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IV

05850/15

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



ONE HUNDRED RUPEES

भारत INDIA INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

A.R.A. III

U 982840

4/10/15
285352/15
Additional Registrar of Assurances II
Kolkata

Certified that this instrument is admitted to Registration...

Additional Registrar of Assurances II, Kolkata

Additional Registrar of Assurances II

7 OCT 2015

DEVELOPMENT POWER OF ATTORNEY AGAINST THE REGISTERED DEVELOPMENT AGREEMENT DATED 21ST AUGUST 2015 REGISTERED WITH THE OFFICE OF THE ADDITIONAL REGISTRAR OF ASSURANCES II IN BOOK 1, VOLUME 1902-2015 PAGES 126494 TO 126532 BEING NO. 190209521 FOR THE YEAR 2015

TO ALL TO WHOM THESE PRESENTS SHALL COME, WE, (I) SANDIP KUMAR AGARWAL, son of the said Jagdish Prasad Agarwal by faith Hindu by occupation business, having PAN: ADMPA3225G, residing at No. P- 19/1, C.I.T. Road,

Sandip Agarwal M. Agarwal

45081

14 SEP 2015

No. Rs. 100/- Date....

Name.....

Address.....

V.....

Amount Rs. 100/- (100)

SUPPLIKAR DAS

STAMP VENDOR

At the High Court, Koi - 27

[Handwritten signature]

DSP LAW ASSOCIATES
Advocates
10, NCC
1B & 2, New
Kolkata - 700001



Identified by me
Dildeep Mahato
S/o Lt. N. Mahato
Addr. Zava Tola
P.O. - Belsond
P.O. - Torigari Chapra
Distt. Sidhmaguri
Pin - 843316

[Handwritten signature]
Additional Registrar Assurance.
Kolkata

34 OCT 2015

Scheme VII (M), Police Station Manicktala, Kolkata – 700054, and (2) **MAYA DEVI AGARWAL**, wife of Shri Jagdish Prasad Agarwal by faith Hindu by occupation housewife having PAN: ADAPA1193K, residing at No. P-19/1, C.I.T. Road, Scheme VII (M), Police Station Manicktala, Kolkata – 700054 hereinafter collectively referred to as “the **Principals**” (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include their and each of their respective heirs executors administrators and legal representatives) **SEND GREETINGS:**

I. DEFINITIONS: Unless in this power there be something contrary or repugnant to the subject or context:-

- i. “**Building Complex**” shall mean and include the subject Property and the New Buildings thereat with the Common Areas and Installations;
- ii. “**Building Plans**” shall mean the plan for construction of the New Buildings to be caused to be sanctioned by the Developer in the names of the Owners from the Appropriate Authorities and include all modifications and/or alterations as may be made thereto;
- iii. “**Developer’s Allocation**” shall mean and include the Developer’s Allocation as defined and described in the Development Agreement and include all appurtenances thereof;
- iv. “**Developer**” shall mean **ANTRIX INFRASTRUCTURE PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at P 19/1, CIT Road, Scheme VII (M) Kolkata-700054 (having PAN:AALCA9869M) and include its successors or successors-in-office and/or successors-in-interest and/or assigns.
- v. “**Development Activities**” shall include, without limitation, the planning, sanctioning, erection, re-erection, demolition, addition or alteration whatsoever or howsoever of the New Buildings and any other structures at the Subject Property and all activities allied or ancillary thereto and also include any the doing, carrying out, erection or installation of Common Areas and Installations, landscaping, facilities etc.,
- vi. “**Development Agreement**” shall mean the development agreement dated 21st August 2015 registered with the office of the Additional Registrar of Assurances II, Kolkata in Book 1, Volume 1902-2015 pages 126494 to 126532 Being no. 190209521 for the year 2015 made between the Principals and the Developer and include any modifications and alterations thereof as may be made by the Principals and the Developer in writing.
- vii. “**Transfer**” (with their respective grammatical variations) shall include transfers by sale, lease, letting out, grants, exclusive rights or otherwise;

