

105/26

I-159/26



पश्चिम बंगाल WEST BENGAL

certified that the document is admitted for registration. The signature sheets and the endroesement sheets attached with the document are the part of this document.

AL 400210

District Sub-Register-III
Alipore, South 24-parganas

POWER OF ATTORNEY

05-01-26

TO ALL TO WHOM THESE PRESENTS SHALL COME, We:

- (1) **MANINAGAR DEVELOPERS LLP (PAN ABFHM4923A) (LLPIN AAL-3868)** a Limited Liability Partnership, within the meaning of the Limited Liability Partnership Act, 2013 having its Registered Office situated at 12C Chakraberia Road (North), P.S. Ballygunge P.O. Lala Lajpat Rai Sarani Kolkata - 700020 and represented by its Authorised Signatory **SHRI RADHE SHYAM PANCHARIA [PAN AEQPP5365K]**, son of Sri Bhanwar Lal Pancharia, residing at 1/11, Arbinda Nagar, Police Station - Jadavpur, Post Office - Bijoygarh, Kolkata - 700 032, by virtue of Board Resolution dated 23.07.2024.

005310

9 SEP 2025

No. Date
Brought to
Rupees.....

S. CHAKRABORTY (Adv.)
Alipore Judges Court, Kolkata-27

Samiran Das
Stamp Vendor
Alipore Police Court
South 24 Pgs., Kol-27



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE

- 5 JAN 2026

Pravakar Das

PRAVAKAR DAS
S/o Mr. S. Das
Vill- Nabagram, Ghyampur
P.O.- Nabagram, P.S. Ghyampur
Dist. - Howrah, Po. - 711145

(2) **GREEN FIELD NIKETAN PRIVATE LIMITED** (CIN **U45200WB2007PTC113880**) (PAN **AACCG8179K**) a company having been incorporated in accordance with the provisions of the Companies Act 1956 and an existing company within the meaning of the Companies Act 2013 having its registered office situated at 12C Chakraberia Road (North), P.S. Ballygunge P.O. Lala Lajpat Rai Sarani Kolkata - 700020 and represented by its Authorised Signatory **SHRI RADHE SHYAM PANCHARIA** [PAN **AEQPP5365K**], son of Sri Bhanwar Lal Pancharia, residing at 1/11, Arbinda Nagar, Police Station - Jadavpur, Post Office - Bijoygarh, Kolkata - 700 032, by virtue of Board Resolution dated 23.07.2024.

(3) **RAINBOW ENCLAVE PRIVATE LIMITED** (CIN **U70101WB1995PTC073425**) (PAN **AABCR2114G**) a company having been incorporated in accordance with the provisions of the Companies Act 1956 and an existing company within the meaning of the Companies Act 2013 having its registered office situated at 12C Chakraberia Road (North), P.S. Ballygunge P.O. Lala Lajpat Rai Sarani Kolkata - 700020 and represented by its Director **SHRI SANJAY SHARMA** (PAN **BTUPS9455H**) son of Shri Ram Swarup Sharma, working for gain at 12C Chakraberia Road (North), P.S. Ballygunge P.O. Lala Lajpat Rai Sarani Kolkata - 700020,

(4) **KASAUTI VYAPAAR PRIVATE LIMITED** (CIN **U51109WB2006PTC107781**) (PAN **AACCK9206F**) a company having been incorporated in accordance with the provisions of the Companies Act 1956 and an existing company within the meaning of the Companies Act 2013 having its registered office situated at 12C Chakraberia Road (North), P.S. Ballygunge P.O. Lala Lajpat Rai Sarani Kolkata - 700020 and represented by its Director **SHRI ARIHANT SANCHETI** (PAN **FOIPS8939R**) son of Shri Arun Kumar Sancheti, working for gain at 12C Chakraberia Road (North), P.S. Ballygunge P.O. Lala Lajpat Rai Sarani Kolkata - 700020



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE

- 5 JAN 2026

All hereinafter collectively referred to as the **OWNERS/PRINCIPALS** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their successor and/or successors in office/interest and assigns) **SEND GREETINGS:**

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

- i. **"Attorney"** shall mean **PS GROUP REALTY PRIVATE LIMITED, (PAN: AABCP5390E) (CIN U65922WB1988PTCO44915)**, the Developer represented by both or either of by its Authorized Representatives (a) Mr. Surendra Kumar Dugar son of Late J. M. Dugar, working for gain at 1002 E. M. Bypass, Front Block, Police Station – Pragati Maidan, Post Office – Dhapa (having PAN ACUPD1317K), and (b) Mr. ARUN KUMAR SANCHETI son of Sumermall Sancheti working for gain at 1002 E. M. Bypass, Front Block, Police Station – Pragati Maidan, Post Office – Dhapa (having PAN AKPOS4951L), and include any other person whom the Developer may authorize in addition to or as substitute of the above named two persons jointly and/or severally but shall not include the person whose authorization to represent the Owners/Principals as attorney is revoked by the Developer.
- ii. **"Plan"** shall mean the plan for construction of the New Buildings to be caused to be sanctioned by the Developer in the name of the Owners/Principals and the remaining owners from the Kolkata Municipal Corporation and include all modifications and/or alterations as may be made thereto as also all extensions and/or renewals thereof.
- iii. **"Developer's Share"** shall mean as mentioned in the Development Agreement dated 5th day of January, 2026.
- iv. **"Developer"** shall mean **PS GROUP REALTY PRIVATE LIMITED (PAN: AABCP5390E) (CIN U65922WB1988PTCO44915)**, a company having been incorporated in accordance with the provisions of the Companies



