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ADDITIONAL REGISTRAR OF
ASSURANCES-II, KOLKATA

verified that the Document is admitted to
Registration The Signature Sheet and the
endorsement sheet attached to this document
are the part of

Additional Registrar
of Assurances, Kolkata

27 FEB 2024

POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, WE:

SANMARG NEWS AND ALLIED SERVICES PRIVATE LIMITED,
having its (CIN: U93000WB2014PTC199352) (PAN:AAUCS1358J), a
company incorporated under the Companies Act, 1956 and within the

Sanmarg News And Allied Services Pvt. Ltd.

Authorised Signatory / Director

GOODLUCK INFRADEVELOPERS PVT. LTD.

Director / Authorised Signatory

55682

22 NOV 2023

NO. DATE

SOLD TO R. GINODIA & CO. LLP

ADDRESS Advocates
Ground Floor

RS. 100/-
6, Church Lane
Kolkata-700 001

CODE NO. (1067)
LICENCED NO.
20 & 20A / 1973

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

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27 FEB 2024



27 FEB 2024



meaning of the Companies Act, 2013 and having its Registered Office at Chitrakoot Building 230A, A.J.C Bose Road, 7th Floor, Room No 3 Kolkata-700020, represented by its Director viz. Mr. Mahesh Kumar Agarwal, having his **DIN:01347674** and **PAN:ACQPA7760F** , son of Late Matadin Agarwal , aged about 51 years, by religion Hindu, by occupation Service, by nationality Indian, residing at Luxuria Heights, 15th Floor Flat -1501, 11/1 New Tangra Road, Kolkata 700046, hereinafter referred to as the “**PRINCIPAL**” (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors or successors-in-interest and/or assigns) **SEND GREETINGS:**

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

i. “**Attorney(s)**” shall mean the Developer, namely GOODLUCK INFRADEVELOPERS PVT LTD., represented by its Director viz. Mr. Navin Kumar Bhartia having his DIN No.: 00259552 and PAN No.: ADTPB8802D, son of late Satyanarain Bhartia, aged about 53 years, by religion Hindu, by occupation Business, by nationality India, residing at Flat no. 11W, Rajnigandha Apartment, 25B, Ballygunge Park, Kolkata – 700019, and include any other person whom the Developer may authorize in addition to or as substitute of the above named person jointly and/or severally but shall not include the person whose authorization to represent the Principal as attorney is revoked by the Developer.

ii. “**Building Complex**” shall mean the New Building inter alia consisting of space for Modern Printing Press and other spaces to be constructed at portion/s of the Project Land along with the relevant Common Areas and Installations and wherever the context so permits or intends include the Project Land.

iii. “**Building Plans**” shall mean the plan for construction of the New Building caused to be sanctioned from the NKDA being Plan No. 0030077520230508 dated 08/05/2023 and shall include all modifications and/or alterations as may

8



27 FEB 2024

be made thereto from time to time as also all extensions and/or renewals thereof.

- iv. **“Common Areas and Installations”** shall mean the areas, installations and facilities at or for the Building Complex as mentioned in the Second Schedule of the Development Agreement and the same shall be subject to modifications and alterations that may be made by the Developer in terms thereof.
- v. **“Common Expenses”** shall mean the expenses required to be incurred by the Transferees of the Units for the Common Purposes.
- vi. **“Common Purposes”** shall mean and include the purposes of managing, maintaining, administering, up-keep and security of the Building Complex and in particular the Common Areas and Installations; rendition of common services in common to the Transferees thereof; collection and disbursement of the Common Expenses; the purpose of regulating mutual rights, obligations and liabilities of the Transferees thereof; and dealing with all matters of common interest of the Transferees thereof.
- vii. **“Developer”** shall mean GOODLUCK INFRADEVELOPERS PVT LTD., having its CIN: U72100WB2010PTC147305 and PAN No: AADCG8092Q, a company incorporated under the Companies Act, 1956 and within the meaning of the Companies Act, 2013 and having its Registered Office at 12, Govt. Place, East, Kolkata-700069, represented by its Director viz. Mr. Navin Kumar Bhartia having his DIN No.: 00259552 and PAN No.: ADTPB8802D, son of late Satyanarain Bhartia, aged about 53 years, by religion Hindu, by occupation Business, by nationality India, residing at Flat no. 11W, Rajnigandha Apartment, 25B, Ballygunge Park, Kolkata – 700019 and shall include its successors or successors-in-office and/or assigns.
- viii. **“Developer’s Share”** shall mean the Sale Proceeds of 70% (seventy percent) of the Transferable Areas in the Project (including roof/ terrace), 70% (seventy percent) of the Parking Spaces, 70% (seventy percent) of the Common Areas