Jagdish Agarwal. Maya Devi Agarwal

- viii. **"New Buildings"** shall mean the several individual buildings to be constructed from time to time at the Subject Property in pursuance of the Development Agreement;
- ix. **"Owner's Allocation"** shall mean and include the Owner's Allocation as defined and described in the Development Agreement and include all appurtenances thereof;
- x. **"Project"** shall mean and include the planning and Development Activities in respect of the Building Complex and the Transfer of all Transferable Areas therein and the distribution of the Realizations and the administration of the Building Complex in matters relating to the Common Purposes all in accordance with the terms and conditions of the Development Agreement.
- xi. **"Realizations"** shall mean and include the consideration received against Transfer of the Units, Parking Spaces and other Transferable Areas from time to time but shall not include any amounts received on account of Extras and Deposits;
- xii. **"Subject Property"** shall mean ALL THAT pieces or parcels of land containing an area of 46 cottah 3 chittaks 15 square feet more or less corresponding to about 76.38 decimals/sataks or 0.76 acres more or less comprising of the entire R.S. and L.R. Dag Nos. 2365 (0.17 acres), 2368 (0.17 acres) and divided and demarcated portions measuring 0.03 acres more or less comprised in R.S. and L.R. Dag No.2369 and 0.39 acres more or less comprised in R.S. Dag No.2370 recorded in L.R. Khatian Nos. 7405 and 10259 (formerly R.S. Khatian Nos. 1780, 1627 and 2799) all in Mouza Gopalpur, J.L. No.2 under Police Station Airport under Rajarhat Gopalpur Municipality in the District of North 24-Parganas together with all dwelling rooms and structures constructed on portions thereof and morefully and particularly described in the **FIRST SCHEDULE** hereunder written and include all constructions thereat and appurtenances thereof;
- xiii. **"Transferable Areas"** shall mean the Units, Parking Spaces and anything comprised in the Building Complex which is commercially exploited including by adding to the chargeable super built-up area or otherwise;
- xiv. **"Transferees"** shall mean the persons to whom any Transferable Areas in the Building Complex is Transferred or agreed to be Transferred;
- xv. **"Units"** shall mean the independent and self-contained flats, offices, shops and other constructed spaces in the New Building at the Subject Property capable of being exclusively held used or occupied by a person.
- xvi. Any other term or expression used herein shall, unless there be something contrary or repugnant to the subject or context, have the same meaning as assigned in the Development Agreement.

Sulip Agarwal. M:8 Agarwal

II. RECITALS:

A. WHEREAS by the Development Agreement, the parties thereto have agreed, inter alia, that the Developer would be entitled to the exclusive right to develop the Subject Property and the Principals and the Developer agreed upon the terms and conditions in respect of the Transfer the Transferable Areas therein and other aspects of the Project as morefully contained therein.

B. AND WHEREAS in terms of the Development Agreement, the Principals are executing this Power of Attorney in favour of the Developer namely **ANTRIX INFRASTRUCTURE PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at P 19/1, C.I.T. Road, Scheme VII (M) Kolkata-700054 (having PAN:AALCA9869M) and its ^{authorized signatory} Director (1) Mr. Sandip Kumar Agarwal son of Shri Jagdish Prasad Agarwal having PAN: ADMMPA3225G, residing at No. P-19/1, C.I.T. Road, Scheme VII (M), Police Station Manicktala, Kolkata - 700054 and (2) Mr. Jagdish Prasad Agarwal son of Late Ram Kumar Agarwal having PAN ADZPA2871P residing at No. P-19/1, C.I.T. Road, Scheme VII (M), Police Station Manicktala, Kolkata - 700054, hereinafter referred to as "the Attorneys" (which expression shall include any Director or other person authorized by the said Antrix Infrastructure Private Limited from time to time) to do all acts deeds and things as and for the purposes relating to the Subject Property and the Project and the related purposes hereinafter contained:

III. NOW KNOW YE BY THESE PRESENTS, We the Principals abovenamed do hereby jointly and/or severally nominate constitute and appoint the said Attorneys jointly and/or severally as the true and lawful attorneys for in the name and on behalf of the Principals to do execute exercise and perform all or any of the following acts deeds matters and things relating to the Subject Property, and the Project and related purposes i.e., to say:-

1. To manage maintain protect and secure the Subject Property and do all acts deeds and things in connection therewith.
2. To cause survey, soil test, do excavation and other works at the Subject Property.
3. To prepare, apply for, sign and submit plans, specifications, designs, maps and sketches for approval or sanctioning by the concerned Municipality, Zilla Parishad, MED, Planning Authority, Development Authority or other authorities

Sandip Agarwal

M.D. Agarwal

Sandip Agarwal
M.D. Agarwal

having jurisdiction and to have the same sanctioned and if required, to have the same modified revised altered and/or renewed.

4. To pay fees and obtain sanction modification revision alteration and/or renewal and/or such other orders and permissions as be expedient therefor.
5. To sign and submit all declarations undertakings affidavits required by any authority for the purpose of sanction/ modification/alteration/renewal of the plans for any construction at the Subject Property.
6. To apply for and obtain mutation, conversion, amalgamation, separation, updation, correction, modification, alteration or other recording in respect of the Subject Property or any part thereof from B.L. & L.R.O., the D.L. & L.R.O., Rajarhat Gopalpur Municipality, Municipal authorities, Zilla Parishad, MED, Planning Authority, Development Authority, Kolkata New Town Development Authority, West Bengal Housing Infrastructure Development Company Limited or HIDCO, Collector, District Magistrate (including ADM) and any other appropriate authorities as may be deemed fit and proper by the said attorney or attorneys.
7. To apply for and obtain temporary and/or permanent connections of all services, water, electricity, telephone, gas, power, drainage, sewerage, generator, transformers, lifts, septic tanks, security systems, dish antenna, towers, electronic or technical connections, etc., and/or other utilities inputs and facilities from the appropriate authorities and statutory bodies or private bodies or service providers and/or to make alterations therein and to close down and/or have disconnected the same.
8. To apply for and obtain any permission clearance and license to erect and run/operate and/or maintain lift, and any other utility, input or facility in the Building Complex or any part thereof including those mentioned in the last mentioned clause hereinabove.
9. To accept or object to the assessments of land revenue or taxes revenue in respect of the Subject Property or any part or share thereof and to attend all hearings and have the same finalized.
10. To pay all rates, taxes, land revenue, electricity charges, utility charges, other charges expenses and other outgoings whatsoever payable in respect of the Subject Property or any part thereof or the existing buildings or structures

Judy Agawal

M.D. Agawal

thereon or New Buildings for the time being thereon or any part or parts thereof and receive refund of the excess amounts, if paid, from the concerned authorities and to grant receipts and discharges in respect thereof.