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE

- 5 JAN 2026

Act 1956 and an existing company within the meaning of the Companies Act 2013 having its registered office situated at 1002 E. M. Bypass, Front Block, Police Station – Pragati Maidan, Post Office- Dhapa and include its successor and/or successors in office/interest and assigns.

- v. **“Agreement”** shall mean the Development Agreement(s) dated 5th January 2026, and registered with the office of DSR-III, Alipore and recorded in Book no. I, Being No. 160300157 of 2026 made between the Owners/Principals and the Developer and any other document executed/ signed/confirmed in writing by the Owners/Principals and the Attorney (whether registered or unregistered) which amends, supplements, replaces or otherwise modifies the Development Agreement dated 21st October 2024.
- vi. **“New Buildings”** shall mean the one or more buildings and/or other structures that may be constructed by the Developer from time to time at a part and portion of Municipal Premises No. 122D/5 Matheswartala Road by utilizing the FAR/FSI of the said Property.
- vii. **“Project”** shall mean and include (a) development of Building Complex at part and portion of Municipal Premises No. 122D/5 Matheswartala Road by utilizing the FAR/FSI of the said Property subject to the Retained Area as defined in the said Agreement, (b) Transfer of the Saleable Areas to the Transferees and the collection of the Realizations from the Transferees and distribution of the same amongst the parties and (c) administration of Common Purposes until handing over to the Association, all as per the terms and conditions of the Agreement.
- viii. **“said Property”** shall mean ALL THAT the various pieces and parcel of land containing by estimation an area of 55 cottahs 1 chittack and 40 square feet (more or less) comprised in C.S. Dag No. 662 and 668 in Mouza Tangra J.L. No. 5, Sub Division N, Grand Division IV, being Municipal Premises No. 122D/5 Matheswartala Road (previously numbered as 119/2A/1 Matheswartala Road) Police Station – Pragati



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE

- 5 JAN 2026

Maidan (Previously P.S. Tiljala), under ward No. 66 of the Kolkata Municipal Corporation, comprised in Dihi Panchannagram, together with all buildings and structures standing thereon, morefully and particularly mentioned and described in the **SCHEDULE** hereunder written;

- ix. **"Principals Share"** shall mean as mentioned in the Development Agreement.
- x. **"Transfer"** with its grammatical variations shall mean transfer by Sale and include transfer by possession in part performance of such sale and include any other means of transfer as decided by the Developer in its absolute discretion.
- xi. **"Transferee"** shall mean any persons to whom any space or rights in the new Project including any Saleable Areas will be transferred or agreed to be transferred.
- xii. **"Units"** shall mean the independent and self-contained residential flats and/or apartments, non-residential office spaces, shops and other constructed spaces capable of being exclusively held used or occupied by person/s
- xiii. Any other term or expression used herein shall, unless there be something contrary or repugnant to the subject or context, have the same meaning as assigned in the Development Agreement.

II. RECITALS:

- A. WHEREAS** by the Agreement, the parties thereto have agreed, inter alia, that the Developer would be entitled to the exclusive right and authority to develop by utilizing the FAR/FSI attributable to the Said Property over and above the Retained Area (as defined in the said Agreement) and the Principals and the Developer agreed upon the terms and conditions as morefully contained therein.



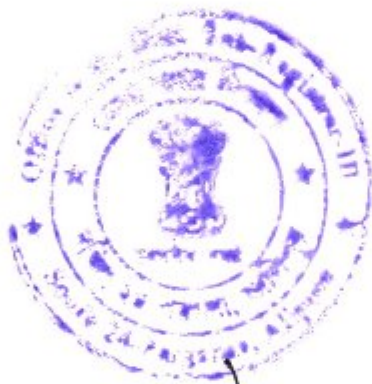
DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE

- 5 JAN 2026

B. AND WHEREAS in terms of the Agreement, the Principals are executing this Power of Attorney in favour of the Attorneys jointly and/or severally to do all acts deeds and things as and for the purposes relating to the Said Property and/or the Project and the related purposes hereinafter contained:

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

1. To manage, maintain, look after, supervise, administer, secure, hold and defend possession of the said Property and every part thereof and its equipments and installations and do all acts deeds and things in connection therewith.
2. To deal with fully and in all manner and to warn off and prohibit and if necessary proceed in due form of law against all or any trespassers and to take appropriate steps whether by action or distress or otherwise and to abate all nuisance and for that to enter into all contracts agreements and arrangements with them or any of them or otherwise and to abate all nuisance.
3. To cause survey, measurement, soil test, excavation and other works at the said Property.
4. To sign, apply for and obtain mutation, amalgamation, conversion, updation, insertions, correction of area or boundary or dimension or other description or any other correction, modification, alteration or other recording in respect of the Project Land or any part thereof or the boundary of the Project Land in the records of the Kolkata Municipal Corporation Kolkata Improvement Trust, Kolkata Metropolitan Development Authority, Municipal authorities, Planning Authority,

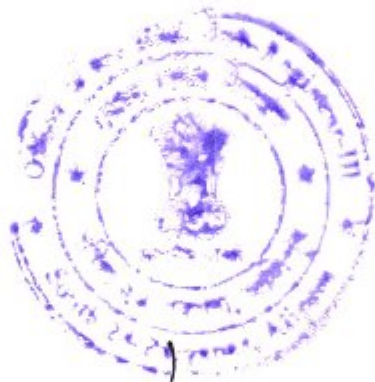


DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE

- 5 JAN 2026

Development Authority, and any other appropriate authorities and to do all other acts, deeds and things with regard thereto as may be deemed fit and proper by the said Attorney or Attorneys.

5. To demolish, construct, reconstruct boundary walls, fencing, dividers etc., at the Project Land and/or any portion thereof for the purposes connected to development of the Project in terms of the Agreement.
6. To accept or object to the assessments made from time to time of land revenue or taxes or valuation or taxes in respect of the Project Land or the building or buildings that may be constructed thereon or any part or share thereof by the land authorities, municipal authorities and other authorities and to attend all hearings and have the same finalized.
7. To pay all rates, municipal and other taxes, land revenue, electricity charges, utility charges, other charges expenses and other outgoings whatsoever payable in respect of the said Property or any part thereof or New Buildings for the time being thereon or any part or parts thereof and receive refund of the excess amounts, if paid, from the and/or concerned authorities and to grant receipts and discharges in respect thereof.
8. To prepare apply for sign and submit plans, maps, specifications and sketches for approval or sanctioning by the concerned municipal and other appropriate authorities and to have the same approved and/or sanctioned and if required, to have the same modified revalidated revised altered and/or renewed.
9. To process the application for the sanctioning of the plan, pay fees and obtain sanction revalidation modification revision alteration and/or renewal and/or such other orders and permissions of the new plans for any construction at the said Property and/or the adjoining properties.
10. To sign and submit all declarations, undertakings, affidavits, gifts of strips or splayed corners required by any authority for the purpose of



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE

- 5 JAN 2026

sanction/ modification/alteration/renewal of the plans for any construction at the at the said Property and/or the adjoining properties.

11. To give notice to the municipal and all other concerned authorities regarding commencement of construction and/or demolition of any structure(s) and/or other purposes as required or deemed fit and proper.
12. To carry out demolition, construction, reconstruction, addition, alteration, erection, re-erection and any other related activity at the at the said Property and/or the adjoining properties in respect of the Project.
13. To inform municipal and all other concerned authorities of all internal alterations within the sanctioned covered space and to incorporate all such deviations in the Completion Plan in terms of the applicable rules and to get the same regularized.
14. To apply for and obtain temporary and/or permanent connections of all services, water, electricity, telephone, gas, power, drainage, sewerage, borewell, generator, transformers, lifts, septic tanks, security systems, dish antenna, towers, electronic or technical connections, mechanical parking system, MLCP etc., and/or other utilities inputs and facilities from the appropriate authorities and statutory bodies or private bodies or service providers and/or to make alterations therein and to close down and/or have disconnected the same.
15. To apply for and obtain any permission clearance and license to erect and run/operate and/or maintain lift, mechanized parking, generator, dish antenna and any other utility, input or facility in the Project or any part thereof including those mentioned in the last mentioned clause hereinabove and also to give contract to the manufacturer for maintenance of lift or lifts, generator, dish antenna and other utilities and its concerned machineries.



