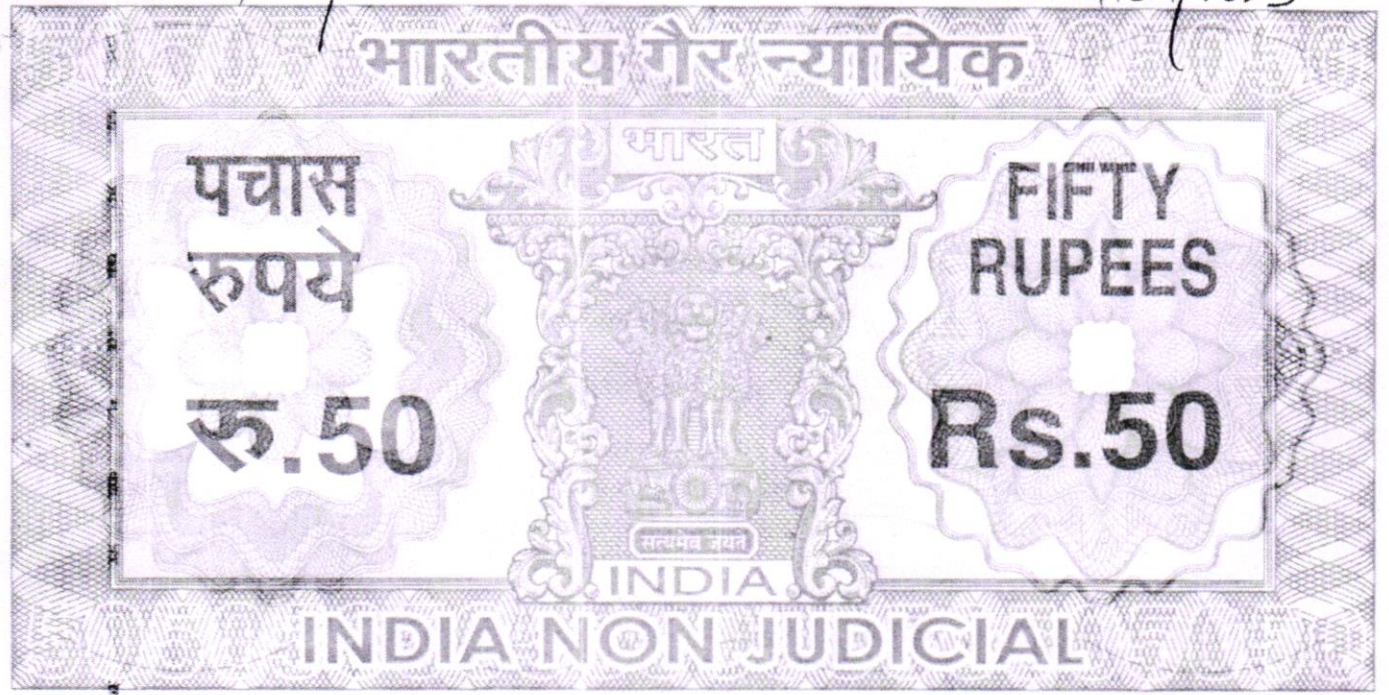


A.M

4/15/2023

4/39/2023



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AH 218376

Certified that the Document is submitted of Registration. The Stamp and the endorsement are the part of the document.

5.00 PM
16/03/23

16/3



Additional Registrar of Assurances-IV, Kolkata

Additional Registrar of Assurances-IV, Kolkata

21 MAR 2023

POWER OF ATTORNEY

THIS POWER OF ATTORNEY is granted at Kolkata on this 16th day of March 2023:

BY

SHREE KRISHNA REALCON [PAN: ABMFS7675J],, a partnership firm incorporated and registered under the Partnership Act, 1932, having its registered office at Shree Krishna Chambers, Unit No.1E, Block-B, 5th Floor, 78, Bentinck Street, P.S. Bowbazar, P.O. Bowbazar, Kolkata-700001, , represented by its authorized partner MR DIPAK YADUKA [PAN: AAUPY5413B] [AADHAR NO: 7912 0528 8245], son of Basudeo Prasad Yaduka, residing at P-44, C.I.T. Sch-VIM (S) Police Station : Phoolbagan, Post office : Kankurgachi, Kolkata-700054, 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.

