

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AC 554090



**TO ALL TO WHOM THESE PRESENTS SHALL COME WE, (1) DAMODAR ROPEWAYS & INFRA LIMITED** (formerly known as Indian Ropeways & Engineering Company Limited), a Company with in the meaning of the Companies Act, 2013 having its registered office at No. 1/A, Vansittart Row, Police Station Hare Street, Kolkata 700 001 and Income Tax Permanent Account Number AAACI5764L represented by its Joint Managing Director Mr. Aditya Bikram Chamaria son of Mr. Champa Lal Chamaria, by religion Hindu, by occupation Business, Citizen of India, residing at 2, Rowland Road, Police Station - Ballygunge, Post Office - L. R. Sarani, Kolkata 700020 and having Income Tax Permanent Account Number ACAPC4645F and Aadhar Card Number 8467 2762 4397, (2) **ACCURATE REAL ESTATES PRIVATE LIMITED**, a Company within the meaning of the Companies Act, 2013 having its registered office at No. 45, Vivekananda Road, Police Station Girish Park, Kolkata 700 007 and Income Tax Permanent Account Number AAGCA2100E represented by its Director Mrs. Sunira Chamaria wife of Mr. Aditya Bikram Chamaria, by religion Hindu, by occupation Business, Citizen of India, residing at 2, Rowland Road, Police Station Ballugunge, Post Office L.R.Sarani, Kolkata 700 020 and having Income Tax Permanent Account Number AHKPC4051G and Aadhar Card Number 8617 8827 0812, (3) **SPLASH PROPERTIES PRIVATE LIMITED**, a Company within the meaning of the Companies Act, 2013 having its registered office at No. 2, Rowland Road, Police Station Ballygunge, Kolkata 700 020 and Income Tax Permanent Account Number AAKCS6833J represented by its Director Mr. Aditya Bikram Chamaria son of Mr. Champa Lal Chamaria, by religion Hindu, by occupation

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Sold To.....  
Name.....  
Address.....  
Rs.....  
18 NOV 2019  
C.M.M.'S Court,  
2, Bankshall Street, Kol - 1

112105

Damodar Ropeway & Infra  
Ltd

L/A Vanshikant Row  
KOL 1.

ABANISH KUMAR DAS  
Govt. License Stamp Vendor  
C. M. M.'S Court  
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Business, Citizen of India, residing at 2, Rowland Road, Police Station - Ballygunge, Post Office - L.R.Sarani, Kolkata 700 020 and having Income Tax Permanent Account Number ACAPC4645F and Aadhar Card Number 8467 2762 4397, (4) **ABUNDANT PROPERTIES LLP** (formerly known as Abundant Properties Private Limited having Income Tax Permanent Account Number AAGCA2258K), a Limited Liability Partnership duly registered under the provisions of The Limited Liability Partnership Act, 2008 (formerly being a private limited company that has converted into a LLP in terms of the provisions of The Limited Liability Partnership Act, 2008) having its registered office at No. 6/2, Moira Street, Police Station Shakespeare Sarani, Kolkata 700 017 and Income Tax Permanent Account Number ABLFA1479M represented by its Designated Partner Mr. Aditya Bikram Chamaria son of Mr. Champa Lal Chamaria, by religion Hindu, by occupation Business, Citizen of India, residing at 2, Rowland Road, Police Station Ballygunge, Post Office L.R.Sarani, Kolkata 700 020 and having Income Tax Permanent Account Number ACAPC4645F and Aadhar Card Number 8467 2762 4397, (5) **SEED PROPERTIES PRIVATE LIMITED**, a Company within the meaning of the Companies Act, 2013 having its registered office at No. 1/A, Vansittart Row, Police Station Hare Street, Kolkata 700 001 and Income Tax Permanent Account Number AAKCS6832K represented by its Director Mr. Aditya Bikram Chamaria son of Mr. Champa Lal Chamaria, by religion Hindu, by occupation Business, Citizen of India, residing at 2 Rowland Road, Police Station Ballygunge, Post Office L.R.Sarani, Kolkata 700 020 and having Income Tax Permanent Account Number ACAPC4645F and Aadhar Card Number 8467 2762 4397, (6) **KING PROPERTIES PRIVATE LIMITED**, a Company within the meaning of the Companies Act, 2013 having its registered office at No. 6A, Tiljala Road, Police Station Tiljala, Kolkata 700 046 and Income Tax Permanent Account Number AADCK0301J represented by its Director Mr. Chandra Prakash Rathi son of Late Dau Lal Rathi, by religion Hindu, by occupation Service, Citizen of India, residing at Vaishnawi tower, 5/1Ballygunge Place, Police Station Gariahat, Post Office Ballygunge, Kolkata 700019 and having Income Tax Permanent Account Number ADHPR5238H and Aadhar Card Number 2133 2436 8116, (7) **MASON BUILDCON PRIVATE LIMITED**, a Company within the meaning of the Companies Act, 2013 having its registered office at No. 19A, Sarat Bose Road, Police Station Bhowanipore, Kolkata 700 020 and Income Tax Permanent Account Number AAFCM0418E represented by its Director Mr. Subrata Majumder son of Lt. Phani Bhusan Majumder, by religion Hindu, by occupation Service, Citizen of India, residing at 154/2, Beliaghata Main Road, Police Station Beliaghata, Post Office Beliaghata, Kolkata 700010 and having Income Tax Permanent Account Number ANZPM0459P and Aadhar Card Number 7889 7664 9002, (8) **PANSY NIRMANS PRIVATE LIMITED**, a Company within the meaning of the Companies Act, 2013 having its registered office at No. 19A, Sarat Bose Road, Police Station Bhowanipore, Kolkata 700 020 and Income Tax Permanent Account Number AAEC2311E represented by its Mr. Subrata Majumder son of Lt. Phani Bhusan Majumder, by religion Hindu, by occupation Service, Citizen of India, residing at 154/2, Beliaghata Main Road, Police Station Beliaghata, Post Office Beliaghata, Kolkata 700010 and having Income Tax Permanent Account Number ANZPM0459P and Aadhar Card Number 7889 7664 9002 and (9) **TECHSERV TELE SERVICES PRIVATE LIMITED**, a Company within the meaning of the Companies Act, 2013 having its registered office at No. 4, Kali Krishna Tagore Street, Police Station Jora Bagan,