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE

- 5 JAN 2026

16. To apply for and obtain all permissions, approvals, licenses, registrations, clearances, no objection certificates, quotas, subsidies, incentives, exemptions, discounts, waivers, entitlements and allocations of cement, steel, bricks and other building materials, in respect of the Project and/or in respect of any input, utility or facility to be installed, run, made operative and managed thereat from all State or Central Government Authorities and statutory or other bodies and authorities concerned and any service providers.
17. To apply for and obtain all necessary permissions and clearances from the authorities under the pollution and environment laws and all other related authorities.
18. To apply for and obtain in the name of the Developer the registration under all Real Estate development laws (including the amendments and substitutes thereof and also all rules, regulations and byelaws in respect thereof) and any other similar laws if and applicable to obtain all licenses and permissions under the said Act and all other acts and statutes, as applicable.
19. To appoint and terminate the appointment of Architects, Engineers, Surveyors and others for survey and soil testing and also for preparation of plans in respect of building at the Project or portion or portions thereof and also for additions and/or alteration and/or modifications thereto (including those on account of user or change of user thereof or any part thereof) and also for other purposes connected with the Project.
20. To appoint, employ, engage or hire, contractors, sub-contractors, structural engineers, civil engineers, surveyors, overseers, experts, consultants, vastu consultants, chartered accountants, security guards, personnel and/or such other persons or agents as may be required in respect of the Project or any aspect or part thereof on such



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE
- 5 JAN 2026

terms and conditions as the attorneys may deem fit and proper and to cancel, alter or revoke any such appointment or collaboration.

21. To appoint organizations and persons in connection with Building Management, Facility Management, Common Area management on such terms and conditions as the attorneys may deem fit and proper and to cancel, alter or revoke any such appointment or collaboration.
22. To do all necessary acts deeds and things for complying all laws rules regulations bye-laws ordinance etc., for the time being in force with regard to the Project.
23. To apply for and obtain Completion or Occupancy Certificate and other certificates as may be required from the concerned authorities.
24. To insure and keep insured the New Buildings and other Developments or any part thereof or any materials equipments or machineries against loss or damage by fire earthquake and/or other risks, if and as be deemed necessary and/or desirable by the said attorneys or any of them and to pay all premium therefor.
25. To obtain loans and finance from any Banks and/or the Financial Institutions in terms of the Agreement.
26. To grant consent and No Objection Certificate and permit the Transferees of Units, Parking Spaces and other Saleable Areas to take home loans and/or home finances from any Banks or Financial Institutions and deal with banks and financiers and/or their officers and/or assigns in connection with the any no objection certificates, consents, clearances, etc., from them.
27. To produce or give copies of any original title deed or document relating to the said Property and/or the Complex to any person or financier or others in terms of the Agreement.



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE
- 5 JAN 2026

28. To advertise and publicize the Project or any part thereof in any media and to appoint marketing agents, brokers, sub-brokers, sole selling or other agents for sale or otherwise transfer of the same in terms of the Agreement.
29. To Transfer the Saleable Areas in terms of the Agreement and other appurtenances thereof to such person or persons and at such consideration as the Attorneys or any of them may deem fit and proper in accordance with the terms and conditions contained in the Agreement, and to receive the amounts receivable in respect thereof and issue receipts, acknowledgements and discharges therefor to fully exonerate the person or persons paying the same;
30. To negotiate with the person or persons interested in obtaining transfer and/or otherwise acquiring Saleable Areas spaces in the Project, take and accept bookings and applications, deal with, enter upon bookings and/or agreements for Transfer and/or part with possession of all or any Units, Parking Spaces and Saleable Areas areas (except any Retained Area forming part of the Principals) at such consideration and on such terms and conditions as the said attorney or attorneys may deem fit and proper but without violating with the terms and conditions of the Agreement.
31. To ask, demand, recover, realize and collect the realizations and all other amounts or any parts thereof receivable in respect of any Transfer of the Saleable Areas (except any Retained Area forming part of the Principals) in the manner and as per the terms and conditions of the Agreement and to deposit the same in the specified accounts as per the Agreement and to issue receipts to the Transferees accordingly which shall fully exonerate the person or persons paying the same.
32. To cancel or terminate any booking/blocking and terminate any contract agreement right of occupancy user and/or enjoyment with any person or persons intending to acquire Saleable Areas and to deal with



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE

- 5 JAN 2026

the space and rights of such person or persons in such manner as the said attorney may deem fit and proper.

33. To join in as party to agreements for Transfer of the Saleable Areas and also confirming thereunder the rights and entitlements of the Developer under the said Agreement and agreeing to execute the Deeds of Transfer to be executed in pursuance thereof.
34. To enter upon any agreement to transfer the common areas and installations to any Association or Society if so and as required by law in such manner as may be required.
35. To prepare sign execute modify, alter, draw, approve rectify and/or register and/or give consent and confirmation and/or deliver all papers, documents, agreements, sale deeds, conveyances, leases, supplementary agreements, nominations, assignments, licenses, mortgages, charges, declarations, forms, receipts and such other documents and writings as in any way be required to be so done and as may be deemed fit and proper by the said Attorneys in respect of the Transfer in the manner and as per the terms and conditions of the Agreement.
36. To enforce any covenant in any agreement, deed or any other contracts or documents of transfer executed by the Principals and the Developer and to exercise all rights and remedies available to the Principals and the Developer thereunder in terms of the Agreement.
37. To ask, demand, sue for, recover, realize and collect Extras and Deposits (as defined and described in the Agreement) which are or may be due payable or recoverable from any Transferees or any person or persons or authority or authorities on any account whatsoever and to give effectual receipts and discharges for the same.
38. To have the Units Transferred to the Transferees to be separately assessed and mutated in the name of the respective Transferees in all



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE
- 5 JAN 2026

public records and with all authorities and/or persons having jurisdiction and to deal with such authority and/or authorities in such manner as the said Attorney or Attorneys may deem fit and proper.

