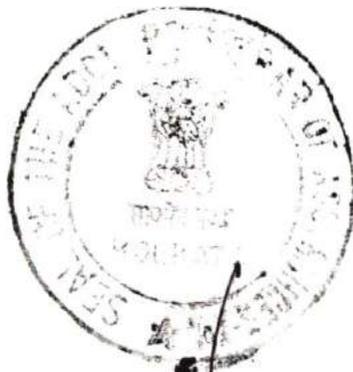


36. To enter upon any agreement to transfer the proportionate share in land and/or in the common areas and installations to any Association or Society if so and as required by law in such manner as may be required.
37. To prepare sign execute modify, alter, draw, approve rectify and/or register and/or 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 Development Agreement.
38. 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.
39. To ask, demand, sue for, recover, realize and collect Extras and Deposits (as defined and described in the Development 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.
40. 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.
41. To deal with any claim of any third party in respect of the Project Land and to oppose or settle the same.
42. 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.
43. 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).



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44. 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.
45. For all or any of the purposes hereinstated 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 the Real Estate (Regulation and Development) Act, 2016 and/or the WB Housing Industry Regulation Act, 2017, 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 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 Project Land 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.



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46. 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 instruments and writings including the bank/finance documents, mortgage deeds, if any, executed by the said Attorneys by virtue of the powers hereby conferred.
47. 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, 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.
48. 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.
49. To receive 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.
50. To receive all letters parcels or other postal articles and documents in respect of the Project Land and to grant proper and effectual receipt thereof.
51. 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.

Three handwritten signatures in blue ink are located at the bottom of the page. The first signature is a stylized 'V' or 'U' shape. The second signature is more complex, possibly starting with 'S' or 'Saul'. The third signature is a cursive 'H' followed by a flourish.



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IV. **AND GENERALLY** to do all acts deeds and things for better exercise of the authorities herein contained relating to the Project Land and the Project and related purposes which the Principals itself could have lawfully done under its 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** 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 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.

**THE SCHEDULE ABOVE REFERRED TO:**

**(PROJECT LAND)**

**ALL THAT** messuages tenements hereditaments structures out-houses sheds and premises together with the piece and parcel of land thereunto belonging whereon or on part whereof the same are erected and built containing an area of 5 Bighas 7 Cottahs 15 Chittacks more or less situate lying at and being Premises No. 7 Convent Road, Police Station Entally, Kolkata- 700014 (formed upon amalgamation of earlier premises Nos. 7 Convent Road and 21 Canal Street) within Ward No. 55 of Kolkata Municipal Corporation, in the District of South 24 Parganas and butted and bounded as follows:-

ON THE **NORTH** : Partly by Road and partly by 20 Canal Street;

ON THE **SOUTH** : Partly by Convent Road and partly by Road and thereafter 6A Convent Road;

ON THE **EAST** : Partly by 20 Canal Street and partly by Canal Street;

ON THE **WEST** : By Road and thereafter partly by 6A Convent Road.

**OR HOWSOEVER OTHERWISE** the same now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished. **BE IT MENTIONED** that the total constructed area at the Subject Property is about 70 years old buildings, structures and sheds admeasuring 31658 square feet more or less out of which the constructed area of the (i) buildings comprising of Ground Floor and First Floor is 16867 square feet and 6877 square feet respectively, (ii) Tin Shed is 7798 square



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feet more or less and (iii) R T Shed is 116 Square feet. BE IT FURTHER MENTIONED that seven-fifteenth undivided part or share of the Principals in the Subject Property comes to undivided 2 Bighas 10 Cottahs 5 Chittacks and 42 Square Feet more or less and in the total constructed area at the Subject Property comes to undivided 14774 square feet more or less out of which (i) buildings comprising of Ground Floor and First Floor is 7871 square feet and 3209 square feet respectively, (ii) Tin Shed is 3640 square feet more or less and (iii) R T Shed is 54 Square feet.

IN WITNESS WHEREOF the Principal have hereunto set and subscribed their respective hands and seal on this 08 day of DECEMBER Two Thousand and Twenty.

<p><b>EXECUTED AND DELIVERED</b> by the <b>PRINCIPALS</b> abovenamed at Kolkata in the presence of:</p> <p><i>Sukhendu Samanta</i>  <i>Ram Pur Chare, P. S. Debra,</i>  <i>Shyam Chak. 721201</i>  <i>Paschim midina Pur.</i></p>	<p><b>Ganadhip Tradecom Pvt. Ltd.</b></p> <p><i>[Signature]</i>  <b>Authorised Signatory</b></p> <p><b>(Ganadhip Tradecom Private Limited)</b></p>
<p><i>Raunak Garg</i>  <b>RAUNAK GARG</b>  <b>4/1 MIDDLETON STREET</b>  <b>KOLKATA 700071</b></p>	<p><b>UPMOST RETAILS PVT. LTD.</b></p> <p><i>[Signature]</i>  <b>Authorised Signatory</b></p> <p><b>(Upmost Retails Private Limited)</b></p>
<p><b>Ultrashine Marketing Pvt. Ltd.</b></p> <p><i>[Signature]</i>  <b>Authorised Signatory</b></p> <p><b>(Ultrashine Marketing Private Limited)</b></p>	<p><b>SUGARH PROMOTERS PVT. LTD.</b></p> <p><i>[Signature]</i>  <b>Director / Authorised Signatory</b></p> <p><b>(Sugarh Promoters Private Limited)</b></p>



