

03707/19

I

01878/19

Handwritten notes on the left margin: 820, 6.40 PM, and a signature.



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

6:40 P.M.

D. No. 94269/19



E 789704

Case no-0610/19

Certified that the Document is genuine. Registration The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.

Additional Registrar of Assurances-III, Kolkata

Additional Registrar of Assurances III K

30 APR 2019

TO ALL TO WHOM THESE PRESENTS SHALL COME, We, (1) ADARSH AGARWALA wife of Manick Agarwala residing at 4, Hungerford Street (now known as 4A Picasso Bithi), Post Office Circus Avenue, Police Station Shakespeare Sarani, Kolkata - 7000017 having PAN ACXPA2516J, (2) NEERJA AGARWAL wife of Sajan Kumar Agarwala residing 4, Hungerford Street (now known as 4A Picasso Bithi), Post Office Circus Avenue, Police Station Shakespeare Sarani, Kolkata - 7000017 having PAN ACZPA4845L, (3a) SHIV KUMAR AGARWALA

Handwritten calculations: Jm 250, Jm 100, 350

Adarsh Agarwal

Neerja Agarwal

Shiv Kumar

Signature of Adarsh Agarwal

6283

Shiv Kumar Agarwal

Picasso Bithi

107-17

NAME.....
 ADD.....
 Rs. 4A-
 12 APR 2019
 SURANJAN MUKHERJEE
 Licensed Stamp Vendor
 C. C. Court
 2 & 3, K. S. Roy Road, Kol-1

[Signature]

12 APR 2019



[Signature]

Additional Registrar of Assurances III Kolkata

12 APR 2019

[Signature]

SUKHENDU SAMANTA
 S/O. SAHADEB SAMANTA
 at. Rampur Chak, P.S: Debra
 P.O. :Shyamchak
 Dist : Paschim Midnapur
 Pin:721301, Service

son of Late Yudhisthir Lal Agarwala residing at 4, Hungerford Street (now known as 4A Picasso Bithi), Post Office Circus Avenue, Police Station Shakespeare Sarani, Kolkata – 700017 having PAN ACMPA9313N and **(3b) NAV RATAN GOENKA** son of Late Kishori Lal Goenka residing at 6, Alipore Park Road, Post Office Alipore, Police Station Alipore, Kolkata – 700027 having PAN ADSPG7579B both Nos. (3a) and (3b) being the only Trustees of the private family trust known and styled as **“Rita Agarwala Family Trust”** created and/or established by the Last Will and Testament dated 10th April 2017 made by Late Rita Agarwala having PAN AAFAR2419A having its office at 4, Hungerford Street (now known as 4A Picasso Bithi), Post Office Circus Avenue, Police Station Shakespeare Sarani, Kolkata – 700017 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 insofar as the individuals are concerned their respective heirs, executors, administrators and legal representatives and/or assigns and insofar as the Trust is concerned the trustees for the time being their respective successors or successors-in-office and/or assigns) **SEND GREETINGS:**

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

- i. **“Attorneys”** shall mean the Developer represented by both or either of its Authorized Representatives **(a) ASHOK SARAF** son of Late Santosh Kumar Saraf of 2/5, Sarat Bose Road, Kolkata-700020 Police Station Ballygunge, Post Office Elgin Road (having PAN AJQPS0820D) **(b) SUHEL SARAF** son of Mr. Ashok Saraf of 2/5, Sarat Bose Road, Kolkata-700020 Police Station Ballygunge, Post Office Elgin Road (having PAN BCLPS5032A) **(c) SUYASH SARAF** son of Mr. Ashok Saraf of 2/5, Sarat Bose Road, Kolkata-700020 Police Station Ballygunge, Post Office Elgin Road (having PAN BNGPS9283P) and include any other family member of Mr. Ashok Saraf whom the Developer may authorize in addition to or as substitute of the above named two persons jointly and/or severally but shall not include the person whose authorization to represent the Principals as attorney is revoked by the Developer.
- ii. **“Building Plans”** shall mean the plans for construction of the New Building to be caused to be sanctioned by the Developer in the name of the Owners from the Kolkata Municipal Corporation and other Appropriate Authorities and include all modifications and/or alterations as may be made thereto.
- iii. **“Developer’s Realization Share”** shall mean and include 29.5% (twenty-nine decimal fifty percent) of the Realizations to belong to the Developer.

Adash

Neeraj







Additional Registrar of
Companies III Kolkata

12 APR 2019

- iv. **“Developer”** shall mean **SOUBHAGYA NIRMAN LLP**, a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008 having PAN ADIFS8213L having its Registered Office at 2/5 Sarat Bose Road, Police Station Ballygunge, Post Office Elgin Road, PIN- 700020 and include its partners and successors or successors-in-office and/or assigns.
- v. **“Development Agreement”** shall mean the Development Agreement dated 12th April 2019 and registered with the Additional Registrar of Assurances- III in Book No. I, Volume No. 1903-2019, Being No. 1559 for the year 2019 and 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.
- vi. **“New Building”** shall mean the building and/or other structures to be constructed by the Developer from time to time at or portion/s of the said premises.
- vii. **“Project”** shall mean and include the said premises and the New Building thereat with the Common Amenities and Facilities and all other open and covered spaces thereat.
- viii. **“Principals’ Realization Share”** shall mean and include 70.5% (seventy decimal fifty percent) of the Realizations to belong to the Principals
- ix. **“Realization”** shall mean and include the amounts received against Transfer of or otherwise in respect of the Units, Parking Spaces and other Transferable Areas from time to time; but shall not include any amounts received on account of (a) Pass Through Charges and (b) Extras and Deposits (both as defined and described in the Development Agreement).
- x. **“said premises”** shall mean piece or parcel of land situate lying at and being premises No. 4A, Picasso Bithi, Kolkata-700017 under Police Station Shakespeare Sarani morefully and particularly described in the **SCHEDULE** hereunder written and include all constructions thereat and appurtenances thereof.
- xi. **“Transfer”** (with their respective grammatical variations) shall include transactions by sale.
- xii. **“Transferable Areas”** shall mean the Units, Parking Spaces and other spaces at the Project capable of being Transferred independently or by being added to the area of any Unit or making appurtenant to any Unit or otherwise and shall also

Adarsh
Neeraj






Additional Registrar of
Assurances III Kolkata

12 APR 2019

include any right, benefit or privilege at the Project capable of being commercially exploited and wherever the context so permits shall include the proportionate share in land attributable to Units.