39. To look after all or any of the acts relating to Common Purposes including the management, maintenance and administration of the Project as Maintenance In-Charge.
40. To form a non profit making company or association or society or syndicate amongst the owners and/or buyers of the Transferable Areas (including Association under the Apartment Ownership Act or Society under the West Bengal Societies Registration Act, 1961 or Co-operative Society under the West Bengal Co-operative Societies Act, 2006).
41. To deal with the Government of West Bengal or any department or authority in connection with the compliance of any existing or new laws or provisions affecting the Project.
42. For all or any of the purposes herein stated to apply for, sign, appear and represent the Principals before the Kolkata Municipal Corporation, Kolkata Improvement Trust, and all its departments, Kolkata Metropolitan Development Authority and other authorities / officers under the Land laws, Municipality, Thika Controller, Rent Controller, Fire Brigade, Planning Authority, Development Authority, the Authorised Officers / Authorities under the Real Estate (Regulation and Development) Act, 2016 and/or the West Bengal Real Estate (Regulation and Development) Rules 2021, the Authorities under the West Bengal Apartment Ownership Act, Companies Act, Societies Registration Act, West Bengal Co-operative Societies Act, 2006, the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976, the authorities under the West Bengal Land Reforms Act, West Bengal Estate Acquisition Act, Town and Country (Planning & Development) Act, Development Authority, Airport



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE
- 5 JAN 2026

Authorities, all Revenue Authorities, Pollution Control Authorities and other authorities connected to pollution matters, Environment Authorities, Licensing Authorities, Development Plan Authorities of the Government of West Bengal and/or India, Kolkata Port Trust, Insurance Companies, Police Authorities, Traffic Department, Directorate of Fire Services and all Fire Authorities, Directorate of Lifts, Directorate of Electricity and Chief Electrical Inspector and other Electricity Authorities, Government of West Bengal, Insurance Companies, Microwave Authorities of Department of Telecommunication, Electricity, Water, drainage, sewerage, lift, generator, telecom, television, wireless connectivity, digital and other service provider organizations, Land Acquisition Collector and also all other authorities and Government Departments and/or its officers and also all other State Executives Judicial or Quasi Judicial, Municipal, land and other authorities and all private bodies and service providers and all other persons and also all courts tribunals and appellate authorities and do all acts deeds and things as the attorney may deem fit and proper and to make sign execute register submit register and/or deliver all documents, declarations, affidavits, applications, undertakings, objections, notices etc (including those relating to boundary verification) and also to submit and take delivery of all title deeds concerning the said Property and other papers and documents (including cause papers and orders passed in any suit or litigation or proceeding) as be required by the necessary authorities or as may in any way be found necessary or expedient by the said Attorney.

43. To appear and represent the Principals before any Notary Public, Registrar of Assurance, District Registrar, Sub Registrar, Additional Registrar, Metropolitan Magistrate and/or other officer or officers or authority or authorities having jurisdiction and to present for registration before them and admit execution and to acknowledge and register and have registered and perfected and/or notarized and/or affirm or declare all Agreements for transfer, Deeds and documents



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE

- 5 JAN 2026

instruments and writings including the bank/finance documents, mortgage deeds, if any, executed by the said Attorneys by virtue of the powers hereby conferred.

44. To commence prosecute enforce defend answer and oppose all actions suits writs appeals revisions, review, arbitration proceedings, and other legal proceedings and demands civil criminal or revenue concerning and/or touching any of the matters herein stated and if thought fit, with prior consent of the Principals in writing, to compromise settle, refer to arbitration, abandon, submit to judgment or become non suited in any such action or proceedings as aforesaid before any Court, Civil or Criminal or Revenue, Arbitration Tribunal, Debts Recovery Tribunal, any other Tribunal, Collector, Judicial or Quasi Judicial authorities and forums, Statutory authorities, presiding officers, authorized officers, etc. and to sign declare verify and/or affirm any plaint, written statement, petition, application, consent petition, affidavit, vakalatnama, warrant of attorney, memorandum of appeal or any other document or cause paper in any proceeding and to adduce oral and documentary evidences as the occasions shall require and/or as the said attorney or attorneys may think fit and proper.
45. To apply for, obtain, accept and receive any original or copies of clearances, certificates, permissions, no objections, licenses, notices summons and services of papers from any Court, Tribunal, postal authorities and/or other authorities and/or persons.
46. To receive a refund of the excess amount of fee or other amounts, if any, paid for the purposes hereinstated and to give valid and effectual receipts in respect thereof.
47. To receive all letters, parcels or other postal articles and documents in respect of the said Property and to grant proper and effectual receipt thereof.



