6116/24 I-5944/24

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबंगा पश्चिम बंगाल WEST BENGAL AR 024018

5.4.24

CE-8/628142

certified that the document is admitted to registration. The signature sheets and the endreesement sheets attached with the document are the pa t of this document.

District Sub-Register-III
Alipore, South 24-parganas
05/04/2024

POWER OF ATTORNEY

THIS POWER OF ATTORNEY is granted at Kolkata on this 15th day of December, 2023:

BY

APEEJAY SURRENDRA PARK HOTELS LIMITED, a company incorporated under the Companies Act, 2013 and having its registered office at 17 Park Street, Post Office Park Street , Police Station Park Street, Kolkata – 700016 having CIN U85110WB1987PLC222139 and having Permanent Account No. AAACB7961L , acting through its Managing Director Mr. Vijay Dewan (holding Aadhar Card number 6030 1757 9266 and PAN ACLPD7752P) son of Late Malik Ram Dewan, residing at 501,

APPEEJAY SURRENDRA PARK HOTELS LIMITED
Managing Director

For Ambuja Housing and Urban Infrastructure Company Limited
(Whole Time Director)

77100

Sold to.....
Address .....
Value 100/-
13 DEC 2023
L.S.V., High Court
Abhijit Sarkar
High Court, A.S

KHAITAN & CO LLP
Advocates & Notaries
1B, Old Post Office Steet
Kolkata- 700 001

Office of the Dist. Sub-Registrar-III
South 24 Parganas, Alipore

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
05 APR 2024

Rahul Das
S/O N.Ch Das
Alipore Judge Court
Kol 27

The Park, 17 Park Street, Post Office Park Street, Police Station Park Street, Kolkata – 700 016, appointed vide Board Resolution dated 25 November 2023, hereinafter referred to as "**APPOINTER**" (which expression shall, unless repugnant to the context or meaning thereof, be deemed to include its successors and permitted assigns) of the **ONE PART**.

IN FAVOUR OF:

AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED, a company incorporated under the Companies Act, 2013 having its registered office Ecospace Business Park, Plot – II/F/11, Block – 4B, 3rd Floor, New Town, Rajarhat, Post Office Newtown , Police Station Techno City (formerly New Town) , Kolkata - 700160 having Permanent Account No. AAFCA0904P, acting through its whole time director, Mr. Pramod Ranjan Dwivedi (holding Aadhar Card number 3388 1595 0531 and PAN AFQPD3612Q), son of Bal Mukund Dwivedi, residing at UJL010109, Ujjwala-Condoville, Post Office Hatiara, Police Station New Town, District North 24 Parganas – 700 157, appointed vide Circular Resolution no. 4/2023 passed on 7 July 2023, hereinafter referred to as the "**ATTORNEY**" (which expression shall, unless repugnant to the context or meaning thereof, be deemed to include its successors and permitted assigns) of the **OTHER PART**.

WHEREAS:

A. The Appointer is the lessee of and is possessed of or otherwise well and sufficiently entitled to ALL THAT piece and parcel of the land measuring 3.358 acres (equivalent to 203.16 cottahs) more or less comprised in C.S. Dag No. 100(P) in Mouza Boinchtala , J.L. No. 4 and assessed and numbered by the KMC as municipal premises no. 990 Eastern Metropolitan Bye Pass, Police Station – Tiljala, District – South 24 Parganas (hereinafter referred to as the "**Land**") which is more fully described in **Schedule 1** herein. The Appointer had acquired the leasehold interest of the said Land vide Indenture of Lease dated 06 May 2009 ("**Lease Deed**") executed by Kolkata Municipal Corporation ("**KMC**"), therein referred to as the lessor, in favour of Appointer herein, therein referred to as the lessee and registered at the office of the Additional Registrar of Assurances - I, Kolkata in Book No. I, CD Vol. No. 10, Pages 7770 to 7794, Being No. 04974 for the year 2009.

B. The Appointer has entered into a registered Development Agreement dated 15 December 2023 and registered at the office of the D.S.R. – III, South 24-Parganas, District: South 24 Parganas, Kolkata in Book No. I, Being No. 160319712 for the year 2023 ("**Development Agreement**") with the Attorney herein, therein referred to as the Developer whereby the Appointer has appointed the Attorney to develop a clearly demarcated portion of the Land admeasuring about 1.64542 acres more fully described in Schedule II hereto and hereinafter referred to as the "**Project Land**" (which is more fully described in **Schedule 2** herein) by constructing luxury serviced apartments thereon ("**Project**") for consideration as provided in the Development Agreement.

C. The Development Agreement inter alia provides that the Appointer shall exclusively grant permit constitute and appoint the Attorney herein as its constituted Attorney to enable the Attorney to carry on development and construction of the Project and to enter into

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agreements for assignment and/or sub lease and/or other documents with prospective Customers or otherwise deal with the Units as well as the undivided proportionate leasehold interest in any part of the Project Land appertaining to the Unallotted Areas forming part of the Developers Share and also to receive consideration moneys and further to execute receipts and/or all documents in connection therewith.