Visa Copy No. AM/23 14/03/23

J (1)-	250
J (2)-	300
Total	<u>550</u>
Received on	

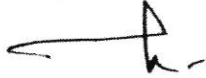
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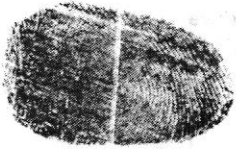
NAME S. C. MAZUMDER (ADV)
ADDRESS ALIPORE POLICE COURT
KOLKATA-700027

RS.



TANILOY KAR BUDHAWASTHA
(STAMP VERIFIED)
ALIPORE POLICE COURT
KOLKATA-27

Present by



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Present by



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Alipore Thakura



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(Handwritten signature)

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
16 MAR 2023

IN FAVOUR OF

SKIEYS ALMONDREAL LLP [PAN: AEDFS1428P] [LLPIN AAR-6849], a limited liability partnership incorporated and registered under the Limited Liability Partnership Act, 2008, having its registered office at 1002, E M Bypass, Front Block, Post office : Dhapa, Police Station : Pragati -Maidan, , Kolkata-700 105, appointed its Designated Partner **PS Group Realty Private Limited [PAN AABCP5390E]** vide a Board resolution dated 08/05/2021_ represented by its Director **Mr PRASHANT CHOPRA [Income Tax PAN ACUPC4948H]** [Aadhar No. 3820 7245 8704], son of Mr Pradip Kumar Chopra, working for gain at 1002, E M Bypass, Police Station : Pragati Maidan, Post Office : Dhapa, Kolkata – 700 105 , hereinafter referred to as the **"ATTORNEY"** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include the partners for the time being of the said partnership business or such other person and/or persons who may be taken in and/or admitted as partner and/or partners of the said partnership business or such other persons and/or persons who may carry on the business of the said partnership firm and their respective heirs, legal representatives, executors, administrators and assigns) of the **OTHER PART.**

WHEREAS

- A.** The Appointer is the owner and possessed of or otherwise well and sufficiently entitled to ALL THAT piece and parcel of the land containing an area of 87 Cottahs 6 Chittaks and 32 Sq Ft., more or less, comprised in Municipal Premises No. 223C Satin Sen Sarani (on amalgamation of Municipal Premises 223B, 223C, 223D/1A, 223D/1B, 223E, 223F, 223G & 223H, Satin Sen Sarani), P.O. Kankurgachi, P.S. Narkeldanga, Kolkata- 700054 (hereinafter referred to as the **"Land"**) which is more fully described in **Schedule 1** herein. The Appointer had acquired the right title interest of the said Land vide Deed of Conveyance dated 22/10/2008 (**"Sale Deed"**) executed by Debashis Adhikari, Debkumar Adhikari, Prosenjit Adhikari, Smt. Arunima Devi, Ankita Adhikari, & Smt. Jayasri Devi,, therein referred to as the Vendor and/or Land Owners, in favour of the Appointer herein, therein referred to as the Purchaser and registered at the office of the Registrar of Assurances-I, Kolkata and recorded in Book No. I, CD Volume No.6, Pages 5863to 5892 Being No.5863for the year 2008.
- B.** The Appointer entered into a registered Development Agreement dated 21st day of February 2023 and registered at the office of Additional Registrar of Assurance-IV Kolkata in Book No - I, Volume No. 1904 -2023, Pages - 159040 to 159088 Being No. 190402916 for the year 2023 (**"Development Agreement"**) with the Attorney therein referred to as the Developer whereby the Appointer has appointed the Attorney to develop the Land by developing and constructing residential buildings and other constructed spaces to be constructed in phases by the Attorney on the Land (**"Project"**) for the consideration and or the terms and conditions as provided in the Development Agreement.
- C.** The Development Agreement inter alia provides that the Appointers shall exclusively and irrevocably grant permit constitute and appoint the Attorney herein as its constituted Attorney to enable the Attorney to carry on development and construction of the self-contained units including flats, apartments for residential purposes and shops and other spaces to be enjoyed for commercial purposes



ADDITIONAL REGISTRAR
OF ASSURANCES, KUVEMPUR, KARNATAKA

18 MAR 2023

including car parking spaces in the Project to be constructed/developed by the Attorney ("Units") and to enter into agreements for sale and/or lease and/or other documents including deed of sale or lease with prospective buyers or otherwise deal with the Units as well as the undivided proportionate interest in any part of the Land appertaining to the Units and also to receive consideration moneys and further to execute receipts and/or all documents in connection therewith.