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE

- 5 JAN 2026

48. For better and more effectually exercising the powers and authorities aforesaid to retain appoint and employ Advocates, Pleaders, Solicitors, Mukhtears and to revoke such appointments.

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

V. **AND IT BEING EXPRESSLY AGREED AND CLARIFIED THAT** the construction to be carried out in the Retained Area (as defined in the Agreement) shall be done by the Principals and the Developer shall have no development rights in respect of the Retained Area save and except to use the FAR/FSI attributable to the said Property over and above the Retained Area.

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

THE SCHEDULE ABOVE REFERRED TO:

(SAID PROPERTY)

ALL THAT the various pieces and parcel of land containing by estimation an area of 55 cottahs 1 chittack and 40 square feet (more or less) comprised in C.S. Dag No. 662 and 668 in Mouza Tangra J.L. No. 5, Sub Division N, Grand Division IV, being Municipal Premises No. 122D/5 Matheswartala Road (previously numbered as 119/2A/1 Matheswartala Road) Police Station - Pragati Maidan (Previously P.S. Tiljala), under ward No. 66 of the Kolkata Municipal Corporation, comprised in Dihi Panchannagram, together with all buildings and structures standing thereon and butted and bounded in the manner following:-



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE

- 5 JAN 2026

ON THE NORTH : By Municipal Premises No. 119/2A/1/A

ON THE EAST : By Public Road (Matheswartala Road) under CS Dag No. 868 and CS Dag No. 890

ON THE SOUTH : By Municipal Premises No. 119/2B

ON THE WEST : By Part CS Dag No. 662 and Part CS Dag No. 66

IN WITNESS WHEREOF the Principal have hereunto set and subscribed their respective hands and seal on this 5th day of Jan Two Thousand and Twenty-~~Five~~ Six

EXECUTED AND DELIVERED by the **PRINCIPAL** abovenamed at Kolkata in the presence of:

1. Nikhil Singh
BA Sand-2018
Radh Kot 20.
2. Rakesh Sharma
1002, EM Bypass
Kot-105

For: MANINAGAR DEVELOPERS LLP

Radhe Shyam Pancharia

Authorised Signatory

GREENFIELD NIKETAN PVT. LTD.

Radhe Shyam Pancharia
Director

FOR RAINBOW ENCLAVE PVT. LTD.

Sayam Sharma

Director

KASAUTI VYAPAAR PRIVATE LIMITED

Ankit Saha

Director / Authorised Signatory

PS GROUP REALTY PVT. LTD.

Ankur Saha

Director

PS GROUP REALTY PVT. LTD.

Sumit Kumar Singh

Director

WE ACCEPT











Drafted by me
Abhishek Roy
Advocate

Enrollment No- F/2047/1780/2019.













DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE

- 5 JAN 2026

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left hand					
right hand					











Name ARIHANT SANCHETI

Signature Arit Sancheti

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name RADHE SHYAM PANCHARIA

Signature Radhe Shyam Pancharia

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					











Name SANTAY SHARMA

Signature Santay Sharma













DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE

- 5 JAN 2026


	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name ARUN KUMAR SANCHETI

Signature 

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name SURENDRA KUMAR DUGAR

Signature 

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name 

Signature 



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE

- 5 JAN 2026

Major Information of the Deed

Deed No :	I-1603-00160/2026	Date of Registration	05/01/2026
Query No / Year	1603-2003468772/2025	Office where deed is registered	
Query Date	26/12/2025 7:29:28 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	PRAVAKAR DAS 85A, Sarat Bose Road, Jyoti Vihar, 3rd Floor, Thana : Bhawanipore, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 7501785960, Status :Solicitor firm		
Transaction		Additional Transaction	
[0139] Sale, Development Power of Attorney			
Set Forth value		Market Value	
		Rs. 24,80,31,275/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 75,050/- (Article:48(g))		Rs. 232/- (Article:E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Tangra, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Matheswartala Road, Road Zone : (On Road – On Road) , Premises No: 122D/5, , Ward No: 066 Pin Code : 700046

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	55 Katha 1 Chatak 40 Sq Ft		24,80,31,275/-	Property is on Road
Grand Total :				90.9448Dec	0 /-	2480,31,275 /-	

Principal Details :