27 FEB 2024

and Installations and 70% (seventy percent) of the undivided share in the Project Land.

- ix. **“Development Agreement”** shall mean the registered Development Agreement dated 27th February, 2024 made between the Principal and the Developer and registered at the office of the Additional Registrar of Assurances-II, Kolkata in Book no. I, Being No. 190202574 for the year 2024 and any other document executed/ signed/confirmed in writing by the Principal and the Developer (whether registered or unregistered) which amends, supplements, replaces or otherwise modifies the Development Agreement dated 27th February, 2024.
- x. **“Extras and Deposits”** shall mean the amounts payable in respect of the items mentioned in the Fourth Schedule of the Development Agreement.
- xi. **“New Buildings”** shall mean the building and/or other structures that may be constructed by the Developer from time to time at the Project Land or portions thereof in terms of the Development Agreement.
- xii. **“Parking Spaces”** shall mean the spaces at the Building Complex earmarked for parking of motor cars including at covered space, basement car park, open area or under a shade at the open area or mechanized multilevel systems for parking of motor cars.
- xiii. **“Principal’s Share”** shall mean and comprise of the Principal’s Retained Share and the Principal’s Transferable Share defined below:

- (a) 21,506 Square Feet Built-Up Area of Transferable Areas (equivalent to 23.45 percent of the Transferable Areas in the Project (including roof/terrace) and 31 number of Parking Spaces (equivalent to 20.26 percent of the 153 Parking Spaces in the Project) together with 23.45 percent of the Common Areas and Installations and 23.45 percent of the undivided share in the Project Land which shall be retained by the Principal for setting up Modern Printing Press, Offices etc. (collectively **“Principal’s Retained**

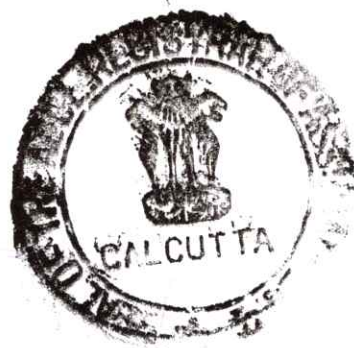
Sanmarg News And Allied Services Pvt. Ltd. Share”); and

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- (b) the Sale Proceeds of 6012 Square Feet Built-Up Area equivalent to 6.55% (six point five five percent) of the Transferable Areas in the Project (including roof/ terrace), 15 number of Parking Spaces equivalent to 9.80% (nine point eight zero percent) of the Parking Spaces, 6.55% (six point five five percent) of the Common Areas and Installations and 6.55% (six point five five percent) of the undivided share in the Project Land (collectively **“Principal’s Transferable Share”**).
- xiv. **“Project”** shall mean and include (a) development of Building Complex consisting of space for modern printing press and other spaces to be constructed exclusively by the Developer on the Project Land, (b) Transfer of the Transferable Areas and (c) Administration of the Building Complex by the Developer until handing over to the Association on its formation.
- xv. **“Project Land”** shall mean ALL THAT Land admeasuring 4120.836 square metres (1.018 Acres) more or less with structures, appendages and appurtenances comprised in Street No. 775, Plot IID/24 in Block IID, New Town, P.S – New Town, District North 24 Parganas under Mouza Noapara, J.L No. 11 (fully described in the **SCHEDULE** hereunder written and hereinafter called **“Project Land”** and as shown in the plan annexed hereto in red);
- xvi. **“Shares in land”** shall mean the proportionate undivided share in the Project Land attributable to any Unit.
- xvii. **“Transfer”** with its grammatical variations shall include transfers primarily by Sale but with possibility of leases and otherwise as decided by the Developer in respect of the Developer’s Share and shall include transfers by sale in respect of the Owner’s Transferable Share.
- xviii. **“Transferees”** shall mean the persons to whom any Transferable Areas in the Project is Transferred or agreed to be Transferred. It being clarified that the Developer shall also be regarded as Transferee in respect of the area retained by