11. To repair, construct erect and raise boundary walls in and around the Subject Property or portions thereof and also any temporary sheds and godowns for storage of building materials and running of site office and to construct any other structure for the Project or any part thereof.
12. To carry out construction, addition, alteration, demolition, reconstruction, erection, re-erection, demolition, addition or alteration and any other related activity in respect of any Development at the Subject Property or any part thereof.
13. To deal with any person owning, occupying or having any right title or interest in the Subject Property or any other property adjacent to or near the Subject Property in respect of the development of the Subject Property in such manner and on such terms and conditions as the said attorney or attorneys may deem fit and proper.
14. To apply for and obtain all permissions, approvals, licenses, registrations, clearances, no objection certificates, quotas, subsidies, incentives, exemptions, discounts, waivers, entitlements and allocations of cement, steel, bricks and other building materials, in respect of the Project and/or in respect of any input, utility or facility to be installed, run, made operative and managed thereat from all State or Central Government Authorities and statutory or other bodies and authorities concerned and any service providers.
15. To appoint, employ, engage or hire, contractors, sub-contractors, structural engineers, civil engineers, surveyors, overseers, experts, consultants, vastu consultants, chartered accountants, security guards, personnel and/or such other persons or agents as may be required in respect of the Project or any aspect or part thereof including for survey and soil testing and also for, preparation, modifications, alterations, sanctioning, extension, revalidation etc., of plans or approvals or clearances and also for any Development Activity and for other purposes hereinstated on such terms and conditions as the attorneys may deem fit and proper and to cancel, alter or revoke the any such appointment or collaboration..

Sandeep Agarwal

M.D. Agarwal

16. To appoint or collaborate with organizations and persons in connection with Facility Management, Common Area management, Club or any Recreational Area, School or other Educational Area, Medical Facilities, Cultural and Ceremonial Areas, Lodging and Boarding Areas or Hotel/Restaurant and Food and Beverages and any other Assembly, Commercial or Mercantile uses on such terms and conditions as the attorneys may deem fit and proper and to cancel, alter or revoke the any such appointment or collaboration.
17. To do all necessary acts deeds and things for complying all laws rules regulations bye-laws ordinance etc., for the time being in force with regard to the Project.
18. To apply for and obtain Completion or Occupancy Certificate and other certificates as may be required from the concerned authorities.
19. To deal with fully and in all manner and to warn off and prohibit and if necessary proceed in due form of law against any trespassers and to take appropriate steps whether by action or distress or otherwise and to abate all nuisance and to enter into all contracts and arrangements with them or any of them as the said attorney or attorneys may deem fit and proper.
20. To insure and keep insured the New Building and other Developments or any part thereof or any materials equipments or machineries against loss or damage by fire earthquake and/or other risks, if and as be deemed necessary and/or desirable by the said attorneys or any of them and to pay all premium therefor.
21. To obtain loans and finance in respect of any aspect of the Project including the Development of the Subject Property from any Banks and/or the Financial Institutions by mortgaging and charging the Developer's Allocation in the New Buildings in accordance with the terms and conditions of the Development Agreement and without however creating any financial obligation upon the Principals.
22. To deal with banks and financiers and/or their officers and/or assigns in connection with the repayment of dues and to obtain any no objection certificates, consents, conditional consents, clearances, releases, redemptions from them.
23. To produce or give copies of any original title deed or document relating to the Subject Property.

