

Am.
PG-IV

D BCO No. - 972/20.



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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Serial No. 0515 Date 02/02/2020
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 Adtl. Registrar of Assurances-IV
 Kolkata

02/02/2020

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 Record Keeper
 Registrar of Assurances-IV
 Kolkata

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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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Additional Registrar of
Assurances-IV, Kolkata

Additional Registrar
of Assurances-IV, Kolkata

328/2020

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Visit Case No.

J (1) 250

J (2) 150

Total 400

Received at

A.R.A.-IV
Kolkata

POWER OF ATTORNEY

To all to whom these presents shall come, We, **LYTTON HOTEL PRIVATE LIMITED** (PAN AAACL5206G) (Phone No.- 033-2249-1872), a company within the meaning of companies Act, 1956 and governed by the Companies Act, 2013, being represented by its Directors, namely Sri Govind Hasmatrai Punwani (PAN AFYPP8496A)(Aadhar No.- 2282-8282-5757)(Mobile No.- 9830055609)son of Late Hasmatrai Manghram Punwani **AND**

4283
381
122 JAN 2020



1
(RAMESWAR PRASAD.)



[Signature]
ADDITIONAL REGISTRAR
OF ASSHRAFDARAH KOLKATA
29 JAN 2020












Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 19041009168743/2020

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




Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr RAJU RAMCHAND PUNWANI 14 SUDDER STREET KOLKATA 700016, P.O.- NEW MARKET, P.S.- New Market, Kolkata, District- Kolkata, West Bengal, India, PIN - 700016	Representative of Principal [LYTTON HOTEL PRIVATE LIMITED]		828 	 29/1/20
2	Mr RAMESWAR PRASAD 24/1B ALIPORE ROAD KOLKATA 700027, P.O.- ALIPORE, P.S.- Alipore, District-South 24-Parganas, West Bengal, India, PIN - 700027	Representative of Attorney [NILAMBU R CREATORS LLP]		826 	 29/1/20
3	Mr GOVIND HASMATRAJ PUNWANI 14, SUDDER STREET, P.O.- NEW MARKET, P.S.- New Market, Kolkata, District-Kolkata, West Bengal, India, PIN - 700016	Representative of Principal [LYTTON HOTEL PRIVATE LIMITED]		827 	 29/1/20

Query No:-19041009168743/2020, 29/01/2020 01:31:47 PM KOLKATA (A.R.A. - IV)

Page 2 of 3




ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
29 JAN 2020

Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr ASIT MANNA Son of Mr A K MANNA , 6, OLD POST OFFICE STREET, P.O:- G P O, P.S:- Hare Street, Kolkata, District-Kolkata, West Bengal, India, PIN - 700001	Mr RAJU RAMCHAND PUNWANI, Mr RAMESWAR PRASAD, Mr GOVIND HASMATRAI PUNWA**		829 	

(Tridip Misra)

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

Query No:-19041000168743/2020, 29/01/2020 01:31:47 PM KOLKATA (A.R.A. - IV)

Page 3 of 3




ADDITIONAL REGISTRAR
OF ASSURANCES IN KOLKATA
29 JAN 2020

Sri Raju Ramchand Punwani (PAN AEYPP4376C)(Aadhar No.- 7559-7357-8613) (Mobile No.- 9831137102) son of Late Ramchand Mangharam Punwani, having registered address at premises No.14, Sudder Street, P.S. and P.O. New Market, Kolkata - 700 016, having lawful authority to represent **LYTTON HOTEL PRIVATE LIMITED, Send Greetings :**

WHEREAS:

- A. One Azam ArefBham by way of inheritance was the owner of several properties in India and Burma, who died on the 19th September 1943 and executed his Last Will and Testament dated 16th day of September 1941 and appointed Mahomed Ajam Esmail, Hashim Esoof Moolla and Esoof Mahamed Bharoocha as his executors of his last Will and Testament dated 16th day of September 1941 and declared and formed Wakf of his 1/3rd share of the property of his entire Estate.
- B. One Moosa Ariff Bham instituted suit being Suit No. 1470 of 1943 at High Court at Bombay, for partition amongst the legal heirs of Azam Aref Bham, and also all the executors of the said will of Azam Aref Bham as defendants. The suit was decreed by appointment of administrator over the property on 9th day of February 1944 and also direction was passed by the Hon'ble High Court, Bombay to take necessary steps to sell properties the said Azam Ariff Bham including premises no. 14 and 14/1 Sudder street, Kolkata.
- C. The said three Executors of the said Will **1.** Mahomed Ajam Esmail son of Ajam Esmail **2.** Hashim Esoof Moolla son of EsoofMolla **AND** **3.** Esoof Mahomed Bharoocha son of Mahomed Bharoocha, was arranged to sale the property by Public Auction at Calcutta, which was held on 11th November 1944 and the highest bidders were **1.**




ADDITIONAL REGISTRAR
OF ASSURANCE, KOLKATA
29 JAN 2020

Mahomed Ajam Esmail², Hashim Esoof Moolla and 3. Esoof Mahomed Bharoocha as trustees of the Wakf and accordingly the Deed of Conveyance was executed in their favour on **15th December 1944** by the Mahomed Ajam Esmail, Hashim Esoof Moolla And Esoof Mahomed Bharoocha and the said Indenture was duly registered being Book no. 1, Vol No. 85, Page No. 284-289, Deed No.4173, for the year 1944 at the Office of Registrar at Calcutta (Now Registrar of Assurances, Kolkata) in respect of Premises no. 14 and 14/1 Sudder Street, Kolkata. That the said premises contained Landed Area measuring about 2 Bighas 4 Cottahas along with two storied brick build dwelling house.

