



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

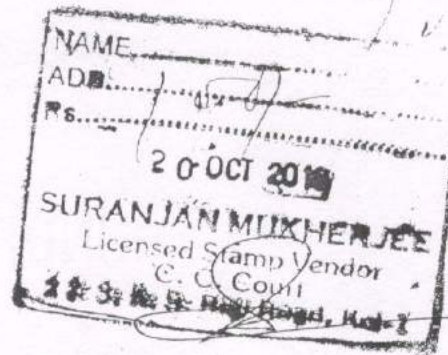
X 240025

[Signature]
District Sub-Register-III
Alipore, South 24-parganas
21 OCT 2016

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, We,

- (1) **M/S SIDHANT FINCOM (P) LTD.** (PAN: AAEC54870R), having its registered office at 40, Strand Road, Room No. 64, 2nd Floor, P. O. Burra bazar, P. S. Burra bazar, Kolkata 700001, represented by its Director Mr. Vivek Kumar Singhania son of Sajan Kumar Singhania, residing at 16/1, Dover Lane, P. O. Rashbehari, P. S. Gariahat, Kolkata 700029 (PAN-ALCPS8705R) hereinafter referred to as "SFPL" which expression shall mean to include its successors in interest and/or assigns.



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District Sub-Registrar-III
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Identify me :
Joyjit Roy choudhury
S/o Late Anwar Roy Choudhury
Address: 10F Katwa Khuti Lane
Ps - Kalishat, Bhannyspur
Kat - 700025

- (2) **M/S PALAK MERCANTILE (P) LTD.** (PAN: AABCP6852H), having its registered office at 40, Strand Road, room No. 64, 2nd Floor, P. O. Burra bazar, P. S. Burra bazar, Kolkata 700001, represented by its Director Mr. Sandeep Poddar son of Chandra Kumar Poddar residing at 5A, Old Ballygunj, 2nd Lane, P. S. Karaya, P. O. Ballygunge, Kolkata 700019 (PAN: AERPP5137N) hereinafter referred to as "PMPL" which expression shall mean to include its successors in interest and/or assigns

Hereinafter individually referred to as "the Appointer" and collectively "the Appointers"

SEND GREETINGS:

WHEREAS:

- 1) By two deeds of Conveyance SFPL and PMPL purchased two plots of land as follows:
 - a) By a registered deed dated 17th February 2012 registered with the Registrar of Assurances in Book No. 1, CD Volume No. 6, at pages 9350 to 9367 being Deed no. 2856 for the year 2012 all that piece and parcel of land measuring 7 Cottahs 7 Chittaks 23 Square Feet being KMC Premises No. 170D Picnic Garden Road, Kolkata 700039 within Ward 66 of the Kolkata Municipal Corporation and more fully described in Part I of the First Schedule appended hereto and forming part of this Agreement;
 - b) By a registered deed dated 17th February 2012 registered with the Registrar of Assurances in Book No. 1, CD Volume No. 6, at pages 9386 to 9403 being Deed no. 2860 for the year 2012 all that piece and parcel of land measuring 3 Cottahs 10 Chittaks 26 Square Feet being KMC Premises No. 171A/1C Picnic Garden Road, Kolkata 700039 within Ward 66 of the Kolkata Municipal Corporation and more fully described in Part II of the First Schedule appended hereto and forming part of this Agreement;



