3884/19

I-3405/19

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबंगा पश्चिम बंगाल WEST BENGAL

AC 135534

Certified that this document is admitted to Registration. The signature sheet and the Endorsement sheet attached to the document are part of this document.

Additional Dist. Sub Registrar
Sealdah

13/8/19

01/181846/19

POWER OF ATTORNEY

22 AUG 2019

KNOW ALL MEN BY THESE PRESENTS that we, **INDIAN CHURCH TRUSTEES (PAN No. AAATI4775Q)**, a body incorporated by Royal Charter dated 11th June, 1929 under the provisions of Sub-Section (1) of Section 6 of the Indian Church Act, 1927 and having its office at "Bishop's House", 51, Chowringhee Road, Kolkata – 700071 represented by its Trustees **Revd. Abir Adhikari, (PAN No. BADPA6705N) (Aadhaar No. 390498170020)** son of Late Probhudan Adhikari, by faith Christian, by occupation Priest, by Nationality Indian, residing at 36/5/A, Jannagar Road, P.S. & P.O. Serampore M, Hooghly, Mahesh-1, West Bengal-712202 and **Mr. Terence Hamilton Ireland, (PAN No. AAJPI3702Q) (Aadhaar No. 877403157802)**, son of Late Douglas Ireland, by faith Christian, by occupation Principal, by Nationality Indian, residing at 165, A.J.C.Bose Road, P.S. & P.O. Entally, Kolkata-700 014 (hereinafter referred to as the **"APPOINTER"**) **SEND GREETINGS :**

74579

NAME B. K. Jain & Co. (Advocates)
ADD. 6A, K. S. Roy Rd.
Rs.
08 MAY 2019
S. CHATTERJEE
Licensed Stamp Vendor
C. C. Court
2&3, K. S. Roy Road, Kol-1

08 MAY 2019

08 MAY 2019

Ram Nam Agarwal

VVTI
3642

Ram Nam Agarwal

VVTI
3643

Terence Hamilton Ireland

VVTI
3644

Sle Agarwal

VVTI
3645

Ashok Agarwal

A.D.S.R., SEALDAH
13 AUG 2019
Dist.-South 24 Parganas

Adv.

WHEREAS:-

A. We, **Indian Church Trustees**, the Appointer herein, at all times have been and still are the absolute owner in respect of **All That** the piece or parcel of Plot of Land measuring **7 (seven) Bighas, 9 (nine) Cottahs, 10 (Chitaks) and 22 (twenty two) Square Feet** together with existing three buildings and other structures whatsoever lying erected and/or built thereat and the same commonly known as "Bishop's College" situated lying at and being **Municipal Premises No.224, A. J. C. Bose Road, Ward No. 69 Police Station Karaya, Post Office Circus Avenue, Kolkata-700017, West Bengal**, described in the *Schedule* hereunder written and the same shown and delineated in **RED** borders in the map or plan marked **"X"** annexed hereto, (hereinafter referred to as the **"said Property"**).

B. By a **Development Agreement** dated the **07.08.2019** registered in Book No. I being **Deed No. 160603202** for the year 2019 at the office of A.D.S.R., Sealdah, South 24-Parganas, District South 24. Parganas, West Bengal made between **Indian Church Trustees** therein referred to as the Owner of the First Part and **Srijan Realty Private Limited** therein referred to as the Developer of the Second Part and **Bishop's College** therein referred to as the Confirming Party of the Third Part (hereinafter referred to as the **"Development Agreement"**) the Appointer herein have retained and appointed Srijan Realty Private Limited as the Developer and have further entrusted to it for the development of Parts "A", "B" and "C" of the "said Property" shown and delineated in Green Borders in plan marked "X" annexed thereto as also plan marked "X" annexed hereto and construction of three proposed Building Blocks "A", "B" and "C" thereat , (hereinafter referred to as the **"said Project")** and the same in accordance with the Plan to be sanctioned by the Kolkata Municipal Corporation and further as per the terms therein recorded and remaining Part "D" shown in Blue borders in the plan "X" annexed thereto as also plan "X" annexed hereto shall continue to be in use and occupation of the Owner/Bishop's College.

C. In pursuance of the said Development Agreement dated the 7th **August, 2019** the said Developer Srijan Realty Private Limited has nominated **Sri Ram Naresh Agarwal, (PAN No. ACYPA1903G) (Aadhaar No. 594889630890)** son of Late Nand Kishore Agarwal, residing at 135G, S. P. Mukherjee Road, Flat No. 5B, Police Station and Post Office Kalighat, Kolkata-700 026, West Bengal **AND Sri Sunil Agarwal , (PAN No. ADAPA9172G) (Aadhaar No. 740538323436)** son of Late Mahabir Prasad Agarwal, residing at 169, N.S.C. Bose

A.D.S.R., SEALDAH

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Road, Sherwood Estate, Block-P, Flat 3A, Lobby-1, Opp. Ram Krishna Mission, Police Station and Post Office Narendrapur, Jaynagar, South 24 Parganas, West Bengal-700 013, as its nominees for the purpose of grant of Power of Attorney by us, the Appointer herein, for doing and carrying out various acts, deeds, matters and things for the said Project of development of the "said Property" and/or construction of the proposed building complex thereat as per the said Development Agreement.

