAVE PRIVATE LIMITED</p>
<p>PURTI BEVERAGES PVT. LTD.</p> <p></p> <p>Director.</p> <hr/> <p>(Amit Agarwal) PURTI BEVERAGES PRIVATE LIMITED</p>	<p>DEVANSH TOWNSHIP PVT. LTD</p> <p></p> <p>Director.</p> <hr/> <p>(Ankit Agarwal) DEVANSH TOWNSHIP PRIVATE LIMITED</p>
<p>NORFIOX VINCOM PVT LTD</p> <p></p> <p>Director</p> <hr/> <p>(Ankit Agarwal) NORFIOX VINCOM PRIVATE LIMITED</p>	<p>PURTI REALTY PVT LTD</p> <p></p> <p>Director</p> <hr/> <p>(Tuhin Banerjee) PURTI REALTY PRIVATE LIMITED</p>
	<p>ACETYLENE TREXIM PVT LTD</p> <p></p> <p>Director</p> <hr/> <p>(Kishore Kumar Agarwal) ACETYLENE TREXIM PRIVATE LIMITED</p>

<p>SREYASH GREEN LTD.</p>  Director. <hr/> <p>(Amit Agarwal) SREYASH GREEN LIMITED</p>	<p>SREYASH BREWSKI LIMITED</p>  Director <hr/> <p>(Kishore Kumar Agarwal) SREYASH BREWSKI LIMITED</p>
<p>PANSARI DEVELOPERS LIMITED</p>  Director <hr/> <p>(Ankit Agarwal) PANSARI DEVELOPERS LIMITED</p>	<p>CAPETOWN TRADELINK PVT. LTD</p>  Director <hr/> <p>(Rajib Pradhan) CAPETOWN TRADELINK PRIVATE LIMITED</p>
<p>METROCITY VANIJYA PVT. LTD.</p>  Director <hr/> <p>(Tuhin Banerjee) METRO CITY VANIJYA PRIVATE LIMITED</p>	<p>NISSAN COMMODITIES PVT. LTD</p>  Director <hr/> <p>(Amit Agarwal) NISSAN COMMODITIES PRIVATE LIMITED</p>
<p>Paceman Sales Promotion Pvt. Ltd.</p>  Director <hr/> <p>(Kishore Kumar Agarwal) PACEMAN SALES PROMOTION PRIVATE LIMITED</p>	<p>Pansari Vegetable & Oils Pvt. Ltd.</p>  Director <hr/> <p>(Amit Agarwal) PANSARI VEGETABLE & OILS PRIVATE LIMITED</p>
<p>PRIYASHI CONSTRUCTION PVT. LTD</p>  Director <hr/> <p>(Shankar Birjuka) PRIYASHI CONSTRUCTION PRIVATE LIMITED</p>	<p>KRISHI REALTY PVT. LTD.</p>  Director <hr/> <p>(Shankar Birjuka) KRISHI REALTY PRIVATE LIMITED</p>












<p>NEW AGE ENCLAVE PVT. LTD.</p>  <p>Director</p> <hr/> <p>(Shankar Birjuka) NEW AGE ENCLAVE PRIVATE LIMITED</p>	<p>MIRAGE GOODS PVT. LTD.</p>  <p>Director</p> <hr/> <p>(Shankar Birjuka) MIRAGE GOODS PRIVATE LIMITED</p>
<p>RANI NAGAR PAPER AND BOARD PVT. LTD.</p>  <p>Director</p> <hr/> <p>(Shankar Birjuka) RANINAGAR PAPER AND BOARD PRIVATE LIMITED</p>	<p>ADYA KUTIR PVT. LTD.</p>  <p>Director</p> <hr/> <p>(Shankar Birjuka) ADYA KUTIR PRIVATE LIMITED</p>
<p>RISHI MOTORS PVT. LTD.</p>  <p>Director</p> <hr/> <p>(Shankar Birjuka) RISHI MOTORS PRIVATE LIMITED</p>	<p>Navarang Griha Nirman Private Limited</p>  <p>Director</p> <hr/> <p>(Pawan Kumar Chandak) NAVARANG GRIHA NIRMAN PRIVATE LIMITED</p>
<p>PRACHI PROJECTS PRIVATE LIMITED</p>  <p>Director</p> <hr/> <p>(Prakash Kumar Chandak) PRACHI PROJECTS PRIVATE LIMITED</p>	<p>BLUE LIGHT VILLA PRIVATE LIMITED</p> <p>- Vidya Chandak</p> <p>Director</p> <hr/> <p>(Vidya Chandak) BLUE LIGHT VILLA PRIVATE LIMITED</p>
<p>LILY NIWAS PRIVATE LIMITED</p> <p>- Vidya Chandak</p> <p>Director</p> <hr/> <p>(Vidya Chandak) LILY NIWAS PRIVATE LIMITED</p>	<p>Shivmani Promoters Private Limited</p> <p>- Vidya Chandak</p> <p>Director</p> <hr/> <p>(Vidya Chandak) SHIVMANI PROMOTERS PRIVATE LIMITED</p>












<p>Femina Stock Management Company Limited</p> <p><i>Pawan Kumar Chandak</i></p> <p>Director</p> <hr/> <p>(Pawan Kumar Chandak) FEMINA STOCK MANAGEMENT COMAPANY LIMITED.</p>	<p>Wise Investments Private Limited</p> <p><i>Prakash Kumar Chandak</i></p> <p>Director</p> <hr/> <p>(Prakash Kumar Chandak) WISE INVESTMENTS PRIVATE LIMITED</p>
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Drafted by me.
Pratik Bagaria Adv.
 2, Home Street
 Kolkata - 700001
 F-1415/2010

We Accept:
 PURTI NPR DEVELOPERS LLP
Shrey Kanwar
 AUTHORISED SIGNATORY
 PURTI NPR DEVELOPERS LLP

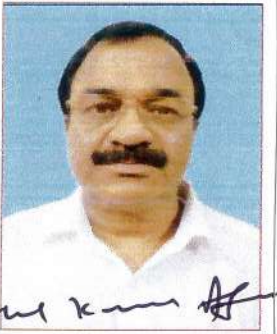










Shubham Jain
 AUTHORISED SIGNATORY
 PURTI NPR DEVELOPERS LLP
Rajni Kishor
 AUTHORISED SIGNATORY












		<i>Finger prints of the executant</i>				
 <p><i>Sann</i></p>						
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb	
						
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little	






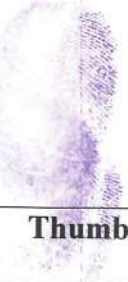





		<i>Finger prints of the executant</i>				
 <p><i>Widya end...</i></p>						
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb	
						
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little	

		<i>Finger prints of the executant</i>				
 <p><i>P...</i></p>						
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb	
						
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little	



<i>Finger prints of the executant</i>					
					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
					
Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little	

<i>Finger prints of the executant</i>					
					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
					
Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little	

<i>Finger prints of the executant</i>					
					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
					
Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little	