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Kolkata 700 007 and Income Tax Permanent Account Number AABCT9746E represented by its Director Mr. Rajesh Saraf son of Mr. Sita Ram saraf, by Religion Hindu, by occupation Service, Citizen of India, residing at 21/2D, Manohar Pukur Road Police Station Lake Road, Post Office Sarat Bose Road, Kolkata 700029 and having Income Tax Permanent Account Number BPS7187E and Aadhar Card Number 6643 9924 1313 (hereinafter collectively referred to as **"the Appointors"**)

**SEND GREETINGS -**

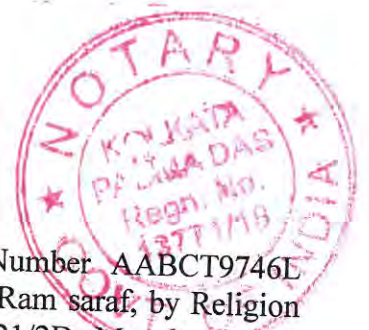
A. By and under a Development Agreement dated 26<sup>th</sup> December, 2013 (hereinafter referred to as **"the Development Agreement"**) registered at the office of the Additional District Sub-Registrar, Alipore in Book No. I, CD Volume No. 41, Pages 1900 to 1951, Being No. 10142 for the year 2013 the Appointors being entitled to the said Premises (described below) have granted the right of development in respect of All That brick built messuages tenements hereditaments buildings outhouses structures and premises situate lying at and being Municipal Premises No. 14A, D. L. Khan Road, Kolkata - 700025 containing in aggregate an area of 2 bighas 10 cottahs 15 chittacks 34 square feet (more or less) together with all structures standing thereon under Ward No. 71 within the limits of Kolkata Municipal Corporation and morefully described in the **First Schedule** hereunder written and hereinafter referred to as **"the said Premises"** unto and in favour of Salarpuria Signum Complex LLP (hereinafter referred to as **"the Developer"**) for the consideration and subject to the terms and conditions recorded therein. The nature and extent of the right, title and interest of the Appointors in the said Premises and the devolution of title regarding the same is fully mentioned in the Development Agreement.

B. In terms of the Development Agreement, the Appointors are entitled to 62.5 (sixty two point five) per cent of the total constructed area to comprise in various flats, units, apartments, constructed spaces, car parking spaces including any open spaces and terrace area forming an integral part of any flat and together with the undivided proportionate share in all common parts, portions, areas, facilities and amenities and car parking spaces comprised in the housing complex and together with the undivided proportionate share in the land underneath the building appurtenant thereto (hereinafter collectively referred to as **"the Appointors Allocation"**) and the Developer is entitled to 37.5 (thirty seven point five) per cent of the total constructed area to comprise in various flats, units, apartments, constructed spaces, car parking spaces including any open spaces and terrace area forming an integral part of any flat and together with the undivided proportionate share in all common parts, portions, areas, facilities and amenities and car parking spaces comprised in the housing complex and together with the undivided proportionate share in the land underneath the building appurtenant thereto (hereinafter collectively referred to as **"the Developer's Allocation"**).

