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भारतीय गैर न्यायिक



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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Additional Registrar
Assurances-IV, Kolkata

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are the part of this Document.

Additional Registrar
of Assurances-IV, Kolkata

POWER OF ATTORNEY

29 SEP 2020

This **GENERAL POWER OF ATTORNEY** is made and executed on this 24th day of September..... 2020.

- (1) **AQUALINA PROPERTIES LLP** (LLPIN No. AAM-2398) (PAN ABLFA2781Q) (formerly known as **AQUALINA PROPERTIES PVT. LTD.**), a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008, having its registered office at 4, Azimganj House, 1st Floor, 7, Camac Street Kolkata

700017, P.O. Circus Avenue, P.S. Shakespeare Sarani, represented by its Authorised Signatory, Ghanshyam Purohit son of Deo Kishan Purohit having PAN AFUPP8158F, AADHAR No. 493590062677, residing at 35, Sir Hariram Goenka Street, Burrabazar, Kolkata 700 007, P.O. Burrabazar & P.S. Posta.

- (2) ***DHANSANCHAY PROPERTIES LLP***, (LLPIN No. AAM 2400) (PAN AAOFD6490K) (formerly known as ***DHANSANCHAY PROPERTIES PVT. LTD.***), a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008, having its registered office at 4, Azimganj House, 1st Floor, 7, Camac Street Kolkata 700017, P.O. Circus Avenue, P.S. Shakespeare Sarani, represented by its Authorised Signatory, Ghanshyam Purohit son of Deo Kishan Purohit having PAN AFUPP8158F, AADHAR No. 493590062677 residing at 35, Sir Hariram Goenka Street, Burrabazar, Kolkata 700 007, P.O. Burrabazar & P.S. Posta.
- (3) ***EBONY BUILDCON LLP***, (LLPIN No. AAM 2058) (PAN AAGFE9819B) (formerly known as ***EBONY BUILDCON PVT. LTD.***), a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008, having its registered office at 4, Azimganj House, 1st Floor, 7, Camac Street Kolkata 700017, P.O. Circus Avenue, P.S. Shakespeare Sarani, represented by its Authorised Signatory, Ghanshyam Purohit son of Deo Kishan Purohit having PAN AFUPP8158F, AADHAR No. 493590062677 residing at 35, Sir Hariram Goenka Street, Burrabazar, Kolkata 700 007, P.O. Burrabazar & P.S. Posta.
- (4) ***EBONY COMPLEX LLP***, (LLPIN No. AAM 2393) (PAN AAGFE9911L) (formerly known as ***EBONY COMPLEX PVT. LTD.***), a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008, having its registered office at 4, Azimganj House, 1st Floor, 7, Camac Street Kolkata 700017, P.O. Circus Avenue, P.S. Shakespeare Sarani, represented by its Authorised Signatory Ghanshyam Purohit son of Deo Kishan Purohit having PAN AFUPP8158F, AADHAR No. 493590062677 residing at 35, Sir Hariram Goenka Street, Burrabazar, Kolkata 700 007, P.O. Burrabazar & P.S. Posta.
- (5) ***DHIMAN REALTORS PVT. LTD.*** (CIN No. U4500WB2014PTC202826), (PAN AAFCD0868F) a company within the meaning of the Companies Act, 2013, having its registered office at 4, Azimganj House, 1st Floor, 7, Camac Street Kolkata 700017, P.O. Circus Avenue, P.S. Shakespeare Sarani, represented by its Authorised Signatory, Ghanshyam Purohit son of Deo Kishan Purohit having PAN AFUPP8158F, AADHAR No. 493590062677 residing at 35, Sir Hariram Goenka Street, Burrabazar, Kolkata 700 007, P.O. Burrabazar & P.S. Posta.

- (6) **EXCEPTIONAL PROPERTIES LLP** (LLPIN No. AAM 2389) (PAN AAGFE9912K) (formerly known as **EXCEPTIONAL PROPERTIES PVT. LTD.**), a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008, having its registered office at 4, Azimganj House, 1st Floor, 7, Camac Street Kolkata 700017, P.O. Circus Avenue, P.S. Shakespeare Sarani, represented by its Authorised Signatory, Ghanshyam Purohit son of Deo Kishan Purohit having PAN AFUPP8158F, AADHAR No. 493590062677 residing at 35, Sir Hariram Goenka Street, Burrabazar, Kolkata 700 007, P.O. Burrabazar & P.S. Posta.
- (7) **FABULOUS NIRMAN PVT. LTD.**, (CIN No. U70102WB2014PTC202223), (PAN AACCF4097P) a company within the meaning of the Companies Act, 2013, having its registered office at 4, Azimganj House, 1st Floor, 7, Camac Street Kolkata 700017, P.O. Circus Avenue, P.S. Shakespeare Sarani, represented by its Authorised Signatory, Ghanshyam Purohit son of Deo Kishan Purohit having PAN AFUPP8158F, AADHAR No. 493590062677 residing at 35, Sir Hariram Goenka Street, Burrabazar, Kolkata 700 007, P.O. Burrabazar & P.S. Posta.
- (8) **GAJGAMINI REALCON LLP**, (LLPIN No. AAM-2397) (PAN AASFG3732F) (formerly known as **GAJAGAMINI REALCON PVT. LTD.**), a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008, having its registered office at 4, Azimganj House, 1st Floor, 7, Camac Street Kolkata 700017, P.O. Circus Avenue, P.S. Shakespeare Sarani represented by its Authorised Signatory Ghanshyam Purohit son of Deo Kishan Purohit having PAN AFUPP8158F, AADHAR No. 493590062677 residing at 35, Sir Hariram Goenka Street, Burrabazar, Kolkata 700 007, P.O. Burrabazar & P.S. Posta.
- (9) **IMAGINE INFRA PROJECTS LLP**, (LLPIN No. AAM 2059) (PAN AAGFI9194P) (formerly known as **IMAGINE INFRA PROJECTS PVT. LTD.**), a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008, having its registered office at 4, Azimganj House, 1st Floor, 7, Camac Street, Kolkata 700017, P.O. Circus Avenue, P.S. Shakespeare Sarani, represented by its Authorised Signatory, Ghanshyam Purohit son of Deo Kishan Purohit having PAN AFUPP8158F, AADHAR No. 493590062677 residing at 35, Sir Hariram Goenka Street, Burrabazar, Kolkata 700 007, P.O. Burrabazar & P.S. Posta.
- (10) **LOVEDEAL NIRMAN LLP**, (LLPIN No. AAM 2395) (PAN AAHFL5236A) (formerly known as **LOVEDEAL NIRMAN PVT. LTD.**), a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008, having its registered office at 4, Azimganj House, 1st Floor, 7, Camac Street Kolkata 700017,

P.O. Circus Avenue, P.S. Shakespeare Sarani, represented by its Authorised Signatory Ghanshyam Purohit son of Deo Kishan Purohit having PAN AFUPP8158F, AADHAR No. 493590062677 residing at 35, Sir Hariram Goenka Street, Burrabazar, Kolkata 700 007, P.O. Burrabazar & P.S. Posta.

- (11) **MANGALBARSHA PROPERTIES LLP**, (LLPIN No. AAM 2394) (PAN ABIFM1748C) (formerly known as **MANGALBARSHA PROPERTIES PVT. LTD.**), a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008, having its registered office at 4, Azimganj House, 1st Floor, 7, Camac Street Kolkata 700017, P.O. Circus Avenue, P.S. Shakespeare Sarani represented by its Authorised Signatory, Ghanshyam Purohit son of Deo Kishan Purohit having PAN AFUPP8158F, AADHAR No. 493590062677 residing at 35, Sir Hariram Goenka Street, Burrabazar, Kolkata 700 007, P.O. Burrabazar & P.S. Posta.
- (12) **MARVELOUS BUILDCON LLP**, (LLPIN No. AAM 2390) (PAN ABIFM1746N) (formerly known as **MARVELOUS BUILDCON PVT. LTD.**), a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008, having its registered office at 4, Azimganj House, 1st Floor, 7, Camac Street Kolkata 700017, P.O. Circus Avenue, P.S. Shakespeare Sarani, represented by its Authorised Signatory, Ghanshyam Purohit son of Deo Kishan Purohit having PAN AFUPP8158F, AADHAR No. 493590062677 residing at 35, Sir Hariram Goenka Street, Burrabazar, Kolkata 700 007, P.O. Burrabazar & P.S. Posta.
- (13) **PROSPEROUS INFRASTRUCTURE LLP**, (LLPIN No. AAM-2461) (PAN AAVFP6035B) (formerly known as **PROPEROUS INFRASTRUCTURE PVT. LTD.**), a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008, having its registered office at 4, Azimganj House, 1st Floor, 7, Camac Street Kolkata 700017, P.O. Circus Avenue, P.S. Shakespeare Sarani, represented by its Authorised Signatory, Ghanshyam Purohit son of Deo Kishan Purohit having PAN AFUPP8158F, AADHAR No. 493590062677 residing at 35, Sir Hariram Goenka Street, Burrabazar, Kolkata 700 007, P.O. Burrabazar & P.S. Posta .
- (14) **QUICKGROW PROPERTIES LLP**, (LLPIN No. AAM-2455) (PAN AAAFQ7160K) (formerly known as **QUICKGROW PROPERTIES PVT. LTD.**), a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008, having its registered office at 4, Azimganj House, 1st Floor, 7, Camac Street Kolkata 700017, P.O. Circus Avenue, P.S. Shakespeare Sarani, represented by its Authorised Signatory, Ghanshyam Purohit son of Deo Kishan Purohit having PAN

AFUPP8158F, AADHAR No. 493590062677 residing at 35, Sir Hariram Goenka Street, Burrabazar, Kolkata 700 007, P.O. Burrabazar & P.S. Posta.