- D. The said Azam Aref Bham during his life time created another 4 nos. of wakfs by several deeds at Surat in the year 1934 and 1942, according to the last Will and Testament of Azam Aref Bham dated 16th September 1941 in respect of his 1/3rd share of his entire properties known and named as "Sheth Azam Haji ArefBham 1/3rdWakf Rander.
- E. The Bombay Public Trust Act 1950 came into force and all the 5 wakf/s were duly registered separately under the said Act at the public Trusts Registration Office at Baroda in the year 1952 at Surat.
- F. An application, as per section 50 A of the Bombay Public Trust Act 1950, was made before the Charity Commissioner at Ahmedabad in the state of Gujarat for amalgamation of the five wakf properties created by the said Azam Aref Bham, which was duly registered as scheme Application No. 8 of 1972 and thereafter the Ld. Charity Commissioner vide order dated 22nd June 1977, directed all the aforesaid five trust/s to be amalgamated and also settled a common scheme for proper administration.

- G. One Yusuf Mohmad Bharucha challenged the said order dated 22nd June 1977, passed by the Ld. Charity Commissioner, Ahmadabad, Gujarat before the Learned Extra Assistant Judge, District Court, Surat, vide Misc. Civil Application No. 92 of 1977, which was duly dismissed by the Ld. Extra Assistant Judge, District Court Surat, on 20th February 1979 and confirmed the said order of the Ld. Charity Commissioner.
- H. An appeal was preferred by some beneficiaries against the order of the said Ld. Extra Assistant Judge Surat dated 20th February 1979, before the Hon'ble High Court of Gujarat and accordingly in the month of December 1979, the Hon'ble Court of Gujarat, was pleased to dismissed the appeal being no. 751 of 1979 and also confirmed the order of the Ld. Extra Assistant Judge, Surat and the order of amalgamation and framing of the common scheme for administration subject to certain modifications specified therein.
- I. In pursuance to the said order of Hon'ble High Court of Gujarat, all the five wakfs trust were amalgamated, all the assets and properties of the said five trusts vested in the amalgamated trust to be administered under the common scheme for administration under the name and style **"SETH AZAM HAJI AREF BHAM WAKF", RANDER.**
- J. Wakf Act come in to force in the year 1995 and Wakf Board was established and constituted by the Government of Gujarat under the said wakf Act and the said wakfi.e **"SETH AZAM HAJI AREF BHAM WAKF, RANDER** has been transferred to the Gujarat State Wakf Board under the Registration Number B-1195/Surat.
- K. The said **"SETH AZAM HAJI AREF BHAM WAKF, RANDER** became the absolute owner and/or otherwise well and sufficiently entitled to ALL

THAT the said premises no 14/1 Sudder Street, Kolkata, free from all encumbrances, charges, liens, lispensens, attachments.

- L. That the said premises no. 14/1 Sudder Street, Kolkata was tenanted and occupied by Mr Hasmatrai Mangharam Punwani and Ramchand Mangharam Punwani, both of premises no. 14, Sudder street, Kolkata and they had been paying the rent regularly without any default.
- M. On 18th December 1991 the Joint Charity Commissioner Vadodara Division, in the State of Gujarat issued a public notice inviting offer for purchase of the said property. That the said notice inviting tender was published on 18th December 1991 in the local newspapers, The Telegraph and Ananda Bazar Patrika.
- N. With references to the said Public Notice in the local edition of the Telegraph and Ananda Bazar Patrika dated 18th December 1991, the said Lytton Hotel Private Limited gave its offer to purchase the property with existing tenancy for the consideration of Rs.75,05,000/- and other terms and conditions, therefore tendered and deposited the earnest money of Rs 7,50,500/- by bank draft in favour of *Seth Azam Haji Aref Bham Wakf*.
- O. In pursuant of the said permission granted by the Ld. Joint Charity Commissioner, Vadodara vide order dated 17/08/1992 which was duly modified on 12/02/1993 an Agreement was executed on 21st day of May 1993 Between "SETH AZAM HAJI BHAM WAKF" represented as the trustees of the said Wakf referred to as the VENDOR and "Lytton Hotel Private Limited" referred to as the **PURCHASER** in the said Agreement for Sale*.