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WE ACCEPT

AVIKAM BUILDCON LLP

*Ashok Saraf*

Partner / Authorised Signatory

AVIKAM BUILDCON LLP

*Manoj Kumar*

Partner / Authorised Signatory

AVIKAM BUILDCON LLP

*Suhel Sara*

Partner / Authorised Signatory

AVIKAM BUILDCON LLP

*Suyash Kumar*

Partner / Authorised Signatory

Drafted by me:-

*Bank Bapna* Advocate

C/o DSP Law Associates

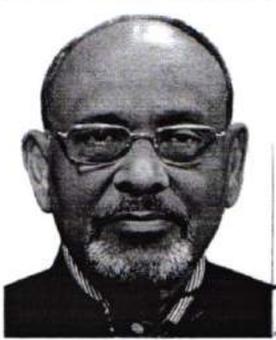
4D, Nicco House, 1B & 2, Hare Street

Kolkata-700001

F-1415/2010



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<i>Finger prints of the executant</i>					
					
	<b>Little</b>	<b>Ring</b>	<b>Middle (Left</b>	<b>Fore Hand)</b>	<b>Thumb</b>
					
<b>Thumb</b>	<b>Fore</b>	<b>Middle (Right</b>	<b>Ring Hand)</b>	<b>Little</b>	

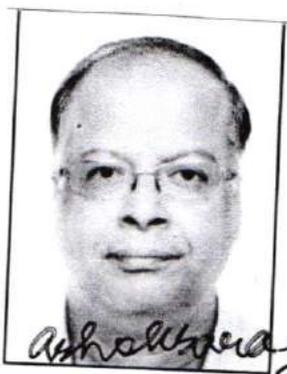
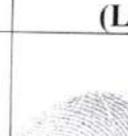
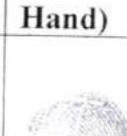
<i>Finger prints of the executant</i>					
					
	<b>Little</b>	<b>Ring</b>	<b>Middle (Left</b>	<b>Fore Hand)</b>	<b>Thumb</b>
					
<b>Thumb</b>	<b>Fore</b>	<b>Middle (Right</b>	<b>Ring Hand)</b>	<b>Little</b>	

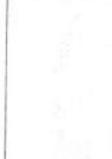
<i>Finger prints of the executant</i>					
					
	<b>Little</b>	<b>Ring</b>	<b>Middle (Left</b>	<b>Fore Hand)</b>	<b>Thumb</b>
					
<b>Thumb</b>	<b>Fore</b>	<b>Middle (Right</b>	<b>Ring Hand)</b>	<b>Little</b>	



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<i>Finger prints of the executant</i>					
					
	Little	Ring	Middle (Left Hand)	Fore Hand	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring Hand	Little

<i>Finger prints of the executant</i>					
					
	Little	Ring	Middle (Left Hand)	Fore Hand	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring Hand	Little

<i>Finger prints of the executant</i>					
					
	Little	Ring	Middle (Left Hand)	Fore Hand	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring Hand	Little



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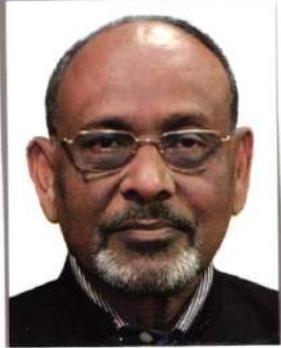
Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.R.A. - IV KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19042001516162/2020

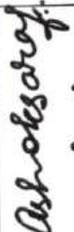
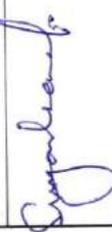
I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Hairam Garg 2, Deodar Street, 2nd Floor Ballygunge, P.O:- Ballygunge, P.S:- Bullygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700019	Representative of Principal [GANADH IP TRADECOM PRIVATE LIMITED] ,[ULTRASHINE MARKETING PRIVATE, LIMITED]		5643 	 HIRAM GARG 08-12-2020
2	Sanchita Santra E 405, 406, 88 College Road, Shalimar, P.O:- Botanic Gardens, P.S:- Shibpur, Howrah, District:- Howrah, West Bengal, India, PIN - 711103	Representative of Principal [UPMOST RETAILS PRIVATE LIMITED]		5640 	 Sanchita Santra 8/12/20



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= 8 DEC 2020

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Vivek Kumar Kajaria 701, Suriyakiran, 4, Ashoka Road, P.O:- Alipore, P.S:- Alipore, District:-South 24- Parganas, West Bengal, India, PIN - 700027	Representative of Principal [SUGARH PROMOTERS PRIVATE LIMITED ] ,[AVIKAM BUILDCON LLP ]		5637 	 8/12/2020 VIVEK KUMAR KAJARIA
4	Ashok Saraf 2/5, Sarat Bose Road, P.O:- Elgin Road, P.S:- Bullygunge, District:-South 24- Parganas, West Bengal, India, PIN - 700020	Representative of Attorney [AVIKAM BUILDCON LLP ]		5636 	 08/12/2020
5	Suhel Saraf 2/5, Sarat Bose Road, P.O:- Elgin Road, P.S:- Bullygunge, District:-South 24- Parganas, West Bengal, India, PIN - 700020	Representative of Attorney [AVIKAM BUILDCON LLP ]		5638 	 08/12/2020 [SUHEL SARAF]
6	Suyash Saraf 2/5, Sarat Bose Road, P.O:- Elgin Road, P.S:- Bullygunge, District:-South 24- Parganas, West Bengal, India, PIN - 700020	Representative of Attorney [AVIKAM BUILDCON LLP ]		5639 	 08/12/2020



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