- (15) **RAJAT FOUNDATION PVT. LTD.**, (CIN No. U51909WB1996PTC080511), (PAN AACCR4706M) a company within the meaning of the Companies Act, 2013, having its registered office at 4, Azimganj House, 1st Floor, 7, Camac Street Kolkata 700017, P.O. Circus Avenue, P.S. Shakespeare Sarani, , represented by its Authorised Signatory Ghanshyam Purohit son of Deo Kishan Purohit having PAN AFUPP8158F, AADHAR No. 493590062677 residing at 35, Sir Hariram Goenka Street, Burrabazar, Kolkata 700 007, P.O. Burrabazar & P.S. Posta.
- (16) **RAJAT PROJECTS PVT. LTD.**, (CIN No. U70109WB2011PTC163101), (PAN AAFCR3120C) a company within the meaning of the Companies Act, 2013, having its registered office at 4, Azimganj House, 1st Floor, 7, Camac Street Kolkata 700017, P.O. Circus Avenue, P.S. Shakespeare Sarani, represented by its Authorised Signatory Ghanshyam Purohit son of Deo Kishan Purohit having PAN AFUPP8158F, AADHAR No. 493590062677 residing at 35, Sir Hariram Goenka Street, Burrabazar, Kolkata 700 007, P.O. Burrabazar & P.S. Posta.
- (17) **REMARKABLE ABASAN PVT. LTD.**, (CIN No. U70102WB2014PTC202222), (PAN AAGCR9345E) a company within the meaning of the Companies Act, 2013, having its registered office at 4, Azimganj House, 1st Floor, 7, Camac Street Kolkata 700017, P.O. Circus Avenue, P.S. Shakespeare Sarani, represented by its Authorised Signatory, Ghanshyam Purohit son of Deo Kishan Purohit having PAN AFUPP8158F, AADHAR No. 493590062677 residing at 35, Sir Hariram Goenka Street, Burrabazar, Kolkata 700 007, P.O. Burrabazar & P.S. Posta.
- (18) **RICHTOUCH REALESTATE PVT. LTD.**, (CIN No. U70102WB2014PTC202250), (PAN AAGCR9344F) a company within the meaning of the Companies Act, 2013, having its registered office at 4, Azimganj House, 1st Floor, 7, Camac Street Kolkata 700017, P.O. Circus Avenue, P.S. Shakespeare Sarani, represented by its Authorised Signatory, Ghanshyam Purohit son of Deo Kishan Purohit having PAN AFUPP8158F, AADHAR No. 493590062677 residing at 35, Sir Hariram Goenka Street, Burrabazar, Kolkata 700 007, P.O. Burrabazar & P.S. Posta.
- (19) **ROSINE NIRMAN LLP**, (LLPIN No. AAM 2456) (PAN AAXFR5588B) (formerly known as **ROSINE NIRMAN PVT. LTD.**), a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008, having its registered office at 4, Azimganj House, 1st Floor, 7, Camac Street Kolkata 700017,

P.O. Circus Avenue, P.S. Shakespeare Sarani, represented by its Authorised Signatory Ghanshyam Purohit son of Deo Kishan Purohit having PAN AFUPP8158F, AADHAR No. 493590062677 residing at 35, Sir Hariram Goenka Street, Burrabazar, Kolkata 700 007, P.O. Burrabazar & P.S. Posta.

- (20) **ROXY REALTORS PVT. LTD.**, (CIN No. U70102WB2014PTC203010), (PAN AAHCR0053N) a company within the meaning of the Companies Act, 2013, having its registered office at 4, Azimganj House, 1st Floor, 7, Camac Street Kolkata 700017, P.O. Circus Avenue, P.S. Shakespeare Sarani, represented by its Authorised Signatory, Ghanshyam Purohit son of Deo Kishan Purohit having PAN AFUPP8158F, AADHAR No. 493590062677 residing at 35, Sir Hariram Goenka Street, Burrabazar, Kolkata 700 007, P.O. Burrabazar & P.S. Posta.
- (21) **SIDDHIBHUMI HOUSING PVT. LTD.**, (CIN No. U70102WB2014PTC202249), (PAN AAUCS6435J) a company within the meaning of the Companies Act, 2013, having its registered office at 4, Azimganj House, 1st Floor, 7, Camac Street Kolkata 700017, P.O. Circus Avenue, P.S. Shakespeare Sarani, represented by its Authorised Signatory, Ghanshyam Purohit son of Deo Kishan Purohit having PAN AFUPP8158F, AADHAR No. 493590062677 residing at 35, Sir Hariram Goenka Street, Burrabazar, Kolkata 700 007, P.O. Burrabazar & P.S. Posta.
- (22) **SETTLEMENT REALTORS PVT. LTD.**, (CIN No. U70102WB2014PTC203011), (PAN AAUCS8567R) a company within the meaning of the Companies Act, 2013, having its registered office at 4, Azimganj House, 1st Floor, 7, Camac Street Kolkata 700017, P.O. Circus Avenue, P.S. Shakespeare Sarani, represented by its Authorised Signatory, Ghanshyam Purohit son of Deo Kishan Purohit having PAN AFUPP8158F, AADHAR No. 493590062677 residing at 35, Sir Hariram Goenka Street, Burrabazar, Kolkata 700 007, P.O. Burrabazar & P.S. Posta.
- (23) **SKYSPACE INFRASTRUCTURE PVT. LTD.**, (CIN No. U70102WB2014PTC202248), (PAN AAUCS6438F) a company within the meaning of the Companies Act, 2013, having its registered office at 4, Azimganj House, 1st Floor, 7, Camac Street Kolkata 700017, P.O. Circus Avenue, P.S. Shakespeare Sarani, represented by its Authorised Signatory, Ghanshyam Purohit son of Deo Kishan Purohit having PAN AFUPP8158F, AADHAR No. 493590062677 residing at 35, Sir Hariram Goenka Street, Burrabazar, Kolkata 700 007, P.O. Burrabazar & P.S. Posta.
- (24) **TOUCHWIN PROPERTIES LLP**, (LLPIN No. AAM 2396) (PAN AANFT5553E) (formerly known as **TOUCHWIN PROPERTIES PVT. LTD.**), a Limited Liability

Partnership incorporated under the Limited Liability Partnership Act, 2008, having its registered office at 4, Azimganj House, 1st Floor, 7, Camac Street Kolkata 700017, P.O. Circus Avenue, P.S. Shakespeare Sarani, represented by its Authorised Signatory, Ghanshyam Purohit son of Deo Kishan Purohit having PAN AFUPP8158F, AADHAR No. 493590062677 residing at 35, Sir Hariram Goenka Street, Burrabazar, Kolkata 700 007, P.O. Burrabazar & P.S. Posta.

- (25) **QUICKGROW HOUSING PRIVATE LIMITED,** (CIN No. U70102WB2014PTC202202), (PAN AAACQ3510G), a company within the meaning of the Companies Act, 2013, having its registered office at 4, Azimganj House, 1st Floor, 7, Camac Street Kolkata 700017, P.O. Circus Avenue, P.S. Shakespeare Sarani, represented by its Authorised Signatory, Ghanshyam Purohit son of Deo Kishan Purohit having PAN AFUPP8158F, AADHAR No. 493590062677 residing at 35, Sir Hariram Goenka Street, Burrabazar, Kolkata 700 007, P.O. Burrabazar & P.S. Posta.
- (26) **RAJAT BLISSCITY INFRASTRUCTURE PRIVATE LIMITED,** (CIN No. U70102WB2014PTC202358), (PAN AAGCR9460A) a company within the meaning of the Companies Act, 2013, having its registered office at 4, Azimganj House, 1st Floor, 7, Camac Street Kolkata 700017, P.O. Circus Avenue, P.S. Shakespeare Sarani, represented by its Authorised Signatory, Ghanshyam Purohit son of Deo Kishan Purohit having PAN AFUPP8158F, AADHAR No. 493590062677 residing at 35, Sir Hariram Goenka Street, Burrabazar, Kolkata 700 007, P.O. Burrabazar & P.S. Posta.
- (27) **ULTRASHINE REALESTATE PVT. LTD.** (CIN No. U70102WB2014PTC202191), (PAN AABCU7158B) a company within the meaning of the Companies Act, 2013, having its registered office at 4, Azimganj House, First Floor, 7, Camac Street Kolkata 700017, P.O. Circus Avenue, P.S. Shakespeare Sarani represented by its Authorised Signatory, Ghanshyam Purohit son of Deo Kishan Purohit having PAN AFUPP8158F, AADHAR No. 493590062677 residing at 35, Sir Hariram Goenka Street, Burrabazar, Kolkata 700 007, P.O. Burrabazar & P.S. Posta.
- (28) **ALOKBARSHA PROPERTIES PRIVATE LIMITED.,** (CIN No. U70109WB2012PTC174791), (PAN AAKCA7528E) a company within the meaning of the Companies Act, 2013, having its registered office at 1A, Keshav Kunj, Panchwati Complex, VIP Road, Kolkata 700052, P.O. Airport, P.S. Baguihati, represented by its Authorised Signatory, Siddhartha Bhalotia son of Ramgopal Bhalotia having PAN ADIPB6092L, AADHAR No. 444304935950 residing at

Signum Gardenia, Block - B, Flat No. 7B 3 Girindra Sekhar Bose Road, Tiljala, Kolkata-700039. P.O- Tiljala P.S Kasba.

