0504006429/2021 I-050406517/2021

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

I-8/23222715/21

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL

AL 035186

12/11/21

certified that the document is admitted to registration. The signature sheet(s) and the endorsement sheet(s) attached with this document are the part of this document.

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Domjur, Howrah

16 NOV 2021

DEVELOPMENT POWER OF ATTORNEY IN CONNECTION WITH REGISTERED DEVELOPMENT AGREEMENT DATED 18TH SEPTEMBER 2018

TO ALL TO WHOM THESE PRESENTS SHALL COME, WE:

34653

02 NOV 2021

NO. ..... DATE .....

SOLD TO ..... Sayantan Bose
Advocate

ADDRESS ..... 6, Old Post Office Street
Kolkata-1

RS. 100/-

CODE NO: (1087)
LICENCED NO.
20 & 20A / 1973

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

02 NOV 2021

Soma Raychaudhuri

Soma Raychaudhuri

(3304)

Rajib

(3305)

Vi

(3306)

Sajal Kumar Bose

(3307)

Identified by me
Sankrishna Pradhan
S/o Late Prasad Chandra Pradhan,

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Domjur, Howrah

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1. **Navraj Construction Private Limited**, a company incorporated under the Companies Act, 1956 and within the meaning of the Companies Act, 2013, having its registered office at 113 B, Ripon Street, Ground Floor, Suite No. 8B, Kolkata 700 016, P.S. Park Street, P.O. Park Street and Income Tax Permanent Account Number AABCN5325N and represented by its Authorized Signatory Mr. Rajesh Jhunjhunwala son of Mr. Sajjan Kumar Jhunjhunwala, residing at 10/4, Alipore Park Place, Kolkata 700027, P.S. Alipore, P.O. Alipore, PAN No. ACFPJ8665D ;

2. **Rajesh Dealers Private Limited,** a company incorporated under the Companies Act, 1956 and within the meaning of the Companies Act, 2013, having its registered office at 113 B, Ripon Street, Ground Floor, Suite No. 8B, Kolkata 700 016, P.S. Park Street, P.O. Park Street and Income Tax Permanent Account Number AADCR0568G and represented by its Authorized Signatory Mr. Rajesh Jhunjhunwala son of Mr. Sajjan Kumar Jhunjhunwala, residing at 10/4, Alipore Park Place, Kolkata 700027, P.S. Alipore, P.O. Alipore, PAN No. ACFPJ8665D;

3. **Snehraj Suppliers Private Limited,** a company incorporated under the Companies Act, 1956 and within the meaning of the Companies Act, 2013, having its registered office at 113 B, Ripon Street, Ground Floor, Suite No. 8B, Kolkata 700 016, P.S. Park Street, P.O. Park Street and Income Tax Permanent Account Number AAJCS1428G and represented by its Authorized Signatory Mr. Rajesh Jhunjhunwala son of Mr. Sajjan Kumar Jhunjhunwala, residing at 10/4, Alipore Park Place, Kolkata 700027, P.S. Alipore, P.O. Alipore, PAN No. ACFPJ8665D;

4. **Sonali Selection Private Limited,** a company incorporated under the Companies Act, 1956 and within the meaning of the Companies Act, 2013, having its registered office at 113 B, Ripon Street, Ground Floor, Suite No. 8B, Kolkata 700 016, P.S. Park Street, P.O. Park Street and Income Tax Permanent Account Number AAJCS1427K and represented by its Authorized Signatory Mr. Rajesh Jhunjhunwala son of Mr. Sajjan Kumar Jhunjhunwala, residing at 10/4, Alipore Park Place, Kolkata 700027, P.S. Alipore, P.O. Alipore, PAN No. ACFPJ8665D;

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5. **Navin Dealers Private Limited,** a company incorporated under the Companies Act, 1956 and within the meaning of the Companies Act, 2013, having its registered office at 113 B, Ripon Street, Ground Floor, Suite No. 8B, Kolkata 700 016, P.S. Park Street, P.O. Park Street and Income Tax Permanent Account Number AACCN1397E and represented by its Authorized Signatory Mr. Rajesh Jhunjhunwala son of Mr. Sajjan Kumar Jhunjhunwala, residing at 10/4, Alipore Park Place, Kolkata 700027, P.S. Alipore, P.O. Alipore, PAN No. ACFPJ8665D.

6. **Yashraj Vinimay Private Limited,** a company incorporated under the Companies Act, 1956 and within the meaning of the Companies Act, 2013, having its registered office at 113 B, Ripon Street, Ground Floor, Suite No. 8B, Kolkata 700 016, P.S. Park Street, P.O. Park Streetand Income Tax Permanent Account Number AAACY2483Q and represented by its Authorized Signatory Mr. Rajesh Jhunjhunwala son of Mr. Sajjan Kumar Jhunjhunwala, residing at 10/4, Alipore Park Place, Kolkata 700027, P.S. Alipore, P.O. Alipore, PAN No. ACFPJ8665D;

7. **Devika Vanijya Private Limited,** a company incorporated under the Companies Act, 1956 and within the meaning of the Companies Act, 2013, having its registered office at 113 B, Ripon Street, Ground Floor, Suite No. 8B, Kolkata 700 016, P.S. Park Street, P.O. Park Street and Income Tax Permanent Account Number AACCD2046A and represented by its Authorized Signatory Mr. Rajesh Jhunjhunwala son of Mr. Sajjan Kumar Jhunjhunwala, residing at 10/4, Alipore Park Place, Kolkata 700027, P.S. Alipore, P.O. Alipore, PAN No. ACFPJ8665D;

8. **Aditi Vyapaar Private Limited,** a company incorporated under the Companies Act, 1956 and within the meaning of the Companies Act, 2013, having its registered office at 113 B, Ripon Street, Ground Floor, Suite No. 8B, Kolkata 700 016, P.S. Park Street, P.O. Park Street and Income Tax Permanent Account Number AAFCA2893K and represented by its Authorized Signatory Mr. Rajesh Jhunjhunwala son of Mr. Sajjan Kumar Jhunjhunwala, residing at 10/4, Alipore Park Place, Kolkata 700027, P.S. Alipore, P.O. Alipore, PAN No. ACFPJ8665D;

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9. **Rajasthan Dealers Private Limited,** a company incorporated under the Companies Act, 1956 and within the meaning of the Companies Act, 2013, having its registered office at 113 B, Ripon Street, Ground Floor, Suite No. 8B, Kolkata 700 016, P.S. Park Street, P.O. Park Street and Income Tax Permanent Account Number AADCR0608K and represented by its Authorized Signatory Mr. Rajesh Jhunjhunwala son of Mr. Sajjan Kumar Jhunjhunwala, residing at 10/4, Alipore Park Place, Kolkata 700027, P.S. Alipore, P.O. Alipore, PAN No. ACFPJ8665D;

10. **Reliable Vyapaar Private Limited,** a company incorporated under the Companies Act, 1956 and within the meaning of the Companies Act, 2013, having its registered office at 113 B, Ripon Street, Ground Floor, Suite No. 8B, Kolkata 700 016, P.S. Park Street, P.O. Park Street and Income Tax Permanent Account Number AADCR0566J and represented by its Authorized Signatory Mr. Rajesh Jhunjhunwala son of Mr. Sajjan Kumar Jhunjhunwala, residing at 10/4, Alipore Park Place, Kolkata 700027, P.S. Alipore, P.O. Alipore, PAN No. ACFPJ8665D;