- xiii. **"Transferees"** shall mean the persons to whom any Transferable Areas in the Project is alienated or agreed to be Transferred.
- xiv. **"Units"** shall mean the independent and self-contained flats, apartments and other constructed spaces that may be comprised in the Project.
- xv. 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.

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 and authority to develop the said premises and the Principals and the Developer agreed upon the terms and conditions 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 Attorneys jointly and/or severally to do all acts deeds and things as and for the purposes relating to the said premises and the Project and the related purposes hereinafter contained:

III. NOW KNOW YE BY THESE PRESENTS, We the Principals abovenamed do hereby nominate constitute and appoint the 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 with effect from the date of execution all or any of the following acts deeds matters and things relating to the said premises and the Project and related purposes i.e., to say:-

1. To cause survey, measurement, soil test, planning and other related works at the said premises.
2. To sign, apply for and obtain mutation, conversion, updation, insertions, correction of area or boundary or dimension or other description or any other correction, modification, alteration or other recording in respect of the said premises or any part thereof or the boundary of the said premises in the records of the Kolkata Municipal Corporation, Kolkata Improvement Trust, Kolkata Metropolitan Development Authority and any other appropriate authorities and

Adarsh
Neeraj









Additional Registrar of
Companies III Kolkata
12 APR 2019

to do all other acts, deeds and things with regard thereto as may be deemed fit and proper by the said Attorney or Attorneys. ✓

3. To prepare apply for sign and submit plans, maps, specifications and sketches for approval or sanctioning by the concerned municipal and other appropriate authorities and to have the same approved and/or sanctioned and if required, to have the same or the Building Plans already sanctioned, as the case may be, modified revalidated revised altered and/or renewed. ✓
4. To process the application for the sanctioning of the plan, pay fees and obtain sanction revalidation modification revision alteration and/or renewal and/or such other orders and permissions of the new plans or the Building Plans already sanctioned, as the case may be, for any construction at the said premises.
5. To sign and submit all declarations, undertakings, affidavits, gifts of strips or splayed corners required by any authority for the purpose of sanction/ modification/alteration/renewal of the plans for any construction at the said premises.
6. To apply for and obtain "No Objection Certificate" from the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976 and all other permissions that may be required for sanctioning of plan, modification and/or alteration and/or revalidation, and/or obtaining utilities and any development activity or other purposes connected with the Project.
7. To appoint and terminate the appointment of Architects, Engineers, Surveyors and others for survey and soil testing and also for preparation of plans in respect of building at the said premises or portion or portions thereof and also for additions and/or alteration and/or modifications thereto (including those on account of user or change of user thereof or any part thereof) and also for other purposes connected with the Project.
8. To manage, maintain, look after, supervise, administer, secure, hold and defend possession of the said premises and every part thereof and its equipments and installations and do all acts deeds and things in connection therewith.
9. To deal with fully and in all manner and to warn off and prohibit and if necessary proceed in due form of law against all or any trespassers and to take appropriate steps whether by action or distress or otherwise and to abate all nuisance and for that to enter into all contracts agreements and arrangements with them or any of them or otherwise and to abate all nuisance.

Adesh 
 Neeraj 




Additional Registrar of
Assurances III Kolkata
12 APR 2019

10. To accept or object to the assessments made from time to time of property taxes or valuation in respect of the said premises or the building or buildings that may be constructed thereon or any part or share thereof by the land authorities, municipal authorities and other authorities and to attend all hearings and have the same finalized.
11. To pay all rates, municipal and other taxes, land revenue, electricity charges, utility charges, other charges expenses and other outgoings whatsoever payable in respect of the said premises or any part thereof or New Building for the time being thereon or any part or parts thereof and receive refund of the excess amounts, if paid, from the and/or concerned authorities and to grant receipts and discharges in respect thereof.
12. To construct or reconstruct or repair boundary walls, fencing, dividers etc., at the said premises and/or any portion thereof for the purposes connected to development in terms of the Development Agreement and to construct or put up temporary sheds, structures etc., for storage of building materials or site offices.
13. To give notice to the municipal and all other concerned authorities regarding commencement of construction and/or demolition of any structure(s) and/or other purposes as required or deemed fit and proper.
14. To carry out excavation, demolition, piling, construction, reconstruction, addition, alteration, erection, re-erection and any other related activity at the said premises in respect of the Project.
15. To inform municipal and all other concerned authorities of all internal alterations within the sanctioned covered space and to incorporate all such deviations in any plans in terms of the applicable rules and to get the same regularized.
16. To apply for and obtain temporary and/or permanent connections of all services, water, electricity, telephone, gas, power, drainage, sewerage, borewell, generator, transformers, lifts, septic tanks, security systems, dish antenna, towers, electronic or technical connections, mechanical parking system, MLCP 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.
17. To apply for and obtain any permission clearance and license to erect and run/operate and/or maintain lift, mechanized parking, generator, dish antenna and

Adarsh
Heerje



A handwritten signature in blue ink, consisting of stylized, cursive letters.


Additional Registrar of
Assurances III Kolkata

2 APR 2019

any other utility, input or facility in the Project or any part thereof including those mentioned in the last mentioned clause hereinabove and also to give contract to the manufacturer for maintenance of lift or lifts, generator, dish antenna and other utilities and its concerned machineries.