S. J. Agawal

M. S. Agawal

24. To deal with, Transfer and/or part with possession of the Transferable Areas including the Developer's Allocation and the Owners' Allocation in accordance with the terms and conditions contained in the Development Agreement.
25. To grant consent and No Objection Certificate and permit the Transferees of Units, Parking Spaces and other Transferable Areas to take loans or finances from any Banks or Financial Institutions.
26. To advertise and publicize the Building Complex or any part thereof in any media and to appoint marketing agents, brokers, sub-brokers, sole selling or other agents for sale or otherwise transfer of the same in terms of the Development Agreement.
27. To ask, demand, recover, realize and collect the Realizations and amounts or any parts thereof receivable in respect of any Transfer of the Transferable Areas (except only the separately allocated areas, if any of the Principals) in the manner and as per the terms and conditions of the Development Agreement and to deposit the same in the specified accounts as per the Development Agreement and to issue receipts to the Transferees accordingly which shall fully exonerate the person or persons paying the same.
28. Upon separate allocation of the Transferable Areas, to do the Marketing of the separately allocated areas of the Developer with the appurtenances thereof to such person and at such consideration as the attorneys may deem fit and proper and to receive the amounts receivable in respect thereof and issue receipts, acknowledgements and discharges therefor to fully exonerate the person or persons paying the same;
29. To negotiate, take bookings and applications of whatsoever nature in respect of Transfer of any Transferable Areas and if necessary to amend, modify, alter or cancel the same in terms of the Development Agreement.
30. To receive the amounts receivable in respect of any Transfer made in terms of the Development Agreement and issue receipts, acknowledgements and discharges therefor and to fully exonerate the person or persons paying the same.
31. To prepare sign execute and/or deliver all papers, documents, agreements, supplementary agreements, nominations, assignments, sale deeds, conveyances, leases, licenses, mortgages, charges, tenancies, declarations, forms, receipts and

S. by Agawal. M. B. Agawal.

such other documents and writings as in any way be required to be so done and as may be deemed fit and proper by the said attorneys in respect of the Transfer of Transferable Areas.

32. To enforce any covenant in any agreement, deed or any other contracts or documents of transfer executed by the Principals and Developer and to exercise all rights and remedies available to the Principals and Developer thereunder.
33. To terminate or cancel any contract, agreement, right of occupancy user enjoyment with any Transferee and exercise such rights as may be available in respect of such termination or cancellation.
34. To ask, demand, sue for, recover, realize and collect Extras and Deposits (as defined and described in the Development Agreement) which are or may be due payable or recoverable from any Transferees or any person or persons or authority or authorities on any account whatsoever and to give effectual receipts and discharges for the same.
35. To have the Units Transferred to the Transferees to be separately assessed and mutated in the name of the respective Transferees in all public records and with all authorities and/or persons having jurisdiction and to deal with such authority and/or authorities in such manner as the said attorney or attorneys may deem fit and proper.
36. To deal with any claim of any third party in respect of the Subject Property and to oppose or settle the same.
37. To contest or challenge any proceeding relating to vesting or acquisition or requisition or relating to any encumbrance, obligation or liability on the Subject Property or any part thereof and to attend hearings and object or settle with them and to receive compensations and other moneys payable in respect of acquisition and/or requisition of the Subject Property or any part thereof and utilize the same in accordance with the terms and conditions of the Development Agreement.
38. To deal with the Government of West Bengal or any department or authority in connection with the compliance of any existing or new laws or provisions affecting the Project.
39. For all or any of the purposes hereinstated to appear and represent the Principals before the B.L. & L.R.O., D.L. & L.R.O., Zilla Parishad, MED, Collector,

Sandhya Agarwal

M. D. Agarwal

District Magistrate, ADM, Municipality, Fire Brigade, Planning Authority, Development Authority, the Authorised Officer under the West Bengal (Regulation of Promotion of Construction and Transfer by Promoters) Act, 1993, the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976, the authorities under the West Bengal Land Reforms Act, West Bengal Estate Acquisition Act, West Bengal Municipal Act, Town and Country (Planning & Development) Act, Development Authority, Kolkata New Town Development Authority, West Bengal Housing Infrastructure Development Company Limited or HIDCO, Pollution Control Authorities, Environment Authorities, Tourism Authorities, Licensing Authorities, Police Authorities, Airport Authorities, Traffic Department, Directorate of Fire Services, Directorate of Lifts, Directorate of Electricity, Insurance Companies, Electricity, Water and other service provider organizations, Land Acquisition Collector and also all other authorities and Government Departments and/or its officers and also all other State Executives Judicial or Quasi Judicial, land and other authorities and all private bodies and service providers and all other persons and also all courts tribunals and appellate authorities and do all acts deeds and things as the attorneys or any of them may deem fit and proper.

40. To appear and represent the Principals before any Notary Public, Registrar of Assurance, District Registrar, Sub Registrar, Additional Registrar, Metropolitan Magistrate and/or other officer or officers or authority or authorities having jurisdiction and to present for registration before them and admit execution and to acknowledge and register and have registered and perfected and/or notarized and/or affirm or declare all documents instruments and writings executed by the said attorneys by virtue of the powers hereby conferred.
41. To commence prosecute enforce defend answer and oppose all actions suits writs appeals revisions, review, arbitration proceedings, and other legal proceedings and demands civil criminal or revenue concerning and/or touching any of the matters herein stated and if thought fit to compromise settle, refer to arbitration, abandon, submit to judgment or become non suited in any such action or proceedings as aforesaid before any Court, Civil or Criminal or Revenue, Arbitration Tribunal, any other Tribunal, Collector, Judicial or Quasi Judicial authorities and forums, Statutory authorities, presiding officers, authorized officers, etc. and to sign declare verify and/or affirm any plaint, written statement, petition, application, consent petition, affidavit, vakalatnama, warrant of attorney, memorandum of appeal or any other document or cause paper in any proceeding and to adduce oral and documentary evidences as the occasions shall require and/or as the said attorney or attorneys may think fit and proper.

