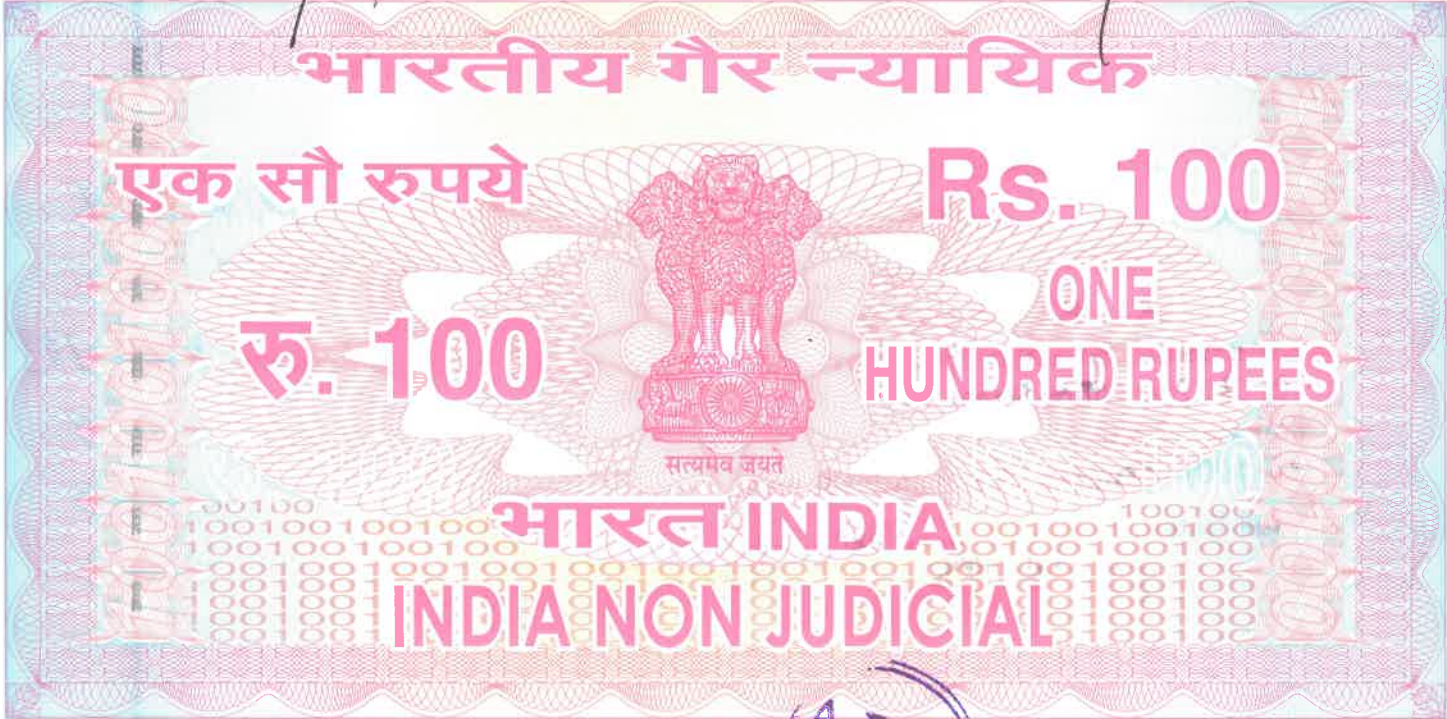


1395/26

1404/2026



पश्चिमबंग पश्चिम बंगाल WEST BENGAL



AZ 287269

11/28 2026

11/28

2/2

Additional Registrar of Assurances-IV, Kolkata

Certified that the Document is admitted of Registration. The Signature Sheet and the endorsement sheets attached to this document are the part this Document.

Additional Registrar of Assurances-IV, Kolkata

- 3 FEB 2026

POWER OF ATTORNEY

THIS POWER OF ATTORNEY ("Power of Attorney") is made on this 29th day of January 2026 ("Execution Date") at Kolkata.