D. In this connection, Appointer vide its board resolutions resolved to execute a general power of attorney in favour of the Attorney, for the purposes set out herein below.

E. The Appointer now desires to appoint the Attorney as its constituted Attorney.

F. The words used in capital letters but not defined herein but defined in the Development Agreement shall have their meanings respectively ascribed to them in the Development Agreement.

NOW THEREFORE KNOW YE ALL AND THESE PRESENTS WITNESSETH that the Appointer doth hereby nominate, constitute, appoint and empower **AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED,** a company incorporated under the Companies Act, 2013 and having its registered office at Ecospace Business Park, Plot – II/F/11, Block – 4B, 3rd Floor, New Town, Rajarhat, Post Office Newtown, Police Station Techno City (formerly New Town), Kolkata - 700160, acting through its whole time director, Mr. Pramod Ranjan Dwivedi [Income Tax PAN: AFQPD3612Q], son of Bal Mukund Dwivedi , residing at UJL010109, Ujjwala- Condoville, Post Office Hatiara, Police Station New Town, District North 24 Parganas – 700 157 hereinafter referred to as the "**ATTORNEY**" as its lawful Attorney, with the power and authority to do all or any of the following acts, things, deeds, and matters, as may be necessary in respect of the Project Land for construction, development and completion of the Project in order to achieve the purpose and objectives of the Development Agreement including but not restricted to the following, that is to say:-

1. to receive permissive possession as licensee of the Project Land from the Appointer and to hold, manage and maintain such possession in accordance with the terms and conditions contained in the Development Agreement till the Completion of Development of the Project and the accomplishment of the objects and purposes of the Development Agreement including the allocation of the Unallotted Areas between the Parties in the Agreed Ratio.

2. to enter into, hold and defend possession of the Project Land and every part thereof and also to manage, maintain and administer the Project Land and all buildings and constructions to be constructed thereon and every part thereof, affix Project related board, put the barbed wire fencing or construct a compound wall on the Project Land or any portion thereof as per demarcation thereof and to make all payments for getting the work done;

3. to carry out all the infrastructure and related work or constructions for the Project,

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including levelling, water storage facilities, water mains, sewages, septic tank, storm water drains, recreational facilities, boundary walls, electrical sub-stations and all other Common Areas, utilities, amenities and facilities for the total built up area to be constructed on the Project Land as may be required by and in conformity with any Approvals, layout plan, or order of any Governmental Agency the purpose of development and construction of the Project or for any other exploitation of the development rights in the Project;

4. to warn off and prohibit any trespassers on the Project Land or any parts thereof and to take appropriate steps, whether by legal action or otherwise;

5. to apply and obtain in the name of the Appointer or the Developer, as the case may be, all permissions, approvals, registrations and consents as may be required from time to time under Applicable Laws (including the Real Estate Regulation and Development Act, 2016) for the construction and development of the Project and for that purpose sign and execute all forms, letters, applications, declarations, undertakings, deeds and documents as may be prescribed under Applicable Laws or otherwise and to represent the Appointer before all departments and authorities concerned for the purpose of receiving and obtaining all such approvals, permissions, consents and registrations.

6. to make and prepare and/or cause to be made and prepared all such layout, sub-division, building plans, specifications and designs, as may be necessary, required and advisable at the discretion of the Attorney for the purpose of constructing the buildings on the Project Land in accordance with the terms of the Development Agreement and to get sanction for the same from the authorities concerned and to engage the services of any Architect, engineer, consultant, or any person as may be necessary or advisable at the discretion of the Attorney and to pay necessary fees and charges required for getting the plans in respect of the building(s) proposed on the Project Land sanctioned and do all other acts and things as may be necessary for getting the plans of the building(s) proposed on the Project Land sanctioned by the municipal corporation and/or other authorities concerned in accordance with the terms of the development Agreement;

7. to apply for and obtain all such approvals, consents, permissions, registrations, sanctions and no-objections which may be required to be obtained from any authority, body or functionary under the Applicable Laws relating to the works envisaged herein including any modification, additions, alterations, variations, changes etc. of the sanctioned plan, commencement and completion of construction of the building(s) on the Project Land.