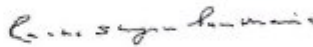


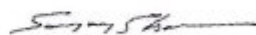
Sl No	Name,Address,Photo,Finger print and Signature
1	MANINAGAR DEVELOPERS LLP 12C CHAKRABERIA ROAD (NORTH), City:- , P.O:- LALA LAJPAR RAI SARANI, P.S:-Bulgyunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 Date of Incorporation:XX-XX-2XX7 , PAN No.:: ABxxxxxx3A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	GREEN FIELD NIKETAN PRIVATE LIMITED 12C CHAKRABERIA ROAD (NORTH), City:- , P.O:- LALA LAJPAR RAI SARANI, P.S:-Bulgyunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 Date of Incorporation:XX-XX-2XX7 , PAN No.:: AAxxxxxx9K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
3	RAINBOW ENCLAVE PRIVATE LIMITED 12C CHAKRABERIA ROAD (NORTH), City:- , P.O:- LALA LAJPAR RAI SARANI, P.S:-Bulgyunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 Date of Incorporation:XX-XX-1XX5 , PAN No.:: AAxxxxxx4G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative



- 4 **KASAUTI VYAPAAR PRIVATE LIMITED**
12C CHAKRABERIA ROAD (NORTH), City:- , P.O:- LALA LAJPAT RAI SARANI, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 Date of Incorporation:XX-XX-2XX6 , PAN No.:: AAxxxxxx6F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Attorney Details :



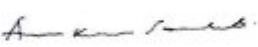
Sl No	Name,Address,Photo,Finger print and Signature
1	PS GROUP REALTY PRIVATE LIMITED 1002, E.M. BYPASS FRONT BLOCK, City:- , P.O:- DHAPA, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700015 Date of Incorporation:XX-XX-1XX8 , PAN No.:: AAxxxxxx0E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :




Representative Details :				
Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	<p>Mr RADHE SHYAM PANCHARIA Son of Mr BHANWAR LAL PANCHARIA Date of Execution - 05/01/2026, , Admitted by: Self, Date of Admission: 05/01/2026, Place of Admission of Execution: Office</p>	 Jan 5 2026 2:58PM	 Captured LTI 05/01/2026	 05/01/2026
1/11, ARBINDA NAGAR, City:- , P.O:- BIJOYGARH, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.:: AExxxxxx5K, Aadhaar No: 67xxxxxxxx7035 Status : Representative, Representative of : MANINAGAR DEVELOPERS LLP (as AUTHORISED SIGNATORY), GREEN FIELD NIKETAN PRIVATE LIMITED (as AUTHORISED SIGNATORY)				
2	<p>Shri SANJAY SHARMA Son of Shri Ram Swarup Sharma Date of Execution - 05/01/2026, , Admitted by: Self, Date of Admission: 05/01/2026, Place of Admission of Execution: Office</p>	 Jan 5 2026 2:50PM	 Captured LTI 05/01/2026	 05/01/2026
12C, Chakraberia Road (north), City:- , P.O:- Lala Lajpat Rai Sarani, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700020, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No.:: BTxxxxxx5H, Aadhaar No: 74xxxxxxxx8663 Status : Representative, Representative of : RAINBOW ENCLAVE PRIVATE LIMITED (as Director)				

Name	Photo	Finger Print	Signature
3 Shri ARIHANT SANCHETI Son of Shri Arun Kumar Sancheti Date of Execution - 05/01/2026, , Admitted by: Self, Date of Admission: 05/01/2026, Place of Admission of Execution: Office		 Captured LTI 05/01/2026	 05/01/2026

12C, Chakraberia Road(north), City:- , P.O:- Lala Lajpat Rai Sarani, P.S:-Bulgyunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700020, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX6 , PAN No.:: FOxxxxxx9R, Aadhaar No: 66xxxxxxxx4268 Status : Representative, Representative of : KASAUTI VYAPAAR PRIVATE LIMITED (as DIRECTOR)




Name	Photo	Finger Print	Signature
4 ARUN KUMAR SANCHETI (Presentant) Son of Shri Sumermall Sancheti Date of Execution - 05/01/2026, , Admitted by: Self, Date of Admission: 05/01/2026, Place of Admission of Execution: Office		 Captured LTI 05/01/2026	 05/01/2026

1002, E M Pypass Front Block, City:- , P.O:- Dhapa, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700015, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.:: AKxxxxxx1L, Aadhaar No: 83xxxxxxxx1141 Status : Representative, Representative of : PS GROUP REALTY PRIVATE LIMITED (as authorized representatives)

Name	Photo	Finger Print	Signature
5 Mr SURENDRA KUMAR DUGAR Son of Late J M Dugar Date of Execution - 05/01/2026, , Admitted by: Self, Date of Admission: 05/01/2026, Place of Admission of Execution: Office		 Captured LTI 05/01/2026	 05/01/2026

1002, E M Bypass Front Block, City:- , P.O:- Dhapa, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700015, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.:: ACxxxxxx7K, Aadhaar No: 88xxxxxxxx8052 Status : Representative, Representative of : PS GROUP REALTY PRIVATE LIMITED (as authorized representatives)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr PRAVAKAR DAS Son of Mr S DAS NABAGRAM, City:- , P.O:- NABAGRAM, P.S:-Shyampur, District:-Howrah, West Bengal, India, PIN:- 711315		 Captured 05/01/2026	 05/01/2026

Identifier Of Mr RADHE SHYAM PANCHARIA, Shri SANJAY SHARMA, Shri ARIHANT SANCHETI, ARUN KUMAR SANCHETI, Mr SURENDRA KUMAR DUGAR

Endorsement For Deed Number : I - 160300160 / 2026

On 05-01-2026

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

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

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

Presented for registration at 12:54 hrs on 05-01-2026, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by ARUN KUMAR SANCHETI .