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27 FEB 2004

the Developer out of the Developer's Share. Similarly, the Principal shall also be regarded as Transferee for the Principal's Retained Share.

- xix. **"Transferable Areas"** shall mean both the Owner's Share and the Developer's Share and shall comprise of all the Units, Parking Spaces, other constructed spaces, private/reserved terraces/roofs with or without any facilities and all other areas at the Building Complex and Project Land including Additional/Further Construction mentioned under Clauses 7.3.3 and 8.16 of the Development Agreement, that are capable of being Transferred independently or by being added to the area of any Unit or making appurtenant to any Unit or otherwise and shall also include any right, benefit or privilege at the Building Complex and Project Land capable of being commercially exploited and wherever the context so permits shall include the undivided shares in the Project Land.
- xx. **"Units"** shall mean the independent and self-contained office spaces, conference hall, retail use and other constructed spaces capable of being exclusively held used or occupied by person/s
- xxi. 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 and authority to develop the Project Land and the Principal and the Developer agreed upon the terms and conditions as morefully contained therein.
- B. **AND WHEREAS** in terms of the Development Agreement, the Principal is executing this Power of Attorney in favour of the Attorney to do all acts deeds

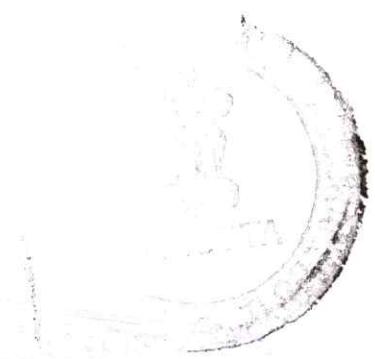
Sanmarg News And Allied Services Pvt. Ltd.


Authorised Signatory / Director

GOODLUCK INFRADEVELOPERS PVT.LTD.


Director / Authorised Signatory

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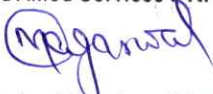
27 FEB 2021

and things as and for the purposes relating to the Project Land and the Project and the related purposes hereinafter contained:

III. NOW KNOW YE BY THESE PRESENTS, WE the Principal abovenamed doth hereby nominate constitute and appoint the said Attorney as the true and lawful attorney for in the name and on behalf of the Principal to do execute exercise and perform in accordance with the terms and conditions contained in the Development Agreement all or any of the following acts deeds matters and things relating to the Project Land and the Project and related purposes i.e., to say:-

1. To manage, maintain, look after, supervise, administer, secure, hold and defend possession of the Project Land and every part thereof and its equipment 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 Project Land.
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 Project Land or any part thereof or the boundary of the Project Land in the records of the HIDCO, NKDA, Municipal authorities, Planning Authority, Development Authority, and any other appropriate authorities

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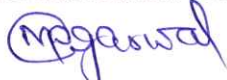
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OF ASSURANCE-II, KOLKATA
27 FEB 2021

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 Project Land and/or any portion thereof for the purposes connected to development in terms of the Development Agreement and to construct or putup 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 Project Land 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 for protecting the rights of the Principal.
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 Project Land or any part thereof or New Building 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 new plans for any construction at the Project Land.



