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পশ্চিমবঙ্গ পশ্চিম বঙ্গ WEST BENGAL

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Certified that the document is admitted to Registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.

Chowdhury
District Sub-Register-II
Alipore, South 24-Parganas

19 JUL 2023

DEVELOPMENT POWER OF ATTORNEY IN CONNECTION WITH
REGISTERED DEVELOPMENT AGREEMENT DATED 15th JULY, 2023

TO ALL TO WHOM THESE PRESENTS SHALL COME, WE:

1. **AAR SHREE INTERSTATE PRIVATE LIMITED, (PAN: AADCA4537C)**, a Company incorporated under the Companies Act, 1956 and within the meaning of the Companies Act, 2013 having its Registered Office at 2 Middleton Row, 2nd Floor, P.S. Shakespeare Sarani, P.O. Park Street, Kolkata 700071 represented by its Director Sri SUSHANT KUMAR AGARWAL (PAN:AFRPA9495B; AADHAAR NO. 5827 6638 9120) son of Badri Prasad Agarwal, by religion Hindu, by occupation Business, by nationality Indian of 2G, Alipore Avenue, P.O. and P.S. Alipore, Kolkata 700027. **AND**

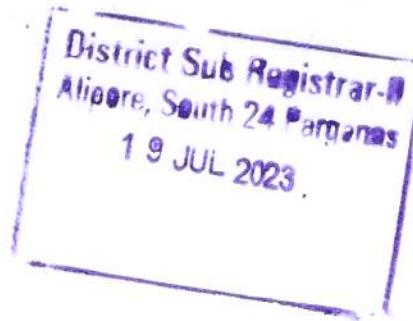
07 JUN 2023

13866DATE.....
SOLD TO..... Sayantan Bose, Advocate
ADDRESS..... 6, Old Post Office Street
RS..... 100/- Kolkata-700001
07 JUN 2023

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

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

07 JUN 2023



2. KALPANA SHREE INTERSTATE PRIVATE LIMITED (PAN: AABCK7787L), a Company incorporated under the Companies Act, 1956 and within the meaning of the Companies Act, 2013 having its Registered Office at 2 Middleton Row, 2nd Floor, Flat No. 7, P.S. Shakespeare Sarani, P.O. Park Street, Kolkata 700071 represented by its Director Sri HANUMANT AGARWAL (PAN: ACGPA5357A; AADHAAR NO. 4281 3638 5908) son of Pravin Chandra Bhojnagarwala, by religion Hindu, by occupation Business, by nationality Indian of Rajat Garden, Flat No. 101, 21 Ballygunge Park Road, P. S. Gariahat, P.O. Ballygunge, Kolkata 700019.

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

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

- i) "**Attorneys**" shall mean the Developer **PARK CHAMBERS LIMITED (PAN: AABCP5792Q)**, a Company incorporated under the Companies Act, 1956 and within the meaning of the Companies Act, 2013 having its Registered Office at 3/1, Dr. U. N. Brahmachari Street, Kolkata-700017, Post Office-Circus Avenue, Police Station-Shakespeare Sarani, represented by both or either of by its Authorized Representatives (a) **Mr. Ravi Venkatesh (AADHAAR No. 2294 8298 8516 and PAN:ABSPV3349N)**, son of Late V. Subhramaniam, by religion Hindu, by occupation Service, by nationality Indian, of 3/1, Dr. U. N. Brahmachari Street, Kolkata-700017, Post Office-Circus Avenue, Police Station-Shakespeare Sarani and/or (b) **Mr. Sajal Kumar Bose (PAN: AEGPB5943R and AADHAAR: 225207761070)**, son of Late Rash Bihari Bose, by religion Hindu, by occupation Service, by nationality Indian, residing at F3/A2 Victoria Greens, 385 Garia Main Road, Police Station Sonarpur, Post Office Garia, Kolkata-700084 and shall include any other person whom the Developer may authorize in addition to or in substitution of the aforementioned persons jointly and/or severally but shall not include any person whose authorization to represent the Principals as attorney is revoked by the Developer.
- ii) All other terms or expressions used herein shall, unless there be something contrary or repugnant to or inconsistent with the subject or context, have



the same meaning as ascribed to it in the Development Agreement dated 15th July, 2023.

II. RECITALS:

WHEREAS:

- A.** By a Development Agreement dated 15th July, 2023 (hereinafter referred to as '**the said Development Agreement**'), the parties thereto have agreed, inter alia, that the Developer shall be entitled to the exclusive and absolute right to develop the Subject Property (morefully described in the Schedule to the Development Agreement and the Schedule hereunder written) on the terms and conditions morefully agreed upon by and between the Principals and the Developer as morefully contained therein.
- B.** In terms of the said Development Agreement, the Principals are executing this Power of Attorney in favour of the Attorneys jointly and/or severally to do all acts deeds and things as and for the purposes relating to the Subject Property, the Development thereof, Transfer of the Transferable Areas in the Subject Property and other purposes hereinafter contained:

III. NOW KNOW YE BY THESE PRESENTS, WE the Principals abovenamed do hereby jointly and/or severally nominate constitute and appoint the said Attorneys jointly and/or severally as the true and lawful attorneys for and 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 in respect of the Subject Property, the Development thereof, and other purposes hereinafter contained as per the terms of the Development Agreement i.e., to say:-