18. To deal with any person owning, occupying or having any right title or interest in the property adjacent to or near the said premises in connection with the Project in such manner and on such terms and conditions as the said attorney or attorneys may deem fit and proper.
19. 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.
20. To apply for and obtain all necessary permissions and clearances from the authorities under the pollution and environment laws and all other related authorities.
21. To apply for and obtain in the name of the Developer the registration under all Real Estate Laws and to obtain all registrations, licenses and permissions under the said Act and all other acts and statutes, as applicable.
22. 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 on such terms and conditions as the attorneys may deem fit and proper and to cancel, alter or revoke any such appointment or collaboration.
23. To appoint organizations and persons in connection with Building Management, Facility Management, Common Area management on the terms and conditions of the Development Agreement and to cancel, alter or revoke any such appointment or collaboration.
24. To apply for and obtain Completion or Occupancy Certificate and other certificates as may be required from the concerned authorities.

Adarsh
Neeraj











[Handwritten Signature]
Additional Registrar of
Assurances III Kolkata

12 APR 2019

25. To insure and keep insured the New Building or any other part of the Project 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.
26. To obtain loans and finance from any Banks and/or the Financial Institutions only in terms of the Development Agreement, and in the manner permitted under the Development Agreement but without however creating any financial obligation of repayment upon the Principals.
27. To grant consent and No Objection Certificate and permit the Transferees of Units, Parking Spaces and other Transferable Areas (including proportionate land share) to take home loans and/or home finances from any Banks or Financial Institutions and deal with banks and financiers and/or their officers and/or assigns in connection with the any no objection certificates, consents, clearances, etc., from them.
28. To produce or give copies of original title deed or document relating to the said premises and/or the Complex to any person or financier or others in accordance with the Development Agreement.
29. To advertise and publicize the Project 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.
30. Upon sanction of the Building Plans to negotiate with the person or persons interested in obtaining Transfer and/or otherwise acquiring Transferable Areas in the Project in phases as per the Development Agreement and take and accept, as per such phases, bookings and applications, deal with, enter upon bookings and/or agreements for Transfer and to Transfer and/or part with possession of all or any Units, Parking Spaces and other Transferable Areas alongwith or independent of or independently the land comprised in the said premises attributable thereto or any portion thereof or any undivided share therein to any Transferee at such consideration and on such terms and conditions as the said attorney or attorneys may deem fit and proper but without violating with the terms and conditions of the Development Agreement and in connection therewith:-
 - a. To join in as party to agreements for Transfer of the Transferable Areas and/or undivided share in the land comprised in the said premises or part thereof;




Additional Registrar of
Assurances III, Calcutta
12 APR 2019

Ashoksooaf:

[Handwritten signature]

- b. To enter upon any agreement to transfer the proportionate share in land and/or in the common areas and installations to any Association or Society if so and as required by law in such manner as may be required.
- c. To ask, demand, recover, realize and collect the Realizations and all other amounts or any parts thereof receivable in respect of any Transfer of the Transferable Areas (except any Residual Areas identified and forming part of the allocation of the Principals) in the manner and as per the terms and conditions of the Development Agreement and to issue receipts to the Transferees accordingly which shall fully exonerate the person or persons paying the same. *It is clarified that the realization amount receivable by the Principal shall be deposited into the account of the Principal in terms of the Development Agreement.*
- d. To cancel or terminate any booking and terminate any contract agreement with any Transferee as per the terms and conditions of the Development Agreement.

[Handwritten signature]

Ashoksooaf:

- 31. For all or any of the purposes hereinstated, to prepare sign execute modify, alter, draw, approve rectify and/or register and/or give consent and confirmation and/or deliver all papers, documents, agreements, sale deeds, conveyances, supplementary agreements, nominations, assignments, mortgages, charges, declarations, forms, receipts and 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 and as per the terms and conditions of the Development Agreement.
- 32. To enforce any covenant in any agreement, deed or any other contracts or documents of transfer executed by the Principals and the Developer and to exercise all rights and remedies available to the Principals and the Developer thereunder.
- 33. To ask, demand, sue for, recover, realize and collect Extras and Deposits 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.
- 34. 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.



[Handwritten signatures: Adarsh and Neeraj]



[Handwritten Signature]
Additional Registrar of
Companies III Kolkata

12 APR 2019

35. To deal with any claim of any third party in respect of the said premises and to oppose or settle the same.
36. To look after all or any of the acts relating to Common Purposes including the management, maintenance and administration of the Project as Maintenance In-Charge.
37. To form a non profit making company or association or society or syndicate amongst the owners and/or buyers of the Transferable Areas (including Association under the Apartment Ownership Act or Society under the West Bengal Societies Registration Act, 1961 or Co-operative Society under the West Bengal Co-operative Societies Act, 2006).
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. 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 Agreements for transfer, Deeds and documents instruments and writings including the bank/finance documents, mortgage deeds, if any, executed by the said Attorneys by virtue of the powers hereby conferred.
40. For all or any of the purposes herein stated to apply for, sign, appear and represent the Principals before the Kolkata Municipal Corporation, Kolkata Improvement Trust, and all its departments, Kolkata Metropolitan Development Authority, Municipality, Thika Controller, Rent Controller, Fire Brigade, Planning Authority, Development Authority, the authorities under the WB Housing Industry Regulation Act, 2017, Real Estate (Regulation and Development) Act, 2016, West Bengal Apartment Ownership Act, Companies Act, Societies Registration Act, West Bengal Co-operative Societies Act, 2006, the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976, Airport Authorities, all Revenue Authorities, Pollution Control Authorities and other authorities connected to pollution matters, Environment Authorities, Licensing Authorities, Insurance Companies, Police Authorities, Traffic Department, Directorate of Fire Services and all Fire Authorities, Directorate of Lifts, CESC Limited, Directorate of Electricity and Chief

Adresh 
 Neeraj 



Additional Registrar of
Assurances III Kolkata

12 APR 2019

Electrical Inspector and other Electricity Authorities, Government of West Bengal, Insurance Companies, Microwave Authorities of Department of Telecommunication, Electricity, Water, drainage, sewerage, lift, generator, telecom, television, wireless connectivity, digital 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, Municipal, 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 attorney may deem fit and proper and to make sign execute register submit register and/or deliver all documents, declarations, affidavits, applications, undertakings, objections, notices etc (including those relating to boundary verification) and also to submit and take delivery of all title deeds concerning the said premises and other papers and documents (including cause papers and orders passed in any suit or litigation or proceeding) as be required by the necessary authorities or as may in any way be found necessary or expedient by the said Attorney.