- P. The Vendor and the Purchaser jointly filed before Income Tax Department Authority by form No 37-I as Income Tax rule under Chapter XXC OF THE INCOME TAX ACT for "No Objection Certificate", under section 269UL of Income Tax Act 1961 for registration of the Deed of Conveyance in respect of the said property, in favour of "Lytton Hotel Private Limited", Kolkata.
- Q. The Appropriate Authority of Income Tax Department passed an order on 29th July 1993 under section 268UD(1) of the Income Tax Act, directing that the said property be sold out for consideration of an amount of Rs.72,32,618/- being the apparent consideration amount.
- R. A writ petition was filed before Hon'ble High Court at Calcutta by the "Lytton Hotel Private Limited" being W.P No.1833 of 1993 challenging the order dated 29th July 1993 passed by Income Tax Department. That the aforesaid matter was moved before his Lordship the Hon'ble Justice Kalyan Jyoti Sengupta and thereafter by his order dated 15th November 2000 was pleased to set aside the said order of Appropriate Authority and directed the respondent (Income Tax Department) to issue the NOC in respect of the property in terms of the section 269UL(3) of Income Tax Act 1961.
- S. The said original Deed of Conveyance dated 15th Day of December 1944, being Deed no.4173, for the year 1944 which was duly registered at the office of the Registrar of Calcutta in respect of the premises No.14 and 14/1 Sudder street, Calcutta, in favour of 1) Mahomed Ajam Esmail, 2) Hashim Esoof Molla And 3) Esoof Mahamood Bharoocha as the PURCHASERS therein, deposited to the Appropriate Authority on 10/08/1993 pursuant to the direction of the said Authority under letter No.AA/Cal/962/May'93/680-85 dated 2/8/1993 of Income Tax

department and same is lying with the said Appropriate Authority of Income Tax Department.

T. In the year 1995 Wakf Act come into force in the state of Gujarat, and established, and transferred from "SETH AZAM HAJI BHAM WAKF", RANDEK to said State of Gujarat Wakf Board being Registration Number B-1195 at Surat.

U. An Application was made before the Gujarat State Wakf Board for permission under section 60 of the Wakf Act 1995 for extension of time and Board granted permission thereto sale said property for the said consideration of Rs 75,05,000/-.

V. The Income Tax Department preferred an appeal being A.P.O 230 OF 2001, against order dated 15th November 2000 before Hon'ble Division Bench at High Court at Calcutta and Hon'ble Division Bench was pleased to pass an order dated 8th April 2003 confirming the Judgment dated 15th November 2000 and dismissed the appeal of Income Tax Department.

W. The Income Tax Department issued the certificate of NOC being No. AA/Kol/962/May/03 dated 10th November 2003 to transfer the said property by the Vendor for consideration of Rs 75,05,000/-.

X. Thereafter said **Lytton Hotel Private Limited** purchased the premises No. 14/1 Sudder Street, Calcutta, which was duly registered in the office of Registrar of Assurance, Calcutta, by virtue of the Deed of Conveyance being Deed No. 06721 for the year 2005, on 17th November, 2005 and recorded in Book No.1, Volume No.7, Page No.1 to 17, the landed area of the said premises was measuring about 1 Bigha, 1 Cottha, 1 Chittack and 5 square feet along with two constructed brick build structures measuring area 4575 sqft.

and 4654 sqftbe the little more or same lying and situated at premises no. 14/1 Sudder Street, P.S-New Market, Kolkata- 700 016.

- Y. In the aforesaid facts and circumstances, the Owner mutated the said property in the Kolkata Municipal Corporation, vide AssesseeNo.110635100229 in favor of vendor/s herein and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to deal ALL THAT piece and parcel of revenue redeemed land measuring 1 Bigha, 1 Cottha, 1 Chittack and 5 square feet more or less situated lying at and being premises no. 14/1 Sudder street, under K.M.C Ward No.63,Post Office- New Market, Kolkata-700016, Police Station- New Market.
- Z. The Owner being desirous to develop ALL THAT piece and parcel of revenue redeemed land measuring 1 Bigha, 1 Cottha, 1 Chittack and 5 square feet more or less situated lying at and being premises no 14/1 Sudder street, under K.M.C Ward No 63, vide Assessee no.110635100229, Post Office:-New Market, Kolkata-700016, Police Station:- New Market. hereinafter referred to as the "**Said Land**"as detailed in the First Schedule hereinafter written,for commercial exploitation resolved to develop the said property through a reputed Promoter/Developer company having sound financial and infrastructural competency and credibility in the field of developing of land and/or premises in the city.
- AA. The Owner has approached and requested to the Developer herein, being one of the well known reputed real estate developer and promoter in the city, to undertake the development of the "**Said Land**" on joint venture basis and the developer having accepted to take on

such development project under the terms, conditions, stipulations, covenants and consideration herein after appearing.