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

Shankar
Kumar
Datta

Signature
Shankar
Datta



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3. To cause survey, measurement, soil test, excavation and other works at the Subject Property.
4. To sign, apply for and obtain mutation, conversion, updation, insertions, correction of area or boundary or dimension or other description or any other correction, modification, alteration or other recording in respect of the Subject Property or any part thereof or the boundary of the Subject Property in the records of the Municipal authorities, Planning Authority, Development Authority, Collector, District Magistrate (including ADM) 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 Subject Property and/or any portion thereof for the purposes connected to development in terms of the Development Agreement and to construct or put up temporary sheds, structures etc., for storage of building materials or site offices.
6. To accept or object to the assessments made from time to time of land revenue or taxes or valuation or taxes in respect of the Subject Property 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 Subject Property or any part thereof for the time being thereon or any part or parts thereof and receive refund of the excess amounts, if paid, from the and/or concerned authorities and to grant receipts and discharges in respect thereof.
8. To prepare apply for sign and submit plans, maps, specifications and sketches for approval or sanctioning by the concerned municipal and other appropriate authorities and to have the same approved and/or sanctioned and if required, to have the same modified revalidated revised altered and/or renewed.



9. To process the application for the sanction of building plans, pay fees and obtain sanction revalidation modification revision alteration and/or renewal and/or such other orders and permissions of the plans for any construction at the Subject Property.
10. To sign and submit all declarations, undertakings, affidavits, gifts of strips or splayed corners required by any authority for the purpose of sanction/modification/alteration/renewal of the plans for any construction at the Subject Property.
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 Subject Property in respect of the Building Complex.
13. To inform municipal and all other concerned authorities of all internal alterations within the sanctioned covered space and to incorporate all such deviations in the Completion Plan in terms of the applicable rules and to get the same regularized.
14. To apply for and obtain temporary and/or permanent connections of all services, water, electricity, telephone, gas, power, drainage, sewerage, borewell, generator, transformers, lifts, septic tanks, security systems, dish antenna, towers, electronic or technical connections, mechanical parking system, MLCP etc., and/or other utilities inputs and facilities from the appropriate authorities and statutory bodies or private bodies or service providers and/or to make alterations therein and to close down and/or have disconnected the same.
15. To apply for and obtain any permission clearance and license to erect and run/operate and/or maintain lift, mechanized parking, generator, dish antenna and any other utility, input or facility in the Building Complex or any part thereof including those mentioned in the last mentioned clause hereinabove and also to give contract to the manufacturer for maintenance of lift or lifts, generator, dish antenna and other utilities and its concerned machineries.



16. To deal with any person owning, occupying or having any right title or interest in the property adjacent to or near the Subject Property and to amalgamate the plots or share any facilities, utilities, infrastructure, boundary, floor area ratio, sanction area etc., in such manner and on such terms and conditions as the said attorney or attorneys may deem fit and proper.
17. To apply for and obtain permissions that may be required for sanctioning of plan, modification and/or alteration and/or revalidation, and/or obtaining utilities and any development activity or other purposes connected with the Subject Property.
18. To apply for and obtain all permissions, approvals, licenses, registrations, clearances, no objection certificates, quotas, subsidies, incentives, exemptions, discounts, waivers, entitlements and allocations of cement, steel, bricks and other building materials, in respect of Development at the Subject Property and/or in respect of any input, utility or facility to be installed, run, made operative and managed thereat from all State or Central Government Authorities and statutory or other bodies and authorities concerned and any service providers.
19. To apply for and obtain all necessary permissions and clearances from the authorities under the pollution and environment laws and all other related authorities.
20. To apply for and obtain in the name of the Developer the registration under all Real Estate Development laws, including the Real Estate (Regulation and Development Act) 2016 and rules framed thereunder including but not limited to The West Bengal Real Estate (Regulation and Development) Rules, 2021 and to obtain all licenses and permissions under the said Act and all other acts and statutes, as applicable.
21. To appoint and terminate the appointment of Architects, Engineers, Surveyors and others for survey and soil testing and also for preparation of plans in respect of building or buildings at the Subject 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 connected with the Development at the Subject Property.



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22. To appoint, employ, engage or hire, contractors, sub-contractors, structural engineers, civil engineers, surveyors, overseers, experts, consultants, vastu consultants, chartered accountants, security guards, personnel and/or such other persons or agents as may be required in respect of the Project or any aspect or part thereof on such terms and conditions as the attorneys may deem fit and proper and to cancel, alter or revoke any such appointment or collaboration.
23. To appoint organizations and persons in connection with Building Management, Facility Management, Common Area management on such terms and conditions as the attorneys may deem fit and proper and to cancel, alter or revoke any such appointment or collaboration.
24. To do all necessary acts deeds and things for complying all laws rules regulations bye-laws ordinance etc., for the time being in force with regard to the Development at the Subject Property.
25. To apply for and obtain Completion or Occupancy Certificate and other certificates as may be required from the concerned authorities.
26. To insure and keep insured the New Building and other Developments or any part thereof or any materials equipments or machineries against loss or damage by fire earthquake and/or other risks, if and as be deemed necessary and/or desirable by the said attorneys or any of them and to pay all premium therefor.
27. To obtain loans and finance from any Banks and/or the Financial Institutions by mortgaging and charging the portion of the Developers' Realization Share, and for the said purpose to do all acts as are necessary for creating security interest in respect thereof but without however creating any obligation upon the Principals for repayment of the financial accomodation received from banks and/or financial institutions.
28. To grant consent and No Objection Certificate and permit the Transferees of Units, Parking Spaces and other Transferable Areas (including proportionate land share) to obtain loan or finance from any Banks or Financial Institutions.
29. To deal with banks and financers and/or their officers and/or assigns in connection with the repayment of dues and to obtain any no