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 hereinstated 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, Debts Recovery 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.
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.

Adresh 
Neeraj 






Additional Registrar of
Assurances - III Kolkata
12 APR 2019

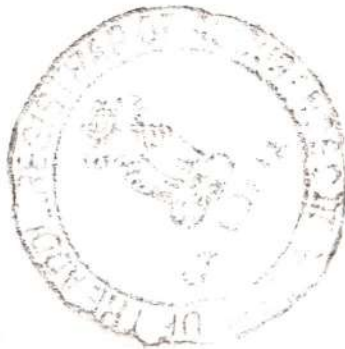
44. To receive all letters parcels or other postal articles and documents in respect of the said premises and to grant proper and effectual receipt thereof.
45. For better and more effectually exercising the powers and authorities aforesaid to retain appoint and employ Advocates, Pleaders, Solicitors, 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 said premises and the Project and the Transfers and related purposes which the Principals itself could have lawfully done under its 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 or Attorneys shall lawfully do or cause to be done in or about the premises aforesaid.
- VI. **AND** it is clarified that the powers and authorities mentioned in clause 8 to 39 hereto shall be exercised only with effect from the Principal vacating the said premises and it is further clarified that while exercising the powers and authorities hereby conferred on the said Attorneys, they or any of them shall not do any act deed or thing which would go against the provisions of the Development Agreement or impair or affect the rights and entitlement of the Principals and by executing this Power of Attorney the obligations of the Principals under the Development Agreement shall not be absolved or diluted and further by executing this Power of Attorney the obligations of the Principal or the Developer or consequences for non compliance under the Development Agreement shall not be affected.

THE SCHEDULE ABOVE REFERRED TO:
(SAID PREMISES)

ALL THAT messuages tenements hereditaments building dwelling house and premises **Together With** pieces or parcels of land or ground thereunto belonging whereon or on parts whereof the same are erected and built containing an area of 19 Cottah 13 Chittacks 7 Square feet be the same a little more or less situate lying at and being the entire municipal Premises Nos. 4A, Picasso Bithi (formerly part of Premises No. 4, Picasso Bithi theretofore Premises No. 4, Hungerford Street), Kolkata -700017, within Ward No. 63 of Kolkata Municipal Corporation under Police Station Shakespeare Sarani (formerly Park Street) old Holding No. 11, Block No. XII in the South Division of the town of Kolkata and butted and bounded as follows:-

On the **North** : By Shakespeare Sarani;
On the **South** : By Premises No. 4B, Picasso Bithi;

Adarsh 
Neeraj 



A handwritten signature in black ink, consisting of stylized, cursive letters.

Additional Registrar of
Companies III Kolkata

12 APR 2019

On the **East** : By Picasso Bithi (Hungerford Street);

On the **West** : By Premises No.3A, Picasso Bithi.

OR HOWSOEVER OTHERWISE the same now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished. Be it mentioned that the area of the building and structures on the said premises is 5250 Square feet more or less.

IN WITNESS WHEREOF the Principals have hereunto set and subscribed their respective hands and seal on this 12th day of APRIL Two Thousand and Nineteen.

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

Manick Agarwal
(MANICK AGARWAL)
4, Hungerford Street, Kolkata

Sajan Kumar Agarwal
(SAJAN KUMAR AGARWAL)
4, Hungerford Street, Kolkata-17

Adarsh Agarwal
Neeraj Agarwal

For Rita Agarwal Family Trust
Rishi Agarwal
Trustee
(SHIV KUMAR AGARWAL)

For Rita Agarwal Family Trust
Manu Ratam Goenka
Trustee
(MANU RATAM GOENKA)

Drafted by me:

Koatir Bagaria Advocate

C/o DSP Law Associates, Advocates

4D, Nicco House, 1B Hare Street,

Kolkata-700001

F/1415/10

WE ACCEPT

Ashok Saraf

(ASHOK SARAF)

Suhel Saraf

(SUHEL SARAF)

Suyash Saraf












(SUYASH SARAF)

























A handwritten signature in black ink, consisting of stylized, cursive letters.

Additional Registrar of
Assurances III Kolkata

12 APR 2019

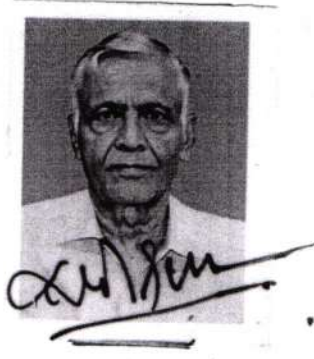










<i>Finger prints of the executant</i>					
 <i>Adesh Agarwal</i>					
	Little	Ring	Middle (Left Hand)	Fore Hand	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring Hand	Little












<i>Finger prints of the executant</i>					
 <i>Neeraj Agarwal</i>					
	Little	Ring	Middle (Left Hand)	Fore Hand	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring Hand	Little












<i>Finger prints of the executant</i>					
 <i>Anil Agarwal</i>					
	Little	Ring	Middle (Left Hand)	Fore Hand	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring Hand	Little















Additional Registrar of
Assurances, Kolkata
12 APR 2019

<i>Finger prints of the executant</i>					
					
	Little	Ring	Middle (Left Hand)	Fore	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring	Little

<i>Finger prints of the executant</i>					
					
	Little	Ring	Middle (Left Hand)	Fore	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring	Little

<i>Finger prints of the executant</i>					
					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
					
Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little	

<i>Finger prints of the executant</i>					
					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
					
Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little	



[Handwritten signature]
Additional
Ass...