D. We, the Owner abovenamed, on being so approached and requested by the Developer as per *Clause 15* of the said Development Agreement, have agreed and decided to retain, appoint and constitute the said **Sri Ram Naresh Agarwal and Sri Sunil Agarwal** both nominees of the said Developer Srijan Realty Private Limited as our true and lawful attorneys to act jointly or severally in our name and on our behalf and on our account and to do all or any of the acts, deeds, matters and things hereafter stated.

NOW KNOW YE ALL MEN BY THESE PRESENTS that we, the **Appointer** abovenamed do hereby make, nominate, constitute, retain and appoint and have made, nominated, constituted, retained and appointed the said **Sri Ram Naresh Agarwal, (PAN No. ACYPA1903G) (Aadhaar No. 594889630890)** son of Late Nand Kishore Agarwal, residing at 135G, S. P. Mukherjee Road, Flat No. 5B, Police Station and Post Office Kalighat, Kolkata-700 026, West Bengal **AND Sri Sunil Agarwal , (PAN No. ADAPA9172G) (Aadhaar No. 740538323436)** son of Late Mahabir Prasad Agarwal, residing at 169, N.S.C. Bose Road, Sherwood Estate, Block-P, Flat 3A, Lobby-1, Opp. Ram Krishna Mission, Police Station and Post Office Narendrapur, Jaynagar, South 24 Parganas, West Bengal-700 013, both nominees of the said Developer Srijan Realty Private Limited, (hereinafter referred to as the said "**Attorneys**") as our true and lawful Attorneys to act jointly or severally in our name, on our behalf and on our account and to do all or any of the acts, deeds, matters and things:

a) To obtain sanctioned plan as also all required permissions or approvals from the concerned authorities as may be required for the said Project of development of the "said Property" and construction of the buildings thereat and for that purpose to sign such applications, papers, writings, undertakings, appeals, etc., as may be required and to do all acts, deeds, matters and things as our said Attorneys or either of them shall think proper;

A.D.S.R., SEALDAH

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b) To cause demolition of the existing building and structures and further to cause removal of the debris, which would come out from such demolition work and for the said purpose to obtain all required permissions, clearances, sanctions and no-objections from the concerned Government Authorities and further to do all acts, deeds, matters and things as our said Attorneys or either of them shall think proper;

c) To apply for and obtain registration under the West Bengal Housing Industry Regulation Act, 2017 and all other acts and statutes, as applicable and to obtain all licenses and permissions thereunder for the purpose of development work of the said Project and for the said purpose to do all acts, deeds, matters and things as our said Attorneys or either of them shall think proper;

d) To enter upon the "said Property" with men and material as may be required for the purpose of development work of the said Project and to erect the proposed buildings as per the Building Plans to be sanctioned by the Kolkata Municipal Corporation and for the said purpose to do all acts, deeds, matters and things as our said Attorneys or either of them shall think proper;

e) To appoint architects, contractors, sub-contractors, consultants, and surveyors as may be required and to supervise the development and construction work of the proposed buildings and for the said purpose to do all acts, deeds, matters and things as our said Attorneys or either of them shall think proper;

f) To apply for and obtain modifications of the Building Plans from time to time as may be required and the same with prior written approval of the Appointer and for the said purpose to do all acts, deeds, matters and things as our said Attorneys or either of them shall think proper;

g) To apply for and obtain quotas, entitlements and other allocations for cement, steel, bricks and other building materials and inputs and facilities allocable to the Appointer and required for the construction of the proposed Buildings but in no circumstances the Appointer shall be responsible for the price/value, storage and quality of the building materials and for the said purpose to do all acts, deeds, matters and things as our said Attorneys or either of them shall think proper;

h) To approach the concerned authorities for the purpose of obtaining permissions and service connections including water, sewerage and electricity for carrying out and completing the said Project of

