

13950/23 VC-3150/23

5-13787/23



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AP 385436

Certified that the document is admitted to registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.

District Sub-Register-III
Alipore, South 24 Parganas

DEVELOPMENT POWER

TO ALL TO WHOM THESE PRESENTS SHALL COME, WE, (1) **RAKESH HI-RISE PRIVATE LIMITED** (PAN:AAHCR0035N; CIN: U70102WB2014PTC203188), an existing Company within the meaning of the Companies Act, 2013 having its Registered Office at No.1, British India Street, Ground Floor, Room No.018, P.O. Esplanade, Police Station Hare Street, Kolkata 700069; (2) **BASANTI DEVI TOWER PRIVATE LIMITED** (PAN:AAGCB0325E; CIN: U70102WB2014PTC203189), an existing Company within the meaning of the Companies Act, 2013 having its Registered Office at No.1, British India Street, Ground Floor, Room No.018, P.O. Esplanade, Police Station Hare Street, Kolkata 700069; both the companies are represented by their Director Mr. Rakesh Kumar Patawari (PAN AFLPP3310C, Aadhaar No.572199676737) son of Late Chhotu Lal Patawari, by occupation-Business, by Nationality-Indian, presently residing at B5GJ Sneha Garden, 28, Rai Bahadur Road, P.O. New Alipore, Police Station-Alipore, Kolkata 700053; (3) **HILLTOP HEALTHCARE CENTRE LIMITED** (PAN: AAACH6344P; CIN: U74110WB1994PLC063997), an existing Company within the meaning of the Companies Act, 2013 having its Registered Office at No.76/1/2, Golaghata Road, 80, Ashutosh Mukherjee Road, P.O. Sreebhumi, Police Station Lake Town, Kolkata 700048 and (4) **GOEL FOOD PRODUCTS LIMITED** (PAN:AABCG6908R; CIN: U51909WB1996PLC076909), an existing Company within the meaning of the Companies Act, 2013 having

[Handwritten signature]

258.23
3.15
2/19/5066

005499

17 AUG 2023

No. Date

Sold to

of

Rupees

ALOK SAFUI
Advocate, Alipore Police Court
Kolkata - 27

Samira Das
Stamp Vendor
Alipore Police Court
South 24 Pgs., Kol-27

[Signature]

10728

SIOM REALTY PVT. LTD.

[Signature]
DIRECTOR/AUTHORISED SIGNATORY

10729

RAKESH HI-RISE PVT. LTD.

[Signature]
Director/Authorised Signatory

BASANTI DEVI TOWER PVT. LTD.

[Signature]
Director/Authorised Signatory

10730

HILLTOP HEALTH CARE CENTRE LTD.

[Signature]
GOEL FOOD PRODUCTS LIMITED

[Signature]
Director



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS. ALIPORE
25 AUG 2023

10731

Identified by me
Anindita Roy
D/o - Late Alok Kr. Roy
11/1, Sunny Park, Kol-19
Occupation - Service

its Registered Office at No.76/1/2, Golaghata Road, P.O. Sreebhumi, Police Station Lake Town, Kolkata 700048, both the companies are represented by their Director Mr. Dinesh Goyal (PAN ADQPG1810M, Aadhaar No.914984650855) son of Late Shiv Ratan Goyal, by occupation-Business, by Nationality-Indian, presently residing at 76/1, Golaghata Road, VIP Road, C/o Bika Banquets, P.O. Sreebhumi, Police Station-Lake Town, Kolkata 700048; hereinafter for the sake of brevity collectively referred to as "the said **PRINCIPALS**") **SEND GREETINGS:**

WHEREAS:

- A. The **Principals** are jointly seized and possessed of and/or otherwise well and sufficiently entitled as the joint and absolute owners to **All That** the Municipal Premises No.4, Yeni Sarani, P.O. Joka, Police Station- Haridevpur (formerly Thakurpukur and prior thereto Behala), Kolkata 700104, within the limits of The Kolkata Municipal Corporation, Ward No.143, being a piece and parcel of land containing an area of **25 Cottahs** (equivalent to 41.25 Decimals) more or less situate lying at and being a divided and demarcated portion of L.R. Dag No.855, corresponding to R.S. Dag No.843, recorded in L.R. Khatian Nos.7879, 7877, 7878 and 7880 (in the name of the Principals herein) together with tile shed measuring 250 sq.ft. more or less, in Mouza Kalua, J.L. No.22, A.D.S.R. Behala, District Registration Office Alipore, in the District of South 24 Parganas, fully described in the **Schedule** hereunder written and hereinafter for the sake of brevity referred to as "the **said Property / said Premises**", absolutely and forever.
- B. By an Agreement dated 25th August 2023 and registered in the office of DSR III, 24 Paraganas (S), in Book No.1 Volume No.1603-2023 Pages 368618 to 368650 Being No. 13458 for the year 2023, made between the Principals herein therein collectively referred to as the Owners/Land Owners of the One Part and **SIOM REALTY PRIVATE LIMITED** (PAN:AAECM1910C; CIN: U70101WB2005PTC101917), an existing Company within the meaning of the Companies Act, 2013, having its Registered Office at No.11/1, Sunny Park, Juthika Apartment, 1st Floor, Post Office & Police Station Ballygunge, Kolkata 700019, therein referred to as the Developer of the Other Part (hereinafter also referred to as "the **DEVELOPER**"), the Principals have granted exclusive right to the said Developer to develop and exploit commercially the said Property / Premises by constructing new building or buildings thereat for mutual benefit and for the consideration and on the terms and conditions therein contained (hereinafter referred to as "the **DEVELOPMENT AGREEMENT**").
- C. In order to effectuate the said Development Agreement and to comply with its obligations therein, the Principals are executing this Power of Attorney jointly and/or severally in favour of **Siom Realty Private Limited** and its Directors for the time being and duly Authorised Representatives jointly and/or severally (hereinafter for the sake of brevity referred to as "the **ATTORNEYS**") as and for the purposes relating to the said Property / Premises as hereinafter contained.





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NOW KNOW YE BY THESE PRESENTS We, the withinnamed **Principals** jointly and/or severally do and each of them doth hereby nominate constitute and appoint the said **Attorneys** jointly and/or severally as the true and lawful attorney of the Principals for in the name and on behalf of the Principals to do execute exercise and perform all or any of the following acts deeds and things relating to the said Property / Premises i.e., to say:

1. To manage, maintain, look after, supervise and administer and defend possession of the said Property / Premises and every part thereof.
2. To apply for and cause to be mutated the names of the Principals in the records of all concerned authorities, including the B.L. & L.R.O, and the Kolkata Municipal Corporation, as owners of the said Property / Premises, if not already done.
3. To do all acts deeds and things if and as be required to be done for amalgamation of the said Property / Premises, including with other adjoining properties and/or properties in vicinity with the said Property / Premises and do all acts deeds and things incidental thereto.
4. To consolidate, separate, apportion, divide, partition and demarcate the said Property / Premises and/or any portion thereof;
5. If required, to apply for conversion of the nature of use of the said Property / Premises or any part thereof with the concerned authorities under the provisions of the West Bengal Land Reforms Act, 1955 and all other relevant acts and rules, and to have the same converted in all relevant Government Records.
6. If so required, upon obtaining requisite permission and sanction, to shift any pond or any waterbody, if any within the said Property / Premises, and for that to do all acts deeds and things, including to acquire land in the name of the Principals in the same Mouzas or any other area / mouza as be lawfully required and shift the same to such alternate location.
7. To sign and apply for and obtain from the Competent Authority under the West Bengal Land Reforms Act, 1955 or the Urban Land (Ceiling & Regulation) Act, 1976 or any other law or statute for the time being in force all permissions, clearances, NOCs etc., that may be required for sanctioning, modification and/or alteration of plan obtaining utilities and other purposes herein stated.
8. To sign and apply for and obtain all necessary permissions and clearances from the authorities under the pollution and environment laws and all other related authorities.
9. To apply for and obtain registration under the Real Estate (Regulation and Development) Act, 2016 and/or the West Bengal Building (Regulation of Promotion of Construction and Transfer by Promoters) Act, 1993 and to obtain all licenses and permissions under the said Act and all other acts and statutes, as applicable.





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10. To appoint and terminate the appointment of Architects, Engineers, Surveyors and others for survey and soil testing and also for preparation of plans in respect of building or buildings at the said Property / Premises or portion or portions thereof and also for addition and/or alteration and/or modifications thereto (including those on account of user or change of user thereof or any part thereof) and also for other purposes hereinstated.
11. To have the said Property / Premises surveyed and measured and to have the soil tested.
12. To prepare and apply for and submit the plans from time to time in respect of one or more buildings at the said Property / Premises or on portion or portions thereof with the Kolkata Municipal Corporation, and all other concerned authorities for sanctioning and to have the same sanctioned and if required, to have the same modified and/or altered from time to time.
13. To give notice to the Kolkata Municipal Corporation and all other concerned authorities regarding commencement of construction works on the said Property / Premises.
14. To inform the Kolkata Municipal Corporation and all other concerned authorities of all internal alterations within the sanctioned covered space and to incorporate all such deviations in the Completion Plan in terms of the rules of the issuing authorities of the Kolkata Municipal Corporation and all other concerned authorities and to get the same regularised.
15. To pay all fees and expenses and obtain sanction revalidation renewal and such other order or orders or permissions from the necessary authorities and to gift any part or portion of the said Property / Premises to the authorities concerned, if the situation so demands, and do all other necessary acts deeds and things as be expedient for sanctioning revalidation renewal modification and/or alteration of plans.
16. To pay all rates khajanas taxes charges expenses and other outgoings whatsoever (including municipal rates and taxes, land revenue and other charges whatsoever) payable for and on account of the said Property / Premises or any part thereof or any undivided share or shares therein or the building or buildings that may be constructed thereon and receive refund of the excess amounts paid from the concerned authorities and to grant receipts and discharges in respect thereof.
17. To accept or object to the assessments made from time to time of Annual Valuations in respect of the said Property / Premises or the building or buildings that may be constructed thereon or any part or share thereof by the Kolkata Municipal Corporation and have the same finalised.