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- 2) Pursuant to the purchase of the above two properties, SFPL and PMPL applied to the Kolkata Municipal Corporation for amalgamation of Premises Nos. 170D and 171A/1C Picnic Garden Road, Kolkata into a single premises on the 26th day of March 2012.
- 3) The Kolkata Municipal Corporation on the 4th day of April 2013 approved the amalgamation of the above two premises into a single premises, being premises no. 170D, Picnic Garden Road, Kolkata having a total area of 11 Cottahs 2 Chittaks 4 square feet and having a KMC Assessee number 21-066-14-0385-8 and more fully described in Part III of the First Schedule appended hereto and forming part of this document and hereinafter referred to as the "Said Property";
- 4) On or about the 3rd day of December 2013 SFPL and PMPL applied to the Kolkata Municipal Corporation for sanction of plans which was duly sanctioned by the Kolkata Municipal Corporation via Building Permit No. 2014070034 dated 15th May 2014.
- 5) Thereafter the SFPL and PMPL approached one **M/s Surreal Realty LLP** (hereinafter referred to as the **LLP**) to take all responsibilities for the development and Project upon the said Property upon the reimbursement of cost incurred by SFPL and PMPL till the date of Development Agreement.
- 6) In pursuance to the above It is now decided and agreed between the LLP and all the partners that SFPL and PMPL shall transfer the execution of the entire project at 170D Picnic Garden Road, Kolkata 700039 called **Windsor** the Residence, on as is where in condition to the LLP.
- 7) Based on the above decision SFPL, PMPL and LLP have signed a development agreement in this regards dated 11th day of January 2016 which was duly registered on 26.08.2016 in



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the office of DSR III Alipore being Deed No 04140/2016 recorded in BOOK No I, Volume No. no 1603-2016, Pages from 125461 to 125511. (hereinafter referred to as the said **Development Agreement**).

- 8) Based on the said Development Agreement ^{and even} ~~the Owners and~~ Said LLP as developer agreed to share the allocation of 72% (Seventy two percent) and 28% (twenty Eight percent) of the Sale Proceeds of the units/constructed spaces comprised in the New Building(s) and shall comprise various flats/shops/offices and/or constructed spaces and any other saleable rights and constructed spaces, together with undivided share in the land comprised in the said Property and also in the top roof of the Building(s) and also in the Common Areas and Installations with the right to park such number of motor cars in the ground floor of the Building(s) as also at the open space(s) at the ground level in the Property.

NOW KNOW YE AND THESE PRESENTS WITNESS that pursuant to the said Development Agreement we the said (1) **M/S SIDHANT FINCOM (P) LTD.** (PAN: AAEC54870R), having its registered office at 40, Strand Road, Room No. 64, 2nd Floor, P. O. Burra bazar, P. S. Burra bazar, Kolkata 700001, represented by its Director Mr. Vivek Kumar Singhania son of Sajan Kumar Singhania residing at 16/1, Dover Lane, P. O. Rashbehari , P. S. Gariahat, Kolkata 700029 (PAN: ALCPS8705R) and (2) **M/S PALAK MERCANTILE (P) LTD.** (PAN: AABCP6852H), having its registered office at 40, Strand Road, Room No. 64, 2nd Floor, P. O. Burra bazar, P. S. Burra bazar, Kolkata 700001, represented by its Director Mr. Sandeep Poddar son of Chandra Kumar Poddar residing at 5A, Old Ballygunge, 2nd Lane, P. S. Karaya, P. O. Ballygunge, Kolkata 700019 (PAN:



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AERPP5137N), do hereby nominate, constitute and appoint jointly **(1) Mr. Arvind Meharia**, son of Late Mr. Hanuman Das Meharia and residing at residing at 29/4, Ballygunge Park Road, P. O. Ballygunge, P. S. Karaya, Kolkata 700019 (PAN: AEKPM7842Q), **(2) Mr. Manoj Poddar**, son of Late Mr. C. K. Poddar, residing at 5A, Old Ballygunge, 2nd Lane, P. S. Karaya, P. O. Ballygunge, Kolkata 700019 (PAN: AERPP5136P) being the authorised representative of **M/s. Surreal Realty LLP**, (PAN : ACWES7460C) as our Constituted Attorneys in our names and on our behalf jointly and/or severally to do all or any of the following acts, deeds, matters and things in respect of the said premises:

- 1) To sign all plan(s), representation(s), application(s), undertaking(s), declaration(s), affidavit(s), statement(s) and other document(s) and to submit/file such documents as required as per the Building Regulations of the Kolkata Municipal Corporation and other concerned authorities for the purpose of obtaining sanction or re-sanction or completion certificate of the Building Plan in respect of the said Property.
- 2) To represent us before the Kolkata Municipal Corporation and other concerned authorities for obtaining sanction and/or obtaining no-objection in respect of the Building Plan in respect of the said Property.
- 3) To pay the requisite fees for obtaining sanction of the Building Plan and such other orders and permissions from the necessary authorities as be expedient for sanction, modification and/or alteration of the Building Plan in respect of the said Property.
- 4) To take delivery of building plan sanctioned by the Kolkata Municipal Corporation and to sign good and valid receipt for acceptance of such sanctioned plan.



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- 8) To obtain refund of the excess amount of fee, if any, paid for the purpose of sanction, modification and/or alteration of the Building Plan in respect of the said property and/or for the purposes related thereto from any authority or authorities.
- 9) To engage and appoint any engineer, architect, surveyor, contractor and/or any other person(s) or professional(s) whenever our Attorneys shall think proper for the purpose of sanction of the Building Plan in respect of the said property and for construction of the building thereon.
- 10) To hold possess and defend possession of the said property.
- 11) To demolish/dismantle the existing building and structures at the said property.
- 12) To apply for Cement, Steel and other materials and appliances necessary for construction and to obtain Electric Gas, Telephone, Internet, Water and sewerage Connection in respect of the said property.
- 13) To look after the general supervision and work for such construction.
- 14) To employ and appoint watchmen, guards and other security personnel for guarding the said property and the assets lying thereat.
- 15) To sell flats/units and other saleable spaces, covered spaces and let out, grant lease, sign, enter into acknowledge and execute such deeds, instruments, contracts, agreements, acts, things as shall be required or deemed fit and proper in relation to all or any of the purposes matters or objects in connection with the said Property.



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- 16) To receive earnest money from the intending purchasers upon execution of the necessary Agreement for Sale and/or Lease and/or transfer and to receive the balance of the consideration money and/or other money from them upon execution of the necessary Deeds, Conveyances and/or other instruments and to give valid receipt and discharge thereof on our behalf.
- 17) To execute Agreements for Sale, Sale Deeds, Lease Deeds and other Deeds and Documents in respect of sale/lease of the flats/units so developed, to present such Deeds and documents before the Registering Authority authorized and empowered to register Deeds and Documents under the Registration Act, 1908, to admit execution thereof and to make sign swear all Affidavits, Declarations and other Writings and to do all further and other acts, deeds, matters and things as may be required for completion of registration of such Deeds and Documents and to receive back the same upon due registration and to receive the consideration money and to grant receipt therefor.
- 18) To open account and/or accounts in any Nationalised Bank or Banks for the purpose of depositing the sale proceeds of the Units.
- 19) To commence, prosecute, enforce, defend, appear, and oppose all actions and other legal proceedings and demand touching any matter in connection with the said Property which may now be pending in any Court of law or which may hereafter be filed by or against me.
- 20) To appoint, nominate and retain Advocates, Attorneys, Solicitors, Pleaders and Revenue Agents and to revoke such appointments and again to appoint and retain others as occasion shall require.



[Handwritten signature]

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- 21) To make, sign, affirm, present and file all applications, claims, petitions, written statements and all other papers and documents necessary and expedient in the opinion of the said Attorneys to be made, signed, executed, affirmed, presented or filed and to receive back such documents.
- 22) To allow and pay all fees, costs, charges and expenses to be allowed or paid in respect of the said Property and the proposed buildings, if any.
- 23) To state, adjust and settle all accounts, claims and demands whatsoever now pending and which may hereafter arise between us or our said Attorneys and any other person or persons.
- 24) To take any legal action or to defend any legal proceeding including arbitration proceeding arising out of any matter in respect of the said Property and to accept any notice and service of papers from any Court, Tribunal, Postal and/or other authorities and to receive and pay all moneys including Court Fees.
- 25) To mortgage and/or charge the said property including by way of Equitable Mortgage by deposit of Title Deed(s) of the said property to secure the loan granted by Banks/ Financial Institutions to the Developer against the Developer's Allocation and the "Retained Area".