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OF ASSURANCE-II, KOLKATA
27 FEB 2021

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 Project Land.
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 Project Land in respect of the Project.
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 Building 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 Project or any part thereof including those mentioned in the last mentioned clause hereinabove and also to give contract to the manufacturer for




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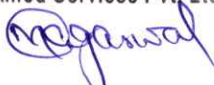


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OF ASSURANCE-II, KOLKATA
27 FEB 2001

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 Project Land in connection with the Project for protecting the rights of the Principal 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 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 Project.
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 Project 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 RERA) and any other similar laws if and applicable to obtain all licenses and permissions under the said Act and all other acts and statutes, as applicable.

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27 FEB 2006

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 at the Project Land 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 Project.
22. To appoint, employ, engage or hire, contractors, sub-contractors, structural engineers, civil engineers, surveyors, overseers, experts, consultants, vastu consultants, chartered accountants, advocates, security guards, personnel and/or such other persons or agents as may be required in respect of the Project 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 Attorney 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 Project.
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.

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27 FEB 2024



27. To obtain loans and finance from any Banks and/or the Financial Institutions in terms of the Development Agreement.
28. To grant consent and No Objection Certificate and permit the Transferees of Units, Parking Spaces and other Transferable Areas (including Shares in land) to take home loans and/or home finances from any Banks or Financial Institutions and deal with banks and financiers and/or their officers and/or assigns in connection with any no objection certificates, consents, clearances, etc., from them.
29. To produce or give copies of any original title deed or document relating to the Project Land to any person in terms of the Development Agreement.
30. 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.
31. To Transfer the Transferable Areas as per the Development Agreement with the Shares 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, and to receive the amounts receivable in respect thereof which shall be dealt with in terms of the Development Agreement and issue receipts, acknowledgements and discharges therefor to fully exonerate the Transferees.
32. To Transfer the Transferable Areas in the Project and/or the Project Land in terms of the Development Agreement and execute, register and present all necessary deeds documents agreements etc. before the necessary authorities.

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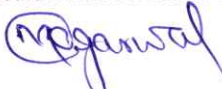
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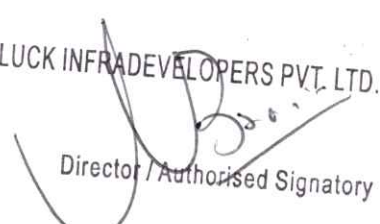
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33. To negotiate with the person or persons interested in obtaining Transfer and/or otherwise acquiring Transferable Areas in the Project, take and accept bookings and applications, deal with, enter upon bookings and/or agreements for Transfer and/or part with possession of all or any Units, Parking Spaces and other Transferable Areas along with or independent of or independently the land comprised in the Project Land 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 realizations and all other amounts or any parts thereof receivable in respect of the Transferable Areas in the Project Land in the manner and as per the terms and conditions of the Development Agreement 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 Land comprised in the Project Land 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 Shares in Land or part thereof and/or the Project Land, and also confirming thereunder the rights and entitlements of the Developer under the said Agreement and agreeing to execute the Deeds of Transfer to be executed in pursuance thereof.

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37. To enter upon any agreement 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 Principal and the Developer and to exercise all rights and remedies available to the Principal and the Developer thereunder.
40. 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 which shall be dealt with in terms of the Development Agreement 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.

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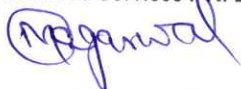

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42. To deal with any claim of any third party in respect of the Project Land and to oppose or settle the same for protecting the rights of the Principal.
43. To look after all or any of the acts relating to Common Purposes including the management, maintenance and administration of the Project as Maintenance In-Charge.
44. To form a non profit making company or association or society or syndicate amongst the owners and/or buyers of the Transferable Areas.
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 Project.
46. For all or any of the purposes herein stated to apply for, sign, appear and represent the Principal before HIDCO, NKDA, and all its departments, Kolkata Metropolitan Development Authority and other authorities / officers under the Land laws, Municipality, Rent Controller, Fire Brigade, Planning Authority, Development Authority, the Authorised Officers / Authorities under the RERA, the Authorities under the West Bengal Apartment Ownership Act, Companies Act, Societies Registration Act, West Bengal Co-operative Societies Act, 2006, 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

