

40074/19

PO 3703/2019



पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

AB 460730

01/1561143/p



Regional Registrar of Assurances
20/7/19

verified that the document is a judicial or
Registration, the Registrar General and the
evidence part should be added to this document
are the part of this document

[Signature]
25/7/19

POWER OF ATTORNEY

THIS POWER OF ATTORNEY is granted at Kolkata on this 20th day of July 2019

098477

22 JAN 2019

Sl. No.....Date.....
Name.....
Add.....
RMT.....

FS. GROUP REALTY (P) LTD.
1002, EM BY PASS
KOL-700105

CHITRA CHANDA
Sales Vendor
EM By Pass, Kol-1

Jitaram Ghosh
S/o Lt Gobardhan Ghosh
2 Hare Street
PO - GPO P.S. Hare Street
Kolkata 700001
Service

22 JAN 2019

BY

(1) **PETUNIA ENCLAVE PRIVATE LIMITED**, a company existing under the provisions of the Companies Act, 2013, having CIN U70102WB2015PTC207529, having PAN No. AAICP2357G, having its registered office at 5B, Crescent Tower, 229, A.J.C. Bose Road, Kolkata-700023, Post Office Lala Lajpat Rai Sarani and Police Station Bhowanipore, represented by its Director **MR. MANOJ KUMAR JAIN** (PAN: ACTPJ4506B) son of Late Raj Kumar Jain, residing at 238, C. R. Avenue, Beadon Street, Kolkata-700006, Post Office Jorabagan and Police Station Girish Park, authorized at a meeting of the board of directors held on 6th June, 2018, (2) **RAMADHUTA BUILDERS PRIVATE LIMITED** a company existing under the provisions of the Companies Act, 2013, having CIN U70102WB2015PTC208120, having PAN No. AAHCR4919F, having its registered office at 5B, Crescent Tower, 229, A.J.C. Bose Road, Kolkata-700023, Post Office Lala Lajpat Rai Sarani and Police Station Bhowanipore, represented by its Director **MR. MANOJ KUMAR JAIN** (PAN: ACTPJ4506B) son of Late Raj Kumar Jain, residing at 238, C. R. Avenue, Beadon Street, Kolkata-700006, Post Office Jorabagan and Police Station Girish Park, authorized at a meeting of the board of directors held on 6th June, 2018, and (3) **SNOWBALL SKYSCRAPER PRIVATE LIMITED**, a company existing under the provisions of the Companies Act, 2013, having CIN U70102WB2015PTC207816, having PAN No. AAWCS1756J, having its registered office at 5B, Crescent Tower, 229, A.J.C. Bose Road, Kolkata-700023, Post Office Lala Lajpat Rai Sarani and Police Station Bhowanipore, represented by its Director **MR. MANOJ KUMAR JAIN** (PAN: ACTPJ4506B) son of Late Raj Kumar Jain, residing at 238, C. R. Avenue, Beadon Street, Kolkata-700006, Post Office Jorabagan and Police Station Girish Park, authorized at a meeting of the board of directors held on 6th June 2018, hereinafter collectively referred to as the "**OWNERS**" (which expression shall mean and include each of their respective successors-in-interest and/or permitted assigns)

In favour of

PS GROUP REALTY PRIVATE LIMITED (Income Tax PAN No. AABCP5390E), a company existing under the provisions of the Companies Act, 2013, having its registered office at 1002, E.M. Bye Pass, Kolkata - 700 105, Post Office Dhapa and Police Station Pragati Maidan, represented by its authorized representatives, (1) **MR. RADHESHYAM PANCHARIA** (Income Tax PAN AEQPP5365K), son of Mr. Bhanwarlal Pancharia, AND (2) **MR. KAMLESH GANDHI** (Income Tax PAN: AAZPG0492K), son of Late Himmat Lal Gandhi, both working for gain at 1002, E.M. Bye Pass, Kolkata - 700 105, Post Office Dhapa and Police Station Pragati Maidan, hereinafter referred to as the "**Developer**" (which expression shall mean and include its successors-in-interest and/or permitted assigns).

WHEREAS:

- A. The Owners are respectively the full and absolute owners of their respective several identified demarcated pieces and parcels of land of diverse nature/classification and varied measurement, collectively admeasuring 30.30 decimals more or less (equivalent to 18 cottahs 5 chittacks 14 square feet more or less) comprised in several Dag Nos. appertaining to several Khatian Nos., situate at Mouza Thakdari, Police Station Rajarhat,



District North 24 Parganas, more fully described in the Schedule hereunder written (collectively, "Subject Land", and individually/independently, "Land Parcel").

- B. The Owners are desirous of appointing the Developer as their true and lawful attorney and agent in respect of each of the Land Parcels and the Subject Land, as recorded hereinafter, for the purpose(s) of developing and dealing with *inter alia* each of the Land Parcels and the Subject Land as also the development(s) thereon/thereof as also all the building(s), improvement(s), structure(s) to be constructed thereon and every part thereof ("Project") on terms as mutually agreed between the Owners and the Developer.