8. to apply for and obtain electricity, gas, water, sewerage, drainage, telephone, or other connections of any other utility at or upon the proposed Project and/or the Units and/or Project Land and/or to make alterations therein and for that purpose to sign execute and submit all papers applications documents and plans and to do all other acts deeds and things as may be deemed fit and proper by the Attorney;

9. to pay the property tax in respect of the Project Land from the date on which the sanction

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of the building plan is received from the relevant Government Agency in relation to the Project and to pay all rates, taxes, charges, expenses and other outgoings, whatsoever payable on account of the development of the Project Land from the date the Development Agreement has come into force ("**Effective Date**") and similarly to receive all incomings receivable for and on account of the Project Land or any part thereof for the purposes of and as per the Development Agreement;

10. to insure the proposed Project and Units to be constructed thereon against damages, fire, tempest, riots, civil commotions, floods, earthquake or otherwise and to lodge claims and also receive all insurance claims and moneys and for that purpose to pay the premium and do all acts and things as the Attorney may deem fit and proper in accordance with the terms of the Development Agreement;

11. to commence, prosecute, enforce, defend, answer, and oppose all actions and other legal proceedings and demands, existing or otherwise, touching any of the matters concerning the Project Land or any part thereof save and except matters concerning the rights, title, interest of the Appointer in the Project Land including relating to acquisition and/or requisition and/or attachment in respect of the Project Land or any part thereof in consultation with the Appointer and if thought fit, to compromise, settle, refer to arbitration, abandon, submit to judgment or become non-suited in any such action or proceeding as aforesaid before any court civil or criminal or revenue in consultation with the Appointer;

12. to execute, present for registration, admit execution and complete all legal formalities in relation to the registration of a mortgage deed or such other deeds, documents and instruments as may be required under the Applicable Laws for creation of mortgage of the Project Land, the Developer's exclusive rights of development and the Developer's Share in the Project in accordance with the terms of the Development Agreement and to obtain the original registered instrument from the concerned registry office;

13. to sign, declare and/or affirm any plaint, written statement, petition, affidavit, verification, vakalatnama, memorandum of appeal or any other document or paper in any proceedings concerning the Project Land (in consultation with the Appointer) or in any way connected with the development thereof;

14. to deposit and withdraw fees, documents and moneys in and from any courts and/or any other person or authority and give valid receipts and discharges thereof;

15. for all or any of the purposes hereinbefore stated, to appear and represent the Appointer before all authorities having jurisdiction and to sign execute and submit all papers and documents concerning the Project Land and/or structures, units and buildings to be developed on the Project Land;

16. to appoint an Architect, project consultant, project manager, engineers, contractors, sub-contractors, surveyors, labour, workmen, personnel (skilled and unskilled) and/or any other suitable professionals from time to time, as the Attorney may deem fit and proper,

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for construction and Completion of Development of the Project to be developed on the Project Land in accordance with the terms of the Development Agreement;

17. to commence, carry out and complete and/or cause to be commenced and completed, construction work on the Project Land in accordance with the sanctioned plans and so far as any construction work is concerned, to see that all applicable rules and regulations are strictly observed;

18. to market the Project and for that purpose appoint marketing agents, brokers, and any other person and to advertise in the newspapers or such other media as the Attorney may deem fit; and to enter into agreements for transfer of Units with the prospective Customers at and for such price or consideration and upon such terms and conditions as the Attorney shall deem fit and proper in accordance with the Development Agreement and for the same also to enter into for themselves and for and on behalf of the Appointer the agreements for transfer of Units and to do all such necessary acts and things as may be necessary or proper in that behalf;

19. to launch the Project in accordance with Applicable Laws and make bookings, take advances and to exercise full, exclusive right and authority for marketing the Units to be developed on the Project Land and enter into agreements with such Customer, and to receive transfer proceeds as per the terms in the Development Agreement and give receipts and hand over possession, use or occupation of the Units forming part of the Project on the Project Land

20. to manage the Project and the Common Areas constructed upon the Project Land till completion of the Project. Also, to retain all benefits, consideration etc. accruing from such maintenance of the Project in trust for the Association and handover the same to the Association on its formation;

21. to execute all necessary, legal and statutory writings, agreements and documentations and deal with, appear before and file applications, declarations, certificates and submit/ receive information with any Governmental Agency, as may be required under the Applicable Law, for the full, free, uninterrupted and exclusive development of the Project Land and for the exercise of the exclusive development rights granted by the Appointer to the Attorney under the Development Agreement and in connection with the marketing as envisaged in the Development Agreement;

22. to make applications to the government or semi-government authorities for Grants, Subsidies, Quotas, Permits, sanction of cement and steel and/or such other building materials as may be required and for that purpose to execute necessary petitions, applications and writings including undertakings and bonds and to furnish necessary deposits for the same;

23. to cause the survey as also measurement of the Project Land by the local Land Revenue staff members or other Central or State Government Agencies and/or departments and

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further to cause erection and/or affixation and/or installation of pillars as also fencing all around the Project Land at such costs and such terms and in such manner as the Attorney shall think proper;

24. to sign, execute, enter into, modify, cancel, alter, draw, approve, agreements for transfer and to admit execution thereof and get such documents duly registered and all papers, documents, contracts, agreements, declarations, affidavits, applications, returns, confirmations, consents and other documents as may in any way be required to be so done for and in connection with the development and to receive premium/considerations, rents, service charges, taxes and other amounts therefore and grant valid receipts and discharges for the same.

