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पश्चिम बंगाल WEST BENGAL

AP 215490

Notarizing that the document is admitted
 registered, the signature sheets and
 the endorsement are attached with the
 document are attached to the document.

[Signature]
 District Sub-Register-III
 Alipore, South 24-pargana

POWER OF ATTORNEY**12 APR 2023**

THIS POWER OF ATTORNEY is made on the 12th day of April Two
 Thousand Twenty-Three only

To all to whom these present shall come We, Om Leather Art Deco Private Limited (CIN: U19116WB1999PTC090410), (PAN-AAACO3412B) a company incorporated under the provisions of the Companies Act, 2013, having their registered office at Plot No. S 22/1&2, Kasba Industrial Estate Phase 1, Kolkata - 700107 is represented herein by their Director Mr. Sankar Dawn (DIN:01120822, PAN No.-ADLPD7782L) & (Aadhar No. 6842 9061 0874), and Mobile No. 9830031480 son of Lt. Madan Mohan Dawn, by Faith Hindu, by Occupation Business, residing at CL - 61, Salt Lake City, Sector II, Kolkata: 700091, hereinafter referred to as the "OWNER" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective successors or successors-in-interest and assigns),

447

04 APR 2023

SL. No.....Date.....

Rs.....

Name.....

Address.....

MAHMOOD ALAM
M.A., LL.B., Advocate
Alipore Police Court

MAHMOOD ALAM
M.A., LL.B., Advocate
Alipore Police Court

SMRITI BIKASH DAS
Govt. Licence Stamp Vendor
Alipore Police Court
Kol-27



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE

12 APR 2023

Handwritten signature: *Pranjal*

WHEREAS

- A) The Owner herein is well and sufficiently entitled to all that the piece and parcel of land measuring about as per Deed 13 (Thirteen) Cottahs 05 (Five) Chittak and 27 (Twenty Seven) Sq. Ft. and as per Site Measurement 12 (Twelve) Cottahs 15 (Fifteen) Chittak 22 (Twenty) Sq. Ft, more or less, being Municipal Premises No. 927 Kalikapur Road, Kolkata-700099 within the P.S. - Kasba, Ward No. 106, Borough No. 12 of Kolkata Municipal Corporation, Mouza - Kalikapur, District - Dakshin 24 Pargana. more fully described in Schedule hereto and hereinafter referred to as the "Said Land"
- B) The Owner herein has entered into a Development Agreement dated 12.04.2023 (hereinafter referred to as the said Development Agreement) being No. 1603004769 for the year 2023, recorded in Book No. I, Volume No. 1603-2023, page from X and registered at the office of the D.S.R-M Alipore with Bhattar Projects Private Limited having (CIN No. - U51109WB1995 PTC070886), (PAN AACCP6598F), a Company incorporated under the Companies Act, 1956, having its registered office at Merlin House, 1st Floor, 79 Shambhunath Pandit Street, P.O. Lala Lajpat Rai Sarani, P.S. Bhowanipore Kolkata - 700020 represented by one of its Director Mr. Siddharta Bhattar having DIN:00605576, PAN AGVPB0550D, Aadhaar No. 6954 3104 0918 and Mobile No. 9830265132, son of Sri Sheo Prakash Bhattar by Faith Hindu, by Occupation - Business, by Nationality - Indian residing at 2, Bishop Lefroy Road, P.O. Lala Lajpat Rai Sarani, P.S. Bhowanipore Kolkata - 700020.

NOW KNOW WE ALL MEN BY THESE PRESENTS

We, the Owner do hereby appoint, nominate and constitute Mr. Siddharta Bhattar son of Mr. Sheo Prakash Bhattar, being one of the Directors of Bhattar Projects Pvt Ltd, hereinafter referred to be our true and lawful 'Attorney' and to act and to do the following acts, deed and things or severally in our name and in respect of the said land in terms of the said Development Agreement:

1. To assist the Owner in, defending and retaining possession of the said Land;
2. To demolish any existing buildings and/or structures of the said Land;
3. To appropriately use & clean all debris arising from each demolition;



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE

12 APR 2023

4. To survey the said Land for preparation of Building Plan and to appoint/terminate Architect(s), Surveyor, Structural Engineer and all other person as may be required for sanctioning of the Building Plan;
5. To apply before the Kolkata Municipal Corporation, Town and Country Planning Department, CIT, Office of the Collectorate, ADML & LR, SD & LRO, BL & LRO, the Competent Authority under the Urban Land (Ceiling & Regulation) Act, Fire Authority and/or before other appropriate authority and/or authorities for sanctioning of Building Plan after getting it approved by the Owner and all necessary approvals, permissions, sanctions, clearances, no objections, consents, registrations, etc. (collectively 'Approvals') from different authorities in connection with the construction of the building and also for pursuing and following up with KMC and other authorities regarding the same;
6. To do all legal proceedings or to sue others in case of requirement and for that purpose, the Attorney shall sign vakalatnama, appoint lawyer/ lawyer solicitors and shall be further entitled to file plaint, petitions, applications, affidavits, undertakings, written statements, opposition, reply and/or any other document as may be required for such purpose related and restricted to the said land at their own cost;
7. To submit an affidavit and declaration relating to the ownership of the said Land before the statutory authority as and when required for the purpose of development, sanction, construction and finishing of the building of the said Land;
8. To submit and apply before the Electricity authorities and/ or other authorities as mentioned herein above for power and also apply for necessary permission/quotas required for construction and finishing of the said building and/or for development including lift, water supply, drainage system, sewerage system, pathways, boundary walls etc;
9. To appear before the authorities under the Director General of Civil Aviation, Pollution Control Board, Environment clearance, Microwave Department, BSNL and Police Authorities (Kolkata Police and Bengal Police); Forest Department, Divisional Forest Officer or Forest Utilisation Department, Airport Authority of India, Authority under the Real Estate (Regulation and Development) Act and/or other authorities for obtaining clearance and for