- D. In pursuance of the said Development Agreement, the Appointer, have put the Attorney into the possession of the Land to commence construction and complete the development of Project on the Land.
- E. The Appointer now desires to appoint the Attorney as its constituted Attorney.
- F. The words used in capital letter 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 **SKIEYS ALMONDREAL LLP [PAN: AEDFS1428P] [LLPIN AAR-6849]**, a limited liability partnership incorporated and registered under the Limited Liability Partnership Act, 2008, having its registered office at 1002, E M Bypass, Front Block, Post office : Dhapa, Police Station: Pragati -Maidan, , Kolkata-700 105, appointed its Designated Partner **PS Group Realty Private Limited [PAN AABCP5390E]** represented by its Director **Mr PRASHANT CHOPRA [Income Tax PAN ACUPC4948H] [Aadhar No. 3820 7245 8704]**, son of Mr. Pradip Kumar Chopra working for gain at 1002, E M Bypass, Police Station : Pragati Maidan, post Office : Dhapa, Kolkata – 700 105 ("**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 Land for construction, development and completion of the Project in order to achieve the purpose and objectives of the said Development Agreement including but not restricted to the following, that is to say:

1. to receive possession as licensee of the 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 the Project and the transfer of the Units together with the proportionate, undivided and impartible interest in the Land as envisaged in the Development Agreement;
2. to demolish the existing structures, if any, on the Land;
3. to enter into, hold and defend possession of the Land and every part thereof and also to manage, maintain and administer the Land and all buildings and constructions to be constructed thereon and every part thereof, affix board, put the barbed wire fencing or construct a compound wall on the Land or any portion thereof as per demarcation thereof and to make all payments for getting the work done;
4. to warn off and prohibit any trespassers on the Land or any parts thereof and to take appropriate steps, whether by legal action or otherwise;



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**ADDITIONAL REGISTRAR
OF ASSURANCE - KOLKATA**
18 MAR 2023

5. to make and prepare and/or cause to be made and prepared all such layout, subdivision, 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 Land 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 sanctioned and do all other acts and things as may be necessary for getting the plans of the buildings sanctioned by the municipality and/or other authorities concerned;
6. to apply for and obtain all such approvals, consents, permissions, 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 Land;
7. to apply and obtain in the name of the Appointer of the developer all permissions, approval, registration and consents as may be required from time to time under applicable laws including (Real Estate Regulation & Development Act, 2016) which is effective in West Bengal for the construction and development of the Project and for that purpose sign and execute all forms, letters, deeds and documents as may be prescribed under law 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 registration
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 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 all rents, rates, taxes, charges, expenses and other outgoings, whatsoever payable in terms of the Development Agreement in the names and on behalf of Appointer for and on account of the Land or any part thereof and/or development thereof and similarly to receive all incomings receivable for and on account of the Land or any part thereof;
10. to insure the Land and/or 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;
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 Land or any part thereof and/or development thereof and/or construction of Project thereat including relating to acquisition and/or requisition and/or attachment in respect of the Land or any part thereof and if thought fit to compromise, settle, refer to arbitration, abandon, submit to judgment or become



ADDITIONAL REGISTRAR
OF ASSURANCES-IV KOLKATA
16 MAR 2023

non-suited in any such action or proceeding as aforesaid before any court civil or criminal or revenue;

12. 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 Land or in any way connected with the development thereof;
13. 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;
14. for all or any of the purpose 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 Land and/or structures, units and buildings to be developed on the Land;
15. to appoint any project consultant, project manager, architects, engineers, contractors, sub-contractors and/or any other suitable professionals from time to time, as the Attorney may deem fit and proper, for construction, completion of the Project, units and buildings to be developed on the Land;
16. to commence, carry out and complete and/or cause to be commenced and completed, construction work on the Land in accordance with the sanctioned plans and approved specifications and so far as any construction work is concerned, to see that all applicable rules and regulations are strictly observed;
17. 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 such Units together with the proportionate, undivided and impartible interest in the Land with the prospective transferees 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 the Units together with the proportionate, undivided and impartible interest in the Land and to do all such necessary acts and things as may be necessary or proper in that behalf;
18. to launch the Project and make booking, take advances and, or, make transfer of all the Unit(s) together with the proportionate, undivided and impartible interest in the Land and to exercise full, exclusive right and authority for marketing, leasing, licensing or transfer in respect of the Unit(s) together with the proportionate, undivided and impartible interest in the Land of the Project to be developed on the Land by way of sale, transfer, lease, license or any other manner of transfer or creation of third-party rights therein, and enter into agreements with such Intending Transferees, and on such marketing, transferring, leasing, licensing or assignment or transfer, to receive Transfer Proceeds as per the terms of the Development Agreement and give receipts and hand over ownership, possession, use or occupation of the Units together with the proportionate, undivided and impartible interest in the Land on the Land;