25. to empower on behalf of and in the names of the Appointer and to represent its interest before the concerned officers for the grant of the licenses or permits or for any other purpose or renewal thereof as may be necessary under any Applicable Laws and also to appear before any public or Government officer or other Authorities whosoever;

26. to apply for refund of deposits made or to be made with the concerned Authorities and receive such refunds;

27. to nominate, appoint, engage and authorize solicitors, advocates, income-tax and sales tax practitioners, chartered accountants, architects, surveyors, engineers, contractors, sub-contractors, labour, workmen, personnel (skilled and unskilled) and other professional agents and to sign and give warrants or Vakalatnamas or other necessary authorities in their favour from time to time and to revoke their appointments and pay their remunerations including special fees and charges;

28. In connection with or relating to the Project Land, to take action under intimation to the Appointer against any person or tenants, occupiers, etc. if any, in any court and to represent the Appointer in any Court of Law and to sign applications, plaints, written statements, applications, affidavits, review, appeal, petitions, on behalf of the Appointer from time to time as may be found necessary, proper and/or enter into any agreement relating to development of the Project Land or to refer the same to arbitration or otherwise to deal with the same as effectively to all intents and purposes aforesaid to appoint Advocates(s), Solicitors and Counsel and to sign Vakalatnama and/or authorizations on behalf of the Appointer;

29. to appear before Notary Publics, District Registrars, Sub-Registrars, Registrar of Assurances, Metropolitan and Executive Magistrates, sanctioning authorities and all other officer or officers and authority or authorities in connection with enforcement of all powers and authorities as contained herein.

30. to raise necessary finance as and how the Attorney may deem fit and to create mortgage (including by deposit of original title deeds of the Land or otherwise) or charge or encumbrances over the Project Land, the Developer's exclusive rights of development and the Developer's Share in the Project in accordance with the terms of the

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Development Agreement for the purposes of obtaining lending/financing/guarantees for development and construction of the Project or for any payment of license fees/charges or any other statutory or government levies for development/construction on the Project Land or for any customer financing for the Customers of the Units in the Project or for anything pertaining to development/construction of the Project and sign execute all documents deeds papers as may be required for that purpose from time to time for its own behalf and for and on behalf of the Appointer, provided however that the Attorney shall at all times keep the Appointer saved and harmless against any claim, loss or damages that the Appointer may have to face in relation to or arising out of such mortgage;

31. to grant "No Objection Certificate" to the Customer for the purpose of obtaining loan, from the institutions and/or banks and/or any other authorities, for the purpose of acquiring Units in the Project and creating mortgage of their respective Units;

32. to make declarations and give undertakings, assurances and indemnities, as may be required for the purposes aforesaid;

33. to appear and represent the Appointer before all authorities, make commitments and give undertakings as may be required for all or any of the purposes herein contained; and

34. to execute, sign, seal and deliver in the name and on behalf of the Appointer all documents, deeds, instructions, agreements, contracts, acknowledgements including charges, mortgages and security documents on the Project Land in respect thereof as fully and effectually to all intents and purposes as the Appointer could have done.

AND GENERALLY, to do all other acts, deeds, matters and things concerning and in respect of development of the Project Land and/or construction of Project thereat to be carried out by the Attorney on the Project Land 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 general power of attorney shall be governed by the laws of India.

AND, APPOINTER HEREBY AGREES AND 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 Project Land and/or development of the Project and/or construction of Units thereat as aforesaid by virtue of these presents.

APPOINTER FURTHER DECLARES that on appointment of the Attorney by this presents, 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 Project Land, without the written approval of the Attorney till the purposes contemplated by the Parties under the Development Agreement stands fulfilled in all respects.

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SCHEDULE 1

(Land)

ALL THAT piece and parcel of land containing an area of 3.358 acres (equivalent to 203.16 cottahs) more or less comprised in C.S. Dag No. 100(P) in Mouza Boinchtala, J.L. No. 4 and assessed and numbered by the KMC as municipal premises No. 990 Eastern Metropolitan Bye Pass, Police Station – Tiljala, District – South 24 Parganas delineated in **RED** in the map annexed hereto and marked as **Annexure 1**.

The North by	:	By C.S Dag No.100(P);
The South by	:	By C.S Dag No.100(P);
The East by	:	By E.M Bypass; and
The West by	:	By C.S Dag No.100(P).

SCHEDULE 2

(Project Land)

ALL THAT piece and parcel of land containing an area of 1.64542 acres (equivalent to 99 cottahs 11 chittaks 25 square feet) more or less comprised in C.S. Dag No. 100(P) in Mouza Boinchtala, J.L. No. 4 and assessed and numbered by the KMC as municipal premises No. 990 Eastern Metropolitan Bye Pass, Police Station – Tiljala, District – South 24 Parganas delineated in **GREEN** in the map annexed hereto and marked as **Annexure 2**:

The North by	:	By C.S Dag No.100(P);
The South by	:	By C.S Dag No.100(P);
The East by	:	Hotel Project; and
The West by	:	By C.S Dag No.100(P).