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SOUTH 24 PGS., ALIPORE
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compliance as may be required and to submit before them all necessary papers and documents including affidavits, declarations;

10. To apply for and obtain in terms of the said Development Agreement, No Objection Certificate from the Competent Authority under the Urban Land (Ceiling and Regulation) Act, 1976 if necessary and to submit affidavits, applications, documents etc. in relation to the same.
11. The said Attorneys shall be further empowered to take such other steps as may be required from time to time for the aforesaid purposes;

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

AND WHEREAS it is expressly made clear that all the powers and authorities granted hereby can be exercised by any one of the said Attorneys and it shall not be necessary for all of them to act jointly.

AND WHEREAS notwithstanding anything to the contrary contained in the said Development Agreement and/or this Power of Attorney, it is expressly made clear that the grant of this Power of Attorney shall not however be deemed to affect/diminish in any matter the responsibility, liability or obligation of the Developer under the said Development Agreement in relation to the matters contained in this Power of Attorney.

AND WHEREAS notwithstanding anything to the contrary contained elsewhere or in this Power of Attorney, no financial or other liability shall be created on the Owner by virtue of the grant of this Power of Attorney or by the exercise of any power or authority under this Power of Attorney and the said Attorneys shall neither be entitled to nor create any such liability.

AND WHEREAS we do hereby agree and undertake to ratify and confirm all the acts, deeds, matters, and things that our said Attorney under the power in that behalf herein before contained, shall lawfully do, execute or perform in the exercise of the power, authorities and liberties hereby conferred upon the said Attorneys.



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
12 APR 2023

SCHEDULE
SAID LAND

ALL THAT the piece and parcel of land measuring as per Deed 13 (Thirteen) Cottahs 05 (Five) Chittak and 27 (Twenty Seven) Sq. Ft. and as per Site Measurement 12 (Twelve) Cottahs 15 (Fifteen) Chittak 22 (Twenty) Sq. Ft. at Premises No. 927, Kalikapur Road, Kolkata -700099, within the P.S. Garfa, Ward No. 106, Borough No. 12 of Kolkata Municipal Corporation, Mouza - Kalikapur, District Dakshin 24 Pargana butted and bounded as follows:

ON THE NORTH : By 8'ft. wide K.M.C Road;
ON THE SOUTH : By 20'ft wide K.M.C Road;
ON THE WEST : By Premises Nos. 428 Kalikapur Road and 96B Kalikapur Road;
ON THE EAST : By 12'ft. wide K.M.C Road.

IN WITNESS WHEREOF to have set and subscribed in our hand, signature and seal on these presents on the day of month year first above written.

SIGNED, SEALED & DELIVERED
By the above said Owner at Kolkata
In the presence of:-

1. *Pat.*
Aripa poline Cut.
WB

2. *Vivek S. Mehta*
25/24 Kadda 100
WB - 02

Prepared by
Pat.
Aripa poline Cut.
WB-13/2001

OM LEATHER ARTDECO PVT. LTD.

Shri Anand Kumar
Director

Owner

Power accepted by me/us individually

For BHATTER PROJECTS PVT. LTD.

Biddhartha Bhatter

Director

OM LEATHER ARTDECO PVT. LTD.

Director








DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE

12 APR 2023











OM LEATHER ARTDECO PVT. LTD.

Director

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

Name..... SANJAY DAWN

Signature..... [Signature]

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

Name.....

Signature..... Siddhartha Bhattacharya

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

PHOTO

Name.....

Signature.....