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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 Project Land 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 Principal 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 Sale, 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.
48. To commence prosecute enforce defend answer and oppose all actions suits writs appeals revisions, review, arbitration proceedings, and other

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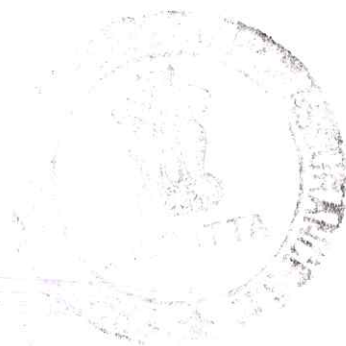

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Director / Authorised Signatory

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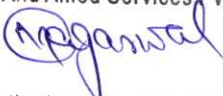


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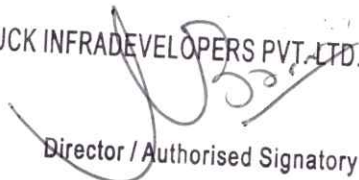
legal proceedings and demands civil criminal or revenue concerning and/or touching any of the matters hereinstated and if thought fit, to compromise settle, refer to arbitration, abandon, submit to judgment or become non suited in any such action or proceedings as aforesaid before any Court, Civil or Criminal or Revenue, Arbitration Tribunal, Debts Recovery 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 for protecting the rights of the Principal.

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 and to forthwith provide photocopies of the same to the Principal.
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 Project Land and to forthwith provide photocopies of the same to the Principal and to grant proper and effectual receipt thereof.
52. For better and more effectually exercising the powers and authorities aforesaid to retain appoint and employ Advocates, Pleaders, Solicitors, Mukhtears for protecting the rights of the Principal and to revoke such appointments.

Sanmarg News And Allied Services Pvt. Ltd.


Authorized Signatory / Director

GOODLUCK INFRADEVELOPERS PVT. LTD.


Director / Authorized Signatory

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27 FEB 2021

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- IV. AND GENERALLY** to do all acts deeds and things for better exercise of the authorities herein contained relating to the Project Land and the Project and related purposes which the Principal itself could have lawfully done under its own hands and seal, if personally present.
- V. AND** the Principal doth hereby ratify and confirm and agree to ratify and confirm all and whatever their said Attorney or Attorneys shall lawfully do in accordance with the terms and conditions contained in the Development Agreement 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 Attorney, 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 Principal and by executing this Power of Attorney the obligations of the Principal or the Developer or consequences for non compliance under the Development Agreement shall not be affected.
- VII. AND** it is further clarified that this Power of Attorney shall form an integral part of the Development Agreement and shall at all times be co-existent and co-terminus with the Development Agreement.
- VIII. AND** it is further clarified that in the event of any breach, violation and/or default by the Developer under the Development Agreement the powers and authorities granted in favour of the said Attorney shall stand suspended till such breach, violation and/or default is rectified to the satisfaction of the Principal.
- IX. AND** it is expressly made clear that the Principal shall neither have any financial or other liability to any person or entity nor any liability or obligation of the Principal shall be created by virtue of any power exercised by the said Attorney pursuant to this Power of Attorney save and except only the obligation towards transfer of title of Units comprised in the Principal's Transferable Share and the Developer's Share of the Project upon due compliance of the

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ADDITIONAL REGISTRAR
OF ASSURANCE
27 FEB 1966

terms and conditions of the Development Agreement by the Developer and that the Principal shall not be required to pay, incur and/or reimburse any costs, charges, fees, recurring and expenses whatsoever relating to powers authorities exercised by the said Attorney and the same shall be paid and borne exclusively by the Developer.