A.D.S.R., SEALDAH

13 AUG 2019

Dist.-South 24 Parganas

development of the "said Property" and for the said purpose to do all acts, deeds, matters and things as our said Attorneys or either of them shall think proper;

i) To make deposits with the Planning Authorities and other concerned authorities for the purpose of carrying out the said Project of development and construction of the Buildings on the "said Property" and to claim refund of such deposits and to give valid and effectual receipts and discharges on behalf of the Appointer in connection therewith and for the said purpose to do all acts, deeds, matters and things as our said Attorneys or either of them shall think proper;

j) After completion of the construction of the proposed Buildings, to apply for and obtain occupation and completion certificates in respect of the Buildings or parts thereof from the Planning Authorities and/or the Kolkata Municipal Corporation and for the said purpose to do all acts, deeds, matters and things as our said Attorneys or either of them shall think proper;

k) To advertise in the Newspapers for the transfer of the Units forming part of the Developer's Allocation and to enter into agreements for letting out/leasing out the units and spaces forming part of the Developer's Allocation along with or without the corresponding undivided share in the "said Property", on such terms and conditions as the said Attorneys may think fit and proper and for the said purpose to do all acts, deeds, matters and things as our said Attorneys or either of them shall think proper;

l) To execute from time to time deeds for grant of sub lease/sub-demise/sub let the units and spaces forming part of the Developer's Allocation at the proposed new Building and also to receive premium, consideration, rents, deposits therefor and present the above documents for registration and admit the execution of such documents before the appropriate authorities and for the said purpose to do all acts, deeds, matters and things as our said Attorneys or either of them shall think proper;

m) To ask for, receive and recover from all the Lessees/ tenants and other occupiers whosoever all consideration, rents, charges, profits, emoluments, service charges, extras, deposits and other charges and sums of moneys in respect of the units and spaces of the proposed buildings forming part of the Developer's Allocation and also on non-payment

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thereof to take legal steps for the recovery thereof as the Developer may think fit and for the said purpose to do all acts, deeds, matters and things as our said Attorneys or either of them shall think proper;

n) To receive and accept any service of writ of summons or other legal process on behalf of and in the name of the Appointer and further to appear in any court or authority as the Developer deems appropriate and to commence, prosecute and/or defend any action or legal proceedings relating to the said Project of development of the "said Property" and not relating to the title of the Appointer in any court or before any authority as the Developer may think fit and proper and for the said purpose to appoint any Solicitor, Advocate and Lawyer in the name and on behalf of the Appointer or in the name of the Developer and pay the costs, expenses, fee and other outgoings. Further to depose in the court of law or authority, sign vakalatnama, sign, verify and/or affirm the plaint, written statement, affidavits, petitions, applications, appeals etc., and any other document or documents in furtherance of the said objective and the same with prior written approval of the Appointer and for the said purpose to do all acts, deeds, matters and things as our said Attorneys or either of them shall think proper;

o) To appear and to represent the Appointer before the Kolkata Metropolitan Development Authority ("KMDA"), Competent Authority for supply of Ground Water, CESC, Urban Land Ceiling Authorities, Airports Authority of India, Bharat Sanchar Nigam Ltd., West Bengal Pollution Control Board/Environment Department, Directorate of Town and Country Planning, Kolkata Police, Kolkata Municipal Corporation and to submit necessary Applications, Affidavits, Indemnities and other papers and documents and further to obtain all required certificates, sanctions, permissions, exemptions, no-objection certificates and other orders and/or directions concerning or relating to the "said Property" and/or development thereof and/or construction of the proposed building thereat as our said Attorneys or either of them shall think proper;

p) To do and perform all acts, deeds, matters and things as may be necessary for all or any of the purposes aforesaid and for giving full effect to the powers and authorities herein before contained, as fully and effectually as the Appointer could do in person and for the said purpose to do all acts, deeds, matters and things as our said Attorneys or either of them shall think proper;

A.D.S.R., SEALDAH

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q) To retain and appoint one or more substitute or substitutes to carry out all or any of the acts, deeds, matters and things as hereinbefore stated and further to revoke and cancel such appointment as our said Attorneys or either of them shall think proper;

r) **AND GENERALLY** to do all that is or may be necessary for carrying out the said Project of development of the "said Property" and/or construction of the proposed building complex thereat and as our said Attorneys or either of them shall think proper;

A N D it is clarified that nothing herein contained shall authorize the said Attorneys to represent the Appointer in the matters, where the Appointer has reserved the express right to do so personally nor to give consent on behalf of the Appointer to the Developer in respect of any matter contained in the Development Agreement which require the Developer to take consent of the Appointer nor to represent the Appointer in any claim, dispute or legal proceeding by or against the Developer or persons claiming through it.

A N D we, the Appointer above named do hereby ratify and confirm and agree to ratify and confirm all and whatsoever our said Attorneys or either of them acting jointly or severally as aforesaid, lawfully do **AND WE DECLARE THAT** this Power of Attorney shall at all times be revocable for all purposes.