NOW THEREFORE KNOW YE ALL AND THESE PRESENTS WITNESSETH that we, each of the Owners herein, namely **PETUNIA ENCLAVE PRIVATE LIMITED, RAMADHUTA BUILDERS PRIVATE LIMITED, SNOWBALL SKYSCRAPER PRIVATE LIMITED**, do hereby nominate, constitute, appoint and empower the Developer herein, namely **PS Group Realty Private Limited**, as our respective true and lawful attorney and agent, for and in the name of and on behalf of each of the Owners, to do, exercise, carry out, execute or perform or cause to be done, executed, carried out or performed (by the Developer itself or through its nominee(s), delegatee(s), representative(s) etc., acting jointly and/or severally) all or any of the acts, deeds, things, powers or authorities relating to each Land Parcel, the Subject Land and the Project, including as contained hereinafter, that is to say:-

1. To defend possession of each of the Land Parcels comprising the Subject Land and every part thereof, and the Project and also to manage, maintain and administer the same.
2. To ward off, prohibit, and if necessary, proceed in/before the appropriate forum of law against trespassers and/or encroachers, if any, and to take appropriate legal steps.
3. To have the soil tested and to measure/survey each of the Land Parcels comprising the Subject Land.
4. To appoint and engage architects, engineers, specialists, consultants, valuers, surveyors, contractors, agencies, service providers, etc. and other person or persons as may be required from time to time, and to revoke his/their/its appointment and re-appoint any other person in his/their/its place and stead for the aforesaid purposes, and to settle and pay his/her/their/its fees and/or compensation.
5. To prepare or cause to be prepared plans for construction of building(s) on any Land Parcel comprising the Subject Land together with any modifications/amendments/revisions/alterations from time to time, to submit the same before the concerned authorities including but not limited to the concerned municipality/municipal corporation and/or panchayat, as the case may be, and to have the same sanctioned and modified and/or amended and/or revised and/or altered, and for the aforesaid purpose to sign, execute, deliver and submit all applications, papers, documents, statements, affidavits, forms, undertakings, declarations etc. as may be necessary and/or required from time to time.



AD. 10/11/1911
11/11/1911

6. To appear and represent each of the Owners before any and/or all authorities(statutory or otherwise) and/or any government and/or semi-government authorities, revenue authorities, including but not limited to the concerned municipality/municipal corporation/panchayat, the West Bengal Housing Infrastructure Development Corporation Limited ("HIDCO"), the Block Land & Land Reforms Office, Collector, Additional Collector, Survey Authorities, Town Planning Authorities, Development Trust & Authority, West Bengal Fire Services, police, the pollution control board and/or the environment department and all licensing authorities and/or any other statutory authority and/or any other authorities appointed under the law for the time being in force, for any matter connected with any of the Land Parcels comprising the Subject Land, and further to apply for and obtain any approvals, sanctions, permissions, etc. and for the aforesaid purpose to sign, execute, submit and deliver all letters, applications, agreements, documents, undertaking, forms, affidavits and papers as may be necessary or required from time to time.
7. To pay the fees, obtain sanctions and/or approvals and/or consents and such other orders and/or permissions from the concerned authorities as may be necessary and/or expedient for the sanction and/or modification, alteration etc. of the building plan, to receive refund of the excess amount of fees, if any paid for the same, and also to apply for and obtain from the concerned authorities, the occupancy certificate(s) and/or the completion certificate(s).
8. To submit and take delivery of all the deeds, documents etc. evidencing the respective ownership, right, title and interest of the concerned Owners to, over and in respect of their respective Land Parcels including those as identified by the Developer ("Title Deeds") and all papers and documents as be required by any of the necessary authorities including but not limited to for any of the aforesaid purposes.
9. To apply for and obtain electricity, gas, water, sewerage, drainage, tube-well, generator, lift and/or connections of any other facility and/or utility in and/or to the Subject Land and/or the Project and/or to make alterations therein, and to close down and/or to have the same disconnected, and for such purpose to sign, execute, submit and deliver all deeds, papers, applications, documents and plans, and do all others acts, deeds and things as may be deemed fit and proper by the Developer.
10. To obtain and/or give right of way, access, right to lay drains, water mains, electric cables, telephone, fax lines and telegraph cables etc., underground and over-head (as the case may be) on such terms and conditions as may be determined by the Developer at its sole and absolute discretion, and for such purpose to obtain and give, sign, execute and deliver all deeds, undertakings, writings, etc. as may be necessary or required from time to time.
11. To ask, demand, sue for recovery and receive, of and from all persons and/or governmental authorities and/or bodies/authorities (statutory or otherwise), any claims or demands or actions or rights or otherwise, of or relating to or concerning any of the Land

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KANTOR KEPOLISIAN
DIAGRAM-INDAH KOLKA

20 JUL 2017

Parcels comprising the Subject Land and/or the proposed development thereof howsoever.