[Handwritten signature]



Sibichalrabati

59368 

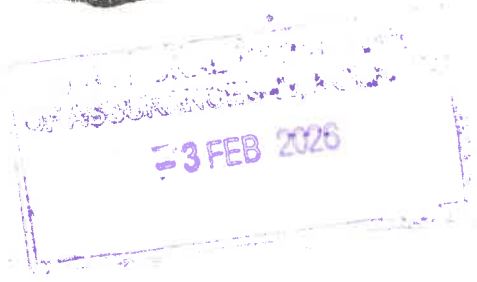
Sl NO. ~~59368~~ Sold to..... **PS Group Realty Pvt Ltd**

Address..... **1002, EM. Bypass .
Pongati Maidem Kal-105**

A. K. Maity
Licensed Stamp Vendor
10, Old Post Office Street
Kolkata - 700001

Rs. 100/- (Rupees One Hundred) only

Issue Date:....., Sign..... 
22 JAN 2026



BY

PS GROUP REALTY PRIVATE LIMITED (CIN:U65922WB1988PTC044915, PAN: AABCP5390E), a company within the meaning of the Companies Act, 2013 having its registered office at 1002, E.M. Bypass, Front Block, Kolkata, Post Office Dhapa, Police Station Pragati Maidan, Pin 700105, represented by its authorised signatory Mr. Surendra Kumar Dugar (**Aadhaar No: 8876 4445 8052, PAN: ACUPD1317K**) son of Late Jhumarmal Dugar, residing at 52/4/1 Ballygunge Circular Road, Post Office Ballygunge, Police Station Ballygunge, Pin 700019, duly authorised *vide* Board Resolution dated 12 December 2025, hereinafter referred to as **“Developer”/ “Principal”**;

IN FAVOUR OF

DEVELOPMENT CONSULTANTS PRIVATE LIMITED (CIN: U45201WB1970PTC027727, PAN: AAACD8900F), a company within the meaning of the Companies Act, 2013 having its registered office at 24 Park Street, Post Office Park Street, Police Station Shakespeare Sarani, Pin 700016, represented by its authorised signatory Mr. Subir Chakraborty (**AADHAAR No.: 7331 9654 4063, PAN: AFLPC4229D**) son of Late Sailendra Nath Chakraborty, residing at Uditia Complex, Shashti 204, 1050/1 Survey Park, Ajoy Nagar, Santoshpur, Post Office Santoshpur, Police Station Survey Park, Pin 700075, duly authorised *vide* Board Resolution dated 12 January 2026, hereinafter referred to as **“Lessee”/ “Attorney”**.

WHEREAS:

- A. By way of a Deed of Lease dated 10 April 2008, registered in the Office of the Additional District Sub-Registrar, Bidhannagar, in Book No. I, Volume No. 6, Pages 4675 to 4687, being Deed No. 5967 for the year 2008 (**“Deed of Lease”**), the Governor of the State of West Bengal through the Urban Development Department (now the Department of Urban Development & Municipal Affairs) granted the leasehold right and interest in respect of land admeasuring 243.625 (two hundred forty three point six two five) cottahs, equivalent to 4.02 acres (four point zero two) acres, comprised in and being Plot No. E-1 in Block EP and GP, Sector V, Bidhannagar, District North 24 Parganas, morefully described in the **Schedule** hereunder written (**“Project Land”**), in favour of one Development Consultants Private Limited, the Lessee herein, for a period of 999 (nine hundred ninety nine) years for the purpose of setting up houses and buildings thereon to be used as a ‘Trade Centre’, for international trade/ commerce and related activities subject to the terms and conditions mentioned therein (**“Lease”**).
- B. Over the years, the Lessee has taken steps to develop the Project Land as per the sanctioned Plan, the present one being dated 13 January 2026 granted by the Nabadiganta Industrial Township Authority and, the Lessee is desirous of continuing construction and completing a project on the Project Land, for commerce and trade related activities comprising mixed use



2 | 8

Subir Chakraborty



Handwritten signature
3 FEB 2026

buildings having commercial, retail showrooms, office spaces, food and beverage outlets, business centres, entertainment zones etc. ("**Project**").

- C. That on various dates, the Lessee and the relevant Governmental Authority and/or regulatory body has exchanged correspondence regarding the Project Land and the status of the aforesaid Project. On or before the Execution Date, the Lessee has handed over to the Developer copies of all relevant communication. The Developer is privy and has knowledge of all the relevant correspondence, which has been shared by the Lessee with the Developer before execution of the Development Agreement (as defined hereinafter).
- D. The Developer is engaged in the business of undertaking development of residential and commercial real estate. The Developer has requisite skill and expertise as well as a reputed professional team at its command for the purpose of carrying out development of real estate and construction of buildings and other structures and has the credibility to arrange for necessary finances required for the same. The Lessee has approached the Developer with the proposal to develop the Project and the Developer after considering the aforesaid proposal of the Lessee, has agreed to construct and develop the Project. The Lessee has approached the Developer due to the goodwill and reputation of the Developer and to complete the Project at the earliest as prescribed by the appropriate authority.
- E. Pursuant to the above, the Parties have entered into a Joint Development Agreement dated 27 January 2026 registered in the Office of Additional Registrar of Assurances IV, being No. 1051 for the year 2026 ("**Development Agreement**"), with respect to construction and development of the Project.
- F. As per the Development Agreement, it has been, *inter alia*, agreed that, the Developer shall provide the Lessee with a Power of Attorney in order to facilitate the Lessee to commercially utilize and Transfer the Lessee's Allocation in the Project and to carry out its obligations in relation to the same, as per the terms and conditions of the Development Agreement.
- G. In furtherance thereof and to effectively implement the Development Agreement, the Developer has agreed to appoint the Lessee as its true and lawfully constituted attorney and authorized representative through this Power of Attorney, for each of the powers contained hereinafter.