THE SCHEDULE ABOVE REFERRED TO

"said Property"

All That the piece or parcel of Plot of Land measuring about **7 (seven) Bighas, 9 (nine) Cottahs, 10 (ten) Chitaks and 22 (twenty two) Square Feet** more or less **Together With** existing three buildings in use by the Owner/Confirming Party and sheds and other structures whatsoever lying erected and/or built thereat and the same commonly known as "Bishop's College" situated lying at and being **Municipal Premises No.224, A. J. C. Bose Road, Ward No. 69, Police Station Karaya, Post Office Circus Avenue, Kolkata-700 017** and the same shown and delineated in **RED** borders in the map or plan marked **"X"** annexed hereto. The "said Property" is butted and bounded in the manner as follows:-

On the North	:	By partly A.J.C.Bose Road and partly Beckbagan Row;
On the East	:	By Ahiripukur First Lane;
On the South	:	By premises No. 67C, Ballygunge Circular Road;
On the West	:	By premises No. 224A, A.J.C. Bose Road and premises Nos. 68, 68B and 67A, Ballygunge Circular Road;

A.D.S.R., SEALDAH

13 AUG 2019

Dist.-South 24 Parganas

IN WITNESS WHEREOF we, the Appointer above named have hereunto set and subscribed our seal and signature on this 13th day of August, Two Thousand and Nineteen.

SIGNED SEALED AND DELIVERED by the said **Appointer** at Kolkata in the presence of: -

Witness:-

Bradley. Richard Samuel
154/C Linton St. Cal-14

Trustee
INDIAN CHURCH TRUSTEES

(Revd. Abir Adhikari)

Terence Hamilton Ireland
(Terence Hamilton Ireland)

Trustee
INDIAN CHURCH TRUSTEES

SIGNED SEALED AND DELIVERED by the said **Attorneys** at Kolkata in the presence of:-

Witness:

Bradley. Richard Samuel.

(Ram Naresh Agarwal)

(Sunil Agarwal)

Prepared & Drafted By:
B.K.Jain & Co. (Advocates)
6A,K.S.Roy Road, Kolkata-700001
Sandeep Jain, Advocate
Enrolment No. F-961/1373/96

A.D.S.R., SEALDAH

13 AUG 2019

Dist.-South 24 Parganas

SPECIMEN FORM FOR TEN FINGERPRINTERS

Sl. No.	Signature of the executants/and/ or purchaser Presentants

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

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

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

A.D.S.R., SEALDAH

13 AUG 2019

Dist.-South 24 Parganas

SPECIMEN FORM FOR TEN FINGERPRINTERS

Sl. No.	Signature of the executants/and/ or purchaser Presentants					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
		Thumb	Fore	Middle (Right Hand)	Ring	Little

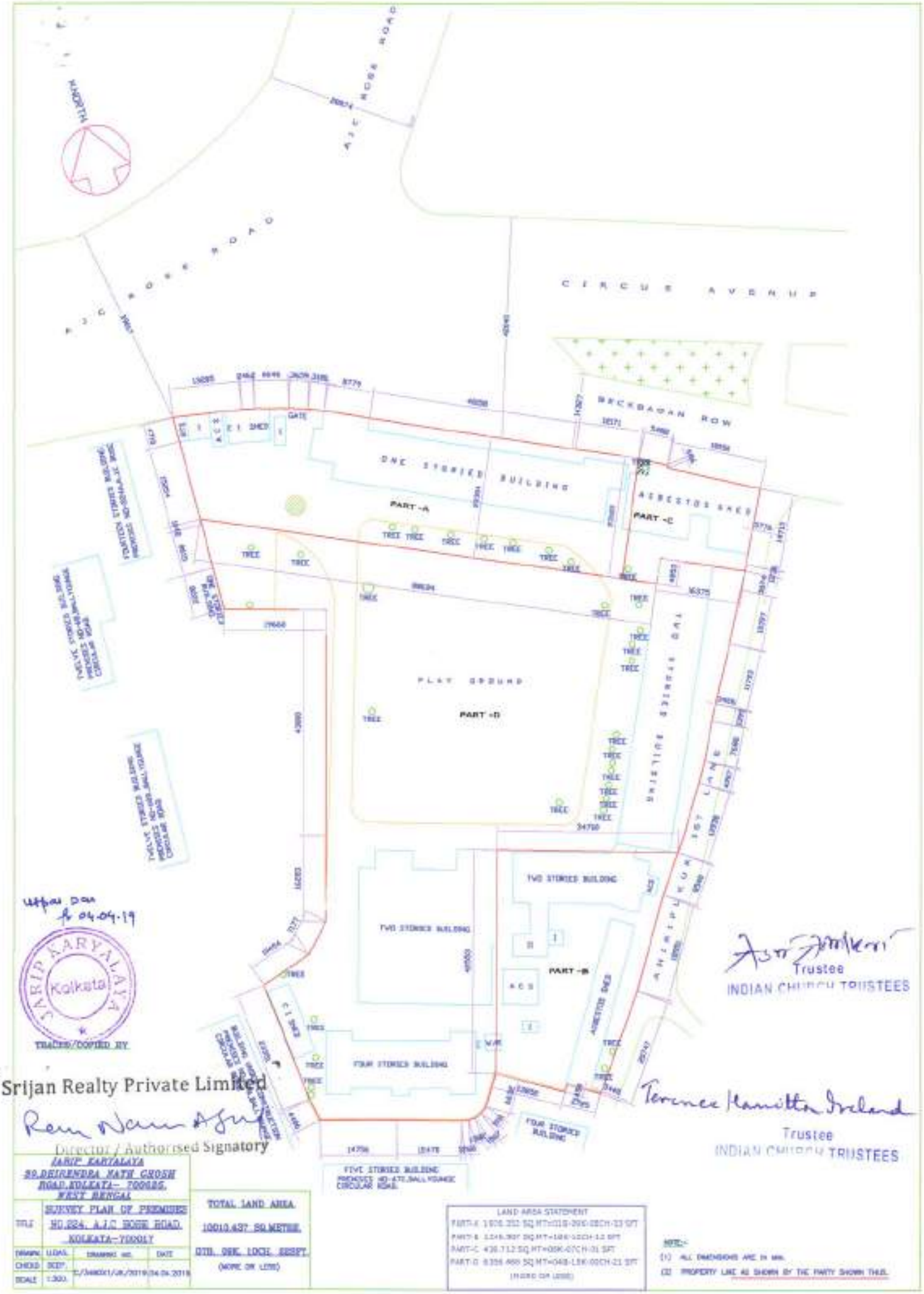
2		Little	Ring	Middle (Left Hand)	Fore	Thumb
		Thumb	Fore	Middle (Right Hand)	Ring	Little