- (29) **ASTONISHING DEVELOPERS PVT. LTD.**, (CIN No.U70102WB2014PTC202242), (PAN AAMCA6913B) a company within the meaning of the Companies Act, 2013, having its registered office at 19, Pollock Street, Kolkata 700001, P.O. Pollock Street, P.S. Hare Street, represented by its Authorised Signatory, Siddhartha Bhalotia son of Ramgopal Bhalotia having PAN ADIPB6092L, AADHAR No. 444304935950 residing at Signum Gardenia, Block - B, Flat No. 7B, 3 Girindra Sekhar Bose Road, Tiljala, Kolkata-700039. P.O- Tiljala P.S Kasba.
- (30) **ATTRACTIVE HOUSING PVT. LTD.**, (CIN No. U70102WB2014PTC202188), (PAN AAMCA6911D) having its registered office at 1A, Keshav Kunj, Panchwati Complex, VIP Road, Kolkata 700052, P.O. Airport, P.S. Baguihati, represented by its Authorised Signatory, Siddhartha Bhalotia son of Ramgopal Bhalotia having PAN ADIPB6092L, AADHAR No. 444304935950 residing at Signum Gardenia, Block - B, Flat No. 7B, 3 Girindra Sekhar Bose Road, Tiljala, Kolkata-700039. P.O- Tiljala P.S Kasba.
- (31) **EBONY ENCLAVE PVT. LTD.**, (CIN No. U45400WB2011PTC170977), (PAN AACCE9098B) having its registered office at 1A, Keshav Kunj, Panchwati Complex, VIP Road, Kolkata 700052, P.O. Airport, P.S. Baguihati, represented by its Authorised Signatory, Siddhartha Bhalotia son of Ramgopal Bhalotia having PAN ADIPB6092L, AADHAR No. 444304935950 residing at Signum Gardenia, Block - B, Flat No. 7B, 3 Girindra Sekhar Bose Road, Tiljala, Kolkata-700039. P.O- Tiljala P.S Kasba.
- (32) **ELIGIBLE DEVCON PVT. LTD.**, (CIN No. U45400WB2011PTC169569), (PAN AACCE8746L) having its registered office at 1A, Keshav Kunj, Panchwati Complex, VIP Road, Kolkata 700052, P.O. Airport, P.S. Baguihati, represented by its Authorised Signatory, Siddhartha Bhalotia son of Ramgopal Bhalotia having PAN ADIPB6092L, AADHAR No. 444304935950 residing at Signum Gardenia, Block - B, Flat No. 7B, 3 Girindra Sekhar Bose Road, Tiljala, Kolkata-700039. P.O- Tiljala P.S Kasba.
- (33) **ENJOYMENT PROJECTS PVT. LTD.**, (CIN No. U70102WB2014PTC202189), (PAN AADCE6933C) having its registered office at 1A, Keshav Kunj, Panchwati Complex, VIP Road, Kolkata 700052, P.O. Airport, P.S. Baguihati, represented by its Authorised Signatory, Siddhartha Bhalotia son of Ramgopal Bhalotia having PAN

ADIPB6092L, AADHAR No. 444304935950 residing at Signum Gardenia, Block - B, Flat No. 7B, 3 Girindra Sekhar Bose Road, Tiljala, Kolkata-700039. P.O- Tiljala P.S Kasba.

- (34) **FANCY INFRACON PRIVATE LIMITED**, (CIN No. U45400WB2014PTC202562), (PAN AACCF4210G) having its registered office at 1A, Keshav Kunj, Panchwati Complex, VIP Road, Kolkata 700052, P.O. Airport, P.S. Baguihati, represented by its Authorised Signatory, Siddhartha Bhalotia son of Ramgopal Bhalotia having PAN ADIPB6092L, AADHAR No. 444304935950 residing at Signum Gardenia, Block - B, Flat No. 7B, 3 Girindra Sekhar Bose Road, Tiljala, Kolkata-700039. P.O- Tiljala P.S Kasba.
- (35) **GREENHIGH REALCON PVT. LTD.**, (CIN No. U70102WB2014PTC202224), (PAN AAFCG6386F) having its registered office at 1A, Keshav Kunj, Panchwati Complex, VIP Road, Kolkata 700052, P.O. Airport, P.S. Baguihati, represented by its Authorised Signatory, Siddhartha Bhalotia son of Ramgopal Bhalotia having PAN ADIPB6092L, AADHAR No. 444304935950 residing at Signum Gardenia, Block - B, Flat No. 7B, 3 Girindra Sekhar Bose Road, Tiljala, Kolkata-700039. P.O- Tiljala P.S Kasba.
- (36) **GREENIMAGE REALTY PVT. LTD.**, (CIN No. U70102WB2014PTC202190), (PAN AAFCG6443F) having its registered office at 1A, Keshav Kunj, Panchwati Complex, VIP Road, Kolkata 700052, P.O. Airport, P.S. Baguihati, represented by its Authorised Signatory, Siddhartha Bhalotia son of Ramgopal Bhalotia having PAN ADIPB6092L, AADHAR No. 444304935950 residing at Signum Gardenia, Block - B, Flat No. 7B, 3 Girindra Sekhar Bose Road, Tiljala, Kolkata-700039. P.O- Tiljala P.S Kasba.
- (37) **JAGRAN PROPERTIES PVT. LTD.**, (CIN No. U70109WB2012PTC174811), (PAN AADCJ0472F) having its registered office at 1A, Keshav Kunj, Panchwati Complex, VIP Road, Kolkata 700052, P.O. Airport, P.S. Baguihati, represented by its Authorised Signatory, Siddhartha Bhalotia son of Ramgopal Bhalotia having PAN ADIPB6092L, AADHAR No. 444304935950 residing at Signum Gardenia, Block - B, Flat No. 7B, 3 Girindra Sekhar Bose Road, Tiljala, Kolkata-700039. P.O- Tiljala P.S Kasba.
- (38) **MAGNETICTOUCH PROPERTIES PRIVATE LIMITED**, (CIN No. U70109WB2012PTC174876), (PAN AAICM4699L) a company within the meaning

of the Companies Act, 2013, having its registered office at 19, Pollock Street, Kolkata 700001, P.O. Pollock Street, P.S. Hare Street, represented by its Authorised Signatory, Siddhartha Bhalotia son of Ramgopal Bhalotia having PAN ADIPB6092L, AADHAR No. 444304935950 residing at Signum Gardenia, Block - B, Flat No. 7B, 3 Girindra Sekhar Bose Road, Tiljala, Kolkata-700039. P.O- Tiljala P.S Kasba..

- (39) **PLEASURE TOWER PVT. LTD.**, (CIN No. U70102WB2014PTC202193), (PAN AAHCP7154Q) having its registered office at 1A, Keshav Kunj, Panchwati Complex, VIP Road, Kolkata 700052, P.O. Airport, P.S. Baguihati, represented by its Authorised Signatory, Siddhartha Bhalotia son of Ramgopal Bhalotia having PAN ADIPB6092L, AADHAR No. 444304935950 residing at Signum Gardenia, Block - B, Flat No. 7B, 3 Girindra Sekhar Bose Road, Tiljala, Kolkata-700039. P.O- Tiljala P.S Kasba.
- (40) **RUDRAMALA REALTY PRIVATE LIMITED**, (CIN No. U70109WB2012PTC174986), (PAN AAGCR3031D) a company within the meaning of the Companies Act, 2013, having its registered office at 19, Pollock Street, Kolkata 700001, P.O. Pollock Street, P.S. Hare Street, represented by its Authorised Signatory, Siddhartha Bhalotia son of Ramgopal Bhalotia having PAN ADIPB6092L, AADHAR No. 444304935950 residing at Signum Gardenia, Block - B, Flat No. 7B, 3 Girindra Sekhar Bose Road, Tiljala, Kolkata-700039. P.O- Tiljala P.S Kasba.
- (41) **WONDER REALESTATE PVT. LTD.**, (CIN No. U45400WB2011PTC167613), (PAN AABCW1411F) having its registered office at 1A, Keshav Kunj, Panchwati Complex, VIP Road, Kolkata 700052, P.O. Airport, P.S. Baguihati, represented by its Authorised Signatory, Siddhartha Bhalotia son of Ramgopal Bhalotia having PAN ADIPB6092L, AADHAR No. 444304935950 residing at Signum Gardenia, Block - B, Flat No. 7B, 3 Girindra Sekhar Bose Road, Tiljala, Kolkata-700039. P.O- Tiljala P.S Kasba.
- (42) **PETUNIA COMMOTRADE PVT. LTD.**, (CIN No. U51909WB2014PTC203106), (PAN AAHCP8191K) having its registered office at 27, Biplabi Trailakya Maharaj Sarani, (Brabourne Road), Narayani Building, 3rd Floor, Room No. 310, Kolkata 700001, P.O. Pollock Street, P.S. Hare Street, represented by its Authorised Signatory, Siddhartha Bhalotia son of Ramgopal Bhalotia having PAN ADIPB6092L, AADHAR No. 444304935950 residing at Signum Gardenia, Block - B, Flat No. 7B, 3 Girindra Sekhar Bose Road, Tiljala, Kolkata-700039. P.O- Tiljala P.S Kasba.