12 APR 2019









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



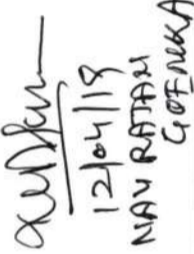







Signature / LTI Sheet of Query No/Year 19031000094269/2019

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	Adarsh Agarwala 4, Hungerford Street, P.O:- Circus Avenue, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017	Principal		1707 	Adarsh Agarwala 12.4.19
2	Neerja Agarwal 4, Hungerford Street, P.O:- Circus Avenue, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017	Principal		1708 	Neerja Agarwal 12.4.2019
3	Mr Shiv Kumar Agarwal 4, Hungerford Street, P.O:- Circus Avenue, P.S:- Shakespeare Sarani, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700017	Representative of Principal [Rita Agarwala Family Trust]		1709 	Shiv Kumar Agarwal 12.4.2019 SHIV KUMAR AGARWAL

✓

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 Nav Ratan Goenka 6, Alipore Park Road, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027	Represent ative of Principal [Rita Agarwala Family Trust]		1710 	 12/04/19 NAV RATAN GOENKA
5	Mr Ashok Saraf Burdwan Road, Flat No: 5B, 14/2, P.O:- Alipore, P.S:- Alipore, District:- South 24-Parganas, West Bengal, India, PIN - 700027	Represent ative of Attorney [SOUBHA GYA NIRMAN LLP]		1705 	 12/04/19
6	Mr Suhel Saraf , 2/5, Sarat Bose Road, P.O:- Elgin Road, P.S:- Bullygunge, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700020	Represent ative of Attorney [SOUBHA GYA NIRMAN LLP]		1705 	 12/04/2019
7	Mr Suyash Saraf , 2/5, Sarat Bose Road, P.O:- Elgin Road, P.S:- Bullygunge, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700020	Represent ative of Attorney [SOUBHA GYA NIRMAN LLP]		absent	

SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Sukhendu Samanta Son of Sahadeb Samanta , Rampur Chak, P.O:- Shyamchak, P.S:- Debra, District:- Paschim Midnapore, West Bengal, India, PIN - 721301	Adarsh Agarwala, Neerja Agarwal, Mr Shiv Kumar Agarwal, Mr Nav Ratan Goenka, Mr Ashok Saraf, Mr Suhel Saraf, Mr Suyash Saraf			 12/4/19

(Probir Kumar Golder)

ADDITIONAL REGISTRAR
OF ASSURANCE

OFFICE OF THE A.R.A. -

III KOLKATA

12 APR 2019
Kolkata, West Bengal

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ADARSH AGARWALA

SREERAM JAIN

07/10/1953

Permanent Account Number

ACXPA2516J

Adarsh Agarwal

Signature



7132014

Adarsh Agarwal

इस कार्ड के खोने / खाने पर कृपया सूचित करें / सूचित
आयकर सेवा सेवा इकाई, एन एस डी
5 वीं मंजिल, नवी इन्फोटेक, प्लॉट नं. 341, सर्कि नं. 997/8,
मिडल कोलोन, दीर बंगला मैरुफोर्स,
पुणे - 411 015.

If this card is lost / someone's lost card is found,
please inform / return to :-
Income Tax PAN Services Unit, NSDL,
5th Floor, Newtel Building,
Plot No. 341, Survey No. 997/8,
Midcol Colony, Near Deep Bungalow Chowk,
Pune - 411 015.

Tel: 020-26194000 Fax: 020-2721 3081
e-mail: income@nsdl.co.in

Rita Agarwala Family Trust
Regd office: 4A, Picasso Bithi, Kolkata-700017

**CERTIFIED COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE OF THE TRUSTEES OF
RITA AGARWALA FAMILY TRUST HELD ON 5TH JAN, 2019 AT 4, HUNGERFORD STREET
KOLKATA - 700017 AT 11.30 A.M.**

PRESENT

Shiv Kumar Agarwala	Trustee (also a beneficiary)
Nav Ratan Goenka	Trustee
Satyam Agarwal	Beneficiary
Shubham Agarwala	Beneficiary

Following resolutions were unanimously passed in the meeting:

"**RESOLVED THAT** the consent of the trustees and beneficiaries be and is hereby accorded for entering into an agreement between the Trust and Soubhagya Nirman LLP for the purpose of development and construction of new building on premises at 4A, Picasso Bithi, Kolkata-700017(Formerly 4,Hungerford Street)

"**RESOLVED FURTHER THAT** Shri Shiv Kumar Agarwala and Shri Nav Ratan Goenka, Trustees of the Trust be and are hereby severally authorised to negotiate, finalise and execute the said development agreement and documents on behalf of the Trust and do all such acts, matters, deeds and things and to take all steps as may be required, necessary, expedient, desirable for giving effect to the said development agreement and power of attorney.

"**RESOLVED FURTHER THAT** a certified copy of resolution be given to anyone concerned or interested in the matter.