ADDITIONAL REGISTRAR
OF ASSURANCES - KOLKATA

16 MAR 2023

19. to make applications to the government or semi-government authorities for registration of the Project or 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;
20. to cause the survey as also measurement of the Land by the local Land Revenue staff members or other Central or State Government Agencies and/or departments and further to cause erection and/or affixation and/or installation of pillars as also fencing all around the Land at such costs and such terms and in such manner as the Attorney shall think proper;
21. to present for registration with the registering authority the transfer deeds and other document or documents for transfer of the Unit(s) together with the proportionate, undivided and impartible interest in the Land and other spaces, in terms of the provisions herein and/or in the Development Agreement and to admit the execution thereof and to complete the registration procedure before the registering authority;
22. 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 transfer of the Land or any part thereof and to receive premium/considerations, rents, service charges, taxes and other amounts therefore and grant valid receipts and discharges for the same;
23. 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 local Act, Rules, Regulations or Bye-laws and also to appear before any public or Government officer or other Authorities whosoever;
24. to apply for refund of deposits made or to be made with the concerned Authorities and receive such refunds;
25. to nominate, appoint, engage and authorize solicitors, advocates, Income-tax and sales tax practitioners, Chartered Accountants, Architects, Surveyors, Engineers, Contractors, Sub-Contractors 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;
26. in connection with or relating to the 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 Land or to refer the same to arbitration or otherwise to deal with the same as effectively to all intents and



ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
16 MAR 2023

purposes aforesaid to appoint Advocates(s), Solicitors and Counsel and to sign Vakalatnama and/or authorizations on behalf of the Appointer;

27. 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;
28. 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 Units together with the proportionate, undivided and impartible interest in the Land and the Land 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 Land or for any customer financing for the Intending Transferees of the Unit(s) together with the proportionate, undivided and impartible interest in the Land 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 repay such liabilities at the earliest opportunity and 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;
29. to grant "No Objection Certificate" to the Intending Transferees 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 the proportionate interests in the Land and creating mortgage of their respective Units together with the proportionate, undivided and impartible interest in the Land;
30. to give undertakings, assurances and indemnities, as may be required for the purposes aforesaid;
31. 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;
32. 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 Land in respect thereof as fully and effectually to all intents and purposes as the Appointers could have done;
33. To delegate, substitute, appoint, authorise any other directors, officers of Attorney and/or of its Group Concerns or such other persons as may be authorised by the Attorney from time to time in this regard and to remove such authorized persons or delegates or substitutes and to appoint any other or others as may be duly appointed under the authority given herein.

AND GENERALLY to do all other acts, deeds, matters and things concerning and in respect of development of the Land and/or construction of Project thereat to be carried out by the



REGISTRAR OF COMPANIES
KERALA
18 MAR 2023

Attorney on the 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 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 Land, without the written approval of the Attorney.

SCHEDULE 1

ALL THAT piece or parcel of revenue paying land containing by estimate an area of 87 Cottahs 6 Chittacks and 32 (Thirty two) sq. ft. be the same a little more or less (or 5849.628 square meter, more or less) Together with old constructed buildings standing thereon situate lying at and being Premises No. 223C, Manicktola Main Road now also known as Satin Sen Sarani (being the amalgamated portions of Premises No. 223B, 223C, 223D/1A, 223D/1B, 223E, 223F, 223G & 223H, Manicktola Main Road) under Kolkata Municipal Corporation Ward No. 30, Police Station Narkeldanga, Kolkata-700 054 butted and bounded in the manner as follows:-

On the North : By Manicktola Main Road;

On the South : 29/N, Sitalatala Lane and 29L, Sitalatala Lane;

On the East : Partly by Premises No. 218/14 , Manicktola Main Road; by Premises No. 218/H/22, Manicktola Main Road; by Premises No.218/17, Manicktola Main Road; by Premises No. 218/22, Manicktola Main Road; by Premises No. 218/h/16, Manicktola Main Road and partly by Premises No. 221 and 222, Manicktola Main Road.