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

30. To produce or give copies of any original title deed or document relating to the Subject Property and/or the Complex to any person or financer or others.
31. To advertise and publicize the Project or any part thereof in any media and to appoint marketing agents, brokers, sub-brokers, sole selling or other agents for sale or otherwise transfer of the same in terms of the Development Agreement.
32. To negotiate with the person or persons interested in obtaining Transfer and/or otherwise acquiring Transferable Areas spaces in the Building Complex, take and accept bookings and applications but without violating with the terms and conditions of the Development Agreement.
33. 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 Transferable Areas in the manner and as per the terms and conditions of the Development Agreement and to deposit the amount receivable by the Principal in terms of the Development Agreement to the account (including bank account) of the Principal and to issue receipts to the Transferees accordingly which shall fully exonerate the person or persons paying the same.
34. To cancel or terminate any booking/blocking and terminate any contract agreement right of occupancy user and/or enjoyment with any person or persons intending to acquire Transferable Areas and/or undivided shares in the land comprised in the Subject 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 but without violating with the terms and conditions of the Development Agreement.
35. 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.
36. To ask, demand, sue for, recover, realize and collect any Deposits and Extra Development Charges 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.

37. To have the Units Transferred to the Transferees to be separately assessed and mutated in the name of the respective Transferees in all public records and with all authorities and/or persons having jurisdiction and to deal with such authority and/or authorities in such manner as the said Attorney or Attorneys may deem fit and proper.
38. To look after all or any of the acts relating to Common Purposes including the management, maintenance and administration of the Building Complex as Maintenance In-Charge.
39. To form a non-profit making association or society or syndicate amongst the owners and/or buyers of the Transferable Areas (including Association under the Apartment Ownership Act).
40. To deal with the Government of West Bengal or any department or authority thereof in connection with the compliance of any existing or new laws or provisions affecting the Subject Property and the New Building to be constructed thereat.
41. For all or any of the purposes reinstated to apply for and obtain all permissions, approvals, licenses, registrations, clearances, no objection certificates, and appear and represent the Principals before the concerned authorities/officers under the Land laws, MED, Collector, District Magistrate, ADM, Kolkata Municipal Corporation, Kolkata Metropolitan Development Authority, Fire Brigade, Planning Authority, Development Authority, the Authorised Officers/Authorities under the West Bengal (Regulation of Promotion of Construction and Transfer by Promoters) Act, 1993 and/or the Real Estate (Regulation and Development) Act, 2016 and/or The West Bengal Real Estate (Regulation and Development) Rules, 2021, the Authorities under the West Bengal Apartment Ownership Act, Companies Act, Societies Registration Act, the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976, the authorities under the West Bengal Land Reforms Act, West Bengal Estate Acquisition Act, Town and Country (Planning & Development) Act, Development Authority, Airport Authorities, all Revenue Authorities, Pollution Control Authorities and other authorities connected to pollution matters, Environment Authorities, Licensing Authorities, Development Plan



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Authorities of the Government of West Bengal and/or India, Kolkata Port Trust, Insurance Companies, Police Authorities, Traffic Department, Directorate of Fire Services and all Fire Authorities, Directorate of Lifts, Directorate of Electricity and Chief Electrical Inspector and other Electricity Authorities, Government of West Bengal, Insurance Companies, Microwave Authorities of Department of Telecommunication, Electricity, Water and other service provider organizations, Land Acquisition Collector and also all other authorities and Government Departments and/or its officers and also all other State Executives Judicial or Quasi-Judicial, Municipal, land and other authorities and all private bodies and service providers and all other persons and also all courts tribunals and appellate authorities and do all acts deeds and things as the attorney may deem fit and proper and to make sign execute register submit register and/or deliver all documents, declarations, affidavits, applications, undertakings, objections, notices etc. (including those relating to boundary verification) and also to submit and take delivery of all title deeds concerning the Subject 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.

42. To commence prosecute enforce defend answer and oppose all actions suits writs appeals revisions, review, arbitration proceedings, and other legal proceedings and demands civil criminal or revenue concerning and/or touching any of the matters hereinstated and if thought fit to compromise settle, refer to arbitration, abandon, submit to judgment or become non suited in any such action or proceedings as aforesaid before any Court, Civil or Criminal or Revenue, Arbitration Tribunal, any other Tribunal, Collector, Judicial or Quasi-Judicial authorities and forums, Statutory authorities, presiding officers, authorized officers, etc. and to sign declare verify and/or affirm any plaint, written statement, petition, application, consent petition, affidavit, vakalatnama, warrant of attorney, memorandum of appeal or any other document or cause paper in any proceeding and to adduce oral and documentary evidences as the occasions shall require and/or as the said attorney or attorneys may think fit and proper.
43. To apply for, obtain, accept and receive any original or copies of clearances, certificates, permissions, no objections, licenses, notices



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summons and services of papers from any Court, Tribunal, postal authorities and/or other authorities and/or persons.

- 44. To receive refund of the excess amount of fee or other amounts, if any, paid for the purposes hereininstated and to give valid and effectual receipts in respect thereof.
- 45. To receive all letters parcels or other postal articles and documents in respect of the Subject Property and to grant proper and effectual receipt thereof.
- 46. For better and more effectually exercising the powers and authorities aforesaid to retain appoint and employ Advocates, Pleaders, Solicitors, Mukhtars and to revoke such appointments.

IV. **AND GENERALLY** to do all acts deeds and things for better exercise of the authorities herein contained relating to the Subject Property and the Building Complex and the Project and related purposes which the Principals themselves could have lawfully done under their own hands and seal, if personally present.

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

VI. **AND** the Attorney shall keep the Principal informed for all actions taken as Attorney of the Principal, so far as the same relates to the Owner's Obligations under the Development Agreement.