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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 their duly authorized signatories at Kolkata in the presence of:

1. (GIRISH DAMANI)
CROSSPIECE BUILDING, KOL - 160

2. APARNA BRAHMA
17 Park Street, Kolkata - 700016

APPEEJAY SURRENDRA PARK HOTELS LIMITED

Managing Director

ACCEPTED AND CONFIRMED by the ATTORNEY

1.

2.

For Ambuja Housing and Urban Infrastructure Company Limited

(Whole Time Director)

Drafted by:

Advocate RICHAN MUKHOPADHYAY
Enrolment No. [F/3679/356/2022
Khaitan & Co LLP
1B Old Post Office Street, Kolkata - 1

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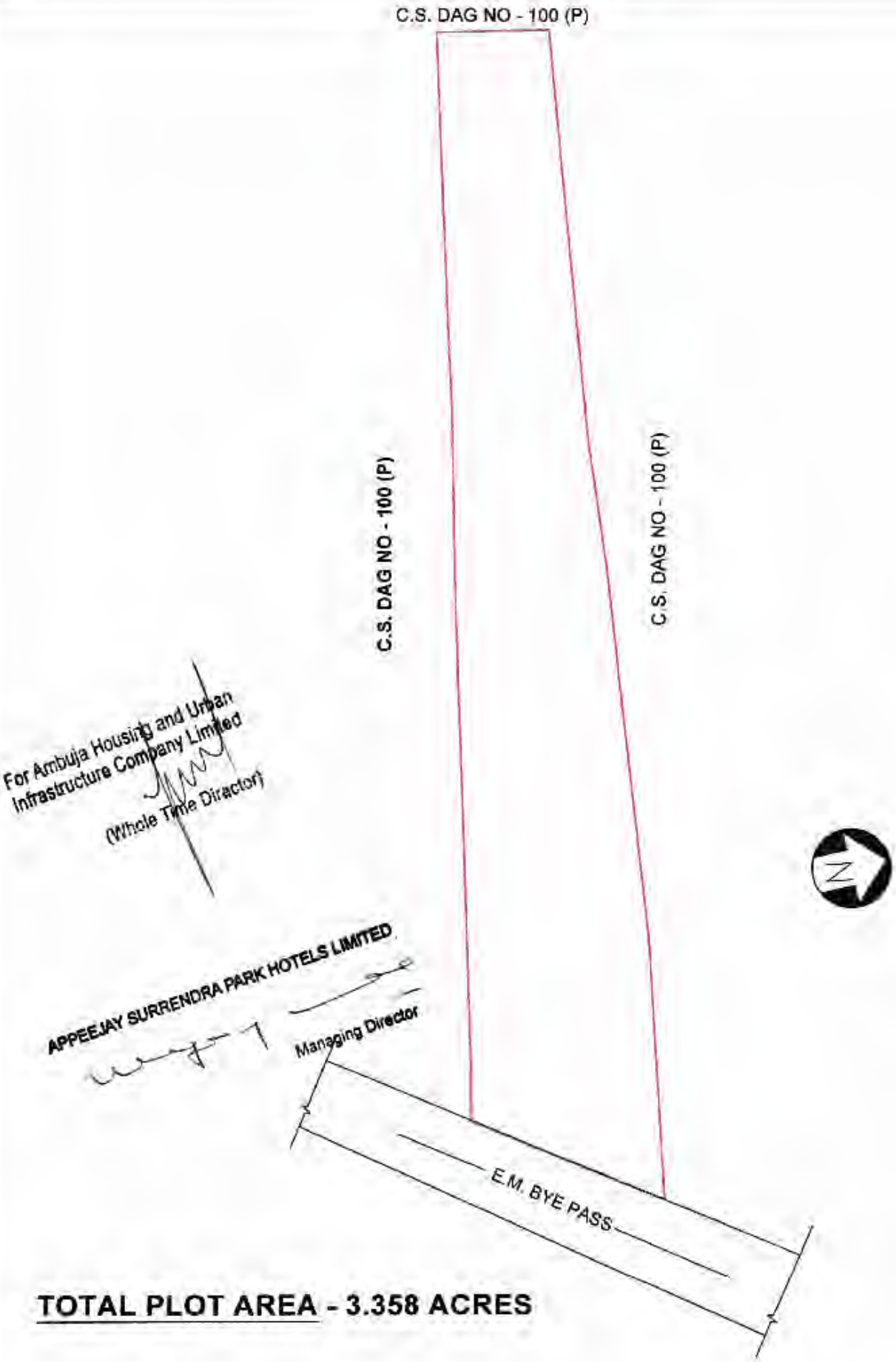
ANNEXTURE - 1
SCHEDULE PROPERTY



For Ambuja Housing and Urban Infrastructure Company Limited
(Whole Time Director)