THEREFORE, THIS POWER OF ATTORNEY WITNESSETH AS FOLLOWS:

The Principal hereby nominates, constitutes, appoints, and empowers the Attorney, acting through any of its directors or duly authorized representatives, for itself and on behalf of itself, to do, exercise, execute and perform any of the following acts, deeds and things, on its behalf and in its name, namely:

1. To ask for, receive and recover from the Allottees, all consideration, charges, service charges,



Subin Cheluvath





✓

3 FEB 2026

rents, deposits and other taxes and sums of moneys in respect of the Transferable Areas in the Project forming part of the Lessee's Allocation, in any manner whatsoever, must deposit the same in the Lessee's account and grant valid and effectual receipts to the Allottee and also on non-payment thereof to enter upon and restrain and/or and take legal steps for the recovery thereof as the Lessee may think fit.

2. To execute from time to time all transaction documents for Transfer of the Lessee's Allocation in favour of the Allottees and present the above documents/instruments for registration and admit the execution of such documents/instruments before the appropriate authorities.
3. To cause the name of Allottee of the Unit(s), pertaining to the Lessee's Allocation to be mutated in the records of the concerned municipal authorities, and for the aforesaid purpose, to sign and execute all applications, papers, deeds, documents and instruments as the Lessee in its absolute discretion may deem fit and proper.
4. To execute any other deeds and documents, including deed of exchange, deed of declaration, deed of confirmation and/or any deed of modification and to register the same with the jurisdictional Registrar(s) or Sub-Registrar(s) as the Lessee may at its sole discretion desire or deem fit and proper.
5. To do and perform all acts, deeds, matters and things necessary for all or any of the purposes aforesaid and for giving full effect to the powers and authorities herein before contained, as fully and effectually as the Developer could do itself.
6. **AND GENERALLY** to do all acts, deeds and things for better exercise of the authorities herein contained which the Developer could have lawfully done under its own hand and seal.

Ratification: The Principal doth hereby ratify and confirm and agree to ratify and confirm, all and whatsoever the said Attorney shall lawfully do or cause to be done by virtue of this Power of Attorney and in terms of the provisions contained in the Development Agreement.

Substitution: The Attorney shall be entitled to appoint one or more substitutes under itself for exercise of all or any of the aforesaid powers and authorities and it shall further have the right to remove such substitutes and/ or make further or other substitutions.

No Liability: The Principal shall not have any financial or other liability to any person or entity by virtue of any power exercised by the Attorney pursuant to the Power of Attorney.

Further Powers: Notwithstanding the grant of the aforesaid powers and authorities, the Principal shall grant further powers and authorities as may be necessary to fully effectuate this Power of Attorney.

It is hereby stated that, the Lessee has valid leasehold right and interest in respect of the Project Land





REGISTRAR OF COMPANIES
OF WEST BENGAL, KOLKATA
-3 FEB 2026

and the Project Land is not situated within the notified area or cantonment area, is not a thika tenancy property, no embargo and/ or restriction has been imposed by any local authority/ competent authority/ Government Authority for development of the Project Land and Transfer of Lessee's Allocation, and there is no violation of S 22A of the Registration Act, 1908 in this regard.

It may further be noted that, this Power of Attorney is being granted in favour of the Attorney without any consideration and the Attorney shall not have any power to make any construction or development work on the Project Land.

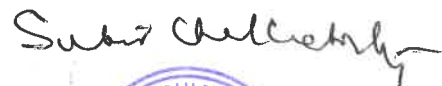
The capitalized terms used but not defined herein, shall have the meaning ascribed to them in the Development Agreement.

This Power of Attorney shall form an integral part of the Development Agreement and co-terminus with the Development Agreement and subject to the terms and conditions as recorded herein, the Power of Attorney can only be revoked at par and in accordance with the Development Agreement. Notwithstanding anything contained herein, any action taken under this Power of Attorney shall be as per and in compliance with the Development Agreement.

The Attorney shall render true and proper accounts to the Principal and no consideration has been passed through this Power of Attorney.