S. S. Agawal. *M. D. Adoni*

42. To apply for, obtain, accept and receive any original or copies of clearances, certificates, permissions, no objections, licenses, notices summons and services of papers from any Court, Tribunal, postal authorities and/or other authorities and/or persons.
43. To receive refund of the excess amount of fee or other amounts, if any, paid for the purposes hereinstated and to give valid and effectual receipts in respect thereof.
44. To receive all letters parcels or other postal articles and documents in respect of the Subject Property and to grant proper and effectual receipt thereof.
45. 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.

IV. **AND GENERALLY** to do all acts deeds and things for better exercise of the authorities herein contained relating to the Subject Property and the Project and related purposes which the Principals themselves could have lawfully done under their own hands and seal, if personally present.

V. **AND** the Principals do hereby ratify and confirm and agree to ratify and confirm all and whatever their said Attorney shall lawfully do or cause to be done in or about the premises aforesaid.

VII. **AND** it is clarified that while exercising the powers and authorities hereby conferred on the said Attorney, it shall not do any act deed or thing which would go against the provisions of the Development Agreement and by executing this Power of Attorney the obligations of the Principals or consequences for non compliance under the Development Agreement shall not be affected.

THE SCHEDULE ABOVE REFERRED TO:
(SUBJECT PROPERTY)

ALL THAT pieces or parcels of land containing an area of 46 cottah 3 chittaks 15 square feet more or less corresponding to about 76.38 decimals/sataks or 0.76 acres more or less comprising of the entire R.S. and L.R. Dag Nos. 2365 (0.17 acres), 2368 (0.17 acres) and divided and demarcated portions measuring 0.03 acres more or less comprised in R.S. and L.R. Dag No.2369 and 0.39 acres more or less comprised in R.S.

Sandeep Agarwal

M. S. Agarwal

Dag No.2370 recorded in L.R. Khatian Nos. 7405 and 10259 (formerly R.S. Khatian Nos. 1780, 1627 and 2799) all in Mouza Gopalpur, J.L. No.2 under Police Station Airport under Rajarhat Gopalpur Municipality in the District of North 24-Parganas together with all dwelling rooms and structures constructed on portions thereof and butted and bounded as follows.

On the North : By portion of R.S. Dag Nos.2364;
 On the South : By portion of R.S. Dag Nos. 3140 and 3365/3919;
 On the East : By P.W.D. Road;
 On the West : By portion of R.S. Dag No.2364.

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

IN WITNESS WHEREOF the Principals have herunto set and subscribed their respective hands and seal on this 14th day of October Two Thousand and Fifteen.

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

Dilip K. Mukherjee
 DSP Law Associates
 1B & 2 Hare Street
 Kolkata - 700001

Alka Agarwal

P19/1 C.T. Road
 Kalyanji
 Kol-54

We accept:

ANTRIX INFRASTRUCTURE PRIVATE LIMITED

Sandeep Agarwal
 DIRECTOR

ANTRIX INFRASTRUCTURE PRIVATE LIMITED

Jagdish Prasad Agarwal
 DIRECTOR
 authorized Signatory.

Sandeep Agarwal
 (SANDEEP AGARWAL)

Md. Agarwal
 (JAG MAYA DEVI AGARWAL)

Drafted by me:-
 Karan Gupta, Advocate

C/o DSP Law Associates

1B & 2 Hare Street

4D, Nicco House,

Kolkata-700001

F/1415/2010

Finger prints of the executant

Jagdish Pr...



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

Finger prints of the executant

M. B. Ag...



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

Finger prints of the executant

Jagdish Pr...



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



1030 PM






Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 19031000285352/2015



I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr SANDIP KUMAR AGARWAL P 19/1 CIT RD SCHEME V11 M, P.O.- MANICKTOLA, P.S.- Manicktola, District-Kolkata, West Bengal, India, PIN - 700054	Principal		C-4051 	Sandip Agarwal 14/10/2015 Presentant
2	Mrs MAYA DEVI AGARWAL P19/1 C I T RD, P.O.- MANICKTOLA, P.S.- Manicktola, District:-Kolkata, West Bengal, India, PIN - 700054	Principal		C-4052 	Mrs Agarwal 14/10/2015
3	Mr SANDIP KUMAR AGARWAL P-19/1, C I T ROAD, SCHEME V I I M, P.O:- MANIKTALA, P.S.- Maniktala, Kolkata, District-South 24-Parganas, West Bengal, India, PIN - 700054	Representative of Attorney (ANTRIX INFRAS TRUCTUR E PVT LTD)			Sandip Agarwal 14/10/2015