- (43) **EBONY DEVELOPERS PVT. LTD.**, (CIN No. U45206WB2011PTC171171), (PAN AACCE9099A) having its registered office at 6A, Elgin Road, 2nd Floor, Bhowanipore, Kolkata 700020, P.O. Lala Lajpat Rai Sarani, P.S. Bhowanipore, represented by its Authorised Signatory, Mr. Yogesh Modi having PAN AIUPM9083B, AADHAR No. 639885021204 son of Girdhar Gopal Modi residing at Radha Kunj Apartment, Flat 2A, CC-28, Nazrul Park, Rajarhat-Gopalpur (M), North 24 Parganas - 700 159, P.S. Baguiati, P. O Aswini Nagar.
- (44) **EBONY TOWER PVT. LTD.**, (CIN No. U45400WB2011PTC170924), (PAN AACCE9097Q) having its registered office at 6A, Elgin Road, 2nd Floor, Bhowanipore, Kolkata 700020, P.O. Lala Lajpat Rai Sarani, P.S. Bhowanipore, represented by its Authorised Signatory, Mr. Yogesh Modi having PAN AIUPM9083B, AADHAR No. 639885021204 son of Girdhar Gopal Modi residing at Radha Kunj Apartment, Flat 2A, CC-28, Nazrul Park, Rajarhat-Gopalpur (M), North 24 Parganas - 700 159, P.S. Baguiati, P. O Aswini Nagar
- (45) **FENNEL INFRACON PVT. LTD.**, (CIN No. U45400WB2014PTC202565), (PAN AACCF4211H) having its registered office at 6A, Elgin Road, 2nd Floor, Bhowanipore, Kolkata 700020, P.O. Lala Lajpat Rai Sarani, P.S. Bhowanipore, represented by its Authorised Signatory, Mr. Yogesh Modi having PAN AIUPM9083B, AADHAR No. 639885021204 son of Girdhar Gopal Modi residing at Radha Kunj Apartment, Flat 2A, CC-28, Nazrul Park, Rajarhat-Gopalpur (M), North 24 Parganas - 700 159, P.S. Baguiati, P. O Aswini Nagar.
- (46) **INTERFACE DEVELOPERS PVT. LTD.**, (CIN No. U45400WB2011PTC170406), (PAN AACCI7762C) having its registered office at 6A, Elgin Road, 2nd Floor, Bhowanipore, Kolkata 700020, P.O. Lala Lajpat Rai Sarani, P.S. Bhowanipore, represented by its Authorised Signatory, Mr. Yogesh Modi having PAN AIUPM9083B, AADHAR No. 639885021204 son of Girdhar Gopal Modi residing at Radha Kunj Apartment, Flat 2A, CC-28, Nazrul Park, Rajarhat-Gopalpur (M), North 24 Parganas - 700 159, P.S. Baguiati, P. O Aswini Nagar.
- (47) **ROSETTE PROPERTIES PVT. LTD.**, (CIN No. U70109WB2012PTC174855), (PAN AAGCR3030C) having its registered office at 6A, Elgin Road, 2nd Floor, Bhowanipore, Kolkata 700020, P.O. Lala Lajpat Rai Sarani, P.S. Bhowanipore, represented by its Authorised Signatory, Mr. Yogesh Modi having PAN AIUPM9083B, AADHAR No. 639885021204 son of Girdhar Gopal Modi residing at Radha Kunj Apartment, Flat 2A, CC-28, Nazrul Park, Rajarhat-Gopalpur (M), North 24 Parganas - 700 159, P.S. Baguiati, P. O Aswini Nagar.

- (48) **SAPNASURAH NIRMAN PVT. LTD.**, (CIN No. U70109WB2012PTC174983), (PAN AASCS7666M) having its registered office at 6A, Elgin Road, 2nd Floor, Bhowanipore, Kolkata 700020 P.O. Lala Lajpat Rai Sarani, P.S. Bhowanipore, represented by its Authorised Signatory, Mr. Yogesh Modi having PAN AIUPM9083B, AADHAR No. 639885021204 son of Girdhar Gopal Modi residing at Radha Kunj Apartment, Flat 2A, CC-28, Nazrul Park, Rajarhat-Gopalpur (M), North 24 Parganas - 700 159, P.S. Baguiati, P. O Aswini Nagar.
- (49) **SUBHKAMANA DEVELOPERS PRIVATE LIMITED**, (CIN No. U70109WB2012PTC174984), (PAN AASCS7662R) having its registered office at 6A, Elgin Road, 2nd Floor, Bhowanipore, Kolkata 700020, P.O. Lala Lajpat Rai Sarani, P.S. Bhowanipore, represented by its Authorised Signatory, Mr. Yogesh Modi having PAN AIUPM9083B, AADHAR No. 639885021204 son of Girdhar Gopal Modi residing at Radha Kunj Apartment, Flat 2A, CC-28, Nazrul Park, Rajarhat-Gopalpur (M), North 24 Parganas - 700 159, P.S. Baguiati, P. O Aswini Nagar.
- (50) **SUKALYAN PROPERTIES PVT. LTD.**, (CIN No. U70109WB2012PTC174985), (PAN AASCS7665J) having its registered office at 6A, Elgin Road, 2nd Floor, Bhowanipore, Kolkata 700020, P.O. Lala Lajpat Rai Sarani, P.S. Bhowanipore, represented by its Authorised Signatory, Mr. Yogesh Modi having PAN AIUPM9083B, AADHAR No. 639885021204 son of Girdhar Gopal Modi residing at Radha Kunj Apartment, Flat 2A, CC-28, Nazrul Park, Rajarhat-Gopalpur (M), North 24 Parganas - 700 159, P.S. Baguiati, P. O Aswini Nagar.
- (51) **SHIVRASHI ABASAN PVT. LTD.**, (CIN No. U70109WB2012PTC174856), (PAN AASCS7663Q) having its registered office at 6A, Elgin Road, 2nd Floor, Bhowanipore, Kolkata 700020, P.O. Lala Lajpat Rai Sarani, P.S. Bhowanipore, represented by its Authorised Signatory, Mr. Yogesh Modi having PAN AIUPM9083B, AADHAR No. 639885021204 son of Girdhar Gopal Modi residing at Radha Kunj Apartment, Flat 2A, CC-28, Nazrul Park, Rajarhat-Gopalpur (M), North 24 Parganas - 700 159, P.S. Baguiati, P. O Aswini Nagar.
- (52) **SUBHLIFE REAL ESTATE PVT. LTD.**, (CIN No. U70109WB2012PTC174857), (PAN AASCS7668F) having its registered office at 6A, Elgin Road, 2nd Floor, Bhowanipore, Kolkata 700020, P.O. Lala Lajpat Rai Sarani, P.S. Bhowanipore, represented by its Authorised Signatory, Mr. Yogesh Modi having PAN AIUPM9083B, AADHAR No. 639885021204 son of Girdhar Gopal Modi residing at

Radha Kunj Apartment, Flat 2A, CC-28, Nazrul Park, Rajarhat-Gopalpur (M), North 24 Parganas – 700 159, P.S. Baguiati, P. O Aswini Nagar.

- (53) **SWARNACHURA PROPERTIES PVT. LTD.**, (CIN No. U70109WB2012PTC174858), (PAN AASCS7667L) having its registered office at 6A, Elgin Road, 2nd Floor, Bhowanipore, Kolkata 700020, P.O. Lala Lajpat Rai Sarani, P.S. Bhowanipore, represented by its Authorised Signatory, Mr. Yogesh Modi having PAN AIUPM9083B, AADHAR No. 639885021204 son of Girdhar Gopal Modi residing at Radha Kunj Apartment, Flat 2A, CC-28, Nazrul Park, Rajarhat-Gopalpur (M), North 24 Parganas – 700 159, P.S. Baguiati, P. O Aswini Nagar.
- (54) **ULTRAFOCUS PROPERTIES PRIVATE LIMITED**, (CIN No. U70109WB2012PTC174860), (PAN AABCU5571C) having its registered office at 6A, Elgin Road, 2nd Floor, Bhowanipore, Kolkata 700020, P.O. Lala Lajpat Rai Sarani, P.S. Bhowanipore, represented by its Authorised Signatory, Mr. Yogesh Modi having PAN AIUPM9083B, AADHAR No. 639885021204 son of Girdhar Gopal Modi residing at Radha Kunj Apartment, Flat 2A, CC-28, Nazrul Park, Rajarhat-Gopalpur (M), North 24 Parganas – 700 159, P.S. Baguiati, P. O Aswini Nagar.
- (55) **AADRIKA COMMERCIAL PVT. LTD.**, (CIN No. U74999WB2012PTC183414), (PAN AAKCA7898K) having its registered office at 6A, Elgin Road, 2nd Floor, Bhowanipore, Kolkata 700020, P.O. Lala Lajpat Rai Sarani, P.S. Bhowanipore, represented by its Authorised Signatory, Mr. Yogesh Modi having PAN AIUPM9083B, AADHAR No. 639885021204 son of Girdhar Gopal Modi residing at Radha Kunj Apartment, Flat 2A, CC-28, Nazrul Park, Rajarhat-Gopalpur (M), North 24 Parganas – 700 159, P.S. Baguiati, P. O Aswini Nagar.
- (56) **AADRIKA DISTRIBUTORS PVT. LTD.**, (CIN No. U74999WB2012PTC183417), (PAN AAKCA7897G) having its registered office at 6A, Elgin Road, 2nd Floor, Bhowanipore, Kolkata 700020, P.O. Lala Lajpat Rai Sarani, P.S. Bhowanipore, represented by its Authorised Signatory, Mr. Yogesh Modi having PAN AIUPM9083B, AADHAR No. 639885021204 son of Girdhar Gopal Modi residing at Radha Kunj Apartment, Flat 2A, CC-28, Nazrul Park, Rajarhat-Gopalpur (M), North 24 Parganas – 700 159, P.S. Baguiati, P. O Aswini Nagar.
- (57) **DAYASWARUP COMMODEAL PVT. LTD.**, (CIN No. U74999WB2012PTC183106), (PAN AAECD3458N) having its registered office at 6A, Elgin Road, 2nd Floor, Bhowanipore, Kolkata 700020, P.O. Lala Lajpat Rai Sarani, P.S. Bhowanipore,

represented by its Authorised Signatory, Mr. Yogesh Modi having PAN AIUPM9083B, AADHAR No. 639885021204 son of Girdhar Gopal Modi residing at Radha Kunj Apartment, Flat 2A, CC-28, Nazrul Park, Rajarhat-Gopalpur (M), North 24 Parganas - 700 159, P.S. Baguiati, P. O Aswini Nagar.