VII. **AND** The Attorney agrees and covenants with the Principal that: (a) all the costs, charges and expenses for construction and development of/on the Subject Property as also those pertaining to and/or arising from exercising any of the powers granted herein shall be borne and paid by the Attorney, and (b) no financial or other liability shall be created on the Principal by virtue of grant of this Power of Attorney or by the exercise of any power or authority under this Power of Attorney, and further the Principal and the Attorney agree and covenant that the respective liabilities and obligations of the Grantor and the Attorney shall continue to remain the same as mentioned in the Said Development Agreement, irrespective of the grant and/or execution of this Power of Attorney, and further save such capitalized terms as specifically defined herein, each of the capitalized terms used herein



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shall have the same meaning as respectively ascribed to each of such terms in the Said Development Agreement.

- VIII.** **AND** it is clarified that while exercising the powers and authorities hereby conferred on the said Attorneys, they or any of them shall not do any act deed or thing which would create any new obligation or liability upon the Owners or go against the provisions of the Development Agreement or impair or affect the rights and entitlement of the Principals and by executing this Power of Attorney the obligations of the Principals or the Developer or consequences for non-compliance under the Development Agreement shall not be affected.
- IX.** **AND** it is understood that all receivables of the Principals under the Development Agreement shall be properly deposited in the Bank Accounts to the Principal.
- X.** **AND** it is further understood that no monetary or other transaction has been taken place against this Power of Attorney and this Power of Attorney is always revocable.

THE SCHEDULE ABOVE REFERRED TO:
(SUBJECT PROPERTY)

ALL THAT piece or parcel of Mokarari land having permanent tenure admeasuring about 2 Bighas 1 cottah 4 chittacks and 20 square feet (more or less) together with structures admeasuring 23995 square feet (more or less) comprised in and known and numbered as Municipal Premises No. 381 Prince Anwar Shah Road, P.S. Jadavpur, P.O. Jodhpur Park Kolkata - 700068 having Assessee No. 210930905537 within the local limits of Ward No. 093 of the Kolkata Municipal Corporation (formerly a portion of Tollygunge Municipal premises No. 183B, Prince Anwar Shah Road, Kolkata 700068) comprised in Plots No. 87, 88, 89, 90 and 91 in Poddar Park and included in and forming part of C.S. Plots No. 710 and 711 Khatian No. 643 and also portion of C.S. Dag No. 706, Khatian No. 640, J.L. No. 39, R.S. No. 42 within Touzi No. 151 of the Collectorate of Twenty Four Parganas, Mouza Asokpur, Pargana Khaspur, Sub-Registry Alipore, District South 24 Parganas (formerly 24 Parganas) butted and bounded by:

On the North : By Premises No. 3/20, 391/69 and 3/19 Poddar Nagar comprised in Plot No.86

On the South : By KMC Road;



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On the East : By KMC Road;

On the West : By KMC Road;

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

IN WITNESS WHEREOF the Principals have hereunto set and subscribed their respective hands and seal on this 15th day of _____ July, 2023.

EXECUTED AND DELIVERED by
the **PRINCIPALS** abovenamed at
Kolkata

AAR SHREE INTERSTATE PVT. LTD.

Su Agamal
Director

KALPANA SHREE INTERSTATE PVT LTD

Jayanta Agamal
Director

WITNESSES:

(1) *Abul Subhaj*
9/S Block A, New Alipore, Kol-53

WE ACCEPT:

(2) *Somen Roy*
311, Dr. V. R. Brahmananda 82
Kolkata 700017

For PARK CHAMBERS LIMITED

Man Venkhan Sajal Kumar Bose
Authorised Signatory

DRAFTED BY:

Sayantan Bose
Sayantan Bose, Advocate,
6, Old Post Office Street,
1st Floor, Room No.62,
Kolkata – 700 001
Enrol. No.: WB/1023/2004



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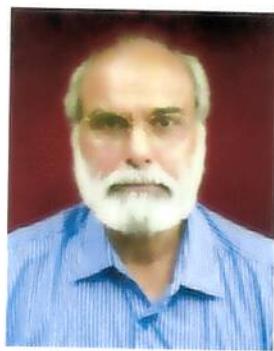
SPECIMEN FORM FOR TEN FINGERPRINTS



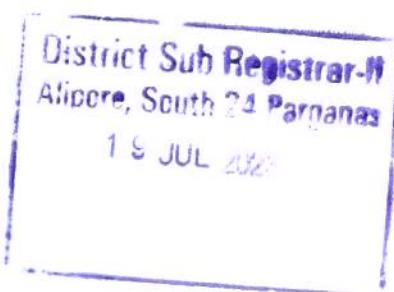
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Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



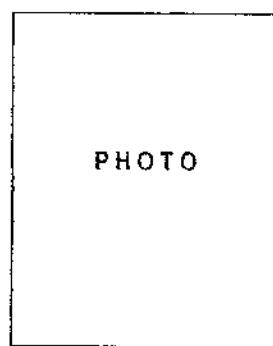
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



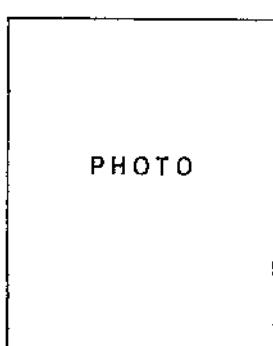
SPECIMEN FORM FOR TEN FINGERPRINTS



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



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AAR SHREE INTERSTATE PVT. LTD.
2, MIDDLETON ROW, 2ND FLOOR, FLAT NO. - 7, KOLKATA - 700071
CONT. NO.- 9830055193, EMAIL - ska@kamarhatty.com

