

thereat to be carried out by the Attorney on the Schedule Property and to fully effectuate the Development Agreement, provided that nothing contained herein shall authorize the Attorney to act in contravention of the provisions of the Development Agreement and/or allow the Attorney to exceed the authority granted under the Development Agreement.

AND this Power of Attorney shall be governed by the laws of India.

AND, APPOINTER HEREBY AGREES that all acts, deeds and things lawfully done by the Developer shall be construed as acts, deeds and things done by the Owner **AND THE APPOINTER FURTHER UNDERTAKES TO ALLOW, RATIFY AND CONFIRM** all and whatever acts, deeds, things which the Attorney shall lawfully do or cause to be done on and in respect of the Schedule Property and/or development of the Project and/or construction of Units thereat as aforesaid by virtue of these presents.

AND, APPOINTER HEREBY DECLARES that on appointment of the Attorney by this Power of Attorney, Appointer shall have no authority and / or power to exercise any of the powers vested in the said Attorney by these presents in respect of the Schedule Property, without the written approval of the Attorney.

AND, THE APPOINTER FURTHER DECLARES that the Power of Attorney so executed shall not be revoked, so long as the acts of the Developer are in accordance with the terms and conditions of the Development Agreement. It is hereby understood between the Parties that the Power of Attorney is irrevocable and shall not be terminated, except in terms of the Development Agreement. Further, it is clarified that the powers granted by the Owner to the Developer in terms of this Power of Attorney shall not get affected even the Owner goes into liquidation. This Power of Attorney will continue to subsist in respect of the unfinished acts, deeds and things relating to development of the Project in terms of the Development Agreement.

AND, THE ATTORNEY HEREBY DECLARES that the Attorney shall not act in exercise of the powers conferred under the Powers of Attorney in derogation of the rights of the Owner guaranteed under the terms of the Development Agreement.

AND, THE ATTORNEY FURTHER DECLARES that the Attorney hereby undertakes to indemnify and hold the Owner harmless from and in respect of all damages, payments, losses, expenses, liabilities, litigations and / or claims including third party claims arising out of the use of the Power of Attorney by the Developer

SCHEDULE PROPERTY

[13/1, BALLYGUNGE PARK ROAD, KOLKATA-700019]

ALL THAT piece and parcel of land measuring 3 Bighas 5 Cottahs 6 Chittacks 5 Sq. ft. (equivalent to 4389.44 square meter or 66 cottahs) more or less Together With structures of more or less 1553 square meters equivalent to 16716 square feet thereon situate lying at and being Premises No. 13/1, Ballygunge Park Road (which



ADDITIONAL REGISTRAR
OF ASSISTANT REGISTRAR KOLKATA
12 FEB 2021

was previously Premises No.4, Old Ballygunge 2nd Lane) and comprising of erstwhile Premises No.13/1/1, Ballygunge Park Road (which was previously Premises No.15, Palm Place and prior thereto No. 4/1, Old Ballygunge 2nd Lane) being part of Holding Nos. 326 and 327 (previously No.88A and 94) Sub-Division-H, Division V, Mouza Ballygunge, Dihi Panchannagram, P.S. Karaya (previously P.S. Ballygunge), District South 24-Parganas within Ward No. 65 of the Kolkata Municipal Corporation, Kolkata-700019 delineated in the MAP annexed hereto and marked as Annexure – 1 and butted and bounded on;

- The North by :** Ballygunge Park Road;
- The South by :** Premises No. 29/3, 29/4 and 29/5 Ballygunge Park Road;
- The East by :** Premises 13/2 and 29/7 Ballygunge Park Road;
- The West by :** KMC Road, Ballygunge Park Road and Premises 5A, Ballygunge Park Road;

IN WITNESS WHEREOF, the **APPOINTER** has executed and delivered these presents on the date, month and year first above written.

EXECUTED AND DELIVERED by **APPOINTER**, acting through its duly authorized Designated Partner at Kolkata in the presence of:

1. Anup Samten
8, Elgin Road,
KOL-20

ARUN PROPERTIES LLP
Aditya Harlalka
Partner / Authorised Signatory

Mr. Aditya Vikram Harlalka

Authorized Signatory,

2. Rubaba Ali
8, Elgin Road,
KOL-20

Drafted by me as per
declaration in document
by the parties.