Certified True Copy

RITA AGARWALA FAMILY TRUST

Shiv Kumar Agarwala
Trustee

भारत सरकार
GOVERNMENT OF INDIA

आदर्श अगरवाल

Adarshi Agarwala

जन्मदिनांक/ DOB: 07/10/1953

महिला / FEMALE



8334 2431 5776

आधार-माधारण मानुषेर अधिकार

Adarshi Agarwala



भारतीय विशिष्ट पहचान प्राधिकरण
NATIONAL IDENTITY AUTHORITY OF INDIA

ठिकाना:

8, हंगरफोर्ट स्ट्रीट, मार्कस
ग्रंथनिर्देश, कोलकाता,
पश्चिम बंगाल - 700017

Address:

4 HUNGER FORT STREET, Circus
Avenue, Kolkata
West Bengal - 700017

8334 2431 5776

Aadhaar-Aam Admi ka Adhikar



ভারত সরকার

Government of India



নির্ভা অগরওয়াল

Neerja Agarwal

পিতা : নরেন্দ্র কুমার

Father: Narendra Kumar

জন্মতারিখ / DOB: 24/11/1958

সাইন / Female



6671 2838 0582

আধার - সাধারণ মানুষের অধিকার



আধার

ভারত সরকারের নিউনিকম প্রাধিকরণ

Unique Identification Authority of India

স্থানাংক: , হাঙ্গারফোর্ড স্ট্রিট
সার্ভিস এভেনিউ, সার্ভিস অফিস
কোলকাতা, পশ্চিম বঙ্গ,

Address: 4, HUNGERFORD
STREET, Circus Avenue,
Kolkata, Circus Avenue,
West Bengal, 700017

6671 2838 0582



1800 300 1947



help@uidai.gov.in



www.uidai.gov.in

Neerja Agarwal

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

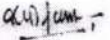


ADSPG7579B

नाम / Name
NAV RATAN GOENKA

पिता का नाम / Father's Name
KISHORILAL GOENKA

जन्म की तारीख / Date of Birth
19/10/1944


हस्ताक्षर / Signature



17/10/2017



आयकर विभाग

INCOME TAX DEPARTMENT

SHIV KUMAR AGARWAL

YUDHISTHIR LAL AGARWAL

22/03/1950

Permanent Account Number

ACMPA9313N

Shiv Kumar Agarwal

Signature



भारत सरकार

GOVT. OF INDIA



17072009

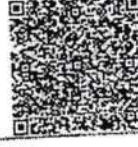
Shiv Kumar Agarwal



भारत सरकार
GOVERNMENT OF INDIA



शिव कुमार आगरवाला
Shiv Kr. Agarwala
जन्मतिथि/ DOB: 22/03/1950
पुरुष / MALE



5522 8183 2551

NERA AADHAAR, MERI PEHCHAN

Shiv Kr. Agarwala



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address

ठिकाना:
B, हुंजरफोर्ड स्ट्रीट सर्कस एवनिউ,
कोलकाता,
पश्चिमबंग - 700017

4, HUNGERFORD
STREET, Circus Avenue
S.O, Kolkata,
West Bengal - 700017



1947
1800 300 1947

help@uidai.gov.in

WWW
www.uidai.gov.in

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

स्वाई सेवा संख्या /PERMANENT ACCOUNT NUMBER

ACZPA4845L



नाम /NAME

NEERJA AGARWAL

पिता का नाम /FATHER'S NAME

NARENDRA KUMAR

जन्म तिथि /DATE OF BIRTH

24-11-1958

हस्ताक्षर /SIGNATURE

Neerja Agarwal

Handwritten signature

आयकर अधिकारी, प.नं.-XI

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

Neerja Agarwal

इस कार्ड के खो / गिर जाने पर सूचना जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
संयुक्त आयकर आयुक्त (पद्धति एवं तकनीकी),
पी-7,

चीरंगी चौक,

कलकत्ता - 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,

Chowringhee Square,

Calcutta- 700 069.



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি / Enrollment No. : 1040/20499/35817

11/02/2014

To
NAV RATAN GOENKA
নব রতন গোয়েকা
GOENKA HOUSE
6 ALIPORE PARK ROAD
ALIPORE
Alipore
Alipore Kolkata
West Bengal - 700027
9830110100



KL752310789FT

75231078



আপনার আধার সংখ্যা / Your Aadhaar No. :

8365 1007 1948

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



নব রতন গোয়েকা
NAV RATAN GOENKA
পিতা - কিশোরী লাল গোয়েকা
Father - Kishori Lal Goenka

জন্মতারিখ/DOB 19/10/1944
পুরুষ / Male

8365 1007 1948

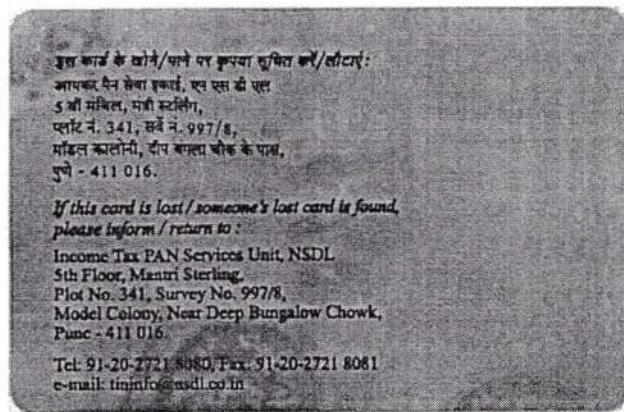


আধার - সাধারণ মানুষের অধিকার

Nav Ratan Goenka



Ashok Saraf. 12/4/19 For Registration.



स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

AJQPS0820D



नाम /NAME
ASHOK SARAF

पिता का नाम /FATHER'S NAME
SANTOSH KUMAR SARAF

जन्म तिथि /DATE OF BIRTH
02-11-1963

हस्ताक्षर /SIGNATURE

आयकर आयुक्त, प.व.-11

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

Ashok Saraf. For Registration
12/06/19

इस कार्ड के खो / मिल जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
सहायक आयकर आयुक्त,
पी-7,
चौरंगी स्क्वायर,
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to
the issuing authority :

Assistant Commissioner of Income-tax,
P-7,
Chowringhee Square,
Calcutta- 700 069.

DATED THIS DAY OF 2019

FROM

ADARSH AGARWALA & ORS.

... PRINCIPALS

TO

ASHOK SARAF & ORS.