EXTRACT FROM THE MINUTES OF THE MEETINGS OF THE BOARD OF DIRECTORS OF AAR SHREE INTERSTATE PVT LTD HELD ON MONDAY THE 19TH DAY OF JUNE, 2023 AT 11.00 A.M. AT THE REGISTERED OFFICE OF THE COMPANY AT 2, MIDDLETON ROW, 2ND FLOOR, FLAT NO. - 7, KOLKATA - 700071

AUTHORISATION FOR EXECUTION OF DEVELOPMENT AGREEMENT

"RESOLVED THAT Mr. **Sushant Kumar Agarwal**, S/o Sri Badri Prasad Agarwal, resident of 2G, Alipore Avenue Kolkata - 700027, Director of the Company whose signature is attested below, be and is hereby authorized on behalf of the Company to sign and execute and appear before the Concerned Registration Authority for registration of the Development Agreement / any Amendment in Development Agreement / Supplementary Agreement for Development Agreement and the Developer's Power of Attorney and any other related documents in respect of the Land admeasuring about 2 Bighas 1 cottah 4 chittacks and 20 square feet more or less comprised in the Municipal Premises No. 381 Prince Anwar Shah Road, P. S. Jadavpur, P.O. Jodhpur Park, Kolkata — 700068 having Assessee No. 210930905537 within the local limits of Ward No. 093 of the Kolkata Municipal Corporation.

"RESOLVED FURTHER THAT the Common Seal of the Company, if required, be affixed and stamped on the development Agreement and such other documents as may be required to be executed under the Common Seal of the Company in the presence of any one of the authorized signatories."

"RESOLVED FURTHER THAT a certified copy of this resolution signed by any one of the Directors be provided to anyone concerned or interested in the above matter."

CERTIFIED TO BE TRUE COPY.

FOR AAR SHREE INTERSTATE PRIVATE LIMITED

✓ Kalpana Agarwal

Kalpana Agarwal
Director
Din: 00546560

S. Agarwal

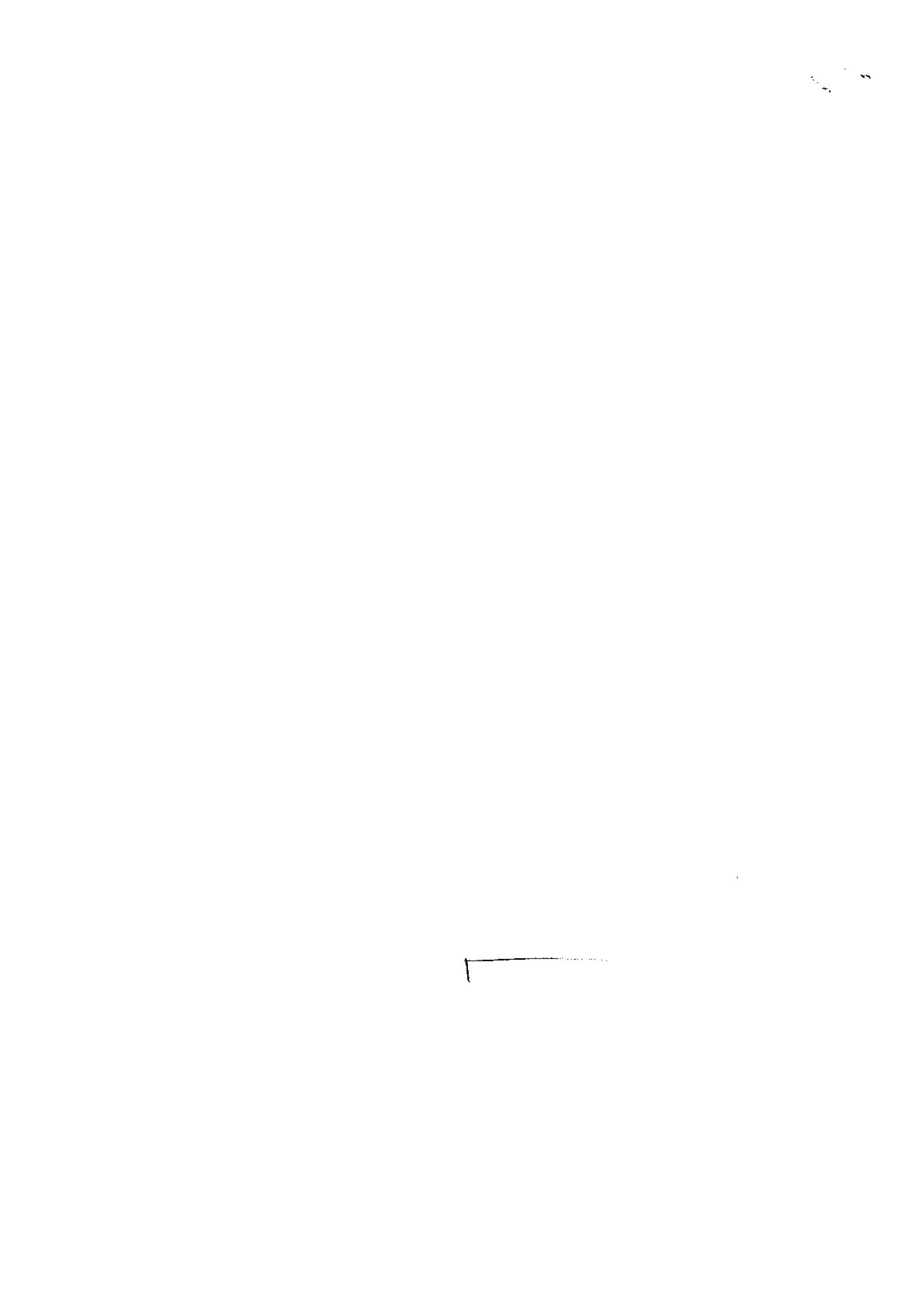
Mr. Sushant Kumar Agarwal
Director
Din: 00546541

Above signature is attested by me.