11. **Vimla Mercantile Private Limited,** a company incorporated under the Companies Act, 1956 and within the meaning of the Companies Act, 2013, having its registered office at 113 B, Ripon Street, Ground Floor, Suite No. 8B, Kolkata 700 016, P.S. Park Street, P.O. Park Street and Income Tax Permanent Account Number AACCV0900H and represented by its Authorized Signatory Mr. Rajesh Jhunjhunwala son of Mr. Sajjan Kumar Jhunjhunwala, residing at 10/4, Alipore Park Place, Kolkata 700027, P.S. Alipore, P.O. Alipore, PAN No. ACFPJ8665D;

12. **Hanuman Supply Chain Private Limited,** a company incorporated under the Companies Act, 1956 and within the meaning of the Companies Act, 2013, having its registered office at 113 B, Ripon Street, Ground Floor, Suite No. 8B, Kolkata 700 016, P.S. Park Street, P.O. Park Street and Income Tax Permanent Account Number AABCH5815J and represented by its Authorized Signatory Mr. Rajesh Jhunjhunwala son of Mr. Sajjan Kumar Jhunjhunwala, residing at 10/4, Alipore Park Place, Kolkata 700027, P.S. Alipore, P.O. Alipore, PAN No. ACFPJ8665D;

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13. **Shree Gajraj Vanijya Private Limited,** a company incorporated under the Companies Act, 1956 and within the meaning of the Companies Act, 2013, having its registered office at 113 B, Ripon Street, Ground Floor, Suite No. 8B, Kolkata 700 016, P.S. Park Street, P.O. Park Street and Income Tax Permanent Account Number AAJCS1429H and represented by its Authorized Signatory Mr. Rajesh Jhunjhunwala son of Mr. Sajjan Kumar Jhunjhunwala, residing at 10/4, Alipore Park Place, Kolkata 700027, P.S. Alipore, P.O. Alipore, PAN No. ACFPJ8665D;

14. **Hariprasad Vinimay Private Limited,** a company incorporated under the Companies Act, 1956 and within the meaning of the Companies Act, 2013, having its registered office at 113 B, Ripon Street, Ground Floor, Suite No. 8B, Kolkata 700 016, P.S. Park Street, P.O. Park Street and Income Tax Permanent Account Number AABCH5816M and represented by its Authorized Signatory Mr. Rajesh Jhunjhunwala son of Mr. Sajjan Kumar Jhunjhunwala, residing at 10/4, Alipore Park Place, Kolkata 700027, P.S. Alipore, P.O. Alipore, PAN No. ACFPJ8665D;

15. **Jai Durga Suppliers Private Limited,** a company incorporated under the Companies Act, 1956 and within the meaning of the Companies Act, 2013, having its registered office at 113 B, Ripon Street, Ground Floor, Suite No. 8B, Kolkata 700 016, P.S. Park Street, P.O. Park Street and Income Tax Permanent Account Number AABCJ5693A and represented by its Authorized Signatory Mr. Rajesh Jhunjhunwala son of Mr. Sajjan Kumar Jhunjhunwala, residing at 10/4, Alipore Park Place, Kolkata 700027, P.S. Alipore, P.O. Alipore, PAN No. ACFPJ8665D;

16. **Rajesh Suppliers Private Limited,** a company incorporated under the Companies Act, 1956 and within the meaning of the Companies Act, 2013, having its registered office at 113 B, Ripon Street, Ground Floor, Suite No. 8B, Kolkata 700 016, P.S. Park Street, P.O. Park Street and Income Tax Permanent Account Number AADCR3454P and represented by its Authorized SignatoryMr. Rajesh Jhunjhunwala son of Mr. Sajjan Kumar Jhunjhunwala, residing at 10/4, Alipore Park Place, Kolkata 700027, P.S. Alipore, P.O. Alipore, PAN No. ACFPJ8665D;

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17. **Govind Dealers Private Limited,** a company incorporated under the Companies Act, 1956 and within the meaning of the Companies Act, 2013, having its registered office at 113 B, Ripon Street, Ground Floor, Suite No. 8B, Kolkata 700 016, P.S. Park Street, P.O. Park Street and Income Tax Permanent Account Number AACCG6305P and represented by its Authorized Signatory Mr. Rajesh Jhunjhunwala son of Mr. Sajjan Kumar Jhunjhunwala, residing at 10/4, Alipore Park Place, Kolkata 700027, P.S. Alipore, P.O. Alipore, PAN No. ACFPJ8665D;

18. **Aditi Dealers Private Limited,** a company incorporated under the Companies Act, 1956 and within the meaning of the Companies Act, 2013, having its registered office at 113 B, Ripon Street, Ground Floor, Suite No. 8B, Kolkata 700 016, P.S. Park Street, P.O. Park Street and Income Tax Permanent Account Number AAFCA8207P and represented by its Authorized Signatory Mr. Rajesh Jhunjhunwala son of Mr. Sajjan Kumar Jhunjhunwala, residing at 10/4, Alipore Park Place, Kolkata 700027, P.S. Alipore, P.O. Alipore, PAN No. ACFPJ8665D;

19. **Hariprasad Merchants Private Limited,** a company incorporated under the Companies Act, 1956 and within the meaning of the Companies Act, 2013, having its registered office at 113 B, Ripon Street, Ground Floor, Suite No. 8B, Kolkata 700 016, P.S. Park Street, P.O. Park Street and Income Tax Permanent Account Number AABCH7219Q and represented by its Authorized Signatory Mr. Rajesh Jhunjhunwala son of Mr. Sajjan Kumar Jhunjhunwala, residing at 10/4, Alipore Park Place, Kolkata 700027, P.S. Alipore, P.O. Alipore, PAN No. ACFPJ8665D;

20. **Maa Durga Dealers Private Limited,** a company incorporated under the Companies Act, 1956 and within the meaning of the Companies Act, 2013, having its registered office at 113 B, Ripon Street, Ground Floor, Suite No. 8B, Kolkata 700 016, P.S. Park Street, P.O. Park Street and Income Tax Permanent Account Number AAECM7292H and represented by its Authorized Signatory Mr. Rajesh Jhunjhunwala son of Mr. Sajjan Kumar Jhunjhunwala, residing at 10/4, Alipore Park Place, Kolkata 700027, P.S. Alipore, P.O. Alipore, PAN No. ACFPJ8665D;

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21. **Sonali Dealcom Private Limited,** a company incorporated under the Companies Act, 1956 and within the meaning of the Companies Act, 2013, having its registered office at 113 B, Ripon Street, Ground Floor, Suite No. 8B, Kolkata 700 016, P.S. Park Street, P.O. Park Street and Income Tax Permanent Account Number AAKCS0568C and represented by its Authorized SignatoryMr. Rajesh Jhunjhunwala son of Mr. Sajjan Kumar Jhunjhunwala, residing at 10/4, Alipore Park Place, Kolkata 700027, P.S. Alipore, P.O. Alipore, PAN No. ACFPJ8665D;