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18. To construct new building or buildings and/or structures at the said Property / Premises and for that to demolish the existing buildings and/or other structures of whatsoever nature thereon or as may be constructed in future.
19. To apply for and obtain permission for connection of/ establishing electricity, gas, water, sewerage, drainage, tube-well, bore-well, lift, and/or other connections of any other utility or facility in the said Property/ Premises from the CESC Ltd. and/or the WBSEB Limited, the Kolkata Municipal Corporation and other appropriate authorities and/or to make alterations therein and to close down and/or have disconnected the same and for that to sign execute and submit all papers applications documents and plans and to do all other acts, deeds and things as be deemed fit and proper by the said Attorneys or any of them.
20. To sign and apply for and obtain such permissions as be necessary for obtaining steel, cement, bricks and other building materials and construction equipments for the purpose of construction of the new building/s at the said Property / Premises.
21. To sign and apply for and obtain permissions and licenses to erect and run/operate one or more lifts and/or elevators, generator, Dish Antenna and other Utilities at the said Property / Premises and to place orders for supply and erection of lift or lifts at the said Property / Premises on the manufacturer thereof and also to give contract to the manufacturer for maintenance of lift or lifts, Dish Antenna and other Utilities and its associated machineries.
22. To sign and apply for and obtain the Completion or Occupancy or other certificates from the Kolkata Municipal Corporation and/or other concerned authorities in respect of construction and/or occupation of the new building/s to be constructed at the said Property / Premises or any part thereof.
23. To warn off and prohibit and if necessary proceed in due forum of law against all or any trespassers on the said Property / Premises or any part thereof and to take appropriate steps.
24. For all or any of the purposes hereinbefore and also hereinafter stated, to appear and represent the Principals before the Kolkata Municipal Corporation and all its departments, the Kolkata Metropolitan Development Authority, the Collector, Fire Brigade, the Competent Authority under the West Bengal Land Reforms Act, 1955 and/or the Urban Land (Ceiling & Regulation) Act, 1976 or any other law or statute for the time being in force, the Authorised Officer / authority under the West Bengal (Regulation of Promotion of Construction and Transfer by Promoters) Act, 1993 and/or the Real Estate (Regulation and Development) Act, 2016 and all other acts and statutes, as applicable, the B.L.& L.R.O. and other authorities under the West Bengal Land Reforms Act, 1955 and other Land / Tenancy laws, Town And Country





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Planning Authorities, all Revenue Authorities, Pollution Control Board and other authorities connected to pollution matters, Environment authorities, Development Plan Authorities of the Government of West Bengal and/or India, Kolkata Port Trust, Insurance Companies and authorities, Traffic Police and other Police Authorities, West Bengal Fire Services and all Fire Authorities, Airports Authority of India, Chief Electrical Inspector and other Electricity Authorities, Government of West Bengal, Microwave Authorities of Department of Telecommunication and also all other authorities and Government Departments and/or its officers and also all other State and Union Executives Judicial or Quasi Judicial, the Kolkata Municipal Corporation and other authorities and persons and also all courts tribunals and appellate authorities and to do all acts deeds and things and to make sign execute affirm notarize register submit present for registration, admit, execution, acknowledge, register or have register or have perfected and/or deliver all documents, declarations, affidavits, deeds of gift, applications, undertakings, indemnities, objections, notices etc (including those relating to boundary verification) and also to submit and take delivery of all title deeds concerning the said Property / Premises 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 Attorneys or any of them.