DISTRICT SUB REGISTRAR-III
SOUTH 24 P.S., ALIPORE
12 APR 2023

Major Information of the Deed

| | | | |
|---|--|---|------------|
| Deed No : | I-1603-04773/2023 | Date of Registration | 12/04/2023 |
| Query No / Year | 1603-8000948880/2023 | Office where deed is registered | |
| Query Date | 12/04/2023 1:32:19 PM | D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas | |
| Applicant Name, Address & Other Details | BAPI DAS Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9836980696, Status :Advocate | | |
| Transaction | | Additional Transaction | |
| [0138] Sale, Development Power of Attorney after Registered Development Agreement | | [4305] Other than Immovable Property, Declaration [No of Declaration : 2] | |
| Set Forth value | | Market Value | |
| | | Rs. 3,22,31,443/- | |
| Stampduty Paid(SD) | | Registration Fee Paid | |
| Rs. 100/- (Article:48(g)) | | Rs. 53/- (Article:E, E, M(b), H) | |
| Remarks | Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160304769/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area) | | |

Land Details :

District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kalikapur, Road Zone : (Kalikapur -- Kalikapur) , , Premises No: 927, , Ward No: 106 Pin Code : 700099

| Sch No | Plot Number | Khatian Number | Land Use Proposed ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|---------------|-------------|----------------|-----------------------|----------------------------|-------------------------|-----------------------|--|
| L1 | | | Bastu | 13 Katha 5 Chatak 27 Sq Ft | | 3,22,31,443/- | Width of Approach Road: 20 Ft., , Project Name : |
| Grand Total : | | | | 22.0275Dec | 0 /- | 322,31,443 /- | |







Principal Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|--|
| 1 | OM LEATHER ART DECO PVT LTD S 22/1 AND 2, KASBA INDUSTRIAL ESTATE PHASE I, City:- , P.O:- EKCT, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 , PAN No.:: AAxxxxxx2B,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative |



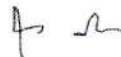
Attorney Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|--|
| 1 | BHATTER PROJECTS PRIVATE LIMITED MERLIN HOUSE, 1ST FLOOR, 79, SAMBHU NATH PANDIT STREET, City:- , P.O:- LALA LAJPAT RAI SARANI, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020, PAN No.: Axxxxxx8F,Aadhaar No Not Provided, Status :Organization, Executed by: Representative |

Representative Details :

| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|---|--|---|---|---|
| 1 | Name | Photo | Finger Print | Signature |
| | Mr SANKAR DAWN Son of Late MADAN MOHAN DAWN Date of Execution - 12/04/2023, , Admitted by: Self, Date of Admission: 12/04/2023, Place of Admission of Execution: Office |  |  |  |
| | | Apr 12 2023 1:54PM | LTI 12/04/2023 | 12/04/2023 |
| CL 61, SALT LAKE CITY, SECTOR II, City:- , P.O:- BIDHANNAGAR, P.S:-Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700091, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ADxxxxxx2L,Aadhaar No Not Provided Status : Representative, Representative of : OM LEATHER ART DECO PVT LTD (as DIRECTOR) | | | | |
| 2 | Name | Photo | Finger Print | Signature |
| | Mr SIDDHARTA BHATTER (Presentant) Son of Mr SHEO PRAKASH BHATTER Date of Execution - 12/04/2023, , Admitted by: Self, Date of Admission: 12/04/2023, Place of Admission of Execution: Office |  |  |  |
| | | Apr 12 2023 1:54PM | LTI 12/04/2023 | 12/04/2023 |
| 2, BISHOP LEFROY ROAD, City:- , P.O:- LALA LAJPAT RAI SARANI, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AGxxxxxx0D,Aadhaar No Not Provided Status : Representative, Representative of : BHATTER PROJECTS PRIVATE LIMITED (as DIRECTOR) | | | | |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|--|---|---|---|
| Mr BAPI DAS Son of Late SUNIL DAS ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027 |  |  |  |
| | 12/04/2023 | 12/04/2023 | 12/04/2023 |

Identifier Of Mr SANKAR DAWN, Mr SIDDHARTA BHATTER

Transfer of property for L1

| S.No | From | To. with area (Name-Area) |
|------|--------------------------------|--|
| 1 | OM LEATHER ART DECO PVT LTD | BHATTER PROJECTS PRIVATE LIMITED-22.0275 Dec |

Endorsement For Deed Number : I - 160304773 / 2023

On 12-04-2023

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 13:46 hrs on 12-04-2023, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr SIDDHARTA BHATTER ,.

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 3,22,31,443/-

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

Execution is admitted on 12-04-2023 by Mr SANKAR DAWN, DIRECTOR, OM LEATHER ART DECO PVT LTD, S 22/1 AND 2, KASBA INDUSTRIAL ESTATE PHASE I, City:- , P.O:- EKCT, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700107

Indetified by Mr BAPI DAS, , , Son of Late SUNIL DAS, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 12-04-2023 by Mr SIDDHARTA BHATTER, DIRECTOR, BHATTER PROJECTS PRIVATE LIMITED, MERLIN HOUSE, 1ST FLOOR, 79, SAMBHU NATH PANDIT STREET, City:- , P.O:- LALA LAJPAT RAI SARANI, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020

Indetified by Mr BAPI DAS, , , Son of Late SUNIL DAS, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 53.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 447, Amount: Rs.100.00/-, Date of Purchase: 04/04/2023, Vendor name: S B Das



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 1603-2023, Page from 143880 to 143891
being No 160304773 for the year 2023.



Dhar

Digitally signed by Debasish Dhar
Date: 2023.04.13 14:36:52 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2023/04/13 02:36:52 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)