C. Pursuant to the Development Agreement, the Appointors have granted a Power of Attorney dated 26<sup>th</sup> December, 2013 registered at the office of the Additional District Sub-Registrar, Alipore in Book No. I, CD Volume No. 41, Pages 1507 to 1523, Being No. 10143 for the year 2013 in favour of Apurva Salarpuria and Raj Kumar Jalan (hereinafter referred to as **"the Power of Attorney"**).

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D. In terms of the Development Agreement and the Power of Attorney and the building plan sanctioned by the Kolkata Municipal Corporation ("KMC"), the Developer has commenced construction of a new building and other structures on the said Premises.

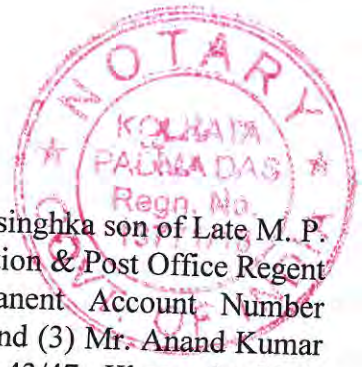
E. By and under an Allocation Agreement dated 2<sup>nd</sup> May, 2017 made between the Appointors and the Developer, the Appointors Allocation and the Developer's Allocation have been identified and allocated. The Developer's Allocation has already been registered under the West Bengal Housing Industry Regulation Act, 2017 with the West Bengal Housing Industry Regulatory Authority at Kolkata on 27<sup>th</sup> September, 2018 under Registration No. HIRA/P/KOL/2018/000025 by the Developer. The Appointors Allocation is morefully described in the **Second Schedule** hereunder written. The registration of the Appointors Allocation is under process with the West Bengal Housing Industry Regulatory Authority. the Appointors Allocation

F. Since the Appointors herein are jointly entitled to the said Premises they are required to take steps and to do several acts, deeds, matters and things and to sign, execute, register, submit, file, etc. several deeds, documents, agreements, papers, applications, etc. from time to time relating to the said Premises and/or the Project thereat including relating to the rights and obligations of the Appointors under the Development Agreement as also relating to the marketing, sale, transfer, lease and/or otherwise disposal of the Appointors Allocation. The availability of the concerned directors and/or authorized signatories of each of the nine Appointors at the same time are not always possible and/or are not very convenient and/or practical and as such the Appointors are desirous of appointing three persons who are directors and/or authorized signatories of some of the Appointors to be the Constituted Attorneys of all the Appointors with authority that any one of such Constituted Attorney may singly act for all the Appointors herein including signing deeds, documents, etc. The Appointors are accordingly desirous of appointing (1) Mr. Aditya Bikram Chamaria son of Mr. Champa Lal Chamaria, residing at 2 Rowland Road, Police Station Ballygunge, Post Office L. R. Sarani, Kolkata 700 020 and having Income Tax Permanent Account Number ACAPC4645F and Aadhar Card Number 8467 2762 4397, (2) Mr. Ashok Kumar Bhawsinghka son of Late M. P. Bhawsinghka, residing at 41B, N S C Bose Road, Police Station & Post Office Regent Park, Kolkata 700040 and having Income Tax Permanent Account Number AEHPB2066G and Aadhar Card Number 5692 2769 7261 and (3) Mr. Anand Kumar Sharma son of Late Jagdish Prasad Sharma, residing at 43/47, Khagendra Nath Ganguly Lane, Salkia, Police Station Golabari, Post Office Salkia, Howrah 711106 and having Income Tax Permanent Account Number AJJPS7772H and Aadhar Card Number 6058 4702 9937 to be their true and lawful attorneys and to represent them fully regarding the Appointors Allocation and the said Premises.