- (58) **DURVISH SHOPPERS PVT. LTD.**, (CIN No. U74999WB2012PTC183121), (PAN AAECD3456C) having its registered office at 6A, Elgin Road, 2nd Floor, Bhowanipore, Kolkata 700020, P.O. Lala Lajpat Rai Sarani, P.S. Bhowanipore, represented by its Authorised Signatory, Mr. Yogesh Modi having PAN AIUPM9083B, AADHAR No. 639885021204 son of Girdhar Gopal Modi residing at Radha Kunj Apartment, Flat 2A, CC-28, Nazrul Park, Rajarhat-Gopalpur (M), North 24 Parganas - 700 159, P.S. Baguiati, P. O Aswini Nagar.

all hereinafter referred to as "the said **Owners**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors-in-office/interest and assigns)

AND

ARIZUMA PROJECTS LLP, [LLP Identification No. AA15525] a Limited Liability Partnership incorporated under the Limited Liability Partnership Act 2008 having PAN ABIFA1723H, having its registered office at 4, Azimganj House, First Floor, 7, Camac Street Kolkata 700017, P.O. Circus Avenue, P.S. Shakespeare Sarani, represented by its Designated Partner, Rajat Pasari son of Raj Gopal Pasari having PAN BDKPP7331M, AADHAR No. 266497712752 residing at 11E, Rajnigandha, 25B, Ballygunge Park, Kolkata 700019, P.S. Karaya P.O. Ballygunge, hereinafter referred to as '**the Developer/ the Attorney**', (which term or expression shall unless excluded by or repugnant to the subject or context or meaning thereof mean and include the partners for the time being of the said Partnership Firm and their respective heirs, executors, administrators and legal representatives);

WHEREAS:

- A. The Owners are the owners of **All That** the piece and parcel of land admeasuring 16.96 Bighas more or less together with structures erected thereon comprised in Dag nos. 713/1694, 725, 728 (P), 729, 731, 733, 797, 797/1664, 799, 800, 807, 808, 809, 810, 811(P), 812, 815 (P), , 821, 822, 823 (P), 824, 829(P) & 889 lying and situated at *Mouza-Badehugli*, J.L. No. 80, P.S. Sonarpur, A.D.S.R.O Sonarpur, Poleghat Gram Panchayat, District-South 24 Parganas, fully described in the Schedule hereunder written and hereinafter for the sake of brevity referred to as the "**said Property**".
- B. By a Joint Development Agreement dated 16th July, 2020 and registered in the office of Additional Registrar of Assurances IV, Kolkata in Book No. I, Vol No. 1904-2020, Pages 201900 to 202143 being Deed No. 190403397 for the year 2020 made between the Owners herein therein referred to as the Owners of the One part and Arizuma Projects LLP therein referred to as the Developer of the Other part (and hereinafter also referred to as "**the Developer**"), the Owners have appointed the Developer to develop the said Property inter alia for mutual benefit and consideration and on the terms and conditions therein contained (hereinafter referred to as "**the Development Agreement**").
- C. In pursuance of the said Joint Development Agreement and to effectuate the same, the Owners are executing this Power of Attorney in favour of the said Developer, (hereinafter for the sake of brevity referred to as "**the Attorney**") as and for the purposes relating to the said Property as hereinafter contained.

NOW KNOW YE BY THESE PRESENTS, the withinnamed **Owners** doth hereby nominate constitute and appoint the said **Attorney** as the true and lawful attorney of the Owners for in the name and on behalf of the Owners to do execute exercise and perform all or any of the following acts deeds and things relating to the said Property i.e., to say:

1. To enter upon the said Property at any time, affix board, put the barbed wire fencing or construct a compound wall on the said Property or any portion thereof to manage, maintain, look after, supervise and administer and defend the said

Property and every part thereof and to make all payments for getting the work done.

2. To apply for and obtain "No Objection Certificate" for sanctioning of plan from the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976 and all other permissions that may be required for sanctioning of plan, modification and/or alteration and/or revalidation, and/or obtaining utilities and other purposes hereinstated.
3. To apply for and obtain all necessary permissions and clearances from the authorities under the pollution laws and all other related authorities, if and as applicable.
4. To apply for and obtain registration of the proposed project on the said Property from the Regulatory Authority under the West Bengal Housing Industry Regulation Act, 2017 and all other Acts and Statutes, as applicable, and to obtain all licenses and permissions thereunder.
5. To open, maintain and operate the Designated Account solely for the purposes of the Project and also the escrow account as mandatory under West Bengal Housing Industry Regulation Act, 2017 and also to collect and deposit the Revenue in the Escrow Account as required under the West Bengal Housing Industry Regulation Act, 2017 and the Designated Account.
6. To appoint and terminate the appointment of Architects, Engineers, Surveyors and others for survey and soil testing and also for preparation of plans in respect of building or buildings at the said Property or portion or portions thereof and also for additions and/or alteration and/or modifications thereto (including those on account of user or change of user thereof or any part thereof) and also for other purposes herein stated.
7. To have the said Property surveyed and measured and to have the soil tested.

8. To prepare sign apply for and submit the building plans from time to time in respect of proposed construction at the said Property or on portion or portions thereof with the Appropriate Authority and all other concerned authorities for sanction of such building plans and to have the same sanctioned and if required, to have the same modified and/or altered from time to time.
9. To apply and process the application for the sanctioning of the plan, and pay all fees and expenses and obtain back and receive the sanctioned plan revalidation renewal and such other order or orders or permissions from the Appropriate Authority and also to cause any alteration and modification in the sanctioned plan as shall be deemed fit and proper by the Attorney and to sign the do all other necessary acts deeds and things as be expedient for sanctioning revalidation renewal modification and/or alteration of plans.
10. To inform Appropriate Authority 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 West Bengal Municipal Building Rules, 2007 and to get the same regularised.
11. To pay all fees and expenses and obtain sanction revalidation renewal and such other order or orders or permissions from the necessary authorities and to gift any part or portion of the said Property to the authorities concerned for the purpose of obtaining sanction, if the situation so demands, and do all other necessary acts deeds and things as be expedient for sanctioning revalidation renewal modification and/or alteration of plans.
12. To pay all rates taxes charges expenses and other outgoings whatsoever (including municipal rates and taxes and other charges whatsoever) payable for and on account of the said Property or any part thereof or any undivided share or shares therein or the building or buildings that may be constructed thereon and receive refund of the excess amounts paid from the concerned authorities and to grant receipts and discharges in respect thereof.

13. To accept or object to the assessments made from time to time of Annual Valuations in respect of the said Property or the building or buildings that may be constructed thereon or any part or share thereof by the Appropriate Authority and have the same finalised.
14. To construct new building or buildings at the said Property and for that to demolish the existing buildings and/or other structures of whatsoever nature thereon or as may be constructed thereat in future (hereinafter referred to as the said Project).
15. To sign and apply for and obtain electricity, water, sewerage, drainage, lift, and/or other connections of any other utility or facility in the said Property from the Appropriate Authority and other authorities and/or to make alterations therein and to close down and/or have disconnected the same and for that to sign execute and submit all papers applications documents and plans and to do all other acts, deeds and things as be deemed fit and proper by the said Attorney.
16. To sign and apply for and obtain such permissions as be necessary for obtaining steel, cement, bricks and other building materials and construction equipments for the purpose of construction of the new building/s at the said Property.
17. To apply for and obtain permissions and licenses from the appropriate authorities to erect and run/operate one or more lifts, generator, Dish Antenna and other utilities at the said Property and to place orders for supply and erection / installation of the same on the manufacturer thereof and also to give contract to the manufacturer for maintenance of lift or lifts, generator, Dish Antenna and other utilities and its concerned machineries.
18. To sign and apply for and obtain the Completion or Occupancy or other certificates from the Appropriate Authority and/or other concerned authorities in respect of construction and/or occupation of the new building/s to be constructed

at the said Property or any part thereof and also to sign and apply for and obtain the No Objection Certificate from the Department of Fire and Emergency Services, Government of West Bengal.

19. To appear before the Appropriate Authority and all other authorities, authorities under the any local land / tenancy law, act or statute applicable to the said Property, statutory bodies and government departments and/or its officers and also all other State or Central Executives, Judicial or Quasi Judicial, municipal and other authorities and also all courts and Tribunals for all matters connected with construction of the new building/s at the said Property or any part thereof and obtaining connection of utilities and other matters relating to the said Property.
20. To insure and keep insured the new building/s proposed to be constructed on the said Property or any part thereof against any loss or damage by fire earthquake and/or other risks as be deemed necessary and/or desirable by the said Attorney and to pay all premium for such insurance.
21. To advertise in the newspapers for the sale of the Units and to negotiate with the person or persons interested in owning, purchasing and/or otherwise acquiring right to enjoy such bungalows, shops, showrooms, car parking spaces and other constructed areas or saleable spaces in the new building/s to be constructed at the said Property and accept bookings from such person or persons and to make commitments to and sell, convey, lease, transfer or otherwise dispose of the same alongwith or independent of the land comprised in the said Property attributable thereto or any portion thereof or any undivided share therein to such person or persons at such consideration and on such terms and conditions as the said Attorney may deem fit and proper and to receive all proceeds, consideration, deposit and other amounts received/realised in the said Escrow Account and as per the agreed terms in the Development Agreement in connection with such sale conveyance and/or transfer and grant valid receipts and discharges which shall fully exonerate the person paying the same.