22. **Reliable Vincom Private Limited,** a company incorporated under the Companies Act, 1956 and within the meaning of the Companies Act, 2013, having its registered office at 113 B, Ripon Street, Ground Floor, Suite No. 8B, Kolkata 700 016, P.S. Park Street, P.O. Park Street and Income Tax Permanent Account Number AADCR3451J and represented by its Authorized Signatory Mr. Rajesh Jhunjhunwala son of Mr. Sajjan Kumar Jhunjhunwala, residing at 10/4, Alipore Park Place, Kolkata 700027, P.S. Alipore, P.O. Alipore, PAN No. ACFPJ8665D;

23. **Rajsthan Vanijya Private Limited,** a company incorporated under the Companies Act, 1956 and within the meaning of the Companies Act, 2013, having its registered office at 113 B, Ripon Street, Ground Floor, Suite No. 8B, Kolkata 700 016, P.S. Park Street, P.O. Park Street and Income Tax Permanent Account Number AADCR3453L and represented by its Authorized Signatory Mr. Rajesh Jhunjhunwala son of Mr. Sajjan Kumar Jhunjhunwala, residing at 10/4, Alipore Park Place, Kolkata 700027, P.S. Alipore, P.O. Alipore, PAN No. ACFPJ8665D;

24. **Navin Vinimay Private Limited,** a company incorporated under the Companies Act, 1956 and within the meaning of the Companies Act, 2013, having its registered office at 113 B, Ripon Street, Ground Floor, Suite No. 8B, Kolkata 700 016, P.S. Park Street, P.O. Park Street and Income Tax Permanent Account Number AACCN3355J and represented by its Authorized Signatory Mr. Rajesh Jhunjhunwala son of Mr. Sajjan Kumar Jhunjhunwala, residing at 10/4, Alipore Park Place, Kolkata 700027, P.S. Alipore, P.O. Alipore, PAN No. ACFPJ8665D;

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25. **Sarada Vinimay Private Limited,** a company incorporated under the Companies Act, 1956 and within the meaning of the Companies Act, 2013, having its registered office at 113 B, Ripon Street, Ground Floor, Suite No. 8B, Kolkata 700 016, P.S. Park Street, P.O. Park Street and Income Tax Permanent Account Number AAKCS0566N and represented by its Authorized Signatory Mr. Rajesh Jhunjhunwala son of Mr. Sajjan Kumar Jhunjhunwala, residing at 10/4, Alipore Park Place, Kolkata 700027, P.S. Alipore, P.O. Alipore, PAN No. ACFPJ8665D;

26. **Indu Vinimay Private Limited,** a company incorporated under the Companies Act, 1956 and within the meaning of the Companies Act, 2013, having its registered office at 113 B, Ripon Street, Ground Floor, Suite No. 8B, Kolkata 700 016, P.S. Park Street, P.O. Park Street and Income Tax Permanent Account Number AABCI5440A and represented by its Authorized Signatory Mr. Rajesh Jhunjhunwala son of Mr. Sajjan Kumar Jhunjhunwala, residing at 10/4, Alipore Park Place, Kolkata 700027, P.S. Alipore, P.O. Alipore, PAN No. ACFPJ8665D;

27. **Sneha Suppliers Private Limited,** a company incorporated under the Companies Act, 1956 and within the meaning of the Companies Act, 2013, having its registered office at 113 B, Ripon Street, Ground Floor, Suite No. 8B, Kolkata 700 016, P.S. Park Street, P.O. Park Street and Income Tax Permanent Account Number AAKCS0505P and represented by its Authorized Signatory Mr. Rajesh Jhunjhunwala son of Mr. Sajjan Kumar Jhunjhunwala, residing at 10/4, Alipore Park Place, Kolkata 700027, P.S. Alipore, P.O. Alipore, PAN No. ACFPJ8665D;

28. **Balhanuman Vanija Private Limited,** a company incorporated under the Companies Act, 1956 and within the meaning of the Companies Act, 2013, having its registered office at 113 B, Ripon Street, Ground Floor, Suite No. 8B, Kolkata 700 016, P.S. Park Street, P.O. Park Street and Income Tax Permanent Account Number AACCB9092N and represented by its Authorized Signatory Mr. Rajesh Jhunjhunwala son of Mr. Sajjan Kumar Jhunjhunwala, residing at 10/4, Alipore Park Place, Kolkata 700027, P.S. Alipore, P.O. Alipore, PAN No. ACFPJ8665D;

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29. **Yash Vincom Private Limited,** a company incorporated under the Companies Act, 1956 and within the meaning of the Companies Act, 2013, having its registered office at 113 B, Ripon Street, Ground Floor, Suite No. 8B, Kolkata - 700 016, P.S. Park Street, P.O. Park Street and Income Tax Permanent Account Number AAACY2760L and represented by its Authorized Signatory Mr. Rajesh Jhunjhunwala son of Mr. Sajjan Kumar Jhunjhunwala, residing at 10/4, Alipore Park Place, Kolkata 700027, P.S. Alipore, P.O. Alipore, PAN No. ACFPJ8665D;

30. **Janaki Dealers Private Limited,** a company incorporated under the Companies Act, 1956 and within the meaning of the Companies Act, 2013, having its registered office at 113 B, Ripon Street, Ground Floor, Suite No. 8B, Kolkata 700 016, P.S. Park Street, P.O. Park Street and Income Tax Permanent Account Number AABCJ7046F and represented by its Authorized Signatory Mr. Rajesh Jhunjhunwala son of Mr. Sajjan Kumar Jhunjhunwala, residing at 10/4, Alipore Park Place, Kolkata 700027, P.S. Alipore, P.O. Alipore, PAN No. ACFPJ8665D;

31. **Meso Prime Spaces Private Limited,** a company incorporated under the Companies Act, 1956 and within the meaning of the Companies Act, 2013, having its registered office at 4th Floor, H. No. 8-2-472, Road No. 1, P.S. & P.O. Banjara Hills, Hyderabad– 500034, Telangana and Income Tax Permanent Account Number AAICM2650F and represented by its Authorized Signatory Ms. Soma Raychaudhuri, wife of Mr. Anumay Raychaudhuri, by occupation Service, having Income Tax PAN AHUPR6801M, working at 3/1 Dr. U. N. Brahmachari Street, P.S. Shakespeare Sarani, P.O. Circus Avenue, Kolkata- 700017, West Bengal;

32. **Boson Prime Spaces Private Limited,** a company incorporated under the Companies Act, 1956 and within the meaning of the Companies Act, 2013, having its registered office at 4th Floor, H. No. 8-2-472, Road No. 1, P.S. & P.O. Banjara Hills, Hyderabad– 500034, Telangana and Income Tax Permanent Account Number AAFCB2521F and represented by its Authorized Signatory Ms. Soma Raychaudhuri, wife of Mr. Anumay Raychaudhuri, by occupation Service, having

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Income Tax PAN AHUPR6801M, working at 3/1 Dr. U. N. Brahmachari Street, P.S. Shakespeare Sarani, P.O. Circus Avenue, Kolkata- 700017, West Bengal;;

33. **Concoct Buildcon Private Limited,** a company incorporated under the Companies Act, 1956 and within the meaning of the Companies Act, 2013, having its registered office at 4th Floor, H. No. 8-2-472, Road No. 1, P.S. & P.O. Banjara Hills, Hyderabad– 500034, Telangana and Income Tax Permanent Account Number AAFCC0425R and represented by its Authorized Signatory Ms. Soma Raychaudhuri, wife of Mr. Anumay Raychaudhuri, by occupation Service, having Income Tax PAN AHUPR6801M, working at 3/1 Dr. U. N. Brahmachari Street, P.S. Shakespeare Sarani, P.O. Circus Avenue, Kolkata- 700017, West Bengal;