Assistant Registrar

4 OCT 2015

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category		Finger Print C-4053	Signature with date
4	Mr JAGDISH PRASAD AGARWAL P-19/1, C I T ROAD. SCHEME- VII M. P.O.- MANIKTALA, P.S.- Maniktala, Kolkata, District-South 24-Parganas, West Bengal, India, PIN - 700054	Representative of Attorney [ANTRIX INFRASTRUCTURE PVT LTD]			Jagdish Prasad Agarwal 14/10/2015
Sl No.	Name and Address of identifier	Identifier of		Signature with date	
1	Mr DILEEP MAHATO Son of Late N MAHATO ZAVA TOLA. P.O.- TARIYANICHAPRA, P.S.- BELSAND. District -Sitamarhi, Bihar, India, PIN - 843316	Mr SANDIP KUMAR AGARWAL, Mrs MAYA DEVI AGARWAL, Mr SANDIP KUMAR AGARWAL, Mr JAGDISH PRASAD AGARWAL		Dileep Mahato 14/10/2015	

(Balaram Adhikari)
 ADDITIONAL REGISTRAR
 OF ASSURANCE
 OFFICE OF THE A.R.A. -
 III KOLKATA
 Kolkata, West Bengal

14 OCT 2015



ELECTION COMMISSION OF INDIA
भारतीय निर्वाचन आयोग

भारतीय निर्वाचन आयोग
भारत



भारतीय निर्वाचन आयोग
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भारतीय निर्वाचन आयोग

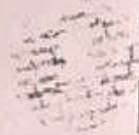
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भारतीय निर्वाचन आयोग

Jedip Agarwal.

भारत निर्वाचन आयोग
भारत निर्वाचन आयोग
ELECTION COMMISSION OF INDIA
IDENTITY CARD

AZC1187467



निर्वाचक का नाम	निधीप महतो
Elector's Name	Dilip Mahato
पिता का नाम	सुधीप महतो
Father's Name	Sudhansu Mahato
जन्म तिथि	XX/XX/1990
Date of Birth	

Dilip mahato

1945 1974 1980 (PERMANENT ACCOUNT NUMBER

ADMPA3225G



1946 NAME

SANDIP KUMAR AGARWAL

1945 1914 FATHER'S NAME

JAGDISH PRASAD AGARWAL

1941 5194 DATE OF BIRTH

02-03-1972

1942 1943 SIGNATURE

Sandip

B. Das

1944 1947 1948 1949

COMMISSIONER OF INCOME-TAX, W.B. - II

Sandip Agarwal.



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

WB/22/159/348711

পরিচয় পত্র

Duplicate

প্রতিলিপ



Elector's Name Meya Debi Agarwal

নির্বাচকের নাম মায়া দেবী আগরওয়াল

Husband's Name Jagdish Agarwal

স্বামীর নাম জগদীশ আগরওয়াল

Sex	F
লিঙ্গ	♀
Age as on 1.1.2006	59
১.১.২০০৬ এ বয়স	৫৯

Meya Agarwal

Address
PVTI C.I.T. SCHEME NO. VSI-M Kolkata 700054

Date:
11.11.2006

Facsimile Signature
Electoral Registration Officer
कोटा निर्वाचन अधिकारी
Assembly Constituency: 159-Manikata
प्रेसिंग ऑफिस : 102-बनारस
District: Kolkata (कोटा जिला)
Date: 22.08.2006 (दिनांक : 22.08.2006)

PERMANENT ACCOUNT NUMBER
ADAPA1193K



MAYA DEVI AGARWAL

FATHER'S NAME
LEKHRAM AGARWAL

DATE OF BIRTH
25-11-1945

FRONT SIGNATURE
M.D. Agarwal

B. K. Rao
COMMISSIONER OF INCOME TAX, M.S. 41

M.D. Agarwal



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD
পরিচয় পত্র

WB / 22 / 159 / 348714



Elector's Name
নির্বাচক নাম
Father/Mother/
Husband's Name
পিতা/মাতা/স্বামীর নাম

Agarwal Jagdish Pd.
আগরওয়াল জগদীশ পদ

Sex
লিঙ্গ

Ramkumar
রামকুমার

Age as on 1.1.1995
১.১.১৯৯৫-এ বয়স

M
♂
53
৫৩

Address

to P

11-181 517 Avenue for '98 Street 100, Canada

Waco

www.76.gov.101. Health Day

to work on, health care, affairs



Forwards Signature
Electoral Registration Officer
Buckingham Palace

For 100 Markers

Assembly Constitution

yes, affairs

Business Office 101

Place

Canada

no

affairs

late

12.00.00

with

10.00.00

DATE (YEAR MONTH) /PERMANENT ACCOUNT NUMBER
ADZPA2871P



REN NAME
JAGDISH PRASAD AGARWALLA

REN IN REN FATHER'S NAME
RAM KUMAR AGARWALLA

REN DEN DATE OF BIRTH
28-12-1940

RENSET SIGNATURE

K. K. Das

WORK SIGN. S. S. 111

COMMISSIONER OF INCOME-TAX, W.B. 11



Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No / Year	19031000285352/2015	Query Date	30/09/2015 3:42:56 PM
Office where deed will be registered	A.R.A. - III KOLKATA, District: Kolkata		
Applicant Name	SANDIP KR AGARWAL		
Address	P 19/1 CIT RD SCHEME V11M, Thana : Maniktala, District : South 24-Parganas, WEST BENGAL		
Applicant Status	Seller/Executant		
Other Details	Mobile No. : 9531001334		
Transaction	[4002] Power of Attorney, General Power of Attorney		
Additional Transaction Details			
Set Forth value	Rs. 0/-	Total Market Value:	Rs. 0/-
Stampduty Payable	Rs. 50/-	Stampduty Article:-	48(d)
Registration Fee Payable	Rs. 7/-	Registration Fee Article:-	E
Expected date of the Presentation of Deed			
Amount of Stamp Duty to be Paid by Non Judicial Stamp	Rs. 0/-		
Mutation Fee Payable	DLRS server does not return any information		
Remarks			