25. To insure and keep insured the new building/s at the said Property / Premises or any part thereof against loss or damage by fire earthquake and/or other risks as be deemed necessary and/or desirable by the said Attorneys or any of them and to pay all premium for such insurance.
26. To sign and apply for and take loans and/or finances from any Bank and/or Financial Institution and/or NBFC and/or Private Lender and/or other entity on the security of the said Property / Premises and/or constructions thereat (both present and future) and such other securities and guarantees as may be required and on such terms and conditions as the said Attorneys or any of them may deem fit and proper and to sign all documents and to allow the persons interested in purchasing flats, apartments, units, shops, showrooms, offices, car parking spaces or rights and other constructed areas or saleable spaces or rights in the new building or buildings to be constructed at the said Property / Premises and/or the land comprised in the said Property / Premises or any portion thereof or any undivided share therein to take loans from any such Bank or Financial Institution or lenders, in accordance with the said Development Agreement.
27. To create security or charge on the said Property / Premises and/or constructions thereat (both present and future) by creating such charges and mortgages, including mortgaging of the said Property / Premises and/or constructions thereat (both present and future) by way of registered mortgage and/or equitable mortgage by depositing of Title Deeds of the said Property / Premises, and for the said purposes to give and deposit the title deeds and issue instructions to Escrow Agents





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appointed under the said Development Agreement and to sign execute and make Bills of Exchange, Security Deeds, Mortgage Deeds, Indemnities, deed of pledge hypothecation and hundies, promissory notes, guarantees and agree to all terms and conditions, covenant stipulations as shall be thought fit and proper by our said Attorneys or any of them and enter into and enter into and sign all documents agreements declarations confirmations and instruments, in accordance with the said Development Agreement.

28. To negotiate with the person or persons interested in owning, purchasing and/or otherwise acquiring flats, apartments, shops, showrooms, offices, units, car parking spaces or rights and other constructed areas or saleable spaces in the new building/s to be constructed at the said Property / Premises and accept bookings / blockings from such intending buyer or buyers and to make commitments and sell, convey, lease, transfer or otherwise dispose of such flats, shops, showrooms, offices, apartments, units, car parking spaces or rights and other constructed areas or saleable spaces in the new building/s to be constructed at the said Property / Premises alongwith or independent of or independently the land comprised in the said Property / Premises attributable thereto or any portion thereof or any undivided share therein to such person or persons and at such consideration and on such terms and conditions as the said Attorney or Attorneys may deem fit and proper and to receive and appropriate all proceeds consideration deposit and other amounts received / realised out of such sale conveyance and/or transfer and grant valid receipts and discharges which shall fully exonerate the person paying the same, in accordance with the said Development Agreement. The Developer shall deposit the owner's allocation / revenue of the sale proceeds of the premise to the Owner's Bank Account as per ratio mentioned in the said Development Agreement.
29. To cancel any booking/blocking and terminate any contract agreement right of occupancy user and/or enjoyment with any person or persons intending to acquire flats, apartments, shops, showrooms, offices, units, car parking spaces and other constructed areas/saleable spaces and/or undivided shares in the land comprised in the said Property / Premises and to deal with the space and rights of such person or persons in such manner as the said attorney or attorneys may deem fit and proper.
30. To join in as party to agreements for sale, lease or otherwise transfer of the flats, apartments, shops, showrooms, offices, units, car parking spaces or rights and other constructed areas or saleable spaces in the new building/s to be constructed at the said Property / Premises and/or undivided share in the land comprised in the said Property / Premises or part thereof, and confirming thereunder inter-alia the rights and entitlements of the Developer under the said Development Agreement and agreeing to execute the Deeds of conveyance, lease or otherwise transfer to be executed in pursuance thereof.



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31. For all or any of the powers and authorities herein contained to sign execute enter into modify, cancel, alter, draw, approve rectify and/or register and/or give consent and confirmation to all papers, documents, agreements, supplementary agreements, consents, confirmations, deeds, sale deeds, transfer deeds, conveyances, nominations, assignments, rectifications, declarations, affidavits, applications, undertakings, indemnities and other documents.
32. To sign and appear and represent the Principals before any Registrar, Sub Registrar, Additional Registrar, District Registrar, Registrar of Assurances and other officer or officers or authority or authorities having jurisdiction and to present for registration and admit execution and to acknowledge and register or have registered and perfected all documents deeds instruments and writings signed by the said Attorney by virtue of the powers hereby conferred.
33. To finalise and accept or dispute the market value assessed by the concerned Registrar or the concerned Collector or other concerned authority or authorities and for that to do all acts deeds and things and sign execute deliver and submit all papers documents applications objections notices etc. and also to submit and take delivery of all documents of title, clearances, plans etc. as may be required and found necessary or expedient by the said attorney or attorneys.
34. To sign and appear and represent the Principals before any Notary Public, Metropolitan or other Magistrates and other officer or officers and authorities in connection with affirmation of any deed instrument declaration or writing signed or made by the said attorney or attorneys by virtue of the powers hereby conferred.
35. To enforce any covenant in any agreement, sale deed, transfer deed, conveyance, assignment deed or any other documents of transfer executed by the Principals or by the said Attorneys by virtue of the powers hereby conferred and if any right to re-enter arises under such covenants or under notice to determine or quit then to exercise such right, amongst others.
36. To ask, demand, sue for, recover, realise and collect money, earnest money, consideration, construction costs, deposits, advances, compensation, interest, damages, payments whatsoever etc., which are or may be due payable or recoverable under any such Agreement from any person or persons or authority or authorities on any account whatsoever and to give effectual receipts and discharges for the same.
37. To sign and submit all papers applications and documents for having and to have the flats, apartments, shops, showrooms, offices, units and other constructed areas in the new building/s that may be constructed at the said Property / Premises separately assessed and mutated in the names of the respective persons desirous of acquiring the same as hereinbefore stated in all public records and with all authorities and/or persons (including the B.L. & L.R.O. and the Kolkata Municipal Corporation) having jurisdiction over the said