AND GENERALLY to do all other acts, Deeds, matters and things in respect of the said property in the same manner and to the same extent as we could ourselves do in our own person if we were personally present.




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And we do hereby ratify and confirm and agree to ratify and confirm all and whatsoever the said attorneys shall lawfully do or cause to be done in the premises by virtue of the power and authorities hereby conferred.

THE FIRST SCHEDULE ABOVE REFERRED TO:

Part I

ALL THAT piece or parcel of land measuring 7 Cottahs 7 Chittaks and 23 square feet be the same a little more or less comprised in Mouza Laskarhat, J.L. No. 11 under Khatian Nos. 49 and 50, Dag Nos. 72, 73 and 74, P.S. Tiljala, being the premises recorded in Kolkata Municipal Corporation as premises No. 170D, Picnic Garden Road, Kolkata 700039, Ward No. 66, P. S. Tiljala, P.O-Tiljala, of the Kolkata Municipal Corporation being butted and bounded in the manner as follows:

On the North	:	By Premises No.170A Picnic Garden Road.
On the East	:	By Premises No.171/2 Picnic Garden Road.
On the South	:	By Premises No.170 Picnic Garden Road.
On the West	:	8' wide Common passage & other's land

Part II

ALL THAT piece or parcel of land admeasuring 3 Cottahs 10 Chittack 26 square feet be a little more or less and comprised within Mouza Naskarhat, J.L. No. 11, Dag No. 71, Khatian No. 162/2 which is recorded in the municipal record as premises No. 171A/1C, Picnic Garden Road, Kolkata-39, within Ward No. 66, P.S. Tiljala PO-Tiljala of the Kolkata Municipal Corporation being butted and bounded in the manner as follows:



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On the North	:	By Premises No.171/2 Picnic Garden Road.
On the East	:	6' common passage
On the South	:	By Picnic Garden Road.
On the West	:	Land and structure of Khagen Naskar & others.

OR HOWSOEVER OTHERWISE the same now are or is or heretofore were or ~~was~~ situated butted bounded called known numbered described or distinguished.

Part III

ALL THAT piece or parcel of land measuring 11 (Eleven) Cottahs 2 (Two) Chittacks and 4 (Four) Square Feet be the same a little more or less (on physical measurement 11 Cottahs 2 Chittacks and 42 Square Feet) comprised in and being R.S. Dags No.71, 72,73 & 74, J.L.No.11 R.S. No.151 Mouza Naskarhat under Khaitan No.49,50 and 162/2 Touzi No.2998 Police Station Tiljala within the limits of the Kolkata Municipal Corporation Ward No.66 being premises No.170D Picnic Garden Road, P.O.: Tiljala, Kolkata 700039 (amalgamated plot of Premises No. 171A/1C & 170D, Picnic Garden Road) as delineated on the Plan annexed hereto and bordered in colour Red thereon and butted and bounded in the manner following,

On the North	:	By Premises No.170A Picnic Garden Road.
On the East	:	By Premises No.171/2 Picnic Garden Road.
On the South	:	By Picnic Garden Road.



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On the West

: By Premises No.170 Picnic Garden Road & Common
passage.