APPEEJAY SURRENDRA PARK HOTELS LIMITED
Managing Director

TOTAL PLOT AREA - 3.358 ACRES

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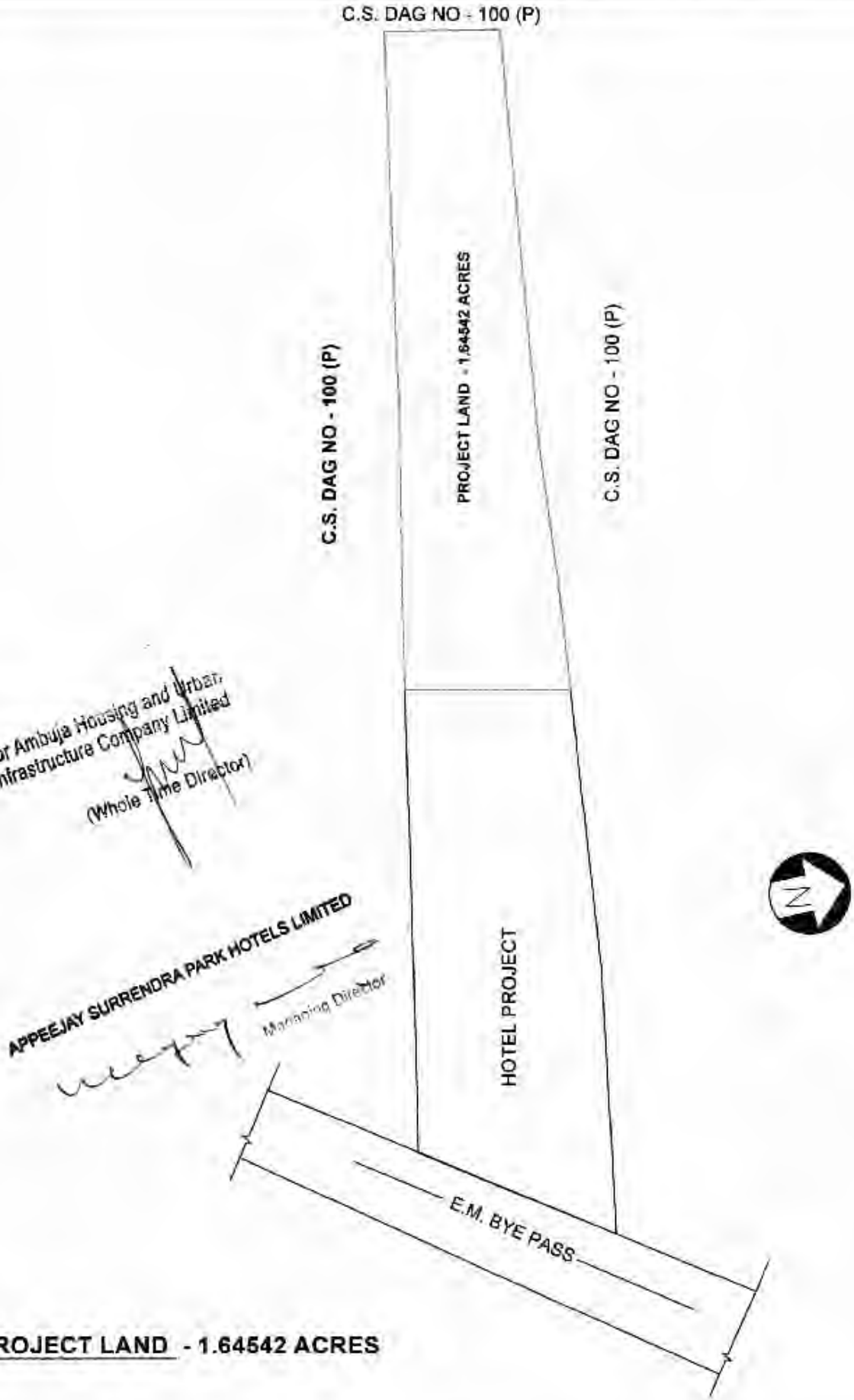
ANNEXTURE - 2
PROJECT LAND



For Ambuja Housing and Urban Infrastructure Company Limited
(Whole Time Director)

APPEEJAY SURRENDRA PARK HOTELS LIMITED
Managing Director

PROJECT LAND - 1.64542 ACRES

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FORM FOR TEN FINGERPRINTS

PHOTO

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

PHOTO

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

PHOTO

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

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APEEJAY SURRENDRA

APEEJAY SURRENDRA PARK HOTELS LIMITED

Extracts of the Minutes of the Meeting of the Board of Directors of Apeejay Surrendra Park Hotels Limited, having its Registered Office at 17 Park Street, Kolkata – 700 016, held on Saturday, 25th November 2023 through Video Conferencing from The Park, New Delhi, 15 Parliament Street, New Delhi – 110 001