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Property / Premises and to deal with such authority and/or authorities in such manner as the said Attorney or any of them may deem fit and proper.

38. To commence prosecute enforce defend answer and oppose all actions suits writs appeals revision and other legal proceedings and demands civil criminal or revenue concerning the sanction revalidation renewal modification and/or alteration of plans and/or obtaining of permission, clearances, certificate etc., and/or touching any of the matters herein contained concerning the said Property / Premises or any part thereof in which the Principals are in any way or manner now or may hereafter be interested or concerned and if thought fit to compromise settle, refer to arbitration, abandon, submit to judgement or become non suited in any such action or proceedings as aforesaid before any Court, Civil or Criminal or Revenue (including the Collector, Tribunal etc.).
39. To sign declare verify and/or affirm any plaint, written statement, petition, consent petition, affidavit, vakalatnama, warrant of attorney, memorandum of appeal or any other document or cause paper in any proceeding in any way or connected with the said property/Premises, and if necessary to adduce evidence for and on behalf of the Principals.
40. To accept notices, summons and service or papers from any Court, Tribunal, Postal authorities and/or other authority and/or person.
41. 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.
42. To receive or pay and/or deposit all moneys including stamp duty, court fees, registration fees, legal fees etc. and to pay and/or receive refunds thereof or the excess amount and give valid receipts and discharges therefor.
43. To sign and appear and represent the Principals before all authorities make commitments and give undertakings as be required for all or any of the purposes herein contained.

And the Attorneys agree and covenant with the Principals that (1) this Power of Attorney shall always be co-terminus with the Development Agreement i.e. in the event the Development Agreement is terminated in accordance with the terms contained therein, this Power of Attorney shall automatically stand cancelled / revoked, (2) while exercising the powers and authorities hereby conferred on the Attorneys, the Attorneys shall not do any such act, deed or thing which would in any way infringe the rights of the Principals and / or go against the spirit of the Development Agreement and the Attorneys shall act strictly in accordance with the express terms and conditions of the Development Agreement, failing which the Principals shall have the right to revoke and / or suspend any of the powers being granted to the Attorneys under this Power of Attorney without prejudice to the rights of the Developer to rectify the defaults, if any, within a reasonable period of time after receiving prior notice in writing from the Owners / Principals informing





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the Developer of the nature of the default and suggested remedial measures to be taken, (3) all the costs, charges and expenses for the exercise of any power or authority under this Power of Attorney shall be borne and paid in terms of the said Development Agreement, (4) no financial or other liability shall be created on the Principals by virtue of grant of this Power of Attorney or by the exercise of any power or authority under this Power of Attorney beyond what is stated in the said Development Agreement and (5) the Attorneys shall not assign any of the powers contained in this Power of Attorney.

AND GENERALLY to do all acts deeds and things for better exercise of the authorities herein contained relating to the said Property / Premises or any part thereof or any undivided share therein and/or in the building/s to be constructed at the said Property / Premises which the Principals themselves would have lawfully done under their own hands and seals, if personally present.

AND the Principals do and each of them doth hereby ratify and confirm and agree to ratify and confirm all and whatever the said Attorneys or any of them shall lawfully do or cause to be done in or about the premises aforesaid in accordance with the terms and conditions of the Development Agreement.