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

A.D.S.R., SEALDAH

13 AUG 2019

Dist.-South 24 Parganas


A.J.C. BOSE ROAD
CIRCUS AVENUE
BECKBAGAN ROW
ONE STORIED BUILDING
PART-A
ASBESTOS SHED
PART-C
PLAY GROUND
PART-D
TWO STORIED BUILDING
PART-B
FOUR STORIED BUILDING
FIVE STORIED BUILDING
PREMISES NO-471,SALKIA CIRCULAR ROAD
TREE
GATE
Trustee
INDIAN CHURCH TRUSTEES
Trustee
INDIAN CHURCH TRUSTEES
Uttpal Das
04.04.19
TARIP KARYALAYA
Kolkata
TRACED/COPIED BY
Srijan Realty Private Limited
Director / Authorised Signatory
TARIP KARYALAYA
89,DEBENDRA NATH GHOSH ROAD,KOLKATA- 700025, WEST BENGAL
TITLE
SURVEY PLAN OF PREMISES NO.224, A.J.C BOSE ROAD, KOLKATA-700017
DRAWN
CHECKED
SCALE
DRAWING NO.
DATE
TOTAL LAND AREA
10010.437 SQ.METRE
OTH. ONE LOCH SEEPT.
(MORE OR LESS)
LAND AREA STATEMENT
PART-A 1806.252 SQ.MT=019-390-08CH-23 SFT
PART-B 1246.907 SQ.MT=186-12CH-12 SFT
PART-C 436.712 SQ.MT=006-47CH-31 SFT
PART-D 6326.466 SQ.MT=048-13K-00CH-21 SFT
(MORE OR LESS)
NOTE:-
(1) ALL DIMENSIONS ARE IN MM.
(2) PROPERTY LINE AS SHOWN BY THE PARTY SHOWN THUS.

A.D.S.R., SEALDAH

13 AUG 2019

Dist.-South 24 Parganas

P. Mukherjee

Trustee
INDIAN CHURCH TRUSTEES

Terence Hamilton Ireland

Trustee
INDIAN CHURCH TRUSTEES

P. Mukherjee

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAJPI3702Q

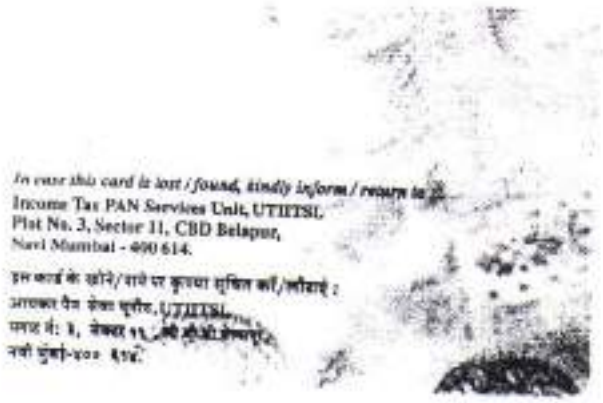
नाम / Name
TERENCE HAMILTON IRELAND

पिता का नाम / Father's Name
DOUGLAS IRELAND

जन्म की तारीख / Date of Birth
29/06/1962

हस्ताक्षर / Signature

Terence Hamilton Ireland



In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTIITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :
आयकर पैन सेवा यूनीट, UTIITSL
प्लाट नं: 3, सेक्टर 11, सी.बी.डी. बेलापुर,
नवी मुंबई-४०० ६१४.