This Power of Attorney shall be governed by the laws of India.

[REMAINDER OF THE PAGE LEFT INTENTIONALLY BLANK]





ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
- 3 FEB 2026

**SCHEDULE
PROJECT LAND**

ALL THAT land admeasuring 243.625 (two hundred forty three point six two five) cottahs, equivalent to 4.02 acres (four point zero two) acres, comprised in and being Plot No. E-1 in Block EP and GP, Sector V, Bidhannagar, Pin 700091, within the jurisdiction of the Electronics Complex Police Station, District North 24 Parganas, West Bengal, butted and bounded as follows:

- On the North: By Infinity IT Lagoon building;
- On the East: By water body;
- On the South: By 20.72 metre wide road;
- On the West: By business building and 15 metre wide road.

[SIGNATURE PAGE FOLLOWS]



Sudip Chatterjee

pedy



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
- 3 FEB 2026

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

<p>SIGNED AND DELIVERED by DEVELOPMENT CONSULTANTS PRIVATE LIMITED, being the within named Lessee/Principal in the presence of:</p>	<p>For DEVELOPMENT CONSULTANTS PRIVATE LIMITED</p> <p><i>Subir Chakraborty</i></p> <p>SUBIR CHAKRABORTY (Authorised Signatory)</p>
<p>Witness: <i>Koona</i></p> <p>Name: <i>SIT MANNA</i> Address: <i>G. Old post office st.</i></p>	
<p>SIGNED AND DELIVERED by PS GROUP REALTY PRIVATE LIMITED, being the within named Developer/Attorney in the presence of:</p>	<p>For PS GROUP REALTY PRIVATE LIMITED</p> <p>PS Group Realty Pvt. Ltd. <i>Surendra Kumar Dugar</i> Director / Authorised Signatory</p> <p>SURENDRA KUMAR DUGAR (Authorised Signatory)</p>
<p>Witness: <i>Soumya Banerjee</i></p> <p>Name: <i>Shib Sankar Mullick</i> Address: <i>31, Hidaram Banerjee Lane Kolkata - 700012.</i></p>	

Drafted by:

Soumya Banerjee
Soumya Banerjee

Advocate

High Court, Calcutta

Enrolment No.: WB/375/2005



✓

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
-3 FEB 2026

DATED THIS DAY OF JANUARY, 2026

BY

PS GROUP REALTY PRIVATE LIMITED

...PRINCIPAL























AND

DEVELOPMENT CONSULTANTS PRIVATE
LIMITED

...ATTORNEY

POWER OF ATTORNEY

SPECIMEN FORM FOR TEN FINGERPRINTS

	<p style="color: blue; font-size: small;">Javed Hussain</p>	 <small>Little</small>	 <small>Ring</small>	 <small>Middle</small>	 <small>Fore</small>	 <small>Thumb</small>
		LEFT HAND				
		 <small>Thumb</small>	 <small>Fore</small>	 <small>Middle</small>	 <small>Ring</small>	 <small>Little</small>
		RIGHT HAND				
	<p style="color: blue; font-size: small;">Subir Chakravorty</p>	 <small>Little</small>	 <small>Ring</small>	 <small>Middle</small>	 <small>Fore</small>	 <small>Thumb</small>
		LEFT HAND				
		 <small>Thumb</small>	 <small>Fore</small>	 <small>Middle</small>	 <small>Ring</small>	 <small>Little</small>
		RIGHT HAND				
PHOTO						
		<small>Little</small>	<small>Ring</small>	<small>Middle</small>	<small>Fore</small>	<small>Thumb</small>
		LEFT HAND				
		<small>Thumb</small>	<small>Fore</small>	<small>Middle</small>	<small>Ring</small>	<small>Little</small>
		RIGHT HAND				
PHOTO						
		<small>Little</small>	<small>Ring</small>	<small>Middle</small>	<small>Fore</small>	<small>Thumb</small>
		LEFT HAND				
		<small>Thumb</small>	<small>Fore</small>	<small>Middle</small>	<small>Ring</small>	<small>Little</small>
		RIGHT HAND				



ADDITIONAL REGISTRAR
OF ASSURANCES - KOLKATA
- 3 FEB 2026

Major Information of the Deed

Deed No :	I-1904-01404/2026	Date of Registration	03/02/2026
Query No / Year	1904-2000278026/2026	Office where deed is registered	
Query Date	02/02/2026 2:11:02 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Tapas Sahoo 10,K.S. Roy Road,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8972249690, Status :Solicitor firm		
Transaction		Additional Transaction	
[1401] Power of Attorney related to immovable properties, General Power of Attorney related to immovable properties			
Set Forth value		Market Value	
		Rs. 141,30,91,104/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(d))		Rs. 284/- (Article:E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- East Bidhannagar, Municipality: Nabadiganta Industrial Township, Road: Block - E P, Mouza: Block-5 E P, JI No: 151, Pin Code : 700091