THE SCHEDULE ABOVE REFERRED TO:
("said PROPERTY" / "said PREMISES")

All That the Municipal Premises No.4, Yeni Sarani, P.O. Joka, Police Station-Haridevpur (formerly Thakurpukur and prior thereto Behala), Kolkata 700104, within the limits of The Kolkata Municipal Corporation, Ward No.143, being a piece and parcel of land containing an area of **25 Cottahs** (equivalent to 41.25 Decimals) more or less situate lying at and being a divided and demarcated portion of L.R. Dag No.855, corresponding to R.S. Dag No.843, recorded in L.R. Khatian Nos. 7879, 7877, 7878 and 7880 (in the name of the Principals herein) together with tile shed measuring 250 sq.ft. more or less, in Mouza Kalua, J.L. No.22, A.D.S.R. Behala, District Registration Office Alipore, in the District of South 24 Parganas and butted and bounded in the manner following::

On the North	: By K.M.C. Road,
On the East	: By R.S. Dag No.841,
On the West	: By R.S. Dag No.843, and
On the South	: By R.S. Dag No.843

Or Howsoever Otherwise the same now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished.



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IN WITNESS WHEREOF the Principals have executed this Power of Attorney on this 25th day of August, 2023.

EXECUTED AND DELIVERED
by the withinnamed **PRINCIPALS**
at **Kolkata** in the presence of:

Asst. Commissioner

(ASHOK KUMAR RAI)
63, PURNA DAS ROAD
KOLKATA - 700 029

Surojit Sen.
29, 2nd St. Sombagan
Agarpara, W-1-109.

RAKESH HI-RISE PVT. LTD.

Director/Authorised Signatory

BASANTI DEVI TOWER PVT. LTD.

Director/Authorised Signatory

HILLTOP HEALTH CARE CENTRE LTD.

Director

GOEL FOOD PRODUCTS LIMITED

Director

ACCEPTED by the withinnamed **ATTORNEY**
at **Kolkata** in the presence of:

SIOM REALTY PVT. LTD.

DIRECTOR/ AUTHORISED SIGNATORY

Drafted by me
Prachi Saraogi
(F/474 of 2020)
Advocate, High Court, Calcutta
Saraogi & Co., Advocates
7B Kiran Shankar Roy Road
Kolkata 700001



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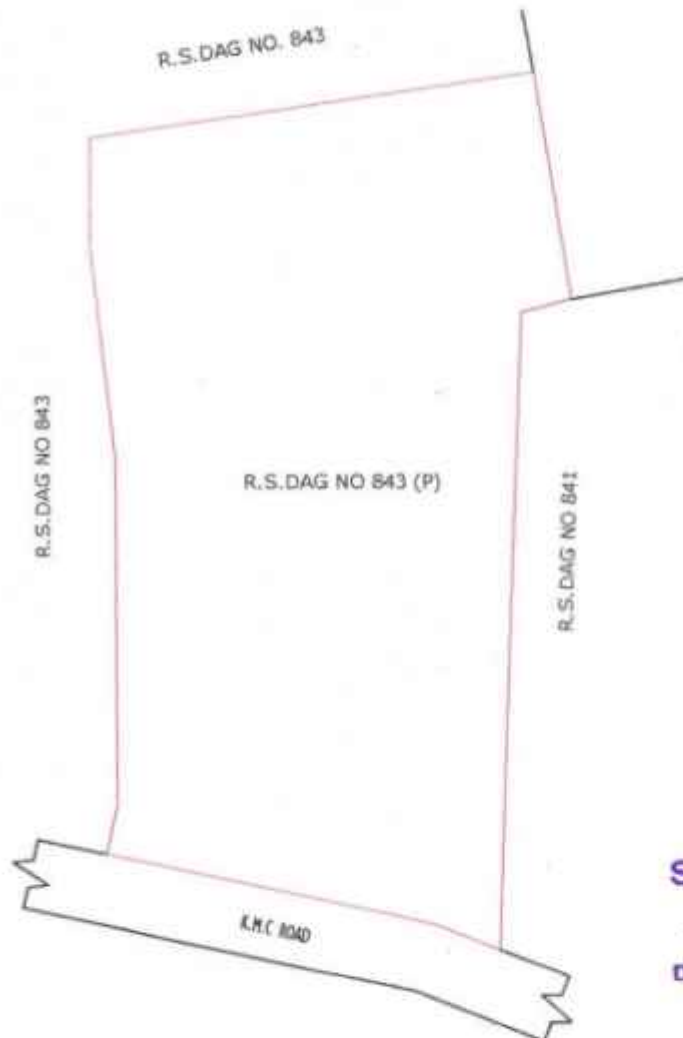
- MAP OR PLAN FORMING PART OF THE FOREGOING DOCUMENT CONCERNING THE BOUNDARIES OF MUNICIPAL PREMISES NO:- 4, YENI SARANI, KOLKATA 700104 WITHIN WARD NO 143, BOROUGH -XIV OF THE KOLKATA MUNICIPAL CORPORATION, P.S. HARIDDEVPUR HAVING R.S.DAG NO.-843(P), L.R.DAG NO 855(P), R.S.KHATIAN NO.- 448(P), L.R. KHATIAN NO. 7877, 7878, 7879 & 7880 IN MOUZA-KALUA, J.L. NO 22 IN THE DISTRICT - SOUTH 24 PARGANAS.