**NOW KNOW YE ALL AND THESE PRESENTS WITNESS** that We, the Appointors herein do hereby, jointly and/or severally, nominate, constitute and appoint (1) Mr. Aditya Bikram Chamaria son of Mr. Champa Lal Chamaria, residing at 2 Rowland Road, Police Station Ballygunge, Post Office L. R. Sarani, Kolkata 700 020 and having Income Tax Permanent Account Number ACAPC4645F and Aadhar

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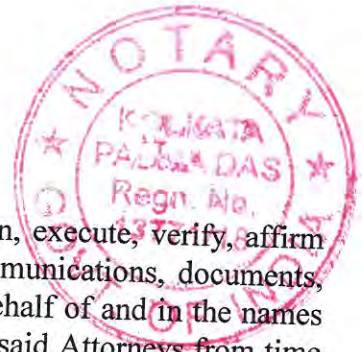


Card Number 8467 2762 4397, (2) Mr. Ashok Kumar Bhawsinghka son of Late M. P. Bhawsinghka, residing at 41B, N S C Bose Road, Police Station & Post Office Regent Park, Kolkata 700040 and having Income Tax Permanent Account Number AEHPB2066G and Aadhar Card Number 5692 2769 7261 and (3) Mr. Anand Kumar Sharma son of Late Jagdish Prasad Sharma, residing at 43/47, Khagendra Nath Ganguly Lane, Salkia, Police Station Golabari, Post Office Salkia, Howrah 711106 and having Income Tax Permanent Account Number AJJPS7772H and Aadhar Card Number 6058 4702 9937 and hereinafter referred to as “the said Attorneys” to be our true and lawful Attorneys, jointly and/or severally, for us and in our names and on our behalf to act and/or do, perform, exercise and execute or cause to be done, performed, exercised and executed jointly or severally all acts, deeds, matters and things relating to the Appointors Allocation and/or the said Premises and to exercise all powers and authorities relating to the same including, without limitation, the following:

1. To take all steps and to do all acts, deeds, matters and things and to sign and execute and register, if necessary, all documents, agreements, deeds, papers, forms, declarations, undertakings, statements and writings that may be required to be done by the Appointors in terms of the Development Agreement and/or relating to the said Premises and/or the Appointors Allocation.
2. To make, prepare, sign, submit, apply for, obtain and get the Appointors Allocation registered with and/or approved by the concerned authority under the West Bengal Housing Industry Regulation Act, 2017 and/or any other applicable law and for the said purpose to prepare, make and pursue applications and to sign, execute, verify, affirm and submit all maps, plans, drawings, applications, letters, communications, documents, statements, undertakings, declarations, representations, petitions, affidavits, papers and writings as may be required and also to do all acts, deeds, things and matters concerning or relating to registration and/or approval and/or extension of registration of the Appointors Allocation under the West Bengal Housing Industry Regulation Act, 2017 and/or any other applicable law and/or ancillary and/or incidental thereto and to appear before any of the authorities and to fully and effectually represent the Appointors in all matters and proceedings relating to the above.
3. To appear and represent the Appointors before all authorities/ departments including those under the KMC for fixation and/or finalisation of the annual valuation of the flats/units/apartments/constructed spaces/car parking spaces/open spaces/terrace areas comprised in the Appointors Allocation and for that purpose to prepare, sign, execute, submit and file all papers, documents, forms, returns, applications and declarations regarding the same and to do all other acts, deeds and things as may be required.
4. To apply for and obtain all necessary connections (temporary or permanent) from the Authorities relating to the Appointors Allocation and/or the said Premises or any portion thereof including those relating to electricity, sewerage, drainage, water, telephone, gas, lift and other utility connections/facilities from the respective relevant authorities and/or for making alterations therein and for the said purposes to appear and represent the Appointors and to do and perform

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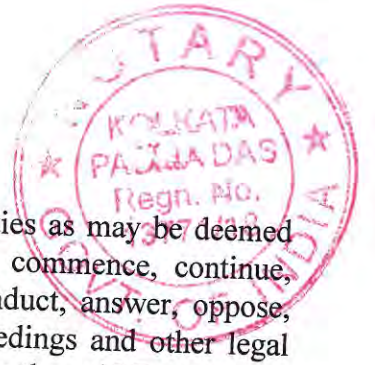


all acts, deeds, matters and things and to prepare, sign, execute, verify, affirm and submit all maps, plans, applications, letters, communications, documents, petitions, affidavits, papers and writings for, and on behalf of and in the names of the Appointors as may be deemed necessary by the said Attorneys from time to time.