34. **Mesmor Buildtech Private Limited,** a company incorporated under the Companies Act, 1956 and within the meaning of the Companies Act, 2013, having its registered office at 4th Floor, H. No. 8-2-472, Road No. 1, P.S. & P.O. Banjara Hills, Hyderabad– 500034, Telangana and Income Tax Permanent Account Number AAICM2648F and represented by its Authorized Signatory Ms. Soma Raychaudhuri, wife of Mr. Anumay Raychaudhuri, by occupation Service, having Income Tax PAN AHUPR6801M, working at 3/1 Dr. U. N. Brahmachari Street, P.S. Shakespeare Sarani, P.O. Circus Avenue, Kolkata- 700017, West Bengal;;

35. **Tachyon Infraventures Private Limited** a. company incorporated under the Companies Act, 1956 and within the meaning of the Companies Act, 2013, having its registered office at 4th Floor, H. No. 8-2-472, Road No. 1, P.S. & P.O. Banjara Hills, Hyderabad– 500034, Telangana and Income Tax Permanent Account Number AAECT4652N and represented by its Authorized Signatory Ms. Soma Raychaudhuri, wife of Mr. Anumay Raychaudhuri, by occupation Service, having Income Tax PAN AHUPR6801M, working at 3/1 Dr. U. N. Brahmachari Street, P.S. Shakespeare Sarani, P.O. Circus Avenue, Kolkata- 700017, West Bengal;

36. **Centrum Estates Private Limited,** a company incorporated under the Companies Act, 1956 and within the meaning of the Companies Act, 2013, having its

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registered office at 4th Floor, H. No. 8-2-472, Road No. 1, P.S. & P.O. Banjara Hills, Hyderabad– 500034, Telangana and Income Tax Permanent Account Number AAFCC0424Q and represented by its Authorized Signatory Ms. Soma Raychaudhuri, wife of Mr. Anumay Raychaudhuri, by occupation Service, having Income Tax PAN AHUPR6801M, working at 3/1 Dr. U. N. Brahmachari Street, P.S. Shakespeare Sarani, P.O. Circus Avenue, Kolkata- 700017, West Bengal;

37. **Nucam Constructions & Estates Private Limited,** a company incorporated under the Companies Act, 1956 and within the meaning of the Companies Act, 2013, having its registered office at 4th Floor, H. No. 8-2-472, Road No. 1, P.S. & P.O. Banjara Hills, Hyderabad– 500034, Telangana and Income Tax Permanent Account Number AAECN1683P and represented by its Authorized Signatory Ms. Soma Raychaudhuri, wife of Mr. Anumay Raychaudhuri, by occupation Service, having Income Tax PAN AHUPR6801M, working at 3/1 Dr. U. N. Brahmachari Street, P.S. Shakespeare Sarani, P.O. Circus Avenue, Kolkata- 700017, West Bengal ;

38. **Lepton Builders Private Limited,** a company incorporated under the Companies Act, 1956 and within the meaning of the Companies Act, 2013, having its registered office at 4th Floor, H. No. 8-2-472, Road No. 1, P.S. & P.O. Banjara Hills, Hyderabad– 500034, Telangana and Income Tax Permanent Account Number AACCL3719J and represented by its Authorized Signatory Ms. Soma Raychaudhuri, wife of Mr. Anumay Raychaudhuri, by occupation Service, having Income Tax PAN AHUPR6801M, working at 3/1 Dr. U. N. Brahmachari Street, P.S. Shakespeare Sarani, P.O. Circus Avenue, Kolkata- 700017, West Bengal;

39. **Aadri Developers Private Limited,** a company incorporated under the Companies Act, 1956 and within the meaning of the Companies Act, 2013, having its registered office at 4th Floor, H. No. 8-2-472, Road No. 1, P.S. & P.O. Banjara Hills, Hyderabad– 500034, Telangana and Income Tax Permanent Account Number AALCA0828L and represented by its Authorized Signatory Ms. Soma Raychaudhuri, wife of Mr. Anumay Raychaudhuri, by occupation Service, having

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Income Tax PAN AHUPR6801M, working at 3/1 Dr. U. N. Brahmachari Street, P.S. Shakespeare Sarani, P.O. Circus Avenue, Kolkata- 700017, West Bengal;

40. **Citius Spaces Private Limited,** a company incorporated under the Companies Act, 1956 and within the meaning of the Companies Act, 2013, having its registered office at 4th Floor, H. No. 8-2-472, Road No. 1, P.S. & P.O. Banjara Hills, Hyderabad– 500034, Telangana and Income Tax Permanent Account Number AAFCC0423K and represented by its Authorized Signatory Ms. Soma Raychaudhuri, wife of Mr. Anumay Raychaudhuri, by occupation Service, having Income Tax PAN AHUPR6801M, working at 3/1 Dr. U. N. Brahmachari Street, P.S. Shakespeare Sarani, P.O. Circus Avenue, Kolkata- 700017, West Bengal;

41. **Concoct Properties Private Limited,** a company incorporated under the Companies Act, 1956 and within the meaning of the Companies Act, 2013, having its registered office at 4th Floor, H. No. 8-2-472, Road No. 1, P.S. & P.O. Banjara Hills, Hyderabad– 500034, Telangana and Income Tax Permanent Account Number AAFCC0421M and represented by its Authorized Signatory Ms. Soma Raychaudhuri, wife of Mr. Anumay Raychaudhuri, by occupation Service, having Income Tax PAN AHUPR6801M, working at 3/1 Dr. U. N. Brahmachari Street, P.S. Shakespeare Sarani, P.O. Circus Avenue, Kolkata- 700017, West Bengal;

42. **Cupid Spaces Private Limited,** a company incorporated under the Companies Act, 1956 and within the meaning of the Companies Act, 2013, having its registered office at 4th Floor, H. No. 8-2-472, Road No. 1, P.S. & P.O. Banjara Hills, Hyderabad– 500034, Telangana and Income Tax Permanent Account Number AAFCC0420L and represented by its Authorized Signatory Ms. Soma Raychaudhuri, wife of Mr. Anumay Raychaudhuri, by occupation Service, having Income Tax PAN AHUPR6801M, working at 3/1 Dr. U. N. Brahmachari Street, P.S. Shakespeare Sarani, P.O. Circus Avenue, Kolkata- 700017, West Bengal;

43. **Centrum Builders Private Limited,** a company incorporated under the Companies Act, 1956 and within the meaning of the Companies Act, 2013, having

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its registered office at 4th Floor, H. No. 8-2-472, Road No. 1, P.S. & P.O. Banjara Hills, Hyderabad– 500034, Telangana and Income Tax Permanent Account Number AAFCC0422J and represented by its Authorized Signatory Ms. Soma Raychaudhuri, wife of Mr. Anumay Raychaudhuri, by occupation Service, having Income Tax PAN AHUPR6801M, working at 3/1 Dr. U. N. Brahmachari Street, P.S. Shakespeare Sarani, P.O. Circus Avenue, Kolkata- 700017, West Bengal;