SCALE:-N.T.S.

NOTE :-

1. Municipal premises no -4, YENI SARANI, admeasuring 25 Cottah Equivalent to 41.25 Decimals (more and less) being the subject mater of the foregoing document shown thus within "RED" borders.
2. This plan is concerning the boundaries only and do not depict any details about the structures within.



RAKESH HI-RISE PVT. LTD

[Signature]
Director/Authorised Signatory

BASANTI DEVI TOWER PVT. LTD

[Signature]
Director/Authorised Signatory

HILLTOP HEALTH CARE CENTRE LTD.

[Signature] Goyal
Director

GOEL FOOD PRODUCTS LIMITED

[Signature] Goyal
Director

SIOM REALTY PVT. LTD.

[Signature]
DIRECTOR/ AUTHORISED SIGNATORY



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SPECIMEN FORM FOR TEN FINGERPRINTS



<i>Sanjay Aggarwal</i>	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



<i>Arvind</i>	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



<i>Ravi</i>	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



<i>Divyika Raghav</i>	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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SOUTH 24 PGS ALIPORE

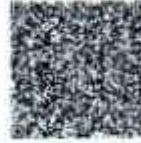
25 AUG 2023



ভারত সরকার
Government of India



অনুসিকা রায়
Anuska Roy
পিতা: অলোক কুমার রায়
Father: Alok Kumar Roy
জন্মতারিখ: DOB: 02/09/1981
লিঙ্গ: Female



5711 0983 8897

আমার আদার, আমার পরিচয়

Anuska Roy
24/8/23

Unique Identification Authority of India

ঠিকানা:

ডিও: অলোক কুমার রায়, 15,
কৃষ্ণ রাম বোস স্ট্রিট, ড্রিম ল্যান্ড
নার্সিং হোম, শ্যামবাজার মিল,
কলকাতা, শ্যামবাজার মিল,
পশ্চিম বঙ্গ, 700004

Address:

D/O: Alok Kumar Roy, 15,
KRISHNA RAM BOSE STREET
DREM LAND NURSING HOME,
Shyambazar Mail, Kolkata,
Shyambazar Mail, West Bengal,
700004

5711 0983 8897



help@uidai.gov.in



www.uidai.gov.in

Anuska Roy
For Joka Registry
24/8/23

Major Information of the Deed

Deed No :	I-1603-13787/2023	Date of Registration	05/09/2023
Query No / Year	1603-2001915066/2023	Office where deed is registered	
Query Date	26/07/2023 6:43:30 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Saraogi And Company 7B, Kiran Shankar Roy Road, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 7595993974, Status :Solicitor firm		
Transaction		Additional Transaction	
[0139] Sale, Development Power of Attorney		[4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Set Forth value		Market Value	
		Rs. 1,38,83,612/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 20,120/- (Article:48(g))		Rs. 53/- (Article:E, E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Haridevpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Yeni Sarani (Kalua), , Premises No: 4, , Ward No: 143 Pin Code : 700104

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	25 Katha		1,38,83,612/-	Property is on Road Adjacent to Metal Road,
Grand Total :				41.25Dec	0 /-	138,83,612 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	RAKESH HI-RISE PRIVATE LIMITED 1, British India Street, City:- Kolkata, P.O:- Esplanade, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700069 , PAN No.:: AAxxxxxx5N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	BASANTI DEVI TOWER PRIVATE LIMITED 1, British India Street, City:- Kolkata, P.O:- Esplanade, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700069 , PAN No.:: AAxxxxxx5E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
3	HILLTOP HEALTHCARE CENTRE LIMITED 76/1/2, Golaghata Road, 80, Ashutosh Mukherjee Road, City:- , P.O:- Sreebhumi, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048 , PAN No.:: AAxxxxxx4P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