5. To appear and represent the Appointors before the KMC, Building Tribunal and other authorities concerned regarding any notice received or served in respect of the Appointors Allocation and/or the said Premises or any part thereof and to make representations, prefer appeals, reviews and revisions and for that to sign and submit all papers, appeals, applications and papers and to appear and make representation for and on behalf of the Appointors before the authorities concerned.
6. To appear and represent the Appointors in all matters relating to the Appointors Allocation and/or the said Premises before all Authorities including the KMC (including its Survey, Drainage, Water and other Departments), Kolkata Metropolitan Development Authority, Fire Services Department, Police Authorities, C.E.S.C etc. and for such purposes to sign, execute and submit necessary papers and documents and to do all other acts, deeds and things as the said Attorneys may deem fit and proper.
7. To make payment of all rates, taxes, revenues, statutory dues, charges, expenses and other outgoings whatsoever payable in respect of the Appointors Allocation and/or the said Premises or any part thereof to the KMC and/or any other authority or authorities and for that purpose to sign execute and submit all papers, statements, etc. as may be required.
8. To appear and represent the Appointors relating to the Appointors Allocation and/or the said Premises before the Authorities including the concerned departments and officers of KMC for all purposes relating to the Appointors Allocation and/or the said Premises including for getting the flats/units/apartments/constructed spaces/car parking spaces/open spaces/terrace areas comprised in the Appointors Allocation separately assessed and/or mutated in the names of the Appointors and/or the Intending Purchasers thereof and for fixation, finalization, revaluation and/or assessment of the annual valuation of the Appointors Allocation and/or any portion thereof and/or the flats/units/apartments/constructed spaces/car parking spaces/open spaces/terrace areas comprised therein and/or the municipal taxes payable regarding the same at any time hereafter and for such purposes to sign, execute and submit necessary papers and documents and to do all other acts, deeds and things as the said Attorneys may deem fit and proper.
9. To accept receive sign and acknowledge all notices and service of papers/summons from any Court, Tribunal, Postal Authorities and/or other authorities and/or persons and also all registered or insured letters, parcels, etc. relating to the Appointors Allocation and/or the said Premises.

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10. To issue letters and/or notices to such persons and entities as may be deemed necessary by the said Attorneys and to file, institute, commence, continue, prosecute, enforce, be added as a party to, defend, conduct, answer, oppose, contest and continue all suits, actions, arbitration proceedings and other legal proceedings concerning the Appointors Allocation and/or the said Premises as may be deemed necessary by the said Attorneys in the Union of India in any Court of law or before any Arbitral Tribunal or before any authority, Civil, Criminal or Revenue, both original and appellate, and to appear and fully represent the Appointors before all magistrates and other officers and to give evidence and tender and file documents, and to compromise, settle, refer to arbitration, abandon, submit to judgment, discontinue or become non-suited in any such suit action or proceeding and to take all such steps and to sign, verify, declare, affirm, execute, make and file all Vakalatnamas, Plaints, Written Statements, Statements of Claim, Counter Statements, petitions, affidavits, Memorandum of Appeals, accounts, inventories, applications and other pleadings, documents and papers that may be necessary, to prefer appeals and to apply for reviews, revisions, execution of decrees, orders, awards, to draw moneys from any Court, Accountant General, Official Receiver, Receivers, Liquidator and/or other authorities and to give effectual receipts and discharges for the same, to accept service of Writ of Summons, subpoenas, summons, notices and other legal processes and generally to completely represent the Appointors and act on their behalf before all Courts, magistrates and other judicial and/or criminal and/or revenue and other authorities in the Union of India relating to the Appointors Allocation and/or the said Premises or any portion thereof.
11. To compromise and/or settle any dispute and/or legal proceeding concerning or relating to the Appointors Allocation and/or the said Premises or any portion thereof as may be deemed necessary by the said Attorneys.
12. To sign, execute, enter into, modify, cancel, alter, draw, approve, rectify and/or register and/or give consent and confirmation for and on behalf of and in the names of the Appointors to all papers, documents, agreements, supplementary agreements, consents, confirmations, deeds, assignment deeds, transfer deeds, nominations, assignments, rectifications, declarations, affidavits, applications and other documents relating to the Appointors Allocation and/or the said Premises or any portion thereof.
13. To deal with and / or dispose of all saleable/transferrable spaces and rights comprised in the Appointors Allocation in any manner whatsoever and to take all steps for transfer of all saleable /transferrable spaces comprised in the Appointors Allocation and rights including the undivided proportionate share in land and/or common areas in respect thereof.
14. To ask, demand, sue for, receive, recover, realize and collect all money or monies that may be receivable as and by way of sale/transfer considerations, advances, part payments, deposits, payments, compensations, interests, damages, electricity charges, municipal rates and taxes, service and maintenance charges