44. **Cupid Properties Private Limited** a company incorporated under the Companies Act, 1956 and within the meaning of the Companies Act, 2013, having its registered office at 4th Floor, H. No. 8-2-472, Road No. 1, P.S. & P.O. Banjara Hills, Hyderabad– 500034, Telangana and Income Tax Permanent Account Number AAFCC0419F and represented by its Authorized Signatory Ms. Soma Raychaudhuri, wife of Mr. Anumay Raychaudhuri, by occupation Service, having Income Tax PAN AHUPR6801M, working at 3/1 Dr. U. N. Brahmachari Street, P.S. Shakespeare Sarani, P.O. Circus Avenue, Kolkata- 700017, West Bengal;

45. **Adrian Buildcon Private Limited,** a company incorporated under the Companies Act, 1956 and within the meaning of the Companies Act, 2013, having its registered office at 4th Floor, H. No. 8-2-472, Road No. 1, P.S. & P.O. Banjara Hills, Hyderabad– 500034, Telangana and Income Tax Permanent Account Number AALCA0829M and represented by its Authorized Signatory Ms. Soma Raychaudhuri, wife of Mr. Anumay Raychaudhuri, by occupation Service, having Income Tax PAN AHUPR6801M, working at 3/1 Dr. U. N. Brahmachari Street, P.S. Shakespeare Sarani, P.O. Circus Avenue, Kolkata- 700017, West Bengal;

46. **Rendoz Infracon Private Limited**, a company incorporated under the Companies Act, 1956 and within the meaning of the Companies Act, 2013, having its registered office at 4th Floor, H. No. 8-2-472, Road No. 1, P.S. & P.O. Banjara Hills, Hyderabad– 500034, Telangana and Income Tax Permanent Account Number AAGCR1376K and represented by its Authorized Signatory Ms. Soma Raychaudhuri, wife of Mr. Anumay Raychaudhuri, by occupation Service, having

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Income Tax PAN AHUPR6801M, working at 3/1 Dr. U. N. Brahmachari Street, P.S. Shakespeare Sarani, P.O. Circus Avenue, Kolkata- 700017, West Bengal;

47. **Gillard Properties Private Limited,** a company incorporated under the Companies Act, 1956 and within the meaning of the Companies Act, 2013, having its registered office at 4th Floor, H. No. 8-2-472, Road No. 1, P.S. & P.O. Banjara Hills, Hyderabad– 500034, Telangana and Income Tax Permanent Account Number AAECG9658B and represented by its Authorized Signatory Ms. Soma Raychaudhuri, wife of Mr. Anumay Raychaudhuri, by occupation Service, having Income Tax PAN AHUPR6801M, working at 3/1 Dr. U. N. Brahmachari Street, P.S. Shakespeare Sarani, P.O. Circus Avenue, Kolkata- 700017, West Bengal;

48. **Siesma Estates Private Limited,** a company incorporated under the Companies Act, 1956 and within the meaning of the Companies Act, 2013, having its registered office at 4th Floor, H. No. 8-2-472, Road No. 1, P.S. & P.O. Banjara Hills, Hyderabad– 500034, Telangana and Income Tax Permanent Account Number AASCS3506Q and represented by its Authorized Signatory Ms. Soma Raychaudhuri, wife of Mr. Anumay Raychaudhuri, by occupation Service, having Income Tax PAN AHUPR6801M, working at 3/1 Dr. U. N. Brahmachari Street, P.S. Shakespeare Sarani, P.O. Circus Avenue, Kolkata- 700017, West Bengal;

49. **Siesma Infratech Private Limited,** a company incorporated under the Companies Act, 1956 and within the meaning of the Companies Act, 2013, having its registered office at 4th Floor, H. No. 8-2-472, Road No. 1, P.S. & P.O. Banjara Hills, Hyderabad– 500034, Telangana and Income Tax Permanent Account Number AASCS2867G and represented by its Authorized Signatory Ms. Soma Raychaudhuri, wife of Mr. Anumay Raychaudhuri, by occupation Service, having Income Tax PAN AHUPR6801M, working at 3/1 Dr. U. N. Brahmachari Street, P.S. Shakespeare Sarani, P.O. Circus Avenue, Kolkata- 700017, West Bengal; and

50. **Nucam Builders Private Limited,** a company incorporated under the Companies Act, 1956 and within the meaning of the Companies Act, 2013, having its

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registered office at 4th Floor, H. No. 8-2-472, Road No. 1, P.S. & P.O. Banjara Hills, Hyderabad– 500034, Telangana and Income Tax Permanent Account Number AAECN1727C and represented by its Authorized Signatory Ms. Soma Raychaudhuri, wife of Mr. Anumay Raychaudhuri, by occupation Service, having Income Tax PAN AHUPR6801M, working at 3/1 Dr. U. N. Brahmachari Street, P.S. Shakespeare Sarani, P.O. Circus Avenue, Kolkata- 700017, West Bengal

hereinafter collectively referred to as "the **Principals**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include their respective successors-in-interest and/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 **Park Real Con Private Limited** (formerly known as Fashion Vintrade Private Limited), a company incorporated under the Companies Act, 1956 and within the meaning of the Companies Act, 2013, having its registered office at 3/1, Dr. U. N. Brahmachari Street, Kolkata – 700 017, P.S. Shakespeare Sarani, P.O. Circus Avenue and Income Tax Permanent Account Number AABCF6200H represented by both or either of by its Authorized Representatives (a) **Mr. Vedant Sureka [PAN: BSSPS1969P; AADHAAR: 257888703081],** son of Mr. Pradeep Kumar Sureka, by occupation Business, residing at 3/1, Dr. U. N. Brahmachari Street, P.S. Shakespeare Sarani, P.O. Circus Avenue, Kolkata– 700017, West Bengal and/or (b) **Mr. Sajal Kumar Bose [PAN: AEGPB5943R; AADHAAR: 225207761070],** son of Late Rash Bihari Bose, by occupation Service, , residing at F3/A2 Victoria Greens, 385 Garia Main Road, P.S. Sonarpur, P.O. Garia, Kolkata- 700084, West Bengal and shall include any other person whom the Developer may authorize in addition to or in substitution of the aforementioned persons jointly and/or severally but shall not include any person whose authorization to represent the Principals as attorney is revoked by the Developer.