Principal Details

Sl No.	Name & Address	Status	Execution And Admission Details	Other Details
1	MR SANJIV KUMAR AGARWAL SON OF MR. JAGDISH PRASAD AGARWAL P-181, C-17 RD, SCHEME-VIIIM, P.O. MANIKTALA, P.S. - Maniktala, Kolkata, District-South 24 Parganas, West Bengal, India, PIN - 700054	Individual	Executed by: Self, To be Admitted by: Self	Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India
2	MS MAYA DEVI AGARWAL WIFE OF MR. JAGDISH PRASAD AGARWAL P-181, C-17 RD, P.O. - MANIKTALA, P.S. - Maniktala, District-South 24 Parganas, West Bengal, India, PIN - 700054	Individual	Executed by: Self, To be Admitted by: Self	Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India.

Attorney Details

Sl No.	Name & Address (Organization)	Status	Execution And Admission Details	Other Details
1	ANTRIX INFRASTRUCTURE PVT LTD P-181, C-17 ROAD, SCHEME-VIIIM, P.O. - MANIKTALA, P.S. - Maniktala, Kolkata, District-South 24 Parganas, West Bengal, India, PIN - 700054	Organization	Executed by Representative.	

Representatives Details

Sl No.	Representatives Name & Address	Other Details	Execution And Admission Details	Representative of
1	MR JAGDISH PRASAD AGARWAL P-181, C-17 ROAD, SCHEME-VIIIM, P.O. - MANIKTALA, P.S. - Maniktala, Kolkata, District-South 24 Parganas, West Bengal, India, PIN - 700054	Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of India.		ANTRIX INFRASTRUCTURE PVT LTD (as DIRECTOR)
2	MR SANJIV KUMAR AGARWAL P-181, C-17 ROAD, SCHEME-VIIIM, P.O. - MANIKTALA, P.S. - Maniktala, Kolkata, District-South 24 Parganas, West Bengal, India, PIN - 700054	Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of India.		ANTRIX INFRASTRUCTURE PVT LTD (as DIRECTOR)

Seller, Buyer and Property Details

Principal & Attorney Details

Presentant Details

Name and Address of Presentant

1
Mr SANDIP KUMAR AGARWAL
Son of Mr JAGDISH PRASAD AGARWAL
P 19/1 CIT RD SCHEME V11 M, P.O:- MANICKTOLA, P.S:- Manicktola, District:-Kolkata, West Bengal,
India, PIN - 700054

Principal Details

Name, Address, Photo, Finger print and Signature

SL
No.

1
Mr SANDIP KUMAR AGARWAL
Son of Mr JAGDISH PRASAD AGARWAL
P 19/1 CIT RD SCHEME V11 M, P.O:- MANICKTOLA, P.S:- Manicktola, District:-Kolkata, West Bengal,
India, PIN - 700054 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India.; Status :
Individual; Date of Execution : 14/10/2015; Date of Admission : 14/10/2015; Place of Admission of
Execution : Pvt. Residence

2
Mrs MAYA DEVI AGARWAL
Wife of Mr JAGDISH PRASAD AGARWAL
P 19/1 C I T RD, P.O:- MANICKTOLA, P.S:- Manicktola, District:-Kolkata, West Bengal, India, PIN - 700054
Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India.; Status : Individual; Date of
Execution : 14/10/2015; Date of Admission : 14/10/2015; Place of Admission of Execution : Pvt. Residence

Attorney Details

Name, Address, Photo, Finger print and Signature

1	ANTRIX INFRASTRUCTURE PVT LTD P-19/1, C I T ROAD, SCHEME-V I I M, P.O:- MANIKTALA, P.S:- Maniktala, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700054; Status : Organization; Represented by representative as given below:-
1(1)	Mr SANDIP KUMAR AGARWAL P-19/1, C I T ROAD, SCHEME V I I M, P.O:- MANIKTALA, P.S:- Maniktala, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700054 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India.; Status : Representative; Date of Execution : 14/10/2015; Date of Admission : 14/10/2015; Place of Admission of Execution : Pvt. Residence
(2)	Mr JAGDISH PRASAD AGARWAL P-19/1, C I T ROAD, SCHEME- V I I M, P.O:- MANIKTALA, P.S:- Maniktala, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700054 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India.; Status : Representative; Date of Execution : 14/10/2015; Date of Admission : 14/10/2015; Place of Admission of Execution : Pvt. Residence