BB. In terms of resolutions passed at the meetings by the Directors of LYTTON HOTEL PRIVATE LIMITED being Resolution no.1 held on 26th August,2019 the said Owner namely, LYTTON HOTEL PRIVATE LIMITED has entered into Development Agreement dated 28thJanuary 2020 with M/S. NILAMBUR CREATORS LLP(Developer) of premises No.16, Sudder Street, P. O. and P.S. New Market, Kolkata - 700 016, represented by its Designated Partner, **Mr. Rameswar Prasad** (PAN : AGDPP2821K)(Aadhar No.- 8892-1690-9232)(Mobile No.- 9831030775) son of Sri Ganesh Prasad by faith Hindu by occupation business residing at 24/1B Alipore Road, P. O. and P. S. Alipore Kolkata - 700 027, for development of the said land, as detailed in the **First Schedule** hereinafter written and the said Development Agreement has been registered dated 28th January of the year 2020. *Bengal - 857/20*

CC. On the terms and conditions as contained in the said Development Agreement dated 28th day of January 2020, LYTTON HOTEL PRIVATE LIMITED has appointed the Developer to develop the said Property. As per the terms of the aforesaid Development Agreement it has been agreed that a Power of Attorney shall be issued by LYTTON HOTEL PRIVATE LIMITED in favour of the Developer for empowering the Developer to develop the said property, to do and execute all acts, deeds and things necessary to carry out the said agreement and to apply for and obtain all sanctions/licenses/No Objection Certificates from appropriate Authority and to execute all such legal agreements, indentures for sale or transfer or deal with for and on behalf of the owner concerning the Developer's Allocation of 50% developed property together with undivided, impartible, proportionate share of the land, without prejudicing the right and/or Owner's allocation in the said

property as per the terms of the said Development Agreement and further empowering the Developer to obtain the Bank/ Project Loan in respect to the development project and further empowering the Developer to issue No Objection Certificates for bank loans in favour of the prospective purchasers.

- DD. As agreed under the said Development Agreement, LYTTON HOTEL PRIVATE LIMITED is desirous of appointing Sri Rameswar Prasad, son of Sri Ganesh Prasad being the Designated Partner of the said Developer as its true and lawful Attorney to do all such acts deeds or things as are necessary for development of the said Property in terms of the Development Agreement and to sell the said Residential/ commercial Units/flats therein under the Developer's allocation to the intending buyers. LYTTON HOTEL PRIVATE LIMITED has authorized Sri Govind Hasmatrai Punwani **AND** Sri Raju Ramchand Punwani, its Directors to issue the said Power of Attorney.

NOW KNOW YE BY THESE PRESENTS THAT Lytton Hotel Private Limited hereby nominates, constitutes and appoints **Sri Rameswar Prasad** (PAN No: AGDPP2821K)(Aadhar No.- 8892-1690-9232)(Mobile No.- 9831030775) son of Sri Ganesh Prasad, residing at 24/1B, Alipore Road, Kolkata 700 027 P. S. and P. O. Alipore, being the Designated Partner of the said M/S. NILAMBUR CREATORS LLP (PAN - AAQFN8163K) (Phone No.- 033-40370140) having LLPIN : AAQ-0213, a Limited Liability Partnership under the LLP Act 2008, (the Developer), having its registered office at 16 Sudder Street, Kolkata - 700 016, P. S. New Market, P. O. New Market to be our true and lawful attorney whose signature is appended below (hereafter called '*the Attorney*') to act in the name and on behalf of LYTTON HOTEL PRIVATE LIMITED, with respect to the said land as detailed in the **First Schedule** hereinafter written, and to do, exercise perform, execute all or any of

the several acts, deeds, powers, authorities, matters and things, that is to say :

1. To take absolute possession of the said land, to hold, defend possession thereof, manage and maintain the said land till the project for development is fully completed in terms and conditions contained in the said development agreement and in accordance with the power and authorities conferred to the Developer for construction and completion of the New Building or buildings;
2. To carry out the process of development/ promotion of the said property by constructing a multi-storied building / building with commercial/ residential/ semi commercial flats/units/office space, parking space etc.;
3. To do all things necessary to be prepare and obtain a sanctioned Building Plan from the Kolkata Municipal Corporation under Building Rules and Regulations, for construction of the Multi-Storied Building ANS ALSO prepare and/or get prepared the Building Plan and/or any modification or alteration thereof for construction of building /buildings at the said property or any part thereof in terms of the said Development Agreement;
4. To construct, erect and complete the building in accordance with the sanction plan, together with all internal and external service amenities, fittings and fixtures as per details and specification common to all units of the building, with such modification and changes as may be recommended and suggested by Architect