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 24,80,31,275/-

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

Execution is admitted on 05-01-2026 by ARUN KUMAR SANCHETI, authorized representatives, PS GROUP REALTY PRIVATE LIMITED (Private Limited Company), 1002, E.M. BYPASS FRONT BLOCK, City:- , P.O:- DHAPA, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700015

Identified by Mr PRAVAKAR DAS, , Son of Mr S DAS, NABAGRAM, P.O: NABAGRAM, Thana: Shyampur, , Howrah, WEST BENGAL, India, PIN - 711315, by caste Hindu, by profession Service

Execution is admitted on 05-01-2026 by Mr SURENDRA KUMAR DUGAR, authorized representatives, PS GROUP REALTY PRIVATE LIMITED (Private Limited Company), 1002, E.M. BYPASS FRONT BLOCK, City:- , P.O:- DHAPA, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700015

Identified by Mr PRAVAKAR DAS, , Son of Mr S DAS, NABAGRAM, P.O: NABAGRAM, Thana: Shyampur, , Howrah, WEST BENGAL, India, PIN - 711315, by caste Hindu, by profession Service

Execution is admitted on 05-01-2026 by Mr RADHE SHYAM PANCHARIA, AUTHORISED SIGNATORY, MANINAGAR DEVELOPERS LLP (LLP), 12C CHAKRABERIA ROAD (NORTH), City:- , P.O:- LALA LAJPAR RAI SARANI, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700020; AUTHORISED SIGNATORY, GREEN FIELD NIKETAN PRIVATE LIMITED (Private Limited Company), 12C CHAKRABERIA ROAD (NORTH), City:- , P.O:- LALA LAJPAR RAI SARANI, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700020

Identified by Mr PRAVAKAR DAS, , Son of Mr S DAS, NABAGRAM, P.O: NABAGRAM, Thana: Shyampur, , Howrah, WEST BENGAL, India, PIN - 711315, by caste Hindu, by profession Service

Execution is admitted on 05-01-2026 by Shri SANJAY SHARMA, Director, RAINBOW ENCLAVE PRIVATE LIMITED (Private Limited Company), 12C CHAKRABERIA ROAD (NORTH), City:- , P.O:- LALA LAJPAR RAI SARANI, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700020

Identified by Mr PRAVAKAR DAS, , Son of Mr S DAS, NABAGRAM, P.O: NABAGRAM, Thana: Shyampur, , Howrah, WEST BENGAL, India, PIN - 711315, by caste Hindu, by profession Service

Execution is admitted on 05-01-2026 by Shri ARIHANT SANCHETI, DIRECTOR, KASAUTI VYAPAAR PRIVATE LIMITED (Private Limited Company), 12C CHAKRABERIA ROAD (NORTH), City:- , P.O:- LALA LAJPAR RAI SARANI, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700020

Identified by Mr PRAVAKAR DAS, , Son of Mr S DAS, NABAGRAM, P.O: NABAGRAM, Thana: Shyampur, , Howrah, WEST BENGAL, India, PIN - 711315, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 232.00/- (E = Rs 200.00/- ,H = Rs 28.00/- ,M (b) = Rs 4.00/-) and Registration Fees paid by , by Cash Rs 32.00/-, by online = Rs 200/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 30/12/2025 5:15PM with Govt. Ref. No: 192025260411294488 on 30-12-2025, Amount Rs: 200/-, Bank: SBI EPay (SBlePay), Ref. No. 1955981214335 on 30-12-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,000/- and Stamp Duty paid by , by Stamp Rs 50.00/-, by online = Rs 75,000/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 5310, Amount: Rs.50.00/-, Date of Purchase: 09/09/2025, Vendor name: S Das
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 30/12/2025 5:15PM with Govt. Ref. No: 192025260411294488 on 30-12-2025, Amount Rs: 75,000/-, Bank:
SBI EPay (SBlePay), Ref. No. 1955981214335 on 30-12-2025, Head of Account 0030-02-103-003-02



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2026, Page from 43811 to 43837

being No 160300160 for the year 2026.



Dhar

Digitally signed by Debasish Dhar
Date: 2026.02.03 17:10:39 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 03/02/2026
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

PS Group Realty Pvt. Ltd.

Ankur Paul

(Constituted Attorney / Authorised Signatory)