[redacted]

টেরেন্স হ্যামিল্টন ইরেলান্ড

Terence Hamilton Ireland

জন্মতারিখ/ DOB: 29/05/1952

পুরুষ / MALE

8774 0315 7802

আধার - সাধারণ মানুষের অধিকার

Terence Hamilton Ireland

[redacted]

ঠিকানা:
১৬৫, এ.জে.সি.বোস রোড, এন্টালি,
কোলকাতা,
পশ্চিম বঙ্গ - 700014

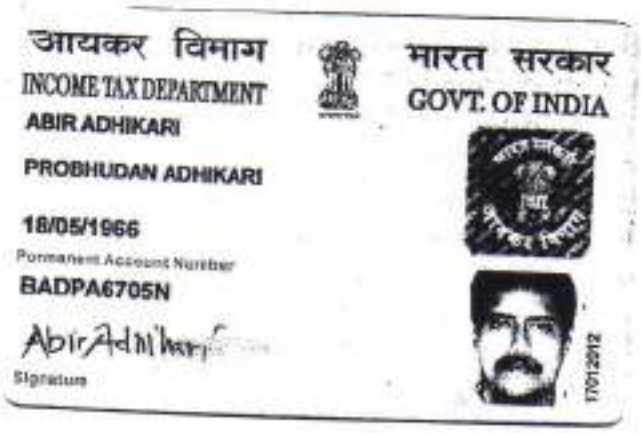
Address
165, A. J. C. BOSE
ROAD, Entally,
Kolkata,
West Bengal - 700014

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ABIR ADHIKARI

PROBHUDAN ADHIKARI

18/05/1966

Permanent Account Number

BADPA6705N

Signature

17/01/2012

Abir Adhikari

আধার

ভারতীয় বিশিষ্ট পরিচয় কর্তৃপক্ষ

ভারত সরকার

Unique Identification Authority of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1062/30138/33873

To
অবীর অধিকারী
Abir Adhikari
36/5/A JANNAGAR ROAD
Serampore M
Mahesh -1
Hooghly Hooghly
West Bengal 712202

MA270007984FT

আপনার আধার সংখ্যা / Your Aadhaar No. :

3904 9817 0020

আধার – সাধারণ মানুষের অধিকার

ভারত সরকার

Government of India

অবীর অধিকারী
Abir Adhikari
পিতা : প্রভুদাস অধিকারী
Father : Probhudas Adhikari
জন্মতারিখ / DOB : 18/05/1968
পুরুষ / Male

3904 9817 0020

আধার – সাধারণ মানুষের অধিকার

অবীর অধিকারী

[redacted]

AADHAAR

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা যাচ করুন।

INFORMATION

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

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

[redacted]

আধার

ঠিকানা:
৩৬-এ-১, জানানগর রোড,
শ্রীরামপুর (উঃ), হুগলী, মহেশ
-১, পশ্চিম বঙ্গ, 712202

Address:
36/A, JANNAGAR ROAD,
Serampore N, Hooghly, Mahesh
-1, West Bengal, 712202

3904 9817 0020

1800 300 1947

help@uidai.gov.in

www.uidai.gov.in


INCOME TAX DEPARTMENT
SRIJAN REALTY PRIVATE LIMITED
18/03/1998
AAHCS6612K

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RAM NARESH AGARWAL

NAND KISHORE AGARWAL

03/05/1967

Permanent Account Number
ACYPA1903G

Signature

Ram Naresh Agarwal

[illegible]

[illegible]

If this card is lost / someone's lost card is found,
please inform / return to:
Income Tax PAN Services Unit, NSDL
5th floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tin@nsdl.co.in

Ram Narain Agarwal

ঠিকানা:
১৩৮ ক, এফ বি ১৩৮জি, এস.পি.মুখার্জী রোড, কালিঘাট, কালিঘাট,
কোলকাতা, পশ্চিমবঙ্গ, 700026

Address:
F NO 5B 138G, S.P. MUKHERJEE ROAD, KALIGHAT, Kalighat S.O, Kalighat, Kolkata, West Bengal, 700026

1947
1800 120 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

Permanent Account Number Card

ADAPA9172G

Name
SUNIL AGARWAL

Father's Name
MAHABIR PRASAD AGARWAL

06/06/1969

Signature

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

आधार

S/O: [illegible]
[illegible]
24 [illegible]
[illegible] 700103

Address
S/O: Late Mahavir Prasad Agarwal,
BLOCK-P, FLAT-3 A, LOBBY-1,
SHERWOOD ESTATE, 169 N.S.C
BOSE ROAD, OPP. RAM KRISHNA
MISSION, NIRENDRAPUR,
Jaynagar, South 24 Parganas,
West Bengal - 700109