... ATTORNEYS

POWER OF ATTORNEY

DSP LAW ASSOCIATES

ADVOCATES

1B, HARE STREET

4D, NICCO HOUSE

KOLKATA – 700001

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SUHEL SARAF

ASHOK SARAF

26/09/1987

Permanent Account Number

BCLPS5032A



Signature

Suhel Saraf

Suhel Saraf

In case this card is lost / found, kindly inform / return to :

Income Tax PAN Services Unit, UTHSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

यह कार्ड खो जाने पर कृपया सूचित करें/लौटाएँ :

आयकर पैन सेवा यूनिट, UTHSL
प्लॉट नं: ३, सेक्टर ११, सी.जी.डी.बेलापुर,
नवी मुंबई-४०० ६१४.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SUYASH SARAF

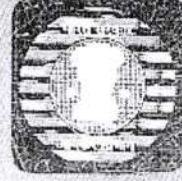
ASHOK SARAF

29/05/1989

Permanent Account Number

BNGPS9283P

Suyash Saraf
Signature



In case this card is lost / found, kindly inform / return to :

Income Tax PAN Services Unit, UTIISL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

यह कार्ड खो जाने पर कृपया सूचित करें/लौटाए :

आयकर पैन सेवा यूनिट, UTIISL
प्लॉट नं: ३, सेक्टर ११, सी.बी.डी.बेलापुर,
नवी मुंबई-४०० ६१४.



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD
পরিচয় পত্র

WB / 29 / 218 / 258649



Elector's Name : Sukhendu Samanta
নির্বাচকের নাম : সুখেন্দু সামন্ত
Father / Mother /
Husband's Name : Sahadeb Samanta
পিতা/মাতা/স্বামীর নাম : সহদেব সামন্ত
Sex : Male
লিঙ্গ : পুরুষ
Age as on 1.1.1995: 25
১.১.১৯৯৫ এ বয়স : ২৫

Address
Mouza : Rampurchak
G.P. : Jalimanda
P.S. : Debra
Block : Debra
Dist : Midnapur
ঠিকানা
মৌজা : রামপুরচক
গ্রা. প. : জলিমান্দা
থানা : ডেবরা
ব্লক : ডেবরা
জেলা : মেদিনীপুর

Facsimile Signature
Electoral Registration Officer
নির্বাচক - নিবন্ধন আধিকারিক
For 218 - Debra Assembly Constituency
২১৮ - ডেবরা বিধানসভা নির্বাচন ক্ষেত্র

Place : Midnapur
স্থান : মেদিনীপুর
Date : 30.06.1995
তারিখ : ৩০.০৬.১৯৯৫

Major Information of the Deed

Deed No :	I-1903-01878/2019	Date of Registration	30/04/2019
Query No / Year	1903-1000094269/2019	Office where deed is registered	
Query Date	12/04/2019 5:38:07 PM	A.R.A. - III KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Ashok Saraf 2/5, Sarat Bose Road, Thana : Bullygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700020, Mobile No. : 9830333712, Status : Buyer/Claimant		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 2/-	Rs. 17,32,08,469/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 500/- (Article:48(g))	Rs. 11/- (Article:E, M(b))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190301559/2019 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: Picasso Bithi (Hungerford Street), Road Zone : (On Road -- On Road) , Premises No: 4A, , Ward No: 063 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	19 Katha 13 Chatak 7 Sq Ft	1/-	17,02,15,969/-	Property is on Road , Project Name :
Grand Total :				32.7067Dec	1 /-	1702,15,969 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	5250 Sq Ft.	1/-	29,92,500/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 1750 Sq Ft., Residential Use, Tiles Floor, Age of Structure: 60 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 1750 Sq Ft., Residential Use, Tiles Floor, Age of Structure: 60 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 1750 Sq Ft., Residential Use, Tiles Floor, Age of Structure: 60 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		5250 sq ft	1 /-	29,92,500 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Adarsh Agarwala Wife of Manick Agarwala 4, Hungerford Street, P.O:- Circus Avenue, P.S:- Shakespeare Sarani, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700017 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: ACXPA2516J, Status :Individual, Executed by: Self, Date of Execution: 12/04/2019 , Admitted by: Self, Date of Admission: 12/04/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 12/04/2019 , Admitted by: Self, Date of Admission: 12/04/2019 ,Place : Pvt. Residence
2	Neerja Agarwal Wife of Sajjan Kumar Agarwala 4, Hungerford Street, P.O:- Circus Avenue, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: ACZPA4845L, Status :Individual, Executed by: Self, Date of Execution: 12/04/2019 , Admitted by: Self, Date of Admission: 12/04/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 12/04/2019 , Admitted by: Self, Date of Admission: 12/04/2019 ,Place : Pvt. Residence
3	Rita Agarwala Family Trust 4, Hungerford Street, P.O:- Circus Avenue, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017 , PAN No.: AAFAR2419A, Status :Organization, Executed by: Representative, Executed by: Representative



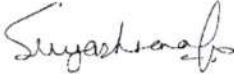
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SOUBHAGYA NIRMAN LLP 2/5,, Sarat Bose Road, P.O:- ELGIN ROAD, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.: ADIFS8213L, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Shiv Kumar Agarwal Son of Late Yudhisthir Lal Agarwala 4, Hungerford Street, P.O:- Circus Avenue, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.: ACMPA9313N Status : Representative, Representative of : Rita Agarwala Family Trust (as Trustee)
2	Mr Nav Ratan Goenka Son of Late Kishori Lal Goenka 6, Alipore Park Road, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.: ADSPG7579B Status : Representative, Representative of : Rita Agarwala Family Trust (as Trustee)
3	Mr Ashok Saraf (Presentant) Son of Mr Santosh Kumar Saraf Burdwan Road, Flat No: 5B, 14/2, 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.: AJQPS0820D Status : Representative, Representative of : SOUBHAGYA NIRMAN LLP (as Partner)
4	Mr Suhel Saraf Son of Mr Ashok Saraf , 2/5, Sarat Bose Road, P.O:- Elgin Road, P.S:- Bullygunge, Kolkata, District:- South 24-Parganas, West Bengal, India, PIN - 700020, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: BCLPS5032A Status : Representative, Representative of : SOUBHAGYA NIRMAN LLP