- X.** **AND** it is further expressly made clear that the power to execute any final document/deed including Deed of Conveyance / Sale / Transfer transferring title in respect of any Unit in favour of any Allottee shall become exercisable and/or applicable only after (a) completion of construction of the Project, (b) issue of the Full Completion Certificate (c) making ready and available the Principal's Retained Share and (d) making full payment of the Principal's Transferable Share subject to refund of interest free Security Deposit / GST on Principal's Retained Share / extra charges and deposits as agreed.
- XI.** **AND** it is further expressly made clear that the power to institute and/or prosecute and/or defend and/or contest and/or settle and/or compromise all or any suits, appeals, Revisions, writ petitions and other legal proceedings or litigations or dispute or difference can be exercised by the said Attorney as per the written instructions of the Principal and subject to the condition that no financial or other liability of the Principal is created by virtue of exercise of such power and copies of all pleadings, affidavits, etc. shall be provided to the Principal and the Principal shall be kept informed at every stage.
- XII.** **AND** it is further expressly made clear that the said Attorney shall not do anything that may adversely affect the ownership or right, title or possession of the Principal in respect of the Project Land.

THE SCHEDULE ABOVE REFERRED TO:

(PROJECT LAND)

ALL THAT piece and parcel of land measuring about 4120.836 square meters (1.018 Acres), be the same a little more or less, comprised within in Mouza Noapara, J.L No. 11, Street No. 775, Plot IID/24 in Block IID, New Town, P.S – New Town

Sanmarg News And Allied Services Pvt. Ltd.


Authorised Signatory / Director

GOODLUCK INFRADEVELOPERS PVT. LTD.


Director / Authorised Signatory

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ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
27 FEB 2008

(previously P. S. Rajarhat), in the District of North 24 Parganas which is butted and bounded in the manner as follows and bordered "**Red**" in the map or plan hereto annexed:

on the North : By Street No. 775 (20.0M R.O.W)
 on the East : By Plot No. IID/27
 on the South : By Plot No. IID/20, IID/19 and IID/18; and
 on the West : By Plot No. IID/23;

OR HOWSOEVER OTHERWISE the same now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished.

IN WITNESS WHEREOF the Principal have hereunto set and subscribed their respective hands and seal on this 27th day of February Two Thousand and Twenty-Four.

EXECUTED AND DELIVERED

by the **PRINCIPAL** abovenamed at
 Kolkata in the presence of:

Sanjib Ghosh
 1/G-1, Subali
 Baguiati, Kolkata-700159,

Vilash K & Jha,
 B.C. Sen Road
 Adarpora, 700109,

WE ACCEPT

Sanmarg News And Allied Services Pvt. Ltd.

Authorised Signatory / Director

GOODLUCK INFRADEVELOPERS PVT. LTD.

Director / Authorised Signatory

Drafted By:

HIRALAL MISHRA
 Advocate












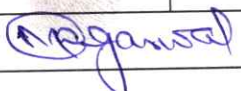











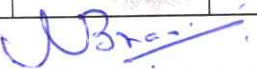
High Court, Calcutta
 Enrolment No. WB/858/84

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ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
27

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the executants and or purchaser Presentants					
		(Left Hand)				
		Little	Ring	Middle	Fore	Thumb
						
		(Right Hand)				
		Thumb	Fore	Middle	Ring	Little
						
		Signature : 				
		(Left Hand)				
		Little	Ring	Middle	Fore	Thumb
						
		(Right Hand)				
		Thumb	Fore	Middle	Ring	Little
						
		Signature : 				
		(Left Hand)				
		Little	Ring	Middle	Fore	Thumb
		(Right Hand)				
		Thumb	Fore	Middle	Ring	Little
		Signature :				



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

27 FEB 2024

1

Major Information of the Deed

Deed No :	I-1902-02585/2024	Date of Registration	27/02/2024
Query No / Year	1902-8000544360/2024	Office where deed is registered	
Query Date	27/02/2024 6:29:23 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Gouri Sankar Rana 6, Church Lane, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 7980848205, Status : Solicitor firm		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 21,45,35,842/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 73/- (Article:E, M(a),)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190202574/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Hidco-II-D, Mouza: Hidco(ii) - D, Pin Code : 700156

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-24		HIDCO Bastu	HIDCO Bastu	1.018 Acre		20,94,73,342/-	Width of Approach Road: 66 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :					101.8Dec	0 /-	2094,73,342 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	7500 Sq Ft.	0/-	50,62,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 7500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		7500 sq ft	0 /-	50,62,500 /-	