IN WITNESS WHEREOF WE, M/S Sidhant Fincom Private Limited and M/S Palak
Mercantile Private Limited represented through its directors , have signed and executed
this Power of Attorney on this 21st day of October , 2016

EXECUTED AND DELIVERED by me at Kolkata in

the presence of:

1. Subjit Sen.
7B, K. S. Roy Road.
Kolkata - 700001.

2. Joyjit Roy Chowdhury
9, Old Park Street
Kolkata - 700001

FOR SIDHANT FINCOM PRIVATE LIMITED

Singhania.
Director

FOR PALAK MERCANTILE PRIVATE LIMITED

Chatterjee
Director

Amit K. Pal

Drafted by Me:

Joyjit Roy Chowdhury
JOYJIT ROY CHOUDHURY

Advocate

High Court, Calcutta

WB/970/2009

Hosdow



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District Sub-Registrar-III
Alipore, South 24 Parganas

21 OCT 2016

SPECIMEN FOUR IN FINGER PRINTS

Signature of the
executants and/or
purchaser Presentants



Signature

Little	Ring	Middle (Left Hand)	Fore	Thumb
Thumb	Fore	Middle (Right Hand)	Ring	Little



Signature

Little	Ring	Middle (Left Hand)	Fore	Thumb
Thumb	Fore	Middle (Right Hand)	Ring	Little



And Kelly

Little	Ring	Middle (Left Hand)	Fore	Thumb
Thumb	Fore	Middle (Right Hand)	Ring	Little



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District Sub-Registrar-III
Alipore, South 24 Pargana.

21 OCT 2016

SPECIMEN FORM TEN FINGER PRINTS

Signature of the
executants and/or
purchaser Presentants



Handwritten signature



Little



Ring



Middle

(Left Hand)



Fore



Thumb



Thumb



Fore



Middle

(Right Hand)



Ring



Little

Little

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Thumb

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Fore

Middle

(Right Hand)

Ring

Little



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Alipore, South 24 Parganas
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ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

XYR1565498



নির্বাচকের নাম : জয়জিৎ রায়
চৌধুরী
Elector's Name : Joyjit Roy Choudhury
পিতার নাম : অমল রায় চৌধুরী
Father's Name : Amal Roy Choudhury
লিঙ্গ/Sex : পুং/ M
জন্ম তারিখ
Date of Birth : 16/11/1980

Joyjit Roy Choudhury

XYR1565498

ঠিকানা:

10E, কটুয়া কোথি লেন, কোলকাতা মিউনিসিপাল কর্পোরেশন,
কালিঘাট, কলকাতা- 700025

Address:

10E, KATUA KOTHI LANE, KOLKATA
MUNICIPAL CORPORATION,
KALIGHAT, KOLKATA- 700025

Date: 09/01/2013

159-ভবানীপুর নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন
অধিকারিকের স্বাক্ষরের অঙ্গীকৃতি

Facsimile Signature of the Electoral
Registration Officer for
159-Bhabanipur Constituency

প্রিয়জন পরিবর্তন হলে নতুন ঠিকানার সেক্টর স্ট্রিট নাম ভোল ও এরকম
নামের নতুন সঠিক পরিচয়পত্র পাওয়ার জন্য নির্দিষ্ট ফর্মে এই
পরিচয়পত্রের নকলটি উল্লেখ করুন।

In case of change in address mention this Card No.
in the relevant Form for including your name in
the roll at the changed address and to obtain the
card with same number.

2010098

Joyjit Roy Choudhury

Major Information of the Deed

Major Information of Deed			
Deed No :	I-1603-05015/2016	Date of Registration	10/21/2016 12:29:24 PM
Query No / Year	1603-1000362427/2016	Office where deed is registered	
Query Date	29/09/2016 5:20:32 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Joyjit Roy Chowdhury Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 9836905325, Status : Advocate		
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. 1,00,000/-	Rs. 2,59,47,113/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b), H)		
Remarks	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: Picnic Garden Road, Road Zone : (Kusthia More(W-66) – PG 3rd Lane and Rest),

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		11 Katha 2 Chatak 4 Sq Ft	1,00,000/-	2,59,47,113/-	Property is on Road
Grand Total :					18.3654Dec	1,00,000 I-	259,47,113 I-	