5. To undertake soil test, survey and other necessary formalities at the said property mandatory for the development process;
6. To apply for and obtain all necessary permissions, clearances, no objections for the development of the said Property for demolition of all or any existing pucca or kacha structure or structures standing thereon and take down and/or demolish all or any of the existing buildings and structures at the said property and to construct new building or buildings thereat in accordance with the Building Plan;
7. To apply for and obtain all necessary permissions, clearances, no objections from various departments/ authorities/ government bodies such as Urban Land Ceiling, Revenue Offices, KIT, survey department, KMC, SWID, Airport Authority of India, sewage department, fire department, microwave clearance authority BSNL, Pollution department, forest departments any other central and state government/ semi government departments/authorities/bodies etc., for the development of the said Property for construction of new building/buildings at the said Property as be sanctioned by relevant authorities and permissible under the Building Regulations prescribed;
8. To apply for and obtain connections for electricity, gas, water and/or sewerage, telephone and any other utilities for the new building to be constructed at the said property AND ALSO to apply for and obtain temporary electricity and water connection for construction of the new building;
9. To represent the Owners in all legal proceedings in connection with the said property and development thereof in any of the courts of law, municipal offices, office of competent authority

under the law of urban land ceiling, revenue offices, KIT or any other relevant Department or Authority and make all such representations as may be necessary or expedient for giving effect to the said development agreement;

10. To pay and deposit sanction fees and all other charges that may be demanded by the concerned departments and/or authorities for sanction of building plan and for construction of new building/s;
11. To appoint officials, architects, surveyors, contractors and/or such other person as may be necessary for effectively carrying out the work of development of the said property;
12. To obtain refund of the excess amount if any paid to different departments, government bodies, authorities for the purpose of sanction, No-Objection Certificates etc. in respect of the said property and/or for the purposes related thereto;
13. To arrange the financial inputs if required for development for necessary infrastructure and market the project to the prospective buyers/purchasers;
14. To negotiate and enter into and execute agreements for sale, leasing out, letting out and/or transfer of area under the Developer's Allocation in the new building or any part or portion thereof in favour of any person/s on such terms as are considered expedient by the Developer;
15. To receive part and/or full consideration under all such agreement for sale/lease/transfer made by the Developer with respect to the Developer's allocation, without any hinderance whatsoever;

16. To sign all necessary and relevant documents for purpose of project loans/advance/mortgage/ Bank Loans from any Bank or financial institution as may be required for facilitating the development process;
17. To give No Objection Certificate and/or consent for mortgage by the prospective purchasers/lessees in favour of banks/financial institutions in respect of units agreed to be purchased/acquired by them and forming part of area under Developer's as per the terms of the said Development Agreement;
18. To enter into, execute, modify, cancel, alter, and to present for registration agreements for Sale and Transfer, Lease, Letting out, Mortgage and all other papers, documents, contracts, agreements, declaration, affidavits, application, returns, confirmations, consents and/or other documents as may in any way be required to be so done relating to and/or concerning the area under the Developer's Allocation and to receive all consideration, rents, service charges, taxes and/or other amounts thereunder and grant valid receipts and discharge for the same.
19. To represent the Owner as its authorized signatory and/or representative before the Registrar of Assurances, Notary Public, Statutory and Revenue Authority and/or any other concerned authority and sign and execute on behalf of **LYTTON HOTEL PRIVATE LIMITED** all required documents and/or indentures relating to the area under Developer's Allocation;

20. To prepare, sign, declare, affirm and file declarations, Indentures, Deeds, Agreements, statements, applications and/or returns and/or other documents and writings and papers in any way connected herewith or for all or any of the aforesaid purposes before any appropriate authority or authorities having jurisdiction and as may be required under any law for the time being in force;
21. To represent LYTTON HOTEL PRIVATE LIMITED in all legal proceedings relating to the said property whether before Court of Law or Statutory Authorities, to appoint, and retain Advocates, to sign and execute vakalatnama or any other form of written authorization in their favour and to revoke such appointments and to appoint and retain others as occasion shall require in connection with or for the purpose of development of the said property, to sign and verify all pleadings, petitions, applications, affidavits, statements and other papers and documents as may be required in connection with the said legal proceedings relating to the said property and development thereof.

And generally to do, execute and perform all or any further acts, deeds, matters or things whatsoever in terms with the said Development Agreement, which in the opinion of the said Attorney ought to be done, executed and performed in relation to the work of development of the said Property or affairs ancillary or incidental thereto as fully and effectually as **Lytton Hotel Private Limited** itself could do through its Executives/Office Bearers.

And **Lytton Hotel Private Limited** hereby agrees to ratify and confirm all acts deeds and things which the said attorney may lawfully do or cause to be done in terms of Development Agreement.

**THE FIRST SCHEDULE AS REFERRED TO ABOVE
DESCRIPTION OF THE "SAID LAND/ PROPERTY"**

ALL THAT piece and parcel of Bastu Free holdLand ad-measuring 1 Bigha, 1 Cottha, 1 Chittack and 5 square feet to be the same little more or less comprised in premises no 14/1, Sudder street, Post Office:-New Market, Kolkata-700016, Police Station New Market under the Jurisdiction of Kolkata Municipal Corporation, K.M.C Assessece no. 11-063-51-0022-9together with partly two storied and partly one storied very old brick built structures of about 4575 sqft. and partly asbestos sheds of about 4654 sqft. structures standing thereon within the jurisdiction of Registrar of Assurance at Kolkata which is butted and bounded as follows:

- ON THE NORTH** : Partly by premises No. 7E, Lindsay Street and Partly by premises No. 6A and 6B, Lindsay Street;
- ON THE SOUTH** : by Sudder street;
- ON THE EAST** : by Premises No. 14, Sudder Street;
- ON THE WEST** : by Premises No.14/2, Sudder Street.