FOR AAR SHREE INTERSTATE PRIVATE LIMITED

✓ Kalpana Agarwal

Kalpana Agarwal
Director
Din: 00546560



KALPANA SHREE INTERSTATE PVT. LTD.

2, MIDDLETON ROW, 2ND FLOOR, FLAT NO. -7, KOLKATA - 700071

CONT. NO.- 9831088858, EMAIL – hanumancommercial@gmail.com

EXTRACT FROM THE MINUTES OF THE MEETINGS OF THE BOARD OF DIRECTORS OF KALPANA SHREE INTERSTATE PVT LTD HELD ON MONDAY THE 19TH DAY OF JUNE, 2023 AT 10.00 A.M. AT THE REGISTERED OFFICE OF THE COMPANY AT 2, MIDDLETON ROW, 2ND FLOOR, FLAT NO. -7, KOLKATA - 700071

AUTHORISATION FOR EXECUTION OF DEVELOPMENT AGREEMENT

"RESOLVED THAT Mr. Hanumant Agarwal, S/o Sri Pravin Chandra Bhojnagarwala, resident of Rajat Garden, Flat No. 101, 21, Ballygunge Park Road Ballygunge Kolkata – 700019 WB, Director of the Company, whose signature is attested below, be and is hereby authorized on behalf of the Company to sign and execute and appear before the Concerned Registration Authority for registration of the Development Agreement / any Amendment in Development Agreement / Supplementary Agreement for Development Agreement and the Developer's Power of Attorney and any other related documents in respect of the Land admeasuring about 2 Bighas 1 cottah 4 chittacks and 20 square feet more or less comprised in the Municipal Premises No. 381 Prince Anwar Shah Road, P. S. Jadavpur, P.O. Jodhpur Park, Kolkata — 700068 having Assessee No. 210930905537 within the local limits of Ward No. 093 of the Kolkata Municipal Corporation.

"RESOLVED FURTHER THAT the Common Seal of the Company, if required, be affixed and stamped on the development Agreement and such other documents as may be required to be executed under the Common Seal of the Company in the presence of any one of the authorized signatories."

"RESOLVED FURTHER THAT a certified copy of this resolution signed by any one of the Directors be provided to anyone concerned or interested in the above matter."

CERTIFIED TO BE TRUE COPY.

FOR KALPANA SHREE INTERSTATE PRIVATE LIMITED

✓ Hema Agarwal

Hema Agarwal
Director
Din: 00546579

Hanumant Agarwal

Mr. Hanumant Agarwal
Director
Din: 00546588

Above signature is attested by me.

FOR KALPANA SHREE INTERSTATE PRIVATE LIMITED

✓ Hema Agarwal

Hema Agarwal
Director
Din: 00546579

—

EXTRACT FROM THE MINUTES OF THE MEETINGS OF THE BOARD OF DIRECTORS OF PARK CHAMBERS LIMITED HELD ON MONDAY THE 12TH DAY OF JUNE, 2023 AT 10.00 A.M. AT THE REGISTERED OFFICE OF THE COMPANY AT 3/1, DR. U. N. BRAHMACHARI STREET, KOLKATA – 700 017

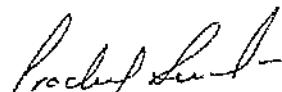
AUTHORISATION FOR EXECUTION OF DEVELOPMENT AGREEMENT

"RESOLVED THAT Mr. Ravi Venkatesh, son of Late V. Subramaniam, resident of 46A, Garcha Road, Kolkata-700 019, Director of the Company and Mr. Sajal Kumar Bose, S/o. Late Rash Behari Bose having PAN No. AEGPB5943R, Authorised Signatory of the Company and working at 3/1 Dr. U. N. Brahmachari Street, P.S. Shakespeare Sarani, P.O. Circus Avenue, Kolkata- 700017, West Bengal whose signatures are attested below, be and are hereby severally authorized on behalf of the Company to sign and execute and appear before the Concerned Registration Authority for registration of the Development Agreement / any Amendment in Development Agreement / Supplementary Agreement for Development Agreement and the Developer's Power of Attorney and any other related documents in respect of the Land admeasuring about 2 Bighas 1 cottah 4 chittacks and 20 square feet more or less comprised in the Municipal Premises No. 381 Prince Anwar Shah Road, P. S. Jadavpur, P.O. Jodhpur Park, Kolkata – 700068 having Assessee No. 210930905537 within the local limits of Ward No. 093 of the Kolkata Municipal Corporation.

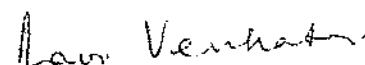
"RESOLVED FURTHER THAT the Common Seal of the Company, if required, be affixed and stamped on the development Agreement and such other documents as may be required to be executed under the Common Seal of the Company in the presence of any one of the authorized signatories."

"RESOLVED FURTHER THAT a certified copy of this resolution signed by any one of the Directors be provided to anyone concerned or interested in the above matter."