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ii) **"Agreed Ratio"** shall mean the ratio in which the Sale Proceeds are to be shared between the Owners and the Developer (as defined in the Development Agreement dated 18th September, 2018) as specified in clause 11 of the Development Agreement dated 18th September, 2018 and the various sub-clauses thereof as as amended by the Supplementary Development Agreement dated 08.11.2021.

iii) **"Building Complex"** shall mean and include the Said Premises and the New Buildings thereat with the Common Areas and Installations thereof;

iv) "**Development**" shall mean and include, without limitation, the erection, re-erection, demolition, addition or alteration whatsoever or howsoever of the New Buildings and any other structures at the Said Premises and all activities allied or ancillary thereto and shall also include the doing, carrying out, erection or installation of common portions, landscaping, beautification, signage erection/installation, free or chargeable facilities.

v) **"Individual Buildings" or "New Buildings"** shall mean one or several New Buildings to be constructed from time to time at the Said Premises or any part thereof.

vi) **"Principals' Allocation"** shall mean the Owners' Allocation as defined and described in the Development Agreement being 22% (twenty two percent) of the Sale Proceeds and shall include the shares or portions thereof allotted to the Owners or any of them in terms of the Agreed Ratio under **clause 11** of the Development Agreement dated 18th September, 2018 (and/or sub-clauses thereof) and include any variations thereof if and as made by the parties to the Development Agreement.

vii) "**Development Agreement**" shall mean and include the Development Agreement dated 18th September 2018 and registered with the A.D.S.R. Domjur, Howrah and recorded in Book No. I, Volume No.0504-2018, pages from 140506 to 140669,

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being no. 050405351 made between the Principals and the Developer and shall include all modifications and alterations thereof as may be made by the Principals and the Developer in writing including the Supplementary Development Agreement dated 08.11.2021.

viii) **"Said Premises"** shall mean the immovable property with a land area of 5.1652 Acres more or less at Mouza Unsani, J.L. No. 110, P.S. Jagacha, District Howrah under the Howrah Municipal Corporation fully described in the **SCHEDULE** hereunder written;

ix) **"Sale Proceeds"** shall have the meaning ascribed to it in clause 11 of the Development Agreement dated 18th September, 2018 as amended by the Supplementary Development Agreement dated 08.11.2021.

x) **"Transfer"** shall include transfer by sale, lease letting out, grants, exclusive rights, delivery of possession or otherwise.

xi) **"Transferable Areas"** shall include the Units, Parking Spaces and anything comprised in the Building Complex which is commercially exploited including by adding to the chargeable super built-up area or otherwise.

xii) **"Developer's Allocation"** shall mean and include the Developer's Allocation as defined and described in the said Development Agreements being 78% (seventy eight percent) of the Realizations to and shall include the shares or portions if allotted to the Developer under **clause 11.2** (and/or sub-clauses thereof) thereto and include any variations thereof if and as made by the parties to the Development Agreement.

xiii) **"Developer"** shall mean **Park Real Con Private Limited** (formerly known as Fashion Vintrade Private Limited), a company incorporated under the Companies Act, 1956 and within the meaning of the Companies Act, 2013, having its registered office at 3/1, Dr. U. N. Brahmachari Street, Kolkata – 700 017, P.S.

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Shakespeare Sarani, P.O. Circus Avenue and Income Tax Permanent Account Number AABCF6200H and include its successors or successors-in-office and/or successors-in-interest and/or assigns.

xiv) **"Owners"** shall mean the Parties described as Owners in the Development Agreement dated 18th September, 2018 and as Principals herein and shall include both Group A Owners and Group B owners as defined in the Development Agreement dated 18th September, 2018.

xv) **"Project"** shall mean the Development of the Building Complex and Transfer of the same;

xvi) "**Transferees**" shall mean the Persons to whom any Transferable Area in the Building Complex is transferred or agreed to be transferred.

xvii) "**Units**" shall mean the independent and self-contained flats, offices, shops, and other constructed spaces in the New Building at the said premises capable of being exclusively held used or occupied by a person.

xviii) 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 ascribed to it in the Development Agreement dated 18th September, 2018.

II. RECITALS:

WHEREAS by a Development Agreement dated 18th September 2018 and a Supplementary Development Agreement dated 08.11.2021 (hereinafter collectively referred to as 'the said Development Agreement'), the parties thereto have agreed, inter alia, that the Developer shall be entitled to the exclusive and absolute right to develop the Said Premises on the terms and conditions morefully agreed upon by and between the Principals and the Developer as morefully contained therein.

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AND WHEREAS in terms of the said 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 Said Property, the Development thereof, Transfer of the Saleable Areas in the Project and other 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 Said Property, the Development thereof, Transfer of the Saleable Areas in the Project and other purposes hereinafter contained i.e., to say:-

1. To manage, maintain, look after, supervise, administer, secure, hold and defend possession of the Said Premises 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 Said Premises.

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 Said Premises or any part thereof or the boundary of the Said Premises in the records of the B.L. & L.R.O., the D.L. & L.R.O., Municipal authorities, Planning Authority, Development Authority, Collector, District Magistrate (including ADM) and any

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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 Said Premises 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 Said Premises 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 Said Premises 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 sanction of building plans, 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 Said Premises.

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 Said Premises.

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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 Said Premises 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, mechanical parking system, MLCP 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, mechanized parking, 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 Said Premises and to amalgamate the plots or share any facilities, utilities, infrastructure, boundary, floor area ratio, sanction area etc., in such manner and on such terms and conditions as the said attorney or attorneys may deem fit and proper.

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17. To apply for and obtain 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 Said Premises.

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 Development at the said Premises 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 rules framed thereunder including but not limited to The West Bengal Real Estate (Regulation and Development) Rules, 2021 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 Said Premises 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 Development at the said Premises.

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 Project or any aspect or

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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 bye-laws ordinance etc., for the time being in force with regard to the Development at the said Premises.

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 Building 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 by mortgaging and charging the land and/or the portion of the Sale Proceeds attributable to the Group B Owners and the Developer under the said Development Agreement, and for the said purpose to directly deposit the title deeds of the Principals to Banks/Financial Institutions as per their requirement as permitted under the clause 17 of the Development Agreement but without however creating any obligation upon the Principals for repayment of the financial accomodation received from banks and/or financial institutions.

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 obtain loan or finance from any Banks or Financial Institutions.

29. To deal with banks and financers and/or their officers and/or assigns in connection with the repayment of dues and to obtain any no objection

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certificates, consents, conditional consents, clearances, releases, redemptions from them.

30. To produce or give copies of any original title deed or document relating to the Said Premises and/or the Complex to any person or financer or others.

31. To advertise and publicize the Project 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.

32. To Transfer the Separately Allocated Areas of the Developer with the proportionate share in land and other appurtenances thereof to such person or persons and at such consideration as the Attorneys or any of them may deem fit and proper in accordance with the terms and conditions contained in the Development Agreement, and to receive the amounts receivable in respect thereof and issue receipts, acknowledgements and discharge therefor to fully exonerate the person or persons paying the same;

33. 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 the Transferable Areas including the Developer's Allocation and the Principals' Allocation (except any Separately Allocable Areas forming part of the Principals' Allocation) alongwith or independent of or independently the land comprised in the Said Premises 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.

34. To ask, demand, recover, realize and collect the Sale Proceeds and all other amounts or any parts thereof receivable in respect of any Transfer of the Saleable Areas in the manner and as per the terms and conditions of the Development Agreement and to deposit the amount receivable by the Principal in terms of the Development Agreement to the account (including bank account) of the Principal

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and to issue receipts to the Transferees accordingly which shall fully exonerate the person or persons paying the same.

35. 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 Said 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.

36. To join in as party to agreements for Transfer of the Transferable Areas and/or undivided share in the land comprised in the Said Premises 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.

37. 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.

38. 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.

39. 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.

40. To ask, demand, sue for, recover, realize and collect any Extras and Deposits which are or may be due payable or recoverable from any Transferees or any

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person or persons or authority or authorities on any account whatsoever and to give effectual receipts and discharges for the same.

41. 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.

42. To deal with any claim of any third party in respect of the Said Premises and to oppose or settle the same.

43. 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.