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-1		Bastu	Bastu	4.02 Acre		141,30,91,104/-	Property is on Road
Grand Total :					402Dec	0 /-	14130,91,104 /-	







Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	PS GROUP REALTY PRIVATE LIMITED 1002, EM Bypass, City:- , P.O:- Dhapa, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:-700105 Date of Incorporation:XX-XX-1XX8 , PAN No.:: AAxxxxxx0E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative



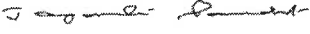
Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	DEVELOPMENT CONSULTANTS PRIVATE LIMITED 24, Park Street,, City:- , P.O:- Park Street, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:-700016 Date of Incorporation:XX-XX-1XX0 , PAN No.:: AAxxxxxx0F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr SURENDRA KUMAR DUGAR (Presentant) Son of Mr Jhumarmal Dugar Date of Execution - 03/02/2026, , Admitted by: Self, Date of Admission: 03/02/2026, Place of Admission of Execution: Office	 Feb 3 2026 11:47AM	 Captured LTI 03/02/2026	 03/02/2026
52/4/1, Ballygunge Circular Road, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Others, 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 Signatory)				
2	Name Mr SUBIR CHAKRABORTY Son of Late Sailendra Nath Chakraborty Date of Execution - 03/02/2026, , Admitted by: Self, Date of Admission: 03/02/2026, Place of Admission of Execution: Office	 Feb 3 2026 11:48AM	 Captured LTI 03/02/2026	 03/02/2026
Udita Complex, Shashti 204, 1050/1 Survey Park, Beside Calcutta Green Housing Complex, City:- , P.O:- Santoshpur, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700075, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.:: AFxxxxxx9D, Aadhaar No: 73xxxxxxxx4063 Status : Representative, Representative of : DEVELOPMENT CONSULTANTS PRIVATE LIMITED (as Authorized Signatory)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Jayanta Pandit Son of Mr Gourhari Pandit Chowhati, Netaji Block, City:- , P.O:- Chowhati, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700149	 03/02/2026	 Captured 03/02/2026	 03/02/2026
Identifier Of Mr SURENDRA KUMAR DUGAR, , Mr SUBIR CHAKRABORTY			

Endorsement For Deed Number : I - 190401404 / 2026

On 03-02-2026

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 (d) of Indian Stamp Act 1899.

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

Presented for registration at 11:28 hrs on 03-02-2026, at the Office of the A.R.A. - IV KOLKATA by Mr SURENDRA KUMAR DUGAR ,.

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

Execution is admitted on 03-02-2026 by Mr SUBIR CHAKRABORTY, Authorized Signatory, DEVELOPMENT CONSULTANTS PRIVATE LIMITED (Private Limited Company), 24, Park Street., City:- , P.O:- Park Street, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700016

Identified by Mr Jayanta Pandit, , Son of Mr Gourhari Pandit, Chowhati, Netaji Block, P.O: Chowhati, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700149, by caste Hindu, by profession Service

Execution is admitted on 03-02-2026 by Mr SURENDRA KUMAR DUGAR, Authorized Signatory, PS GROUP REALTY PRIVATE LIMITED (Private Limited Company), 1002, EM Bypass, City:- , P.O:- Dhapa, P.S:-Tiljala, District:- South 24-Parganas, West Bengal, India, PIN:- 700105

Identified by Mr Jayanta Pandit, , Son of Mr Gourhari Pandit, Chowhati, Netaji Block, P.O: Chowhati, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700149, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 284.00/- (E = Rs 200.00/- ,I = Rs 55.00/- ,M (a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by , by Cash Rs 284.00/-

Payment of Stamp Duty

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

Description of Stamp

1. Stamp: Type: Impressed, Serial no 59368, Amount: Rs.100.00/-, Date of Purchase: 22/01/2026, Vendor name: A K Maity



Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2026, Page from 76862 to 76876

being No 190401404 for the year 2026.



Saurav Roychowdhury

Digitally signed by SAURAV ROYCHOWDHURY
Date: 2026.02.11 19:44:24 +05:30
Reason: Digital Signing of Deed.

(Saurav Roychowdhury) 11/02/2026

ADDITIONAL REGISTRAR OF ASSURANCE

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

West Bengal.

PS Group Realty Pvt. Ltd.

Saurav Roychowdhury

(Constituted Attorney / Authorised Signatory)