IN WITNESS WHEREOF the said **Lytton Hotel Private Limited** has executed these presents on this the 29th day January 2020.

EXECUTED AND DELIVERED by
Lytton Hotel Privat Limited
represented by its Managing
Directors and Authorized
Signatory(s) Govind Hasmatrai
Punwani **AND** Raju Ramchand
Punwani, in the presence of :

for Lytton Hotel Pvt. Ltd.
Director
Govind H. Punwani
for Lytton Hotel Pvt. Ltd.
Director
Raju Ramchand Punwani

Signature of the Appointer

1.

Rameswar Prasad
(Partner)
C. Old Post Office
Kol-48

2.

Mayank Kedia
113/3, D.D. Road
Kol-48.

NILAMBUR CREATORS LLP

Rameswar Prasad
Partner

(Rameswar Prasad)

Signature of Constituted Attorney

Drafted By me

Kavshik Mukherjee
Advocate High Court

Calcutta

WB/342/2020

SPECIMEN FORM FOR TEN FINGERPRINTS



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



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



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



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



<p> वर्क अकाउंट नंबर / PERMANENT ACCOUNT NUMBER AAACL5205G </p> <p> कंपनी का नाम LYTTON HOTEL PRIVATE LIMITED </p> <p> स्थापना/स्थापना की तिथि / DATE OF INCORPORATION/FORMATION 01-02-1984 </p> <p style="text-align: right;">  <small>कॉम्प्यूटर सेक्टर, 1.4.31</small> COMMISSIONER OF INCOME-TAX, W.B. - 31 </p>	
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इस कार्ड के खो / गिर जाने पर तुरन्त जारी करने वाले अधिकारी को सूचित / पत्र लिख कर ई संयुक्त अधिकाय आयुक्त (पत्रादि एवं सहायक) पी-7, चौधरी रोड, कोलकाता - 700 069.

In case this card is lost/Found, kindly inform/return to the issuing authority :
 Joint Commissioner of Income-tax (Systems & Technical),
 P-7,
 Chowdhury Square,
 Calcutta- 700 069.

आयकर विभाग
INCOME TAX DEPARTMENT


भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AFYPP8496A



नाम / Name
GOVIND HASMATRAI PUSWAN

पिता के नाम / Father's Name
HASMATRAI MANGHAR PUSWAN

कार्ड की तिथि / Date of Issue
25/07/1998

10/2018

यदि कार्ड खो जाये/यदि यह कार्ड किसी को मिले/अगर
आपको यह कार्ड प्राप्त हो तो यह कार्ड को
खोई नहीं, यह कार्ड को
फॉर्म 141, सी नं 107/4,
एनएच बंगलौर, बी.एस.आर. रोड, बंग.
पी - 411 016


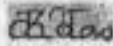

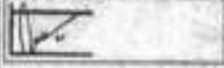
भारत सरकार

If this card is lost (someone's lost card is found,
please inform / return to -

Income Tax PAN Services Unit, NSDL
6th Floor, Mantri Sterling,
Plot No. 341, Survey No. 89/1A,
Mahalaxmi Colony, Near Dairy Bungalow Chowk,
Pune - 411 001

Tel: 91221 779 0799 / 020 2721 0081
email: itnsdl@nsdl.co.in



	<p>वर्क लेवेल नंबर / PERMANENT ACCOUNT NUMBER AEYPP4376C</p> <p>व्यक्ति का नाम RAJU RAMCHAND PUNWANI</p> <p>पिता का नाम / FATHER'S NAME RAMCHAND MANGHARAM PUNWANI</p> <p>व्यक्ति का जन्म तिथि / DATE OF BIRTH 10-06-1960</p> <p>FRONT SIGNATURE</p> 	
	<p>असिस्टेंट कमिश्नर, आय. टी. COMMISSIONER OF INCOME-TAX, WB - 3</p>	

इस कार्ड के लो / लिज जाने पर दुरुस्त जारी करके
जाने अधिकारी को सूचित / बताने लखे है
सहायक आयकर अधिकारी,
ई-7,
चौबट्टी स्क्वार्, कलकत्ता - 700 069.

In case this card is lost/ found, kindly inform/ return to
the issuing authority :
Assistant Commissioner of Income-tax,
F-7,
Chowringhee Square,
Calcutta- 700 069.