44. To form a non-profit making association or society or syndicate amongst the owners and/or buyers of the Transferable Areas (including Association under the Apartment Ownership Act).

45. 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.

46. For all or any of the purposes hereinstated to apply for and obtain all permissions, approvals, licenses, registrations, clearances, no objection certificates, and appear and represent the Principals before the concerned B.L. & L.R.O., D.L. & L.R.O., and other authorities / officers under the Land laws, MED, Collector, District Magistrate, ADM, Municipality, Kolkata Metropolitan Development Authority, Fire Brigade, Planning Authority, Development Authority, the Authorised Officers/Authorities 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 and/or The West Bengal Real Estate (Regulation and Development) Rules, 2021, the Authorities under the West Bengal Apartment Ownership Act, Companies Act, Societies Registration Act,

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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, Kolkata Port Trust, 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 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 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.

47. 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.

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48. 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 hereinstated 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.

49. 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.

50. 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.

51. To receive all letters parcels or other postal articles and documents in respect of the Said Premises and to grant proper and effectual receipt thereof.

52. To grant right of way, easement, access and user rights over a common passage running across the Property as shown in the plan annexed as Plan X with the Development Agreement, to one Mr. Narayan Sinha, whose land is situated adjacent to the Project and who does not have any direct access to the main road save and except through the common passage. Such right of way shall be a covenant running with the land in perpetuity and continuity.

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53. For better and more effectually exercising the powers and authorities aforesaid to retain appoint and employ Advocates, Pleaders, Solicitors, Mukhtars 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 Said Premises and the Building Complex and the Project and related purposes which the Principals themselves could have lawfully done under their 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.

VII. **AND** it is understood that to facilitate the construction and Transfer of the Building Complex, various acts deeds matters and things not specified in the Development Agreement may be required to be done by the Developer and for which the Developer may need the authority of the Principal and various applications and other documents may be required to be signed or made by the Principals relating to which specific provisions may not have been mentioned in the Development Agreement. The Principals hereby undertake to do all such acts deeds matters and things as may be reasonably required by the Developer to be done in the matter and the Principals shall execute any such additional Power of Attorney and/or authorisation as may be reasonably required by the Developer for the purpose and the Principal also undertake to sign and execute all such additional applications and other documents as the case may be on the written request made by the Principal.

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VIII. **AND** it is understood that all receivables of the Principals under the Development Agreement shall be properly deposited in the Bank Accounts to the Principal.

IX. **AND** it is further understood that no monetary or other transaction has been taken place against this Power of Attorney and this Power of Attorney is always revocable.

THE SCHEDULE ABOVE REFERRED TO:

(Said Premises)

ALL THAT pieces or parcels of land containing an area of 5.1652 Acres or 516.52 Decimals (Sataks) more or less comprised in several Dags in Mouza Unsani, J.L. No. 110, P.S. Jagacha, District Howrah under the Howrah Municipal Corporation as per details given below:

PART-I

("said First Lands" owned by the Owners named in Clause 1 to Clause 30)

ALL THAT the pieces and parcels of contiguous land together measuring about 329.06 decimal with structures thereon and comprised in several Dags mentioned below all under L.R. Khatian no. 5162, 5163, 5164, 5165, 5166, 5167, 5168, 5169, 5170, 5171, 5172, 5173, 5174, 5175, 5176, 5258, 5259, 5260, 5261, 5262, 5263, 5264, 5265, 5266, 5267, 5268, 5269, 5270, 5271 and 5272 in Mouza Unsani, J.L. No. 110, P.S. Jagacha, District Howrah under the Howrah Municipal Corporation:

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Dag No.		Total Area in Dag(in Decimal)	Area Owned by the Owners named in Clause 3.1.1 to Clause 3.1.30 (in Decimal)	Record as per ROR
R.S	L.R			
1165	1199	14	14	Sali
1166	1200	19	19	Sali
1167	1201	29	29	Sali
1168	1202	34	30.75	Sali
1171	1205	36	36	Sali
1172	1206	32	32	Sali
1173	1207	43	31.50	sali
1174	1208	11	7.8-	Sali
1175	1209	13	13	Sali
1176	1210	68	70.33	Sali
1198	1232	2	1	Danga
1200	1234	18	18	Danga
1202	1237	19	8.33	Danga
1203	1238	44	18.35	Danga
			329.06	

PART-II

"said Second Lands" owned by the Owners named in Clause 31 to Clause 50

ALL THATthe pieces and parcels of contiguous land together measuring about 187.46 decimal with structures thereon and comprised in several Dags mentioned below all under L.R. Khatian no. 7962, 7963, 7964, 7965, 7966, 7967, 7968, 7969, 7970, 7971, 7972, 7973, 7974, 7975, 7976, 7977, 7978, 7979, 7980 and 7981in Mouza Unsani, J.L. No. 110, P.S. Jagacha, District Howrah under the Howrah Municipal Corporation:

Dag No.		Total Area in Dag(in Decimal)	Area Owned by the Owners named in Clause 3.1.31 to Clause 3.1.50 (in Decimal)	Record as per ROR
R.S	L.R			
1161	1195	30	30	Danga
1162	1196	4	4	Doba
1177	1211	67	67	Sali
1199	1233	18	18	Bagan
1164	1198	16	5.66	Sali
1163	1197	31	15.50	Sali
1197	1231	33	33	Danga
1168	1202	34	3.30	Danga
1156	1190	11	11	Sali
			187.46	

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OR HOWSOEVER OTHERWISE the same now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished. **Be it mentioned** that the nature and use of "Doba" will not be changed or filled up by the Parties without abiding the provisions of law applicable thereto and will be used as "Doba" in future unless any permission is obtained from any competent authority.

IN WITNESS WHEREOF the Principals have hereunto set and subscribed their respective hands and seal on this 12th day of November, 2021.

EXECUTED AND DELIVERED by the PRINCIPALS 1-30 abovenamed at Kolkata

For Rajesh Suppliers (P) Limited
For Govind Dealers (P) Limited
For Aditi Dealers (P) Limited
For Hariprasad Merchants (P) Limited
For Maa Durga Dealers (P) Limited
For Sonali Dealcom (P) Limited
For Reliable Vincom (P) Limited
For Rajasthan Vanijya (P) Limited
For Navin Vinimay (P) Limited
For Sarada Vinimay (P) Limited
For Indu Vinimay (P) Limited
For Sneha Suppliers (P) Limited
For Balhanuman Vanijya (P) Limited
For Yash Vincom (P) Limited
For Janaki Dealers (P) Limited
For Navraj Construction (P) Limited
For Rajesh Dealers (P) Limited
For Snehraj Suppliers (P) Limited
For Sonali Selection (P) Limited
For Navin Dealers (P) Limited
For Yashraj Vinimay (P) Limited
For Devika Vanijya (P) Limited
For Aditi Vyapaar (P) Limited
For Rajasthan Dealers (P) Limited
For Reliable Vyapaar (P) Limited
For Vimla Mercantile (P) Limited
For Hanuman Supply Chain (P) Limited
For Shree Gairaj Vanijya (P) Limited
For Hariprasad Vinimay (P) Limited
For Jai Durga Suppliers (P) Limited

Authorised Signatory
of all above Companies

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EXECUTED AND DELIVERED by the PRINCIPALS 30-50 abovenamed at Kolkata