Authorisation for entering into agreement with Ambuja Housing and Urban Infrastructure Company Limited

The Chairperson informed the Board of Directors of the Company ("Board") that the Company has entered into a binding head of terms on July 7, 2023 with Ambuja Housing and Urban Infrastructure Company Limited, a company within the meanings of the Companies Act, 2013 and having its registered office at Ecospace Business Park, Plot-II/F/11, Block-4B, 3rd Floor, New Town, Rajarhat, Kolkata – 700 160 ("AHUICL") proposing to appoint AHUICL as the developer for development of a serviced apartment project ("Project") on the rear portion of the leasehold land of the Company situate at 990 Eastern Metropolitan Bye Pass, P.O. Tiljala, South 24 Parganas, containing an area of 3.358 acres ("Land"). It was further informed that the Company is now required to enter into a development agreement with AHUICL and grant necessary powers of attorney for, inter alia, the commencement of construction and completion of the Project. Thereafter, the drafts of the development agreement and powers of attorney were placed before the Board for its approval.

After deliberations, the Board passed the following resolutions:

"RESOLVED THAT the draft development agreement, a copy of which has been placed before the Board and initialled by the Chairperson for the purposes of identification, be and is hereby approved.

RESOLVED FURTHER THAT the draft power of attorney to be executed by the Company in favour of AHUIL, a copy of which has been placed before the Board and initialled by the Chairperson for the purposes of identification, be and is hereby approved.

RESOLVED FURTHER THAT the draft power of attorney to be executed by the Company in favour of the following persons ("Authorised Representatives") authorising them to execute and present for registration all transfer deeds for assignment/sub-lease of the Land as per the development agreement, a copy of which has been placed before the Board and initialled by the Chairperson for the purposes of identification, be and is hereby approved:

Sl. No.	Name
1.	Mr. Piyush Singhania
2.	Mr. Partha Chakravarty
3.	Mr. Rakesh Ranjan
4.	Ms. Aparajita Brahma
5.	Mr. Amalendu Manna
6.	Ms. Shalini Keshan

PARK HOTELS LIMITED SURRENDRA

17 Park Street, Kolkata - 700 016 India Telephone : 033 2249 9000 Fax : 033 2249 4000
Email : tpcl@theparkhotels.com Website : www.theparkhotels.com

Registered Office : 17 Park Street, Kolkata - 700 016 India Telephone : 033 2249 9000 Fax : 033 2249 4000
Email : tpcl@theparkhotels.com Website : www.theparkhotels.com
CIN : U85110WB1987PLC222139

APEEJAY SURRENDRA

APEEJAY SURRENDRA PARK HOTELS LIMITED

RESOLVED FURTHER THAT pursuant to the powers vested in the Board of Directors of the Company under the Companies Act, 2013 and the rules notified thereunder and the Articles of Association of the Company, approval of the Board be and is hereby granted to authorise Mr Vijay Dewan, Managing Director to execute and sign, present for registration of the development agreement and the powers of attorneys as approved by the Board as above.

RESOLVED FURTHER THAT copies of the foregoing resolutions certified by any Director or Company Secretary of the Company be furnished to such parties as may be necessary."

CERTIFIED TRUE COPY

APEEJAY SURRENDRA PARK HOTELS LIMITED

COMPANY SECRETARY

17 Park Street, Kolkata - 700 016 India Telephone : 033 2249 9000 Fax : 033 2249 4000
Email : tpcl@theparkhotels.com Website : www.theparkhotels.com

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CIN : U85110WB1987PLC222139

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
APEEJAY SURENDRA PARK HOTELS LIMITED
27/11/1987
Permanent Account Number
AAACB7961L

APPEEJAY SURRENDRA PARK HOTELS LIMITED

Managing Director

CIRCULAR RESOLUTION NO. 4/2023 PASSED BY THE BOARD OF DIRECTORS OF AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED ON 7TH JULY, 2023

Authorisation for executing documents in relation to proposed project at JBS Halden Avenue, EM Bypass, Kolkata:

"**RESOLVED THAT** any one of the Directors or any one of the following authorised signatories be and are hereby severally authorised and empowered to finalise the terms, sign and execute Head of Terms/ Term Sheet/documents/ Joint Development Agreement/ Power of Attorney including any amendments/ addendum to the Head of Terms/ Term Sheet/ Joint Development Agreement/ Power of Attorney in relation to the proposed project to be developed at 990, JBS Halden Avenue, EM Bypass, Kolkata, West Bengal and to represent the Company and attend to all matters incidental thereto, as may be required to give effect to the resolution:

i. Mr. Giriraj Damani, Authorised Signatory
ii. Mr. Partha Chakravarty, Authorised Signatory."

"**RESOLVED FURTHER THAT** any one of the abovementioned persons be and is hereby severally authorised to finalise all other terms as may be required during the finalization of the Joint Development Agreement in relation to the above project including but not limited to appointment of legal firms/personnel for Due Diligence, drafting of documents etc."

For AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED

Keshav Saraogi
Company Secretary
Membership No.

Major Information of the Deed

Deed No :	**I-1603-05944/2024**	**Date of Registration**	**05/04/2024**
Query No / Year	**1603-8000638142/2024**	**Office where deed is registered**	
Query Date	**06/03/2024 7:01:33 PM**	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	RAHUL DAS Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 8961940266, Status :Others		

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. 137,90,79,796/-
Stampduty Paid(SD)	Registration Fee Paid
Rs. 100/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b))
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160319712/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)

Land Details :

District: South 24-Parganas, P.S:- Tiljala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: E. M. Bye Pass, Road Zone : (Silver Spring – Silver Spring) , , Premises No: 990, , Ward No: 058 Pin Code : 700107

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Commercial		1.64542 Acre		137,90,79,796/-	Property is on Road , Project Name :
	Grand Total :				**164.542Dec**	**0 /-**	**13790,79,796 /-**	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**APEEJAY SURRENDRA PARK HOTELS LIMITED** 17 PARK STREET, 17, Park Street, City:- Kolkata, P.O:- PARK STREET, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016 , PAN No.:: AAxxxxxx1L,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED** ECOSPACE BUSINESS PARK PLOT II/11, BLOCK - 4B, 3RD FLOOR NEW TOWN, RAJARHAT, KOLKATA, City:- , P.O:- NEW TOWN, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700160 , PAN No.:: AAxxxxxx4P,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 PRAMOD RANJAN DWIVEDI (Presentant) Son of Mr BAL MUKUND DWIVEDI Date of Execution - 15/12/2023, , Admitted by: Self, Date of Admission: 05/04/2024, Place of Admission of Execution: Office		Captured	
		Apr 5 2024 2:58PM	LTI 05/04/2024	05/04/2024
	UJL010109, UJJAWALA-CONDOVILLE,, City:- , P.O:- HATIARA, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx2Q,Aadhaar No Not Provided Status : Representative, Representative of : AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED (as DIRECTOR)			
2	**Name**	**Photo**	**Finger Print**	**Signature**
	Mr VIJAY DEWAN Son of Late MALIK RAM DEWAN Date of Execution - 15/12/2023, , Admitted by: Self, Date of Admission: 05/04/2024, Place of Admission of Execution: Office		Captured	
		Apr 5 2024 2:57PM	LTI 05/04/2024	05/04/2024
	501, THE PARK, 17 PARK STREET, KOLKATA, Flat No: 501, 17, Park Street, City:- Kolkata, P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx2P,Aadhaar No Not Provided Status : Representative, Representative of : APEEJAY SURRENDRA PARK HOTELS LIMITED (as MANAGING DIRECTOR)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr RAHUL DAS Son of Mr NETAI CHANDRA DAS ALIPORE JUDGES COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027		Captured	
	05/04/2024	05/04/2024	05/04/2024

Identifier Of Mr PRAMOD RANJAN DWIVEDI, Mr VIJAY DEWAN

Transfer of property for L1		
Sl.No	**From**	**To. with area (Name-Area)**
1	APEEJAY SURRENDRA PARK HOTELS LIMITED	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED-164.542 Dec

Endorsement For Deed Number : I - 160305944 / 2024

On 06-03-2024

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 137,90,79,796/-

Debasish Dhar

DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

On 05-04-2024

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 14:50 hrs on 05-04-2024, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr PRAMOD RANJAN DWIVEDI ,

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

Execution is admitted on 05-04-2024 by Mr PRAMOD RANJAN DWIVEDI, DIRECTOR, AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED, ECOSPACE BUSINESS PARK PLOT II/11, BLOCK - 4B, 3RD FLOOR NEW TOWN, RAJARHAT, KOLKATA, City:- , P.O:- NEW TOWN, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700160

Indetified by Mr RAHUL DAS, , , Son of Mr NETAI CHANDRA DAS, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others

Execution is admitted on 05-04-2024 by Mr VIJAY DEWAN, MANAGING DIRECTOR, APEEJAY SURRENDRA PARK HOTELS LIMITED, 17 PARK STREET, 17, Park Street, City:- Kolkata, P.O:- PARK STREET, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016

Indetified by Mr RAHUL DAS, , , Son of Mr NETAI CHANDRA DAS, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others

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 77100, Amount: Rs.100.00/-, Date of Purchase: 13/12/2022, Vendor name: A SARKAR

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 1603-2024, Page from 173092 to 173113

being No 160305944 for the year 2024.

Seal of the District Sub-Registrar III, South 24 Parganas, South 24 Parganas

Digitally signed by MD IYARAFIUN GAZI
Date: 2024.04.26 16:28:37 +05:30
Reason: Digital Signing of Deed.

(Md Iyarafiun Gazi) 26/04/2024

DISTRICT SUB-REGISTRAR

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

West Bengal.