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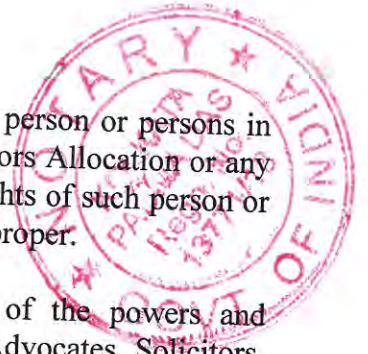
and all other sum or sums relating to or on account of all or any of saleable/transferrable spaces and rights comprised in the Appointors Allocation which are or may be due or payable by or recoverable from any person or persons or authority or authorities relating to or on account of all or any of saleable/transferrable spaces and rights comprised in the Appointors Allocation including in respect of the undivided proportionate share in land and/or common areas in respect thereof by getting cheques / demand drafts / pay orders / NEFT/ RTGS issued/paid/transferred by the Intending Purchasers directly in the respective names of the Appointors.

15. To issue and deliver valid and effectual receipts and discharges on behalf of the Appointors for all monies and consideration in respect of all saleable/transferrable spaces and rights comprised in the Appointors Allocation and to make over all such monies and consideration to the Appointors.
16. To join in as party, sign, execute and if necessary, register all agreements and deeds for lease, rent, sale, transfer and/or disposal of all saleable/ transferrable spaces and rights comprised in the Appointors Allocation and confirming thereunder the rights and entitlements of the Appointors, including Agreements for Sale/Transfer and Deeds of Conveyance/Transfer relating to all saleable/transferrable spaces and rights comprised in the Appointors Allocation or any portion thereof and the undivided proportionate share in land and common areas in respect thereof in favour of the Intending Purchasers, and for such purpose to appear before the relevant authorities having jurisdiction including the Notary Public, Registrar, District Registrar, Sub-Registrar, Joint Sub-Registrar, Registrar of Assurances, and to appear and represent the Appointors before the said authorities at all times as may be necessary and to present documents and to admit the execution of the said agreement and deeds, documents as well as to admit the receipt of consideration on behalf of the Appointors and to take all necessary steps to do all necessary acts, deeds, matters and things including preparing, filling up, completing, signing and submitting all papers, documents, forms, declarations, statements, memo of consideration and writings to be submitted at the time of registration of the said agreements and deeds which may be required for fully, properly and effectually selling, transferring conveying or otherwise disposing of all saleable/ transferrable spaces and rights comprised in the Appointors Allocation with undivided proportionate share in land and common areas in favour of the Intending Purchasers and for getting the relevant deeds and, agreements in respect thereof duly and properly registered under the Indian Registration Act, 1908, if necessary.
17. To enforce any term, condition, covenant, indemnity, liability and/or obligation contained in any Agreement, Deed of Conveyance/Transfer, or any other deeds or documents executed by the Appointors or by the said Attorneys by virtue of the powers hereby conferred and to exercise all rights and entitlements thereunder.

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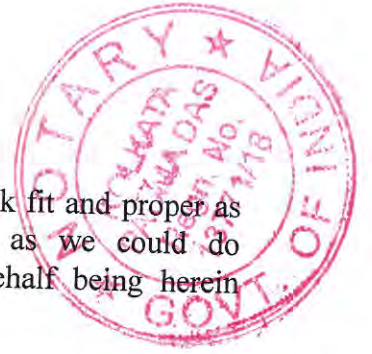
18. To terminate any of the contracts or agreements with any person or persons in relation to construction, marketing and sale of the Appointors Allocation or any portion thereof and to deal with the relevant spaces and rights of such person or persons in such manner as the Attorneys may deem fit and proper.
19. For better and more effectually exercising all or any of the powers and authorities herein granted, to retain, appoint and employ Advocates, Solicitors, lawyers, etc. relating to the Development Agreement as also the Appointors Allocation and/or the said Premises and to pay their fees and costs.
20. To pay, incur and deposit such sum or sums of money for any of the purposes mentioned herein relating to the Appointors Allocation and/or the said Premises as the said Attorneys may deem fit and proper including Court fees, stamp and registration fees, other fees etc., and to receive refunds thereof and to grant valid receipts and discharges in respect thereof.
21. For all or any of the purposes hereinbefore stated to appear and fully represent the Appointors in relation to the Appointors Allocation and/or the said Premises and/or any portion thereof before all concerned authorities and officials, Central and State Government Departments and/or its officers and also all other State Executive Judicial or Quasi-Judicial, Municipal and other authorities bodies or persons and also all Courts, Magistrates and Tribunals having jurisdiction and to sign, execute and submit all papers, deeds, agreements, declarations, maps, plans, documents etc. relating to the said Premises.
22. For all or any of the purposes hereinbefore stated to take all steps, comply with obligations, receive and/or enforce all rights, benefits, entitlements, advantages, issue and receive all letters and notices and to do all acts, deeds, matters and things including signing, executing, filing, submitting, etc. all deeds, documents, papers, and writings that the Appointors are obliged and/or entitled to under the Development Agreement.
23. For all and/or any of the purposes mentioned and/or intended herein, to sign, execute, verify and/or affirm for and on behalf of and in the names of the Appointors all maps, plans, applications, letters, notices, communications, undertakings, indemnities, declarations, affidavits, certificates, assurances, agreements, deeds, documents, papers, writings and pleadings as may be deemed necessary by the said Attorneys.
24. For all or any of the purposes mentioned and/or intended herein, to represent the Appointors and to do all acts, deeds, things and matters concerning or connected with or touching or relating to the same and/or Appointors Allocation and/or the said Premises and/or the Development Agreement and/or ancillary and/or incidental thereto.
25. In general to do jointly or severally all other acts deeds matters and things whether specified or not, for us in our names and on our behalf jointly or severally relating to the Appointors Allocation and/or the said Premises and/or