4	GOEL FOOD PRODUCTS LIMITED 76/1/2, Golaghata Road, 80, Ashutosh Mukherjee Road, City:- , P.O:- Sreebhumi, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048 , PAN No.:: AAxxxxxx8R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
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Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SIOM REALTY PRIVATE LIMITED 11/1, Sunny Park, Juthika Apartment, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: AAxxxxxx0C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Rakesh Kumar Patawari Son of Late Chhotu Lal Patawari B5GJ Sneha Garden, 28, Rai Bahadur Road, City:- , P.O:- New Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700053, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx0C, Aadhaar No: 57xxxxxxxx6737 Status : Representative, Representative of : RAKESH HI-RISE PRIVATE LIMITED (as Director), BASANTI DEVI TOWER PRIVATE LIMITED (as Director)
2	Mr Sameer Vikram Agarwal (Presentant) Son of Mr Vikram Chand Agarwal 3/2A, Garcha 1st Lane, City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx6M, Aadhaar No: 78xxxxxxxx1812 Status : Representative, Representative of : SIOM REALTY PRIVATE LIMITED (as DIRECTOR)
3	Mr Dinesh Goyal Son of Late Shiv Ratan Goyal 76/1, Golaghata Road, VIP Road, City:- , P.O:- Sreebhumi, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx0M, Aadhaar No: 91xxxxxxxx0855 Status : Representative, Representative of : HILLTOP HEALTHCARE CENTRE LIMITED (as Director), GOEL FOOD PRODUCTS LIMITED (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Miss Anindita Roy Daughter of Late Alok Kumar Roy 11/1, Sunny Park, Juthika Apartment,1st Floor, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019			

Identifier Of Mr Rakesh Kumar Patawari, Mr Sameer Vikram Agarwal, Mr Dinesh Goyal

Endorsement For Deed Number : I - 160313787 / 2023

On 24-08-2023

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 1,38,83,612/-



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 25-08-2023

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 15:15 hrs on 25-08-2023, at the Private residence by Mr Sameer Vikram Agarwal ,

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

Execution is admitted on 25-08-2023 by Mr Rakesh Kumar Patawari, Director, RAKESH HI-RISE PRIVATE LIMITED, 1, British India Street, City:- Kolkata, P.O:- Esplanade, P.S:-Hare Street, District-Kolkata, West Bengal, India, PIN:- 700069; Director, BASANTI DEVI TOWER PRIVATE LIMITED, 1, British India Street, City:- Kolkata, P.O:- Esplanade, P.S:-Hare Street, District-Kolkata, West Bengal, India, PIN:- 700069

Indetified by Miss Anindita Roy, . . Daughter of Late Alok Kumar Roy, 11/1, Sunny Park, Juthika Apartment,1st Floor, P.O: Bullygunge, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by profession Service

Execution is admitted on 25-08-2023 by Mr Sameer Vikram Agarwal, DIRECTOR, SIOM REALTY PRIVATE LIMITED, 11/1, Sunny Park, Juthika Apartment, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District-South 24-Parganas, West Bengal, India, PIN:- 700019

Indetified by Miss Anindita Roy, . . Daughter of Late Alok Kumar Roy, 11/1, Sunny Park, Juthika Apartment,1st Floor, P.O: Bullygunge, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by profession Service

Execution is admitted on 25-08-2023 by Mr Dinesh Goyal, Director, HILLTOP HEALTHCARE CENTRE LIMITED, 76/1/2, Golaghata Road, 80, Ashutosh Mukherjee Road, City:- , P.O:- Sreebhumi, P.S:-Lake Town, District-North 24-Parganas, West Bengal, India, PIN:- 700048; Director, GOEL FOOD PRODUCTS LIMITED, 76/1/2, Golaghata Road, 80, Ashutosh Mukherjee Road, City:- , P.O:- Sreebhumi, P.S:-Lake Town, District-North 24-Parganas, West Bengal, India, PIN:- 700048

Indetified by Miss Anindita Roy, . . Daughter of Late Alok Kumar Roy, 11/1, Sunny Park, Juthika Apartment,1st Floor, P.O: Bullygunge, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by profession Service



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 28-08-2023

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 by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 23/08/2023 2:33PM with Govt. Ref. No: 192023240183891538 on 23-08-2023, Amount Rs: 21/-, Bank: SBI
EPay (SBIPay), Ref. No. 3734237148437 on 23-08-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,020/- and Stamp Duty paid by by online = Rs 20,020/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 23/08/2023 2:33PM with Govt. Ref. No: 192023240183891538 on 23-08-2023, Amount Rs: 20,020/-, Bank:
SBI EPay (SBIPay), Ref. No. 3734237148437 on 23-08-2023, Head of Account 0030-02-103-003-02



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 05-09-2023

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48
(g) of Indian Stamp Act 1899.

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 32.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,020/- and Stamp Duty paid by Stamp Rs 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 5499, Amount: Rs.100.00/-, Date of Purchase: 17/08/2023, Vendor name:
Samiran Das



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2023, Page from 370292 to 370311

being No 160313787 for the year 2023.



Dhar

Digitally signed by Debasish Dhar
Date: 2023.09.07 16:33:08 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 07/09/2023

DISTRICT SUB-REGISTRAR

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

West Bengal.