Principal Details :

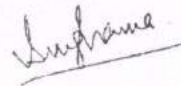
Sl No	Name/Address/Photo/Finger print and Signature
1	M/S SIDHANT FINCOM (P) LTD 40, , Room No. 64, 2nd Floor,, Strand Road, P.O:- Burrabazar, P.S:- Burrobazar, District:-Kolkata, West Bengal, India, PIN - 700001 PAN No. AAEC54870R, Status :Organization, Executed by: Representative
2	M/S PALAK MERCANTILE (P) LTD 40, Room No. 64, 2nd Floor,, Strand Road, P.O:- Burrabazar, P.S:- Burrobazar, District:-Kolkata, West Bengal, India, PIN - 700001 PAN No. AABCP6852H, Status :Organization, Executed by: Representative

Attorney Details :

Sl No	Name/Address/Photo/Finger print and Signature
1	M/S Surreal Realty LLP Janki Mansion, 2nd Floor, 77/1,, P.O:- Park Street, P.S:- ParkStreet, District:-South 24-Parganas, West Bengal, India, PIN - 700016 PAN No. ACWFS7460C, Status :Organization

Representative Details :

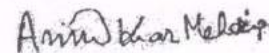
Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
Mr Vivek Kumar Singhania Son of Mr Sajjan Kumar Singhania Date of Execution - 21/10/2016, , Admitted by: Self, Date of Admission: Oct 21 2016 , Place of Admission of Execution: Office	 Oct 21 2016 12:35PM	 LTI Oct 21 2016 12:35PM	 Oct 21 2016 12:35PM

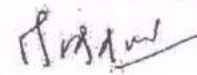
16/1,, Dover Lane, P.O:- Rashbehari Avenue, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700029, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ALCPS8705R, Status : Representative, Representative of : M/S SIDHANT FINCOM (P) LTD

Name	Photo	Finger Print	Signature
Mr Sandeep Poddar Son of Mr Chandra Kumar Poddar Date of Execution - 21/10/2016, , Admitted by: Self, Date of Admission: Oct 21 2016 , Place of Admission of Execution: Office	 Oct 21 2016 12:34PM	 LTI Oct 21 2016 12:35PM	 Oct 21 2016 12:35PM

5A Old Ballygunj 2nd Lane, P.O:- Ballygunj, P.S:- Karaya, District:-South 24-Parganas, West Bengal, India, PIN - 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AERPP5137N, Status : Representative, Representative of : M/S PALAK MERCANTILE (P) LTD

Name	Photo	Finger Print	Signature
Mr Arvind Kumar Meharia Son of Mr Hanuman Prasad Meharia Date of Execution - 21/10/2016, , Admitted by: Self, Date of Admission: Oct 21 2016 , Place of Admission of Execution: Office	 Oct 21 2016 12:32PM	 LTI Oct 21 2016 12:32PM	 Oct 21 2016 12:33PM

19/4, Ballygunj Park Road, P.O:- Ballygunj, P.S:- Karaya, District:-South 24-Parganas, West Bengal, India, PIN - 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AEKPM7842Q, Status : Representative, Representative of : M/S Surreal Realty LLP (as Authorised Signatory)

Name	Photo	Finger Print	Signature
Mr Manoj Poddar Son of Late C K Poddar Date of Execution - 21/10/2016, , Admitted by: Self, Date of Admission: Oct 21 2016 , Place of Admission of Execution: Office	 Oct 21 2016 12:33PM	 LTI Oct 21 2016 12:34PM	 Oct 21 2016 12:34PM

5A, Old Ballygunge 2nd Lane, P.O:- Ballygunge, P.S:- Karaya, District:-South 24-Parganas, West Bengal, India, PIN - 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AERPP5136P, Status : Representative, Representative of : M/S Surreal Realty LLP (as Authorised Signatory)