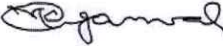



Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Sanmarg News And Allied Services Private Limited Chitrakoot Building, 230A, A J C Bose Road, A. J. C. Bose Road, City:- , P.O:- AJC Bose Road, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 , PAN No.:: AAxxxxx8J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Goodluck Infradevelopers Private Limited 16, Strand Road, Flat No: 301D, City:- Kolkata, P.O:- Kolkata GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx2Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Mahesh Kumar Agarwal (Presentant) Son of Late Matadin Agarwal Date of Execution - 27/02/2024, , Admitted by: Self, Date of Admission: 27/02/2024, Place of Admission of Execution: Office	Photo  Feb 27 2024 6:37PM	Finger Print  Captured LTI 27/02/2024	Signature  27/02/2024
	Luxuria Heights, 11/1, New Tangra Road, Flat No: 1501, City:- , P.O:- Gobinda Khatick Road, P.S:- Tangra, District:-South 24-Parganas, West Bengal, India, PIN:- 700046, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: ACxxxxxx0F,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Sanmarg News And Allied Services Private Limited (as Director)			
2	Name Mr Navin Kumar Bhartia Son of Late Satyanarain Bhartia Date of Execution - 27/02/2024, , Admitted by: Self, Date of Admission: 27/02/2024, Place of Admission of Execution: Office	Photo  Feb 27 2024 6:37PM	Finger Print  Captured LTI 27/02/2024	Signature  27/02/2024
	Rajnigandha Apartment, 25B, Ballygunge Park, Flat No: 11W, City:- , P.O:- Ballygunge, P.S:- Ballygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx2D,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Goodluck Infradevelopers Private Limited (as Director)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Akash Sarkar Son of Mr Uttam Kumar Sarkar 6, Church Lane, City:- Kolkata, P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001	 27/02/2024	 Captured 27/02/2024	 27/02/2024
Identifier Of Mr Mahesh Kumar Agarwal, Mr Navin Kumar Bhartia			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Sanmarg News And Allied Services Private Limited	Goodluck Infradevelopers Private Limited-101.8 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Sanmarg News And Allied Services Private Limited	Goodluck Infradevelopers Private Limited-7500.00000000 Sq Ft

Endorsement For Deed Number : I - 190202585 / 2024

On 27-02-2024

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

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

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

Presented for registration at 12:30 hrs on 27-02-2024, at the Office of the A.R.A. - II KOLKATA by Mr Mahesh Kumar Agarwal ,.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 21,45,35,842/-

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

Execution is admitted on 27-02-2024 by Mr Mahesh Kumar Agarwal, Director, Sanmarg News And Allied Services Private Limited, Chitrakoot Building, 230A, A J C Bose Road, A. J. C. Bose Road, City:- , P.O:- AJC Bose Road, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700020

Indetified by Mr Akash Sarkar, , Son of Mr Uttam Kumar Sarkar, 6, Road: Church Lane, , P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

Execution is admitted on 27-02-2024 by Mr Navin Kumar Bhartia, Director, Goodluck Infradevelopers Private Limited, 16, Strand Road, Flat No: 301D, City:- Kolkata, P.O:- Kolkata GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001

Indetified by Mr Akash Sarkar, , Son of Mr Uttam Kumar Sarkar, 6, Road: Church Lane, , P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 73.00/- (E = Rs 7.00/- ,I = Rs 55.00/- ,M(a) = Rs 7.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 73.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 55682, Amount: Rs.100.00/-, Date of Purchase: 22/11/2023, Vendor name: A Banerjee

Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2024, Page from 110264 to 110291

being No 190202585 for the year 2024.



fm2

Digitally signed by SATYAJIT BISWAS
Date: 2024.03.06 12:49:59 +05:30
Reason: Digital Signing of Deed.

(Satyajit Biswas) 06/03/2024

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - II KOLKATA

West Bengal.