K. C. Karanaker
Advocate
High Court, Calcutta
WB 867183.



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ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
12 FEB 2021

ACCEPTED AND CONFIRMED by the **ATTORNEY** acting through its duly authorized Designated Partners at Kolkata in the presence of:

1. Anup Samanta
8, Elgin Road
Kol-20

✓ PRIMARC PROJECTS PVT. LTD.

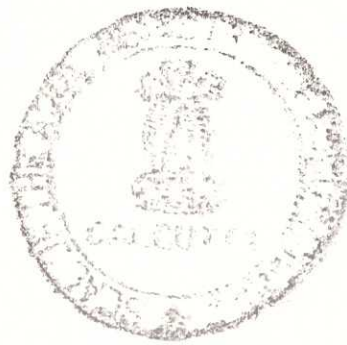
DIRECTOR

Mr. Sidharth Pansari

Director

2. Rubaba Ali
8, Elgin Road
kol-20

Drafted by:



8
ADDITIONAL REGISTRAR
OF ASSURANCES COMPANY ACT
12 FEB 2021







Government of West Bengal

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

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




Signature / LTI Sheet of Query No/Year 19018000286535/2021

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 | Mr ADITYA VIKRAM HARLALKA HB 251/1, SALT LAKE SECTOR-III, P.O:- BIDHANNAGAR, P.S:- South Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700106 | Representative of Principal [ARUN PROPERTIES LLP] |  | 900  | Aditya H.O. M. 12/2/21 |
| 2 | Mr SIDHARTH PANSARI 7, LOVELOCK STREET, P.O:- BULLYGUNGE, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019 | Representative of Attorney [PRIMARCS PROJECTS PRIVATE LIMITED] |  | 899  | SIDHARTH PANSARI 12/2/2021 |



✓
ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
12 FEB 2021

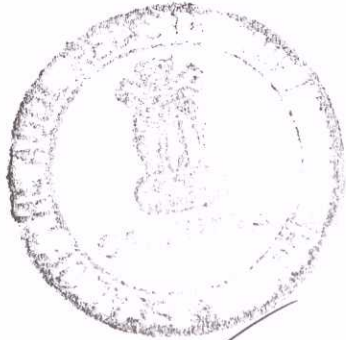
| SI No. | Name and Address of identifier | Identifier of | Photo | Finger Print | Signature with date |
|--------|--|---|--|--|---|
| 1 | Mr RANENDRANATH ROY Son of Mr NARENDRANATH ROY 326, NANDAN NAGAR, P.O:- NANDAN NAGAR, P.S:- Belgharia, District:-North 24- Parganas, West Bengal, India, PIN - 700083 | Mr ADITYA VIKRAM HARLALKA, Mr SIDHARTH PANSARI |  | 901  |  12/02/2021 |

(Debasis Patra)

ADDITIONAL REGISTRAR
OF ASSURANCE

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

Kolkata, West Bengal



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ADDITIONAL REGISTRAR
OF ASSURANCE I KOLKATA
12 FEB 2021

ARUN PROPERTIES LLP

LLPIN : AAE-9508

13/1, BALLYGUNGE PARK ROAD, KOLKATA- 700 019

PH: 033-24500500, FAX – 033- 24480058, EMAIL: aditya.ramdullarigroup@gmail.com

CERTIFIED TRUE COPY OF RESOLUTION PASSED AT THE MEETING OF THE PARTNERS OF M/S. ARUN PROPERTIES LLP HELD ON FRIDAY 15th JANUARY, 2021 AT 12.30 P.M. AT ITS REGISTERED OFFICE 13/1, BALLYGUNGE PLACE, KOLKATA-700013, W.B.