22. To execute, admit and present for registration, on behalf of the parties, agreements and/or conveyances for sale or lease and/or transfer of flat(s) and/or unit(s) along with undivided proportionate share in land and for such purpose, to appear before the appropriate authority including Registrar and Sub-Registrars.
23. To terminate any contract agreement right of occupancy user and/or enjoyment with any person or persons intending to acquire bungalows, shops, showrooms, offices, car parking spaces and other constructed areas/saleable spaces and/or undivided shares in the land comprised in the said Property and to deal with the space and rights of such person or persons in such manner as the said Attorney may deem fit and proper, it being clarified that the powers and authorities contained in the clause shall be exercised by the Attorney jointly with the Principal.
24. For all or any of the powers and authorities herein contained to sign execute enter into modify, cancel, alter, draw, approve rectify and/or register and/or give consent and confirmation to all papers, documents, agreements, supplementary agreements, consents, confirmations, deeds, sale deeds, transfer deeds, conveyances, nominations, assignments, rectifications, declarations, affidavits, applications, undertakings, indemnities and other documents.
25. To appear and represent the Owners before any Registrar, Sub Registrar, Additional Registrar, District Registrar, Registrar of Assurances and other officer or officers or authority or authorities having jurisdiction and to present for registration and admit execution and to acknowledge and register or have registered and perfected all documents deeds instruments and writings signed by the said Attorney by virtue of the powers hereby conferred.
26. To finalise and accept or dispute the market value assessed by the concerned Registrar or the concerned Collector or other concerned authority or authorities and for that to do all acts deeds and things and sign execute deliver and submit all papers documents applications objections notices etc. and also to submit and take

delivery of all documents of title, clearances, plans etc. as may be required and found necessary or expedient by the said Attorney.

27. To appear and represent the Owners before any Notary Public, Metropolitan or other Magistrates and other officer or officers and authorities in connection with affirmation of any deed instrument declaration or writing signed or made by the said attorney by virtue of the powers hereby conferred.
28. To enforce any covenant in any agreement, sale deed, transfer deed, conveyance, assignment deed or any other documents of transfer executed by the Owners or by the said Attorney by virtue of the powers hereby conferred and if any right to re-enter arises under such covenants or under notice to determine or quit then to exercise such right, amongst others.
29. To ask, demand, sue for, recover, realise and collect money, earnest money, consideration, construction costs, deposits, advances, compensation, interest, damages, payments whatsoever etc., which are or may be due payable or recoverable under any such Agreement from any person or persons or authority or authorities on any account whatsoever and to give effectual receipts and discharges for the same.
30. To sign and submit all papers applications and documents for having and to have the bungalows, shops, showrooms, and other constructed areas in the new building/s that may be constructed at the said Property separately assessed and mutated in the names of the respective persons desirous of acquiring the same as hereinbefore stated in all public records and with all authorities and/or persons including the Appropriate Authority having jurisdiction over the said Property and to deal with such authority and/or authorities in such manner as the said attorney may deem fit and proper.
31. For all or any of the purposes hereinbefore stated and also hereinafter contained to appear and represent the Owners before the Collector, The Kolkata Improvement Trust, the Kolkata Metropolitan Development Authority, Fire &

Emergency Services Authorities, the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976, The Regulatory Authority under the West Bengal Housing Industry and Regulation Act, 2017, West Bengal Town And Country Planning Authorities, all Revenue Authorities, Pollution Control Board and other authorities connected to pollution matters, Development Plan Authorities of the Government of West Bengal and/or India, Insurance Companies and authorities and Police Authorities and also all other authorities and Government Departments and/or its officers and also all other State and Central Executives Judicial or Quasi-Judicial, Municipal and other authorities and persons and also all courts tribunals and appellate authorities and to do all acts deeds and things and to make, sign, execute, affirm, notarize, register, submit, present for registration, admit, execution, acknowledge, register or have register or have perfected and/or deliver all documents, Agreement for Sale and Lease, Conveyance, declarations, affidavits, deeds of gift, applications, undertakings, indemnities, objections, notices etc. (including those relating to boundary verification) and also if necessary, to produce title deeds concerning the said Property and other papers and documents as be required by the necessary authorities or as may in any way be found necessary or expedient by the said attorney.

32. To sign declare verify and/or affirm any plaint, written statement, petition, consent petition, affidavit, vakalatnama, warrant of attorney, memorandum of appeal or any other document or cause paper in any proceeding in any way concerned with or incidental to any proceeding relating to the matters herein contained as the said Attorney may require or think fit and proper . And if necessary to adduce evidence for and on behalf of the Owners.
33. To accept notices, summons and service or papers from any Court, Tribunal, Postal authorities and/or other authority and/or person.
34. For better and more effectually exercising the powers and authorities aforesaid to retain appoint and employ Advocates, Pleaders, Solicitors, Mukhtears and to revoke such appointments.

35. To receive or pay and/or deposit all moneys including stamp duty, court fees, registration fees, legal fees etc. and to pay and/or receive refunds thereof or the excess amount and give valid receipts and discharges therefor.
36. To apply for and obtain and receive refund of surplus amounts paid and/or deposited with the relevant authorities.
37. To appear and represent the Owners before all authorities make commitments and give undertakings as be required for all or any of the purposes herein contained.
38. To arrange for financing of housing/home loans in respect of the Project (Home Loans) by Banks/Financial Institutions and to sign and execute all necessary documents on behalf of the Owners in order for the Purchasers/ Intending Transferee to obtain Home Loans from the Banks/Financial Institutions and to create mortgage/charge of the Units in favour of such Bank/Financial Institution for availing such Home Loans only but on the clear understanding that the Bank/Financial Institution shall have no right of recovery against the Owners.
39. To obtain the requisite finance for purposes of development of the Project, from banks and/or financial institutions and/or private parties and in that regard create mortgage or lien or charge over the Property and the Project in favour of such banks, financial institutions and/or private parties and deposit of the original Title Documents of the said Property directly with such banks, financial institutions and/or private parties as security for the purpose of Project Finance provided that no charge shall be created on the Land Owners' Allocation and the Land Owners shall not be required to furnish any guarantee for such loan.

AND GENERALLY to do all acts deeds and things for better exercise of the authorities herein contained relating to the said Property or any part thereof or any undivided share

therein and/or in the building/s to be constructed at the said Property which the Owners itself could have lawfully done under its own hand and seal, if personally present.

AND the Owners doth hereby ratify and confirm and agree to ratify and confirm all and whatever the said Attorney shall lawfully do or cause to be done in or about the premises aforesaid.

PROVIDED THAT the Attorney shall not deal with, book or allot the saleable areas of the Project, execute Agreements for Sale with the intending transferees, until such time the building plan is duly approved by the Appropriate Authority and the registration certificate in respect of the Project is obtained from the West Bengal Housing Industry Regulatory Authority.

PROVIDED FURTHER THAT the while exercising the powers and authorities herein contained, the Developer/ Attorney shall adhere to the terms and conditions contained in the said Development Agreement and shall not violate or breach the same and shall fully indemnify the Owners with regard thereto.

SCHEDULE
(Said Property)

ALL THAT the piece and parcel of land measuring 16.96 Bighas, be the same a little more or less, together with structures erected thereon comprised in *Dag nos.* 713/1694, 725, 728 (P), 729, 731, 733, 797, 797/1664, 799, 800, 807, 808, 809, 810, 811 (P), 812, 815 (P), 821, 822, 823(P), 824, 829(P) & 889, Khaitan Nos. 1168, 1171, 1170, 1169, 1167, 1160, 1156, 1155, 1154, 1448, 1449, 1447, 1446, 1445, 1468, 1432, 1437, 1435, 1443, 1444, 1462, 1463, 1456, 1457, 1459, 1458, 1441, 1460, 1440, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1439, 1436, 1434, 1433 1543, 1541, 1539, 1537, 1545, 1549, 1522, 1594, 1592, 1593, 1595, 1596, 1594, lying and situated at Mouza - Badehugli, J.L. No. 80, P.S. Sonarpur, A.D.S.R.O Sonarpur, Poleghat Gram Panchayat, District-South 24 Parganas, delineated in the Plan attached hereto and duly bordered thereon in "Red" and butted and bounded as follows:

On the North: Dag No. 888, 887, 803, 804, 805, 806, 818, 811(P), 815(P), 820, 829(P)

On the South: Dag No. 798, 732, 734, 728(P), 726, 724, 713, 825, 826, 705, 828,

On the East: Eastern Metropolitan Bye Pass

On the West: Panchayat Road, Dag No. 794, 795, 796, 798, 732,

The Project Land is comprised of aforesaid Dags in the following manner:

SL. No.	L.R. Dag No.	ROR	Area (In decimals)
1	725	Bastu	23
2	729	Housing Complex	14
3	731	Multistoried Housing	32
4	733	Housing Complex	17
5	797	Multistoried Housing	14
6	799	Multistoried Housing	57
7	800	Housing Complex	36
8	807	Multistoried	17

<i>SL. No.</i>	<i>L.R. Dag No.</i>	<i>ROR</i>	<i>Area (in decimals)</i>
		Housing	
9	808	Multistoried Housing	31
10	809	Bastu	34
11	810	Bastu	12
12	811 (P)	Multistoried Housing	52
13	812	Multistoried Housing	53
14	815 (P)	Multistoried Housing	43.56
15	821	Commercial Complex/Bastu	34
16	822	Commercial Complex/Bastu	16
17	823 (P)	Doba	4.75
18	824	Doba	3
19	829 (P)	Commercial Complex/Bastu	26.45
20	889	Housing Complex	10
21	713/1694	Bastu	11
22	728 (P)	Housing Complex	10
23	797/1664	Housing Complex	10
Total			560.76

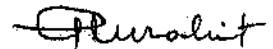
IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands the day month and year first above written.

SIGNED AND DELIVERED on behalf of the OWNERS at Kolkata in the presence of:

(1) Prajata Kishore Chakrabarty
Adv.

(2) Saptarshi Roy
Adv.