MESO PRIME SPACES PRIVATE LIMITED
BOSON PRIME SPACES PRIVATE LIMITED
CONCOCT BUILDCON PRIVATE LIMITED
MESMOR BUILDTECH PRIVATE LIMITED
TACHYON INFRAVENTURES PRIVATE LIMITED
CENTRUM ESTATES PRIVATE LIMITED
NUCAM CONSTRUCTIONS & ESTATES PRIVATE LIMITED
LEPTON BUILDERS PRIVATE LIMITED
AADRI DEVELOPERS PRIVATE LIMITED
CITIUS SPACES PRIVATE LIMITE
CONCOCT PROPERTIES PRIVATE LIMITED
CUPID SPACES PRIVATE LIMITED
CENTRUM BUILDERS PRIVATE LIMITED
CUPID PROPERTIES PRIVATE LIMITED
ADRIAN BUILDCON PRIVATE LIMITED
RENDOZ INFRACON PRIVATE LIMITE
GILLARD PROPERTIES PRIVATE LIMITED
SIESMA INFRATECH PRIVATE LIMITED
SIESMA ESTATES PRIVATE LIMITE
NUCAM BUILDERS PRIVATE LIMITED

Soma Roychowdhury

Authorised Signatory
of all above companies

WE ACCEPT:

Park Real Con Private Limited

Authorised Signatory

Park Real Con Private Limited

Sajal Kumar Bose
Authorised Signatory

WITNESSES:

(1) Pradip Ku. Ghosh
3/1 LOUDON STREET
KOLKATA - 17.

(2) Dhananjay Kumar Jha
113 B, Ripon Street
Kolkata - 700016

3) Sankirshan Adhikari
W/o Late P.O - Bakulhati, P.S. Daiya
Dist. Howrah,
Pin - 711405.

DRAFTED BY:

Sayantan Roy
Advocate

DIST. SUB-REGISTRAR, DOMJUR ★ HOWRAH ★ (W.B.)

Addl. Dist. Sub-Registrar
Domjur, Howrah

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FORM FOR EXECUTION & FINGER PRINTS

NAME :

EXECUTION & SIGNATURE

Description :-

Status :-

Little	Ring	Middle	Fore	Thumb

(LEFT HAND)

Thumb	Fore	Middle	Ring	Little

(RIGHT HAND)

EXECUTION & SIGNATURE

Description :-

Status :-

Little	Ring	Middle	Fore	Thumb

(LEFT HAND)

Thumb	Fore	Middle	Ring	Little

(RIGHT HAND)

FORM FOR EXECUTION & FINGER PRINTS

NAME :

EXECUTION & SIGNATURE

Description :-

Status :-

Little	Ring	Middle	Fore	Thumb

(LEFT HAND)

Thumb	Fore	Middle	Ring	Little

(RIGHT HAND)

EXECUTION & SIGNATURE

Description :-

Status :-

Little	Ring	Middle	Fore	Thumb

(LEFT HAND)

Thumb	Fore	Middle	Ring	Little

(RIGHT HAND)

EXECUTION & SIGNATURE

Description :-

Status :-

Little	Ring	Middle	Fore	Thumb

(LEFT HAND)

Thumb	Fore	Middle	Ring	Little

(RIGHT HAND)

EXECUTION & SIGNA

Description :-

Little	Ring	Middle	Fore	Thumb

(LEFT HAND)

Addl. Dist. Sub-Registrar
Domjur, Howrah

12 NOV 2021

Government of West Bengal

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

OFFICE OF THE A.D.S.R. DOMJUR, District Name :Howrah

Signature / LTI Sheet of Query No/Year 05048002322715/2021

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Rajesh Jhunjhunwala 10/4, Alipore Park Place, City:- Not Specified, P.O:- Alipore, P.S:-Alipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700027	Representative of Principal [Navraj Construction Private Limited] ,[Rajesh Dealers Private Limited] ,[Snehraj Suppliers Private Limited] ,[Sonali Selection Private Limited] ,[Navin Dealers Private Limited] ,[Yashraj Vinimay Private Limited] ,[Devika Vanijya Private Limited] ,[Aditi Vyapaar Private Limited] ,[Rajasthan Dealers Private Limited] ,[Reliable Vyapaar Private Limited] ,[Vimla Mercantile		 (3305)	12/11/2021

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
		Private Limited] ,[Hanuman Supply Chain Private Limited] ,[Shree Gajraj Vanijya Private Limited] ,[Haripras ad Vinimay Private Limited] ,[Jai Durga Suppliers Private Limited] ,[Rajesh Suppliers Private Limited] ,[Govind Dealers Private Limited] ,[Aditi Dealers Private Limited] ,[Haripras ad Merchants Private Limited] ,[Maa Durga Dealers Private Limited] ,[Sonali			

Si No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
		Dealcom Private Limited] ,[Reliable Vincom Private Limited] ,[Rajesh Suppliers Private Limited] ,[Navin Vinimay Private Limited] ,[Sarada Vinimay Private Limited] ,[Indu Vinimay Private Limited] ,[Sneha Suppliers Private Limited] ,[Balhanu man Vanijya Private Limited] ,[Yash Vincom Private Limited] ,[Janaki Dealers Private Limited]			

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Ms Soma Raychaudhuri 3/1 Dr. U.N. Brahmachari Street, City:- Kolkata, P.O:- Circus Avenue, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017	Representative of Principal [Meso Prime Spaces Private Limited] ,[Boson Prime Spaces Private Limited] ,[Concoct Buildcon Private Limited] ,[Mesmor Buildtech Private Limited] ,[Tachyon InfraVentures Private Limited] ,[Centrum Estates Private Limited] ,[Nucam Constructions And Estates Private Limited] ,[Lepton Builders Private Limited] ,[Aadri Developers Private Limited] ,[Citius Spaces		(3304)	Soma Raychaudhuri 12.11.2021

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
		Private Limited] ,[Concoct Properties Private Limited] ,[Cupid Spaces Private Limited] ,[Centrum Builders Private Limited] ,[Cupid Properties Private Limited] ,[Adrian Buildcon Private Limited] ,[Rendoz Infracon Private Limited] ,[Gillard Properties Private Limited] ,[Siesma Estates Private Limited] ,[Siesma Infratech Private Limited] ,[Nucam Builders Private Limited]			

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mr Vedant Sureka 3/1 Dr. U.N. Brahmachari Street, City:- Kolkata, P.O:- Circus Avenue, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017	Representative of Attorney [Park Real Con Private Limited]		(3306)	12/11/21

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr Sajal Kumar Bose F3/A2 Victoria Green, 385 Garia Main Road, City:- Kolkata, P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084	Representative of Attorney [Park Real Con Private Limited]		(3307)	Sajal Kumar Bose 12/11/2021

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Ramkrishna Pradhan Son of Late Prasad Chandra Pradhan Baluhati, Village:- Baluhati, P.O:- Baluhati, P.S:- DOMJUR, District:- Howrah, West Bengal, India, PIN:- 711405	Mr Rajesh Jhunjhunwala, Ms Soma Raychaudhuri, Mr Vedant Sureka, Mr Sajal Kumar Bose			12/11/21

12/11/21

(SMRITIKANA PANDA)
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DOMJUR
Howrah, West Bengal

ADDL. DISTRICT & SESSIONS JUDGE
HOWRAH