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the Development Agreement as the said Attorneys shall think fit and proper as amply and effectually and to all intents and purposes as we could do notwithstanding no express power or authority in that behalf being herein provided.



**AND** it is expressly made clear that the terms that have not been defined herein shall have the same meaning as defined in the Development Agreement.

**AND** it is further made clear that this Power of Attorney is being granted in favour of the said Attorneys without any consideration for grant of this Power of Attorney being paid by the said Attorneys and no personal interest or right to the said Attorneys is being created in respect of the Appointors Allocation and/or the said Premises by this Power of Attorney.

**AND** it is further made clear that all monies and considerations receivable in respect of all saleable/transferrable spaces and rights comprised in the Appointors Allocation shall be collected and/or received by getting cheques / demand drafts / pay orders / NEFT/RTGS paid/issued/transferred by the Intending Purchasers directly in the names of the respective Appointors and not in the names of any of the said Attorneys.

**AND** that notwithstanding grant of this Power of Attorney, the Power of Attorney dated 26<sup>th</sup> December, 2013 granted in favour of the said Apurva Salarpuria and Raj Kumar Jalan shall continue to remain valid and subsisting and shall not be adversely affected by this Power of Attorney.

**AND** this Power of Attorney is revocable in nature.

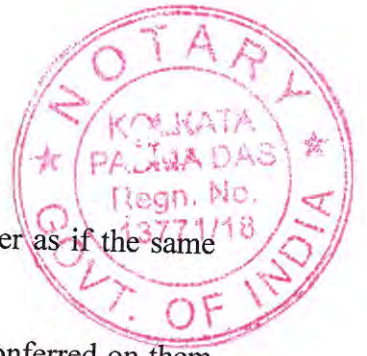
**AND** be it specifically stated that the said Premises is not situated within the Notified Area, Cantonment area and no embargo and/or restriction has been imposed by the local Authority/Competent Authority/ Government Authority for transfer of the said Premises and there is no violation of Section 22A of the Indian Registration Act, 1908 and if such restriction prevails, in that event the Appointors will be held responsible for that.

**AND** that notwithstanding anything to the contrary contained elsewhere in this Power of Attorney or otherwise it is expressly made clear that each of the said Attorneys shall be entitled to singly exercise any of the powers and authorities hereby granted on behalf of all of us jointly or on behalf of each of us singly and further that it shall not be necessary for the said Attorneys to act jointly and any act done by any of the said Attorneys as also any document signed by any of the said Attorneys shall be binding on all of us jointly and each of us singly.

**AND** we do hereby ratify and confirm and agree and undertake to ratify and confirm all the acts, deeds, matters, things, powers and authorities that the said Attorneys or any of them shall do, execute, perform and/or exercise or cause to be done, executed, performed and/or exercised by virtue of these presents and/or in exercise of the powers and authorities hereunder conferred upon and/or intended in favour of the said

PADMA DAS  
NOTARY  
Regn. No. 13771/18  
C.M.M.'s Court  
Kolkata-700 001

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Attorneys and the same shall be binding upon us in the same manner as if the same were done by us.