AQUALINA PROPERTIES LLP,
DHANSANCHAY PROPERTIES LLP,
EBONY BUILDCON LLP,
EBONY COMPLEX LLP,
DHIMAN REALTORS PVT. LTD,
EXCEPTIONAL PROPERTIES LLP,
FABULOUS NIRMAN PVT. LTD,
GAJGAMINI REALCON LLP,
IMAGINE INFRA PROJECTS LLP,
LOVEDEAL NIRMAN LLP,
MANGALBARSHA PROPERTIES LLP,
MARVELOUS BUILDCON LLP,
PROSPEROUS INFRASTRUCTURE LLP,
QUICKGROW PROPERTIES LLP,
RAJAT FOUNDATION PVT. LTD,
RAJAT PROJECTS PVT. LTD,
REMARKABLE ABASAN PVT. LTD,
RIGHTOUCH REALESTATE PVT. LTD,
ROSINE NIRMAN LLP,
ROXY REALTORS PVT. LTD,
SIDDHIBHUMI HOUSING PVT. LTD,
SETTLEMENT REALTORS PVT. LTD,
SKYSPACE INFRASTRUCTURE PVT. LTD,
TOUCHWIN PROPERTIES LLP,
QUICKGROW HOUSING PVT. LTD,
RAJAT BLISSCITY INFRASTRUCTURE PVT LTD,
ULTRASHINE REALESTATE PVT. LTD



Authorised Signatory

EBONY DEVELOPERS PVT. LTD,
EBONY TOWER PVT. LTD,
FENNEL INFRACON PVT. LTD,
INTERFACE DEVELOPERS PVT. LTD,
ROSETTE PROPERTIES PVT. LTD,
SAPNASURAH NIRMAN PVT. LTD,
SUBHKAMANA DEVELOPERS PVT. LTD,

SUKALYAN PROPERTIES PVT. LTD,
SHIVRASHI ABASAN PVT. LTD,
SUBHLIFE REAL ESTATE PVT. LTD,
SWARNACHURA PROPERTIES PVT. LTD,
ULTRAFOCUS PROPERTIES PVT. LTD,
AADRIKA COMMERCIAL PVT. LTD,
AADRIKA DISTRIBUTORS PVT. LTD,
DAYASWARUP COMMODEAL PVT. LTD,
DURVISH SHOPPERS PVT. LTD

Pooja Modi

Authorised Signatory

ALOKBARSHA PROPERTIES PVT. LTD,
ATTRACTIVE HOUSING PVT. LTD,
EBONY ENCLAVE PVT. LTD,
ELIGIBLE DEVCON PVT. LTD,
ENJOYMENT PROJECTS PVT. LTD,
FANCY INFRACON PVT. LTD,
GREENHIGH REALCON PVT. LTD,
JAGRAN PROPERTIES PVT. LTD,
ASTONISHING DEVELOPERS PVT. LTD,
MAGNETICTOUCH PROPERTIES PVT. LTD,
RUDRAMALA REALTY PVT. LTD,
WONDER REALESTATE PVT. LTD,
GREENIMAGE REALTY PVT. LTD,
PLEASURE TOWER PVT. LTD.,
PETUNIA COMMOTRADE PVT. LTD,

Dr. Shashank Sharma

Authorised Signatory

ACCEPTED BY:

ARIZUMA PROJECTS LLP

Sanjay Kumar























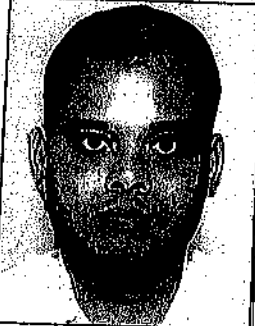
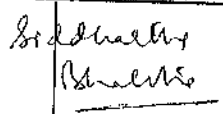










Designated Partner

(ATTORNEY)













Drafted by:

Prajata Kishore Chakrabutty
Prajata Kishore Chakrabutty
Advocate
C/o Fox & Mandal
206, A.J.C. Bose Road, Kol-17
Enrolment No. WB/252/2009

SPECIMEN FORM FOR TEN FINGERPRINTS

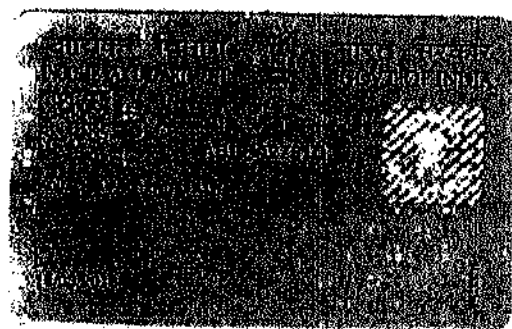
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								<u>Thumb</u>	<u>Fore</u>	<u>Middle</u>	<u>Ring</u>	<u>Little</u>
		Left Hand						<u>Little</u>	<u>Ring</u>	<u>Middle</u>	<u>Fore</u>	<u>Thumb</u>
								<u>Thumb</u>	<u>Fore</u>	<u>Middle</u>	<u>Ring</u>	<u>Little</u>
		Left Hand						<u>Little</u>	<u>Ring</u>	<u>Middle</u>	<u>Fore</u>	<u>Thumb</u>
								<u>Thumb</u>	<u>Fore</u>	<u>Middle</u>	<u>Ring</u>	<u>Little</u>

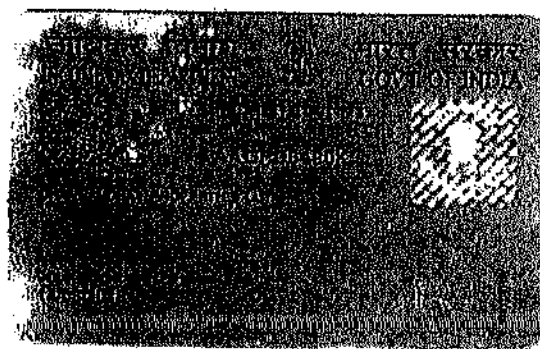
SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the executants and/or purchaser/presentants											
		Left Hand						<u>Little</u>	<u>Ring</u>	<u>Middle</u>	<u>Fore</u>	<u>Thumb</u>
								<u>Thumb</u>	<u>Fore</u>	<u>Middle</u>	<u>Ring</u>	<u>Little</u>
		Right Hand										
								<u>Thumb</u>	<u>Fore</u>	<u>Middle</u>	<u>Ring</u>	<u>Little</u>
		Left Hand						<u>Little</u>	<u>Ring</u>	<u>Middle</u>	<u>Fore</u>	<u>Thumb</u>
								<u>Thumb</u>	<u>Fore</u>	<u>Middle</u>	<u>Ring</u>	<u>Little</u>
		Right Hand										
								<u>Thumb</u>	<u>Fore</u>	<u>Middle</u>	<u>Ring</u>	<u>Little</u>
		Left Hand						<u>Little</u>	<u>Ring</u>	<u>Middle</u>	<u>Fore</u>	<u>Thumb</u>
								<u>Thumb</u>	<u>Fore</u>	<u>Middle</u>	<u>Ring</u>	<u>Little</u>
		Right Hand										
								<u>Thumb</u>	<u>Fore</u>	<u>Middle</u>	<u>Ring</u>	<u>Little</u>


आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA
REMARKABLE ADASAN PRIVATE
LIMITED
23/08/2014
PAN Card Number
AAGCH9362E

23/08/14







आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

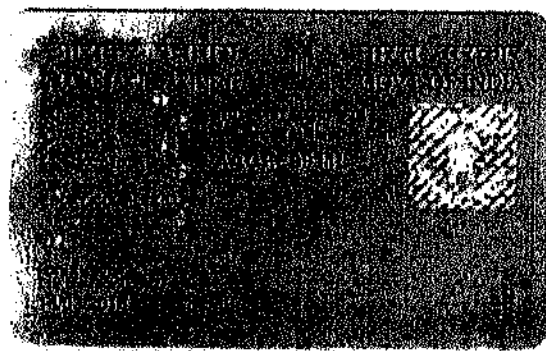


रकसी प्रमाणित कार्ड
Recovery Account Number Card
AAGFE9819B
BANK OF INDIA LTD



09/01/2018

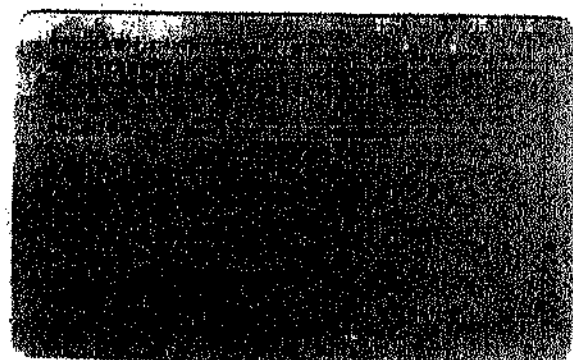
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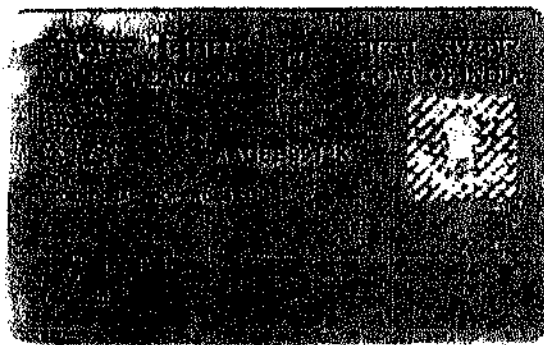