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

XYR1754878





निर्वाचक का नाम : कापू रामचंद्र
 Elector's Name : Kapu Ramchand
 Putwal
 पिता का नाम : रामचंद्र भुवराजी
 Father's Name : Ramchand Putwal
 लिंग/Sex : पुरुष M
 जन्म तिथि/Date of Birth : 10/01/1960

XYR1754878

Home
 14, सुद्धर स्ट्रीट, न्यू मार्केट, कोलकाता-700016

Address:
 14, SUDDER STREET, NEW MARKET,
 KOLKATA-700016


 Date: 16/12/2014
 159-ब्लॉक/डिवीजन/कोलकाता-700016
 159-Block/Division/Kolkata-700016
 Facsimile Signature of the Electoral
 Registration Officer for
 159-Bhabanipur Constituency

इस कार्ड को आप अपने पते पर रखें और इसे सुरक्षित रखें।
 यदि आप इस कार्ड को खो जायें तो इसे बदलने के लिए
 आवेदन करना होगा।
 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.



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन प्रमाणीकरण द्वारा प्राप्त करें।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address:
S/O: Ramchand Punwari, 14, SUDDER STREET, Park Street, Park Street, Kolkata, West Bengal, 700016

7559 7357 8613



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार
Unique Identification Authority of India
Government of India

Enrollment No.: 1221/79990/27090

To
Raju Ramchand Punwari
S/O: Ramchand Punwari
14 SUDDER STREET
Park Street
Park Street
Circus Avenue Kolkata
West Bengal 700016
9831537102

8054 3385



MD805433858FH



आपका आधार क्रमांक / Your Aadhaar No. :

7559 7357 8613

मेरा आधार, मेरी पहचान



भारत सरकार
Unique Identification Authority of India



Raju Ramchand Punwari
DOB : 10/06/1960
Male

7559 7357 8613



मेरा आधार, मेरी पहचान


 भारत निर्वाचन आयोग
 भारत
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD
 HZG3730728




Elector's Name : रामेश प्रसाद
 Name : रामेश प्रसाद
 Father's Name : Ganesha Prasad
 Sex / جنس : पुरु / M
 Date of Birth : 20/12/1968

HZG3730728
 24 नवीम्बर् २०१९, एलपीआर नं. २४, एलपीआर, कोलकाता - ७०००२७
 Address:
 24/1B ALPOBERROAD, Precinct No. 24
 ALPOBER, PA, ALPOBER Kolkata - 700027

 Date: 19/02/2020
 148 नवीम्बर् २०१९, एलपीआर नं. २४, एलपीआर, कोलकाता
 Ramkishore Ghosh
 Ramkishore Ghosh
 Registration Officer for
 Alpober Constituency
 In case of change of address, please inform the Registration Officer at the Alpober Constituency office.






ভারত সরকার
Government of India



রমন্বর প্রসাদ
Ramenwar Prasad
पिता : रामेश प्रसाद
Father : RAMESH PRASAD
তারিখ : ১৯৭৮ / Year of Birth : 1978
পুং / Male



8892 1690 9232

- সাধারণ মানুষের অধিকার



8892 1690 9232

Unique Identification Authority of India
Address
১৫/১৫, সিঙ্গেল লাইন স্ট্রিট ১৫/১৫, এলফোর্ড রোড, আলখুর
১৫/১৫, সিঙ্গেল লাইন স্ট্রিট ১৫/১৫, এলফোর্ড রোড, আলখুর
১৫/১৫, সিঙ্গেল লাইন স্ট্রিট ১৫/১৫, এলফোর্ড রোড, আলখুর
১৫/১৫, সিঙ্গেল লাইন স্ট্রিট ১৫/১৫, এলফোর্ড রোড, আলখুর
১৫/১৫, সিঙ্গেল লাইন স্ট্রিট ১৫/১৫, এলফোর্ড রোড, আলখুর
১৫/১৫, সিঙ্গেল লাইন স্ট্রিট ১৫/১৫, এলফোর্ড রোড, আলখুর

ELECTION COMMISSION OF INDIA
ভারতের নির্বাচন কমিশন

IDENTITY CARD
পরিচয় কার্ড

CJ02573856



Elector's Name Ash Manoj
নির্বাচক নাম অশি মনোজ
Father's Name Aban Kumar Manoj
পিতার নাম অবনী কুমার মনোজ
Sex M
লিঙ্গ পুরুষ
Age as on 1.1.2008 38
১.১.২০০৮-এ বয়স ৩৮

Address:
Block - Depala Shasrabada J. 1, No. 128 (Ancho)
Depala Ramnagar Purbu Medinipur 721431

Signature:
অশি মনোজ (১৯৭০-০১-১১) (১৯৭০-০১-১১)
৩১৯৩৮

Facsimile Signature
Electoral Registration Officer
Depala Ramnagar
Assembly Constituency 212-Ramnagar
District Purbu Medinipur
Date 20.07.2020

Major Information of the Deed

Deed No :	I-1904-00972/2020	Date of Registration	03/02/2020
Query No / Year	1904-1000168743/2020	Office where deed is registered	
Query Date	29/01/2020 1:02:49 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	RAMESWAR PRASAD 24/1B, ALIPORE ROAD, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9831030775, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 2/-	Rs. 42,37,91,351/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 11/- (Article:E, M(b))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]- 190400859/2020 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip. (Urban area)		