Major Information of the Deed :- I-1903-01878/2019-30/04/2019

5	Name	Photo	Finger Print	Signature
	Mr Suyash Saraf Son of Mr Ashok Saraf Date of Execution - 12/04/2019, , Admitted by: Self, Date of Admission: 13/04/2019, Place of Admission of Execution: Office	 Apr 13 2019 2:40PM	 LTI 13/04/2019	 13/04/2019
, 2/5, Sarat Bose Road, P.O:- Elgin Road, P.S:- Bullygunge, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700020, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: BNGPS9283P Status : Representative, Representative of : SOUBHAGYA NIRMAN LLP (as Authorized Representative)				

Identifier Details :

Name	Photo	Finger Print	Signature
Sukhendu Samanta Son of Sahadeb Samanta , Rampur Chak, P.O:- Shyamchak, P.S:- Debra, District:-Paschim Midnapore, West Bengal, India, PIN - 721301			
Identifier Of Adarsh Agarwala, Neerja Agarwal, Mr Shiv Kumar Agarwal, Mr Nav Ratan Goenka, Mr Ashok Saraf, Mr Suhel Saraf, Mr Suyash Saraf			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Adarsh Agarwala	SOUBHAGYA NIRMAN LLP-10.9022 Dec
2	Neerja Agarwal	SOUBHAGYA NIRMAN LLP-10.9022 Dec
3	Rita Agarwala Family Trust	SOUBHAGYA NIRMAN LLP-10.9022 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Adarsh Agarwala	SOUBHAGYA NIRMAN LLP-1750.00000000 Sq Ft
2	Neerja Agarwal	SOUBHAGYA NIRMAN LLP-1750.00000000 Sq Ft
3	Rita Agarwala Family Trust	SOUBHAGYA NIRMAN LLP-1750.00000000 Sq Ft

Endorsement For Deed Number : I - 190301878 / 2019

On 12-04-2019

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

Presented for registration at 18:40 hrs on 12-04-2019, at the Private residence by Mr Ashok Saraf ,.

Major Information of the Deed :- I-1903-01878/2019-30/04/2019

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 17,32,08,469/-

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

Execution is admitted on 12/04/2019 by 1. Adarsh Agarwala, Wife of Manick Agarwala, 4, Hungerford Street, P.O: Circus Avenue, Thana: Shakespeare Sarani, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700017, by caste Hindu, by Profession Others, 2. Neerja Agarwal, Wife of Sajan Kumar Agarwala, 4, Hungerford Street, P.O: Circus Avenue, Thana: Shakespeare Sarani, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700017, by caste Hindu, by Profession Others

Indetified by Sukhendu Samanta, , , Son of Sahadeb Samanta, , Rampur Chak, P.O: Shyamchak, Thana: Debra, , Paschim Midnapore, WEST BENGAL, India, PIN - 721301, by caste Hindu, by profession Service

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

Execution is admitted on 12-04-2019 by Mr Shiv Kumar Agarwal, Trustee, Rita Agarwala Family Trust, 4, Hungerford Street, P.O:- Circus Avenue, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017

Indetified by Sukhendu Samanta, , , Son of Sahadeb Samanta, , Rampur Chak, P.O: Shyamchak, Thana: Debra, , Paschim Midnapore, WEST BENGAL, India, PIN - 721301, by caste Hindu, by profession Service

Execution is admitted on 12-04-2019 by Mr Nav Ratan Goenka, Trustee, Rita Agarwala Family Trust, 4, Hungerford Street, P.O:- Circus Avenue, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017

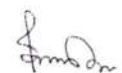
Indetified by Sukhendu Samanta, , , Son of Sahadeb Samanta, , Rampur Chak, P.O: Shyamchak, Thana: Debra, , Paschim Midnapore, WEST BENGAL, India, PIN - 721301, by caste Hindu, by profession Service

Execution is admitted on 12-04-2019 by Mr Ashok Saraf, Partner, SOUBHAGYA NIRMAN LLP, 2/5,, Sarat Bose Road, P.O:- ELGIN ROAD, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020

Indetified by Sukhendu Samanta, , , Son of Sahadeb Samanta, , Rampur Chak, P.O: Shyamchak, Thana: Debra, , Paschim Midnapore, WEST BENGAL, India, PIN - 721301, by caste Hindu, by profession Service

Execution is admitted on 12-04-2019 by Mr Suhel Saraf,

Indetified by Sukhendu Samanta, , , Son of Sahadeb Samanta, , Rampur Chak, P.O: Shyamchak, Thana: Debra, , Paschim Midnapore, WEST BENGAL, India, PIN - 721301, by caste Hindu, by profession Service



Probir Kumar Golder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

On 13-04-2019

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

Execution is admitted on 13-04-2019 by Mr Suyash Saraf, Authorized Representative, SOUBHAGYA NIRMAN LLP, 2/5,, Sarat Bose Road, P.O:- ELGIN ROAD, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020

Indetified by SUKHENDU SAMANTA, , , Son of SAHADEB SAMANTA, RAMPUR CHAK, P.O: SHYAMCHAK, Thana: Debra, , Paschim Midnapore, WEST BENGAL, India, PIN - 721301, by caste Hindu, by profession Service

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/-


Major Information of the Deed :- I-1903-01878/2019-30/04/2019

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 500/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 6283, Amount: Rs.500/-, Date of Purchase: 12/04/2019, Vendor name: Suranjan Muknerjee

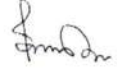


Probir Kumar Golder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

On 30-04-2019

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.



Probir Kumar Golder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

Major Information of the Deed :- I-1903-01878/2019-30/04/2019

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1903-2019, Page from 80418 to 80462

being No 190301878 for the year 2019.



Digitally signed by PROBIRKUMAR
GOLDER
Date: 2019.05.13 16:35:14 +05:30
Reason: Digital Signing of Deed.

(Probir Kumar Golder) 5/13/2019 4:34:30 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
West Bengal.

(This document is digitally signed.)