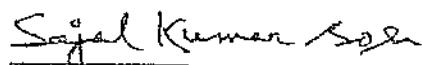
CERTIFIED TO BE TRUE COPY
FOR PARK CHAMBERS LIMITED



(PRADEEP KUMAR SUREKA)
Director
DIN: 00049639



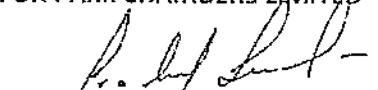
Mr. Ravi Venkatesh
Director



Mr. Sajal Kumar Bose
Authorised Signatory

Above signatures attested by me :

FOR PARK CHAMBERS LIMITED



(PRADEEP KUMAR SUREKA)
Director
DIN: 00049639

CIN : U65993WB1978PLCO31327

Corporate Office, 3/1 Dr. U. N. Brahmachari Street Kolkata 700 017 West Bengal India
P +91 33 2287 1221-1224 | F +91 33 2287 3904 | E pcl@surekagroup.com | www.surekagroup.com

राष्ट्रीय सेवा संख्या /PERMANENT ACCOUNT NUMBER
AADCA4537C



नाम /NAME

AAR SHREE INTERSTATE PVT LTD.

निर्गमन/व्यवसेवा की तिथि /DATE OF INCORPORATION/FORMATION

17-02-1984

Shahin
आयकर अधिकारी, (फॉर्म अप्र.), कोलकाता
COMMISSIONER OF INCOME-TAX(C.O.), KOLKATA

AAR SHREE INTERSTATE PVT. LTD.

S. Agarwal
Director

इस कार्ड के लो / गिल जाने पर कृप्या जारी करने
याले प्रतिक्रिया को सूचित / सारांश दें
संयुक्त आयकर अधिकार (पद्धति एवं तकनीकी)।
पृष्ठ 7,
चॉर्टिंग स्क्वायर,
कलकत्ता - 700 069.

In case this card is lost/ found, kindly inform/ return to
the issuing authority:
Joint Commissioner of Income-tax (Systems & Technical),
P-7,
Chowringhee Square,
Calcutta- 700 069.

राष्ट्रीय लेखा संख्या /PERMANENT ACCOUNT NUMBER

AABCK7787L



नाम /NAME

KALPANA SHREE INTERSTATE PVT LTD.

निर्गमन/बनने की तिथि /DATE OF INCORPORATION/FORMATION

17-02-1984

S. Shashi

आयकर आयुक्त, (कम्युनिटी), कोल.
COMMISSIONER OF INCOME-TAX(C.O.), KOLKATA

इस कार्ड के लिए / गिल जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
संयुक्त आयकर आयुक्त(पद्धति एवं तकनीकी),
पी-7,
चौरिंगी स्क्वायर,
कलकत्ता - 700 069.

In case this card is lost/ found, kindly inform/return to
the issuing authority :

Joint Commissioner of Income-tax(Systems & Technical),
P-7,
Chowringhee Square,
Calcutta- 700 069.

KALPANA SHREE INTERSTATE PVT LTD
Jayanta Agarwal
Director

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER
AABCP5792Q



नाम /NAME

PARK CHAMBERS LIMITED

निर्गमन/बनाने की तिथि /DATE OF INCORPORATION/FORMATION
31-01-1978

B. Das
आयकर आयुक्त, प.र.-XI
COMMISSIONER OF INCOME-TAX, W.B. - XI

Lalit Mehta
PARK CHAMBERS LIMITED
KOLKATA
700 017
S. 1

Major Information of the Deed

Deed No :	I-1602-10334/2023	Date of Registration	19/07/2023
Query No / Year	1602-8001836698/2023	Office where deed is registered	
Query Date	19/07/2023 12:13:44 PM	D.S.R. -I I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Ishita Bose 6 Old Post Office Street, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9903395256, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 30,90,67,296/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 39/- (Article:E, M(b),)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160210288/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assessment slip (Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Pr Anwar Shah Road, Mouza: Dhakuria, Premises No: 381, , Ward No: 000 Pin Code : 700068

Sch No	Plot Number	Khatian Number	Land Use Proposed	Area of Land ROR	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-710/711	LR-643	Commercial use	2 Bigha 1 Katha 4 Chatak 20 Sq Ft		28,23,93,479/-	Property is on Road , Project Name :
Grand Total :				68.1083Dec	0 /-	2823,93,479 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	23995 Sq Ft.	0/-	2,66,73,817/-	Structure Type: Structure Tenanted,
Gr. Floor, Area of floor :23995 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 40 Years, Roof Type: Pucca, Extent of Completion: Complete					
	Total :	23995 sq ft	0 /-	266,73,817 /-	

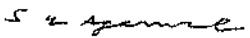
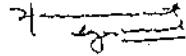
Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	AAR SHREE INTERSTATE PVT LTD. 2, MIDDLETON ROW, 2ND FLOOR, City:- Kolkata, P.O:- PARK STREET, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071 , PAN No.: AAxxxxxx7C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	KALPANA SHREE INTERSTATE PVT LTD. 2 MIDDLETON ROW, 2ND FLOOR FLAT NO. 7, City:- Kolkata, P.O:- PARK STREET, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071 , PAN No.: AAxxxxxx7L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Attorney Details :

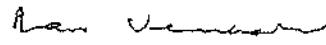
Sl No	Name,Address,Photo,Finger print and Signature
1	PARK CHAMBERS LIMITED 3/1, DR. U.N. BRAHMACHARI STREET, City:- Kolkata, P.O:- PARK STREET, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700071 , PAN No.: AAxxxxxx2Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

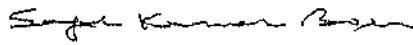
Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Shri SUSHANT KUMAR AGARWAL Son of Mr BADRI PRASAD AGARWAL Date of Execution - 15/07/2023, , Admitted by: Self, Date of Admission: 19/07/2023, Place of Admission of Execution: Office			
		Jul 19 2023 1:18PM	LTI 19/07/2023	19/07/2023
	2G, ALIPORE AVENUE, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal India, PIN:- 700027, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AFxxxxxx5B, Aadhaar No: 58xxxxxxxx9120 Status : Representative, Representative of : AAR SHREE INTERSTATE PVT LTD. (as director)			
2	Shri HANUMANT AGARWAL Son of Mr PRAVIN CHANDRA BHOJNAGARWALA Date of Execution - 15/07/2023, , Admitted by: Self, Date of Admission: 19/07/2023, Place of Admission of Execution: Office			
		Jul 19 2023 1:19PM	LTI 19/07/2023	19/07/2023