Land Details :

District: Kolkata, P.S:- Park Street, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Sudder Street, Premises No: 14/1, Ward No: 063 Pin Code : 700016

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Commercial use	1 Bigha 1 Katha 1 Chatak 5 Sq Ft	1/-	40,64,86,976/-	Property is on Road , Project Name :
Grand Total :				34.7646Dec	1 /-	4064,86,976 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	9229 Sq Ft.	1/-	1,73,04,375/-	Structure Type: Structure
Gr. Floor, Area of floor : 9229 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		9229 sq ft	1 /-	173,04,375 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	LYTTON HOTEL PRIVATE LIMITED 14 SUDDER STREET KOLKATA 700016, P.O:- NEW MARKET, P.S:- New Market, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016 , PAN No.:: AAACL5206G,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	NILAMBUR CREATORS LLP 16 SUDDER STREET KOLKATA 700016, P.O:- NEW MARKET, P.S:- New Market, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016 , PAN No.:: AAQFN8163K,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr RAJU RAMCHAND PUNWANI Son of Late RAMCHAND MANGHARAM PUNWANI 14 SUDDER STREET KOLKATA 700016, P.O:- NEW MARKET, P.S:- New Market, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AEYPP4376C,Aadhaar No Not Provided Status : Representative, Representative of : LYTTON HOTEL PRIVATE LIMITED (as DIRECTOR)
2	Mr RAMESWAR PRASAD (Presentant) Son of Mr GANESH PRASAD 24/1B ALIPORE ROAD KOLKATA 700027, P.O:- ALIPORE, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGDPP2821K,Aadhaar No Not Provided Status : Representative, Representative of : NILAMBUR CREATORS LLP (as PARTNER)
3	Mr GOVIND HASMATRAI PUNWANI Son of Late HASMATRAI PUNWANI , 14, SUDDER STREET, P.O:- NEW MARKET, P.S:- New Market, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFYPP8496A,Aadhaar No Not Provided Status : Representative, Representative of : LYTTON HOTEL PRIVATE LIMITED (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr ASIT MANNA Son of Mr A K MANNA , 6, OLD POST OFFICE STREET, P.O:- G P O, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001			

Identifier Of Mr RAJU RAMCHAND PUNWANI, Mr RAMESWAR PRASAD, Mr GOVIND HASMATRAI PUNWANI

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	LYTTON HOTEL PRIVATE LIMITED	NILAMBUR CREATORS LLP-34.7646 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	LYTTON HOTEL PRIVATE LIMITED	NILAMBUR CREATORS LLP-9229.00000000 Sq Ft

Endorsement For Deed Number : I - 190400972 / 2020

On 29-01-2020

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

Presented for registration at 18:08 hrs on 29-01-2020, at the Private residence by Mr RAMESWAR PRASAD ..

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 42,37,91,351/-

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

Execution is admitted on 29-01-2020 by Mr RAJU RAMCHAND PUNWANI, DIRECTOR, LYTTON HOTEL PRIVATE LIMITED, 14 SUDDER STREET KOLKATA 700016, P.O:- NEW MARKET, P.S:- New Market, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700016

Identified by Mr ASIT MANNA, , Son of Mr A K MANNA, , 6, OLD POST OFFICE STREET, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

Execution is admitted on 29-01-2020 by Mr RAMESWAR PRASAD, PARTNER, NILAMBUR CREATORS LLP, 16 SUDDER STREET KOLKATA 700016, P.O:- NEW MARKET, P.S:- New Market, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016

Identified by Mr ASIT MANNA, , Son of Mr A K MANNA, , 6, OLD POST OFFICE STREET, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

Execution is admitted on 29-01-2020 by Mr GOVIND HASMATRAI PUNWANI, Director, LYTTON HOTEL PRIVATE LIMITED, 14 SUDDER STREET KOLKATA 700016, P.O:- NEW MARKET, P.S:- New Market, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700016

Identified by Mr ASIT MANNA, , Son of Mr A K MANNA, , 6, OLD POST OFFICE STREET, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service



Tridip Misra

ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA

Kolkata, West Bengal

On 03-02-2020

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

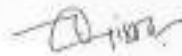
Certified that required Registration Fees payable for this document is Rs 11/- (E = Rs 7/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 11/-



Payment of Stamp Duty

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

1. Stamp: Type: Impressed, Serial no 4283, Amount: Rs.50/-, Date of Purchase: 22/01/2020, Vendor name: M K Mondal



Tridip Misra
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2020, Page from 54847 to 54888

being No 190400972 for the year 2020.



(Tridip Misra) 2020/02/04 04:57:10 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

CHECKED BY



Certified to be a true Copy

Addl. Registrar of Assurances-IV
Kolkata

02/02/2020

(This document is digitally signed.)