On the West : Partly by Premises No. 41E, Sitalatala Lane and by Premises No.41C, Sitalatala Lane and Partly by Premises No. 223/1/23, Manicktola Main Road; by Premises No. 223/1/30, Manicktola Main Road; by Premises No. 223/1/C/H/2, Manicktola Main Road; by Premises No. 223/35, Manicktola Main Road and Premises No.223/1/3, Manicktola Main Road.



ADDITIONAL SECRETARY
OF ASSURANCE
16 MAR 2023

SCHEDULE 2 REFERRED TO ABOVE
PLAN ON WHICH THE LAND IS DEMARCATED

Separate sheet annexed at the end of this Agreement.

IN WITNESS WHEREOF, APPOINTER have caused their common seals to be affixed hereto on the 16th day of March 2023 .

SIGNED SEALED AND DELIVERED by
APPOINTER, acting through their duly
authorized Partner at Kolkata in the
presence of:

1. Jayanta Paul
Chowhat. (Nemi Block)
Co-700149

2. A. Naskar.
AJIT NASKAR
1002, EM By Pass
Kolkata-700105

M/S. SHREE KRISHNA REALTY

Ripak Yadav
Partner

ACCEPTED AND CONFIRMED by the
ATTORNEY

1) Jayantee Paul

2) A. Naskar.
AJIT NASKAR
1002, EM By Pass
Kolkata-700105

SKIEYS ALMONDREAL LLP

Prasenjit
Partner


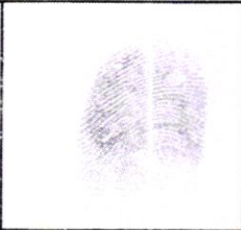







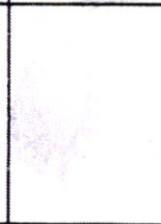
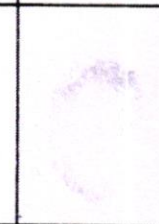
Drafted by me:

Ajay Gaggan
AJAY GAGGAR
ADVOCATE
3rd FLOOR, TEMPLE CHAMBERS
6, OLD POST OFFICE STREET,
KOLKATA - 700 001
Enrolment No. 1160/2003

ORDER




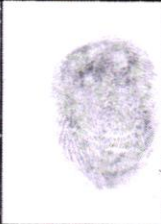



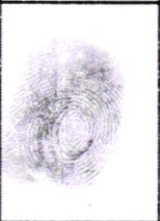

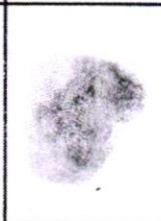



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
16 MAR 2023

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

Name..... PRASHANT CHOPRA

Signature..... *Prashant Chopra*

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

Name..... DIPAK YADUKA

Signature..... *Dipak Yaduka*

		Thumb	1st finger	middle finger	ring finger	small finger
<p style="text-align: center;">PHOTO</p>	left hand					
	right hand					

Name.....

Signature.....



✓
ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

16 MAR 2023



Government of West Bengal

Office of the A.R.A. - IV KOLKATA, District: Kolkata

W.B. FORM NO. 1504

Query No / Year	19048000590813/2023	Serial No/Year	1904004115/2023
Transaction id	0000779296	Date of Receipt	21/03/2023 2 34PM
Deed No / Year	I - 190404139 / 2023		
Presentant Name	Mr PRASHANT CHOPRA		
Principal	SHREE KRISHNA REALCON		
Attorney	SKIEYS ALMONDREAL LLP		
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Additional Transaction			
Total Setforth Value	Rs. 1,25,00,000/-	Market Value	Rs. 83,22,58,476/-
Stamp Duty Paid	Rs. 50/-	Stamp Duty Articles	48(g)
Registration Fees Paid	Rs. 73/-	Fees Articles	E, I, M(a), M(b)
Standard User Charge	300/-	Requisition Form Fee	50/-
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year] - 190402916/2023		

Stamp Duty Paid (Break up as below)

By Stamp					
Stamp Type	Treasury or Vendor	Treasury or Vendor Name	Stamp Serial No	Purchase Date	Amount in Rs.
Impressed	Vendor	T K PURKAYASTHA	23172	22/02/2023	50/-

Registration Fees Paid (Break up as below)

By Cash	Amount in Rs.
Amount Paid	73/-

Other Fees Paid (Break up as below)

By Cash	Amount in Rs.
Standard User Charge	300/-
Requisition Form Fee	50/-

***Total Amount Received by Cash Rs. 423/-**

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