आयकर विभाग
INCOME TAX DEPARTMENT
DIHMAN HEALTHCARE PRIVATE
LIMITED



भारत सरकार
GOVT OF INDIA





आयकर विभाग
INCOME TAX DEPARTMENT

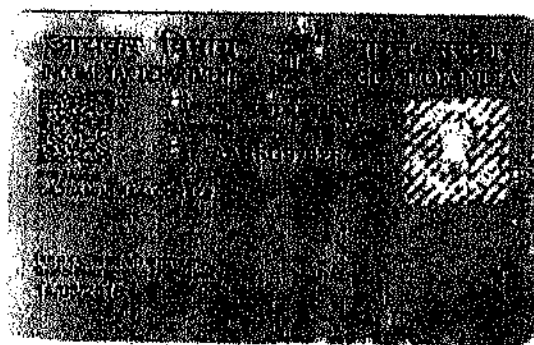


भारत सरकार
GOVT. OF INDIA

FABULOUS NIRMAN PRIVATE LIMITED

28/06/2014

AA00000000



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



पत्रांक संख्या धारक का
Permanent Account Number Card

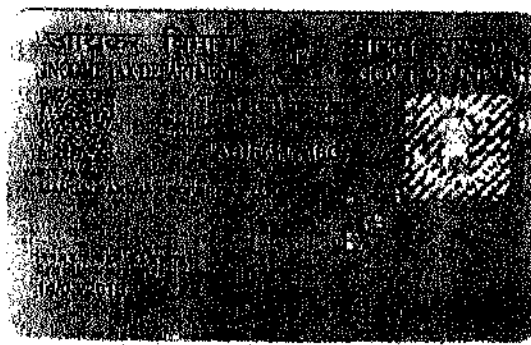
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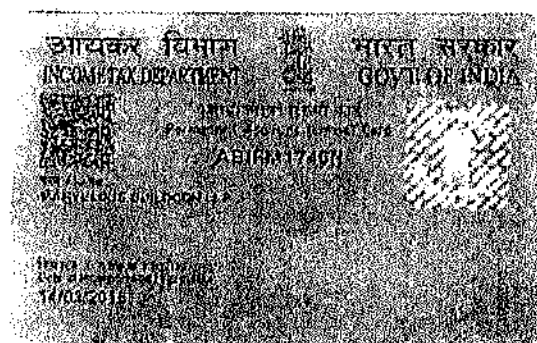


श्री जयराज
SHRI JAYARAJ
SHRI JAYARAJ PROJECTS LLP

निष्पत्ति तिथि
Date of Issuance / Expiry
02/03/2018







आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



व्यक्तिगत आयकर रिटर्न
Personal Income Tax Return

AAVFP0035B

PROSPEROUS INFRASTRUCTURE LLP

15/03/2016

15/03/2016

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



परमिशन एकाउंट नंबर कार्ड
Permission Account Number Card

AAAPG7180K

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA
12/03/2018

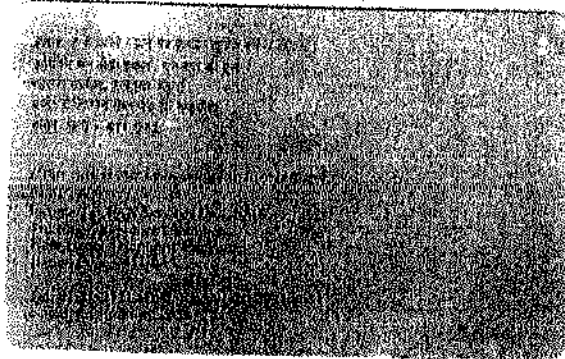
आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA

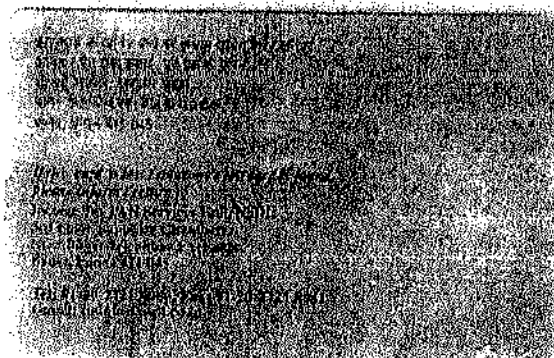
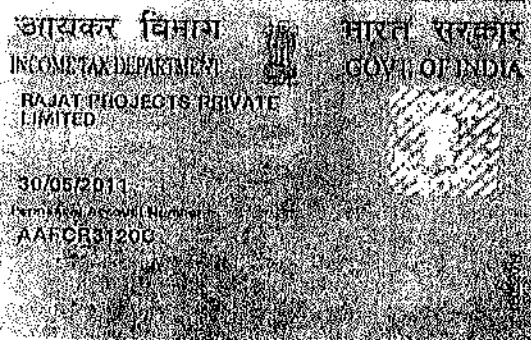
RAJAT FOUNDATION PRIVATE
LIMITED

10/07/1996

Forwarded for Court Records

AAOGR4700M





आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

RIGHTOUCH REALESTATE PRIVATE
LIMITED

24/06/2014

AAOGR9344F

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA



संघीय सेवा वित्त खाता
Federal Account Holder ID

AAEFR6686B

संघीय सेवा
FEDERAL SERVICE

संघीय सेवा वित्त खाता
Date of Issuance: 16/03/2018

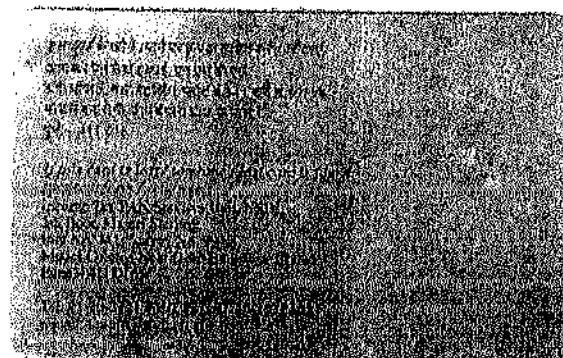
16/03/2018

आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA
ROXY REALTORS PRIVATE
LIMITED

12/08/2014

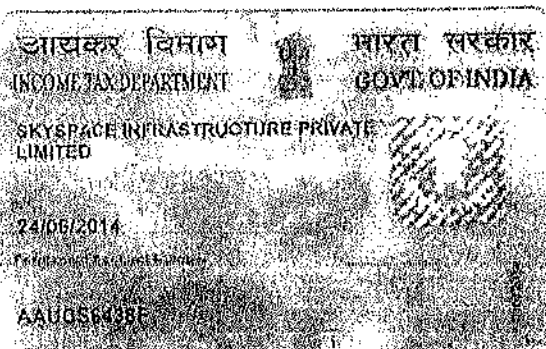
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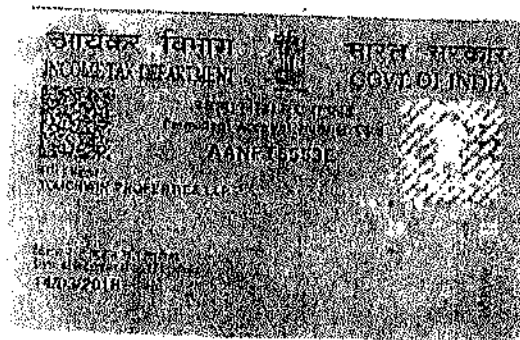
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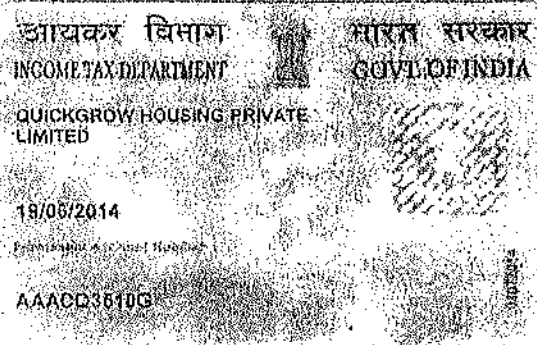




10







आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT OF INDIA
RAJAT BLISSCITY INFRASTRUCTURE
PRIVATE LIMITED
03/07/2014
आयकर विभाग
आयकर विभाग



आयकर विभाग
INCOME TAX DEPARTMENT



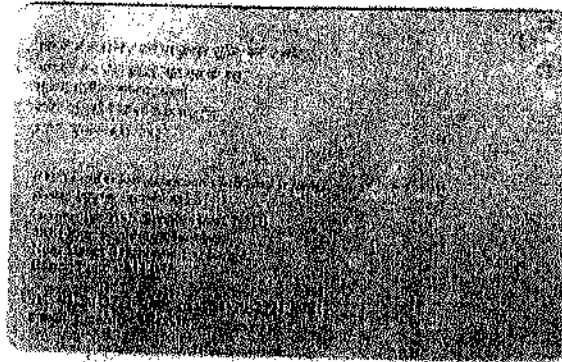
भारत सरकार
GOVT. OF INDIA

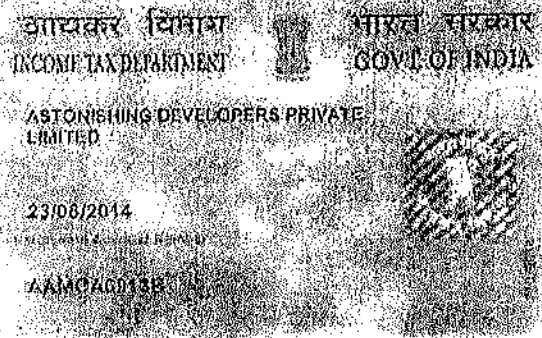
ALOKBARSHA PROPERTIES PRIVATE
LIMITED

27/02/2012

Deposited Account Number

AAKCA7526E





आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
ATTRACTION HOUSING PRIVATE
LIMITED
19/06/2014
AAMCA60110134

आयकर विभाग
TAX DEPARTMENT
GOVT OF INDIA

आयकर विभाग
TAX DEPARTMENT
GOVT OF INDIA

नाम
NAME
SIDDHARTHA BHALOTA

पिता का नाम / FATHER'S NAME
RAN GOPAL BHALOTA

जन्म की तिथि / DATE OF BIRTH
07/01/1980

Siddhartha Bhalota