**AND** the said Attorneys have accepted the powers and authorities conferred on them by these presents and in acknowledgement thereof have signed at the end of these presents.

**THE FIRST SCHEDULE ABOVE REFERRED TO:**

(“the said Premises”)

**ALL THAT** brick built messuages tenements hereditaments buildings outhouses structures and premises situate lying at and being Municipal Premises No. 14A, D. L. Khan Road, Kolkata containing in aggregate an area of 2 bighas 10 cottahs 15 chittacks and 34 square feet (more or less) together with all structures standing thereon under Ward No. 71 within the limits of Kolkata Municipal Corporation and butted and bounded in the following manner:

On the North:	By Premises No. 12, D. L. Khan Road, and by the land of Kolkata Municipal Corporation;
On the South:	By Premises No. 16, D. L. Khan Road, and by the land of Kolkata Municipal Corporation;
On the East:	By Turf Road; and
On the West:	By D. L. Khan Road.

**OR HOWSOEVER OTHERWISE** the same may be butted, bounded, called, known, numbered, described or distinguished.

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Regn. No. 13771/18  
C.M.M's Court  
Kolkata-700 001

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**THE SECOND SCHEDULE ABOVE REFERRED TO:**

("the Appointors Allocation")



TOTAL FLATS – IN COMMON SCHEDULE						
MARKED	TYPE	FLOOR	NO.	SALEABLE AREA	CARPET AREA	TOTAL SALEABLE AREA
(Annexure I & II)	Flat Type – A 3BHK	2	1	2323	1384	2323
		3 TO 23	21	2274	1384	47754
(Annexure I & II)	Flat Type – B 4BHK	2	1	3029	1729	3029
		3 TO 23	21	2828	1729	59388
TOTAL SALEABLE AREA						112494
OWNER'S ALLOCATION @ 62.50%						70309
OWNER'S ALLOCATION						
MARKED	TYPE	FLOOR	NO.	SALEABLE AREA	CARPET AREA	TOTAL SALEABLE AREA
ANNEXURE II	Type – A 3 BHK	4, 5, 6, 7, 10, 11, 12, 15, 16, 17, 20, 21	12	2274	1384	27288
ANNEXURE I	Type – B 4 BHK	2	1	3029	1729	3029
ANNEXURE II	Type – B 4 BHK	4, 5, 6, 7, 10, 11, 12, 15, 16, 17, 20, 21, 22, 23	14	2828	1729	39592
TOTAL SALEABLE AREA						69909
LESS AREA ALLOCATED						400
CAR PARKING PLAN AS SHOWN IN ANNEXURE III						
OWNER'S SHARE						62.50%
PARKINGS					TOTAL	ALLOCATED
GROUND COVERED					16	10
TOTAL					16	10
PARKINGS					TOTAL	ALLOCATED
GROUND OPEN					60	38
MECHANICAL					26	16
TOTAL					86	54
TOTAL NOS. OF PARKING					102	64

**PADMA DAS**  
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 Kolkata-700 001

25 NOV 2017



**IN WITNESS WHEREOF** the Appointors have executed these presents this 25th day of NOVEMBER, two thousand and nineteen.

for Damodar Ropeways & Infra Limited  Joint Managing Director	Accurate Real Estates Private Limited  Director
Splash Properties Pvt. Ltd.  Director	Abundant Properties LLP  Partner
Seed Properties Pvt. Ltd.  Director	King Properties Pvt. Ltd.  Director
Mason Buildcon Pvt. Ltd.  Director	Pansy Nirmans Pvt. Ltd.  Director
Techserv Tele Services Pvt. Ltd. Rajesh Saeng Director	

**APPOINTORS**

1) ATTORNEYS

2) ATTORNEYS

**PADMA DAS**  
**NOTARY**  
Regn. No. 13771/18  
C.M.M's Court  
Kolkata-700 002

3) ATTORNEYS

**ATTESTED SIGNATURE ONLY**  
**BEFORE ME ON IDENTIFICATION**

**PADMA DAS**  
**NOTARY**

**Witnesses:**

Signature Shyamal Paul  
Name SHYAMAL PAUL  
Father's Name Late N.N. Paul  
Address 7/1, Chandranath Chatterjee St.  
Kolkata - 700025

Signature S. Sengupta  
Name Souvik SENGUPTA  
Father's Name late S. Sengupta  
Address 258, P. K. Guha Road  
Kolkata - 700 028

**25 NOV 2019**



Identified by me  
  
Sampa Paul  
Advocate  
C.M.M. Court, Kolkata