101, 21 BALLYGUNGE PARK ROAD, City:- , P.O:- BALLYGUNGE, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ACxxxxxx7A, Aadhaar No: 42xxxxxxxx5908 Status : Representative, Representative of : KALPANA SHREE INTERSTATE PVT LTD. (as director)

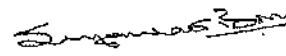
3	Name	Photo	Finger Print	Signature
Mr RAVI VENKATESH (Presentant) Son of Late V SUBHRAMANIAM Date of Execution - 15/07/2023, , Admitted by: Self, Date of Admission: 19/07/2023, Place of Admission of Execution: Office				
		Jul 19 2023 1:20PM	LTI 19/07/2023	19/07/2023

3/1, DR. U. N. BRAHMACHARI STREET, City:- Kolkata, P.O:- CIRCUS AVENUE, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.: ABxxxxxx9N, Aadhaar No: 22xxxxxxxx8516 Status : Representative, Representative of : PARK CHAMBERS LIMITED (as director)

4	Name	Photo	Finger Print	Signature
Mr Sajal Kumar Bose Son of Late Rash Bihari Bose Date of Execution - 15/07/2023, , Admitted by: Self, Date of Admission: 19/07/2023, Place of Admission of Execution: Office				
		Jul 19 2023 1:55PM	LTI 19/07/2023	19/07/2023

F3/a2 Victoria Greens, 385 Garia Main Road, City:- Not Specified, P.O:- Garia, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.: AExxxxxx3R, Aadhaar No: 22xxxxxxxx1070 Status : Representative, Representative of : PARK CHAMBERS LIMITED (as director)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sayantan Bose Son of Late Susanta Kumar Bose 6 Old Post Office Street, City:- Not Specified, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001			
	19/07/2023	19/07/2023	19/07/2023

Identifier Of Shri SUSHANT KUMAR AGARWAL, Shri HANUMANT AGARWAL, Mr RAVI VENKATESH, Mr Sajal Kumar Bose

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	AAR SHREE INTERSTATE PVT LTD.	PARK CHAMBERS LIMITED-34.0542 Dec
2	KALPANA SHREE INTERSTATE PVT LTD.	PARK CHAMBERS LIMITED-34.0542 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	AAR SHREE INTERSTATE PVT LTD.	PARK CHAMBERS LIMITED-11997.5000000 Sq Ft
2	KALPANA SHREE INTERSTATE PVT LTD.	PARK CHAMBERS LIMITED-11997.5000000 Sq Ft

On 19-07-2023

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 12:52 hrs on 19-07-2023, at the Office of the D.S.R. -I SOUTH 24-PARGANAS by Mr RAVI VENKATESH ,.

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 30,90,67,296/-

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

Execution is admitted on 19-07-2023 by Mr Sajal Kumar Bose, director, PARK CHAMBERS LIMITED, 3/1, DR. U.N. BRAHMACHARI STREET, City:- Kolkata, P.O:- PARK STREET, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700071

Indentified by Mr Sayantan Bose, , , Son of Late Susanta Kumar Bose, 6 Old Post Office Street, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 19-07-2023 by Shri SUSHANT KUMAR AGARWAL, director, AAR SHREE INTERSTATE PVT LTD., 2, MIDDLETON ROW, 2ND FLOOR, City:- Kolkata, P.O:- PARK STREET, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071

Indentified by Mr Sayantan Bose, , , Son of Late Susanta Kumar Bose, 6 Old Post Office Street, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 19-07-2023 by Shri HANUMANT AGARWAL, director, KALPANA SHREE INTERSTATE PVT LTD., 2 MIDDLETON ROW, 2ND FLOOR FLAT NO. 7, City:- Kolkata, P.O:- PARK STREET, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071

Indentified by Mr Sayantan Bose, , , Son of Late Susanta Kumar Bose, 6 Old Post Office Street, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 19-07-2023 by Mr RAVI VENKATESH, director, PARK CHAMBERS LIMITED, 3/1, DR. U.N. BRAHMACHARI STREET, City:- Kolkata, P.O:- PARK STREET, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700071

Indentified by Mr Sayantan Bose, , , Son of Late Susanta Kumar Bose, 6 Old Post Office Street, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

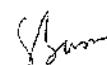
Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39.00/- (E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 39.00/-

Payment of Stamp Duty

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

1. Stamp: Type: Impressed, Serial no 308461, Amount: Rs.100.00/-, Date of Purchase: 07/06/2023, Vendor name: Anjushree Banerjee



Suman Basu
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2023, Page from 352296 to 352324
being No 160210334 for the year 2023.



Digitally signed by Suman Basu
Date: 2023.07.25 12:34:39 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 2023/07/25 12:34:39 PM

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS

West Bengal.

(This document is digitally signed.)

DATED THIS 15th DAY OF JULY, 2023

FROM
AAR SHREE INTERSTATE PRIVATE
LIMITED & ANOTHER
.... PRINCIPALS

TO
PARK CHAMBERS LIMITED
.... ATTORNEY

= POWER OF ATTORNEY =

SAYANTAN BOSE,
Advocate,
"Temple Chambers",
6, Old Post Office Street,
1st Floor, Room No.62,
Kolkata - 700 001.