B. Identifire Details

Identifier Details			Signature
SL No.	Identifier Name & Address	Identifier of	
1	Mr DILEEP MAHATO Son of Late N MAHATO ZAVA TOLA, P.O:- TARIYANICHAPRA, P.S:- BELSAND, District:-Sitamarhi, Bihar, India, PIN - 843316 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India,	Mr SANDIP KUMAR AGARWAL, Mrs MAYA DEVI AGARWAL, Mr SANDIP KUMAR AGARWAL, Mr JAGDISH PRASAD AGARWAL	

C. Transacted Property Details

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	SANDIP KR AGARWAL
Address	P 19/1 CIT RD SCHEME V11M,Thana : Maniktala, District : South 24- Parganas, WEST BENGAL
Applicant's Status	Seller/Executant

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

Endorsement For Deed Number : IV - 190305850 / 2015

Deed No/Year	19031000285352/2015	Serial no/Year	1903009708 / 2015
Transaction	IV - 190305850 / 2015		
Name of Presentant	[4002] Power of Attorney, General Power of Attorney		
Date of Execution	Mr SANDIP KUMAR AGARWAL	Presented At	Private Residence
Remarks	14-10-2015	Date of Presentation	14-10-2015

On 14/10/2015

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

Presented for registration at 22:30 hrs on : 14/10/2015, at the Private residence by Mr SANDIP KUMAR AGARWAL , one of the Executants.

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

Execution is admitted on 14/10/2015 by

Mr SANDIP KUMAR AGARWAL, Son of Mr JAGDISH PRASAD AGARWAL, P 19/1 CIT RD SCHEME V11 M, P.O: MANICKTOLA, Thana: Manicktola, , Kolkata, WEST BENGAL, India, PIN - 700054, By caste Hindu, By Profession Business

Indetified by Mr DILEEP MAHATO, Son of Late N MAHATO, ZAVA TOLA, P.O: TARIYANICHAPRA, Thana: BELSAND, , Sitamarhi, BIHAR, India, PIN - 843316, By caste Hindu, By Profession Service

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

Execution is admitted on 14/10/2015 by

Mrs MAYA DEVI AGARWAL, Wife of Mr JAGDISH PRASAD AGARWAL, P19/1 C I T RD, P.O: MANICKTOLA, Thana: Manicktola, , Kolkata, WEST BENGAL, India, PIN - 700054, By caste Hindu, By Profession House wife

Indetified by Mr DILEEP MAHATO, Son of Late N MAHATO, ZAVA TOLA, P.O: TARIYANICHAPRA, Thana: BELSAND, , Sitamarhi, BIHAR, India, PIN - 843316, By caste Hindu, By Profession Service

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

Execution is admitted on 14/10/2015 by

Mr SANDIP KUMAR AGARWAL DIRECTOR, ANTRIX INFRASTRUCTURE PVT LTD, P 19/1, C I T ROAD, SCHEME- V I I M, P.O:- MANIKTALA, P.S:- Maniktala, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700054

Indetified by Mr DILEEP MAHATO, Son of Late N MAHATO, ZAVA TOLA, P.O: TARIYANICHAPRA, Thana: BELSAND, , Sitamarhi, BIHAR, India, PIN - 843316, By caste Hindu, By Profession Service

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

Execution is admitted on 14/10/2015 by

Mr JAGDISH PRASAD AGARWAL DIRECTOR, ANTRIX INFRASTRUCTURE PVT LTD, P 19/1, C I T ROAD, SCHEME- V I I M, P.O:- MANIKTALA, P.S:- Maniktala, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700054

by Mr DILEEP MAHATO, Son of Late N MAHATO, ZAVA TOLA, P.O: TARIYANICHAPRA, Thana:
AND, Sitamarhi, BIHAR, India, PIN - 843316, By caste Hindu, By Profession Service

(Balaram Adhikari)
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

On 17/10/2015

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(d) of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7/- (E = Rs 7/-) and Registration Fees paid by Cash Rs 7/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp

1. Rs 100/- is paid on Impressed type of Stamp, Serial no 45081, Purchased on 14/09/2015, Vendor named Subhankar Das.

(Balaram Adhikari)
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69,
Registered in Book - IV
Volume number 1903-2015, Page from 67638 to 67672
being No 190305850 for the year 2015.



Digitally signed by BALARAM ADHIKARI
Date: 2015.10.23 11:50:11 +05:30
Reason: Digital Signing of Deed.

Balaram Adhikari

(Balaram Adhikari) 23/10/2015 11:50:10
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
West Bengal.

31/10/15

(This document is digitally signed.)

DATED THIS 17th DAY OF OCTOBER, 2015

FROM

SANDIP KUMAR AGARWAL & ANR.
... PRINCIPALS

TO

ANTRIX INFRASTRUCTURE PRIVATE
LIMITED

... ATTORNEY

POWER OF ATTORNEY

DSP LAW ASSOCIATES
ADVOCATES
4D, NICCO HOUSE,
1B & 2 HARE STREET,
KOLKATA - 700001