“RESOLVED THAT Mrs. Lata Devi Bajoria (Designated Partner) , Ms. Surbhi Bajoria (Designated Partner), Mr. Aditya Vikram Harlalka (Authorised Signatory) ,Mr. Jyoti Sharma (Authorised Signatory) be and is hereby singly authorized to sign and execute Power of Attorney in favor M/s. Primarc Projects Private Limited, Kolkata, for the property situated at Premises no. 13/1, Ballygunge Park Road being holding no. 326 & 327(at KMC Ward No. 65) admeasuring an area of about 3 Bigha, 5 cottah, 6 chittacks, 5 Sq. ft more or less of land together with structures thereon as per relevant clause of executed development agreement of 19th August 2020.”

For ARUN PROPERTIES LLP

ARUN PROPERTIES LLP

Lata Devi Bajoria
Lata Devi Bajoria
Designated Partner (DPIN: 00343829)
76, Garden Reach Road, Kolkata – 700043

ARUN PROPERTIES LLP

Surbhi Bajoria
Surbhi Bajoria
Designated Partner (DPIN: 02186211)
76, Garden Reach Road, Kolkata - 700043

आयकर विभाग
INCOME TAX DEPARTMENT
ARUN PROPERTIES LLP



भारत सरकार
GOVT. OF INDIA

19/10/2015

Permanent Account Number

ABDFA7973L

18/12/2015

ARUN PROPERTIES LLP
Arun K. Arun
Partner / Authorised Signatory

इस कार्ड को खोने / पाने पर कृपया सूचित करें / लौटाएं :
आयकर पेन सेवा इकाई, एन एस डी एल
5 वीं मंजिल, मंत्रो स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कालोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

If this card is lost / someone's lost card is found,
please inform / return to :
Income Tax PAN Services Unit, NSDL
5th floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ADITYA VIKRAM HARLALKA

JAYPRAKASH HARLALKA

09/04/1982

Permanent Account Number

ABKPH7513C

Aditya Harlalka

Signature



28062011

Aditya Harlalka

FORM 7

GOVERNMENT OF WEST BENGAL
INDIAN UNION DRIVING LICENCE

Driving Licence No: **WB-0120110837915**

Name: **ADITYA ANAM HARLALKA**

Address
**HB-277, SEC-1, SALT LAKE
KOLKATA 7001**

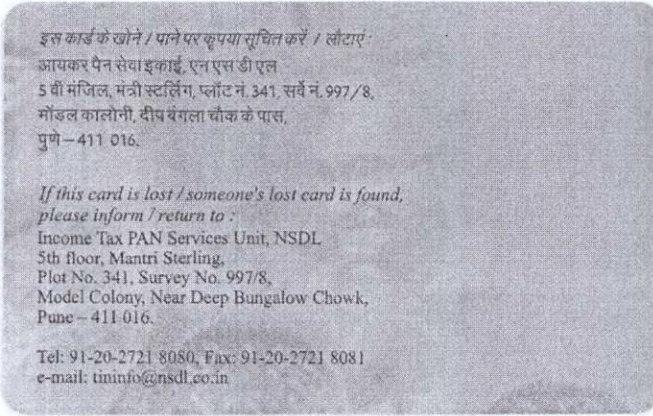
S/D/W OF **LT J P HARLALKA**

| | | | |
|-----------------|------------|---------------|---|
| Date of Issue | 26/04/2011 | Blood Group | U |
| Valid Till (NT) | 19/04/2031 | Date of Birth | |
| Valid Till (T) | X | | |

Issuing Authority: **P V D, Kolkata** Licensing Authority Sign:



Aditya Harlalka



PRIMARC PROJECTS PVT. LTD.


DIRECTOR

आयकर विभाग
INCOME TAX DEPARTMENT
SIDHARTH PANSARI
NAND KISHORE PANSARI
26/02/1980
Permanent Account Number
AFYPP8910K
Signature
भारत सरकार
GOVT. OF INDIA
25082012

[Handwritten signature in blue ink]

NO. 10000000000000000000

POSTAGE AND FREIGHT SERVICE



Z2890327

NAME OF ADDRESSEE
MANU KISHORE PANSARI

NAME OF ADDRESSEE
MANJU PANSARI

NAME OF ADDRESSEE
SHAMBHAVI PANSARI

7

LOVELOCK STREET, KOLKATA

PIN: 700019, WEST BENGAL, INDIA

G5230938

12/12/2007

KOLKATA

POSTAL CODE

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