1947
1800 300 1947

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P.O. Box No. 1947,
Bangalore-560 001

भारत सरकार
GOVERNMENT OF INDIA

सुनील अग्रवाल
Sunil Agarwal
जन्म तिथि/ DOB: 06/06/1969
पुरुष / MALE

7405 3832 3436

आधार - आम आदमी का अधिकार

BAR COUNCIL OF WEST BENGAL

(STATUTORY BODY UNDER THE ADVOCATES ACT, 1961)
2 & 3, KIRANSANKAR ROY ROAD, CALCUTTA-700 001
PHONES 248-8956/7833

IDENTITY CARD

Name SANDEEP JAIN Advocate

Father's/Husband's Name BIJOY KUMAR JAIN

CHAIRMAN EX-COMMITTEE CHAIRMAN

Card No. A-6749

Address Recorded on the Roll 6/1C, Palm Avenue, 4th Floor, Calcutta-700 019

Present Address Same as above

Enrolment No F-961/1373/96

Date of Enrolment 09.04.99 Date of Birth 08.12.70

Date 07.5.99 Secretary/Assistant Secretary

Government of West Bengal

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

OFFICE OF THE A.D.S.R. SEALDAH, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16061000181846/2019

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	Revd Abir Adhikari 36/5/A, Jannagar Road, P.O:- Serampore, P.S:- Serampur, District:- Hooghly, West Bengal, India, PIN - 712202	Representative of Principal [INDIAN CHURCH TRUSTEES]			13/8/2019
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mr Terence Hamilton Ireland 165, A.J.C. Bose Road, P.O:- Entally, P.S:- Entaly, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700014	Representative of Principal [INDIAN CHURCH TRUSTEES]			Terence Hamilton Ireland 13/08/19
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Shri Ram Naresh Agarwal 135G, S.P. Mukherjee Road, Flat No. 5B, P.O:- Kalighat, P.S:- Kalighat, District:- South 24-Parganas, West Bengal, India, PIN - 700026	Representative of Attorney [SRIJAN REALTY PRIVATE LIMITED]			Ram Naresh Agarwal 13/8/19

Sub-Registrar, Sonidih, District Sonitpur

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
4	Mr Sunil Agarwal 169, N. S. C. Bose Road, Sherwood Estate, Narendrapur, Block/Sector: P, Flat No: 34, P.O:- Joynagar, P.S:- Joynagar, District:-South 24-Parganas, West Bengal, India, PIN - 700103	Representative of Attorney [SRIJAN REALTY PRIVATE LIMITED]			13/08/2019

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Sandeep Jain Son of B K Jain 6A, K. S. Roy Road, P.O:- G P O, P.S:- Hare Street, District:- Kolkata, West Bengal, India, PIN - 700001	Revd Abir Adhikari, Mr Terence Hamilton Ireland, Shri Ram Naresh Agarwal, Mr Sunil Agarwal			13/08/2019

(Kaushik Ray)
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
South 24-Parganas, West Bengal

Sub-Registrar, Sealdah, District South 24 Parganas

Major Information of the Deed

Deed No :	**I-1606-03405/2019**	**Date of Registration**	**22/08/2019**
Query No / Year	**1606-1000181846/2019**	**Office where deed is registered**	
Query Date	**09/08/2019 5:53:07 PM**	A.D.S.R. SEALDAH, District: South 24-Parganas	
Applicant Name, Address & Other Details	Sandeep Jain 6, Kiron Sankar Road,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9830083414, Status :Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
		Rs. 168,36,42,127/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 7/- (Article:E)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160603202/2019 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Entaly, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: A. J. C. Bose Road, Road Zone : (Moulali -- Beck Bagan (On Road)) , , Premises No: 224, , Ward No: 069 Pin Code : 700017

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		7 Bigha 9 Katha 10 Chatak 22 Sq Ft		167,61,42,127/-	Property is on Road , Project Name :
	Grand Total :				**246.9317Dec**	**0 /-**	**16761,42,127 /-**	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	10000 Sq Ft.	0/-	75,00,000/-	Structure Type: Structure
	Gr. Floor, Area of floor : 10000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete				
	Total :	**10000 sq ft**	**0 /-**	**75,00,000 /-**	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**INDIAN CHURCH TRUSTEES** Bishops House, 51, Chowringhee Road, P.O:- Middleton Row, P.S:- Shakespeare Sarani, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700071 , PAN No.:: AAATI4775Q,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative

- Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**SRIJAN REALTY PRIVATE LIMITED** Srijan House, 36/1A, Elgin Road, P.O:- Lala Lajpat Rai Sarani, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: AAHCS6112K,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Revd Abir Adhikari** Son of Late Probhudan Adhikari 36/5/A, Jannagar Road, P.O:- Serampore, P.S:- Serampur, District:-Hooghly, West Bengal, India, PIN - 712202, Sex: Male, By Caste: Christian, Occupation: Others, Citizen of: India, , PAN No.:: BADPA6705N,Aadhaar No Not Provided Status : Representative, Representative of : INDIAN CHURCH TRUSTEES (as Trustee)
2	**Mr Terence Hamilton Ireland** Son of Late Douglas Ireland 165, A.J.C. Bose Road, P.O:- Entally, P.S:- Entaly, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700014, Sex: Male, By Caste: Christian, Occupation: Others, Citizen of: India, , PAN No.:: AAJPI3702Q,Aadhaar No Not Provided Status : Representative, Representative of : INDIAN CHURCH TRUSTEES (as Trustee)
3	**Shri Ram Naresh Agarwal (Presentant)** Son of Late Nand Kishore Agarwal 135G, S.P. Mukherjee Road, Flat No. 5B, P.O:- Kalighat, P.S:- Kalighat, District:-South 24-Parganas, West Bengal, India, PIN - 700026, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACYPA1903G,Aadhaar No Not Provided Status : Representative, Representative of : SRIJAN REALTY PRIVATE LIMITED (as Director)
4	**Mr Sunil Agarwal** Son of Late Mahabir Prasad Agarwal 169, N. S. C. Bose Road, Sherwood Estate, Narendrapur, Block/Sector: P, Flat No: 34, P.O:- Joynagar, P.S:- Joynagar, District:-South 24-Parganas, West Bengal, India, PIN - 700103, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADAPA9172G,Aadhaar No Not Provided Status : Representative, Representative of : SRIJAN REALTY PRIVATE LIMITED (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sandeep Jain Son of B K Jain 6A, K. S. Roy Road, P.O:- G P O, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001			
Identifier Of Revd Abir Adhikari, Mr Terence Hamilton Ireland, Shri Ram Naresh Agarwal, Mr Sunil Agarwal			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	INDIAN CHURCH TRUSTEES	SRIJAN REALTY PRIVATE LIMITED-246.932 Dec

Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	INDIAN CHURCH TRUSTEES	SRIJAN REALTY PRIVATE LIMITED-10000.00000000 Sq Ft

Endorsement For Deed Number : I - 160603405 / 2019

On 09-08-2019

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 168,36,42,127/-

Kaushik Ray
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
South 24-Parganas, West Bengal

On 13-08-2019

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

Presented for registration at 18:05 hrs on 13-08-2019, at the Private residence by Shri Ram Naresh Agarwal ,.

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

Execution is admitted on 13-08-2019 by Revd Abir Adhikari, Trustee, INDIAN CHURCH TRUSTEES, Bishops House, 51, Chowringhee Road, P.O:- Middleton Row, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700071

Indetified by Mr Sandeep Jain, , , Son of B K Jain, 6A, K. S. Roy Road, P.O: G P O, Thana: Hare Street , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 13-08-2019 by Mr Terence Hamilton Ireland, Trustee, INDIAN CHURCH TRUSTEES, Bishops House, 51, Chowringhee Road, P.O:- Middleton Row, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700071

Indetified by Mr Sandeep Jain, , , Son of B K Jain, 6A, K. S. Roy Road, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 13-08-2019 by Shri Ram Naresh Agarwal, Director, SRIJAN REALTY PRIVATE LIMITED, Srijan House, 36/1A, Elgin Road, P.O:- Lala Lajpat Rai Sarani, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020

Indetified by Mr Sandeep Jain, , , Son of B K Jain, 6A, K. S. Roy Road, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 13-08-2019 by Mr Sunil Agarwal, Director, SRIJAN REALTY PRIVATE LIMITED, Srijan House, 36/1A, Elgin Road, P.O:- Lala Lajpat Rai Sarani, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020

Indetified by Mr Sandeep Jain, , , Son of B K Jain, 6A, K. S. Roy Road, P.O: G.P.O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Kaushik Ray
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
South 24-Parganas, West Bengal

On 22-08-2019

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 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. Stamp: Type: Impressed, Serial no 34564, Amount: Rs.100/-, Date of Purchase: 08/05/2019, Vendor name: S Chatterjee

Kaushik Ray
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1606-2019, Page from 126859 to 126888

being No 160603405 for the year 2019.

Digitally signed by KAUSHIK ROY
Date: 2019.08.28 11:58:07 +05:30
Reason: Digital Signing of Deed.

(Kaushik Ray) 28-08-2019 11:57:48

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. SEALDAH

West Bengal.

(This document is digitally signed.)

DATED THIS 13th DAY OF AUGUST, 2019

FROM

INDIAN CHURCH TRUSTEES

.... Appointer

TO

(1) SRI RAM NARESH AGARWAL AND

(2) SRI SUNIL AGARWAL

.... Attorneys

POWER OF ATTORNEY

Deed - 3405/19