12. To file, initiate, prosecute, enforce, defend, oppose etc. all suits, writ petitions, actions, demands, legal proceedings (whether civil or criminal), appeals etc. in any court of law and/or tribunal and/or any quasi-judicial authority and/or any other forum in any manner concerning any of the Land Parcels comprising the Subject Land, including acquisition/requisition/vesting of any part or portion of the Subject Land, and if deemed fit by the Developer, to make a counter claim and/or compromise and/or settle and/or abandon each of such suits, writ petitions, actions, legal proceedings etc. upon such terms and conditions as the Developer may deem fit and proper and/or to refer any dispute to arbitration as the Developer may deem fit and proper, and further to depose, give evidence and make submissions for and on behalf of each of the Owners in each of such legal proceedings etc.
13. To sign, execute, verify, affirm, file, submit, serve etc. all statements, affidavits, applications, undertakings, plaints, petitions, written statements, memos of appeal etc. and all and any other papers, deeds, documents as may be necessary to be executed for and/or on behalf of each of the Owners in pursuance of the powers granted herein.
14. To sign, issue, deliver, serve, receive and accept all notices, writ of summons, letters and correspondence as may be required from time to time in connection with all or any of the matters contained herein and/or agreed between the Owners and the Developer including but not limited to HIDCO.
15. To negotiate and sell and/or transfer and/or convey and/or assign and/or lease and/or let out and/or deal with and/or pledge and/or mortgage and/or charge and/or hypothecate and/or create a security interest and/or encumber and/or place in trust and/or exchange and/or gift and/or transfer by operation of law and/or in any other manner any part or portion of any of the Land Parcels comprising the Subject Land and/or any undivided share and/or interest thereof/therein and/or any part or portion of the Project and/or the building(s)/improvement(s) etc. which may be constructed thereon and/or any part or portion thereof and/or any of the several areas/spaces (open and/or covered) thereat, on such terms and to such persons as the Developer may deem fit and proper, and to receive and appropriate the entirety of the consideration in lieu thereof and/or for such other purpose as may be deemed fit by the Developer.
16. To do, execute and perform all acts, deeds and things pertaining to any encumbrance to/over and/or title defect and/or any other defect, issue etc. in any of the Land Parcels as identified by the Developer, at the cost and expense of the Owners, such that the rights and interests of the Developer to/over the Subject Land as also the right of the Developer to develop and deal with the Project is and remains unhindered and without any encumbrance.
17. To sign, execute, deliver, enter into, present for registration and admit execution of all papers, deeds, documents, contracts, agreements, conveyance deeds, declarations and all



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20 JUL 2019

other documents in connection with rectification of the title of any of the Land Parcels comprising the Subject Land.

18. To sign, execute, enter into, modify, cancel, alter, draw, approve, present for registration and admit the execution of all papers, deeds, documents, contracts, agreements, sale agreements, conveyance deeds, leases, grants, ~~grants~~, assurances, applications, declarations and all other documents in connection with any of the Land Parcels comprising the Subject Land and/or any part or portion thereof, *inter alia*, for the sale, transfer, lease, license, assignment, mortgage, creation of any encumbrance etc. (including the acts, deeds and things recorded in Clause 15 hereinabove) in/over/in respect of any of the Land Parcels comprising the Subject Land and/or any part or portion thereof and/or any undivided share and/or interest thereof/therein and/or any part or portion of the Project and/or the building(s)/improvement(s) etc. which may be constructed thereon and/or any part or portion thereof and/or any of the several areas/spaces (open and/or covered) thereat, in accordance with the terms of the mutual agreement if any between the Owners and the Developer, on such terms and to such person(s) as the Developer may deem fit and proper, and/or for such other purpose as may be deemed fit by the Developer.
19. To arrange for ~~financing of the Project (project finance)~~ from any banks and/or financial institutions for construction and completion of the Project upon such terms and conditions as may be applicable and to secure such finance by mortgaging the Project and/or parts/portions thereof and each of the Land Parcels comprising the Subject Land and/or parts/portions thereof in favour of any bank/financial institution by deposit of original title deeds (including the Title Deed) of the each Land Parcel comprising the Subject Land and the originals of other deeds and documents by way of equitable mortgage and/or by executing simple mortgage and/or by creating English mortgage as also by creating a charge in respect of the developer's share (as mutually agreed between the Owners and the Developer), and thus to execute any document or documents in furtherance of the above objective including executing letters evidencing deposit of title deeds, confirmation of deposit of title deeds, delivery of the title deeds and to receive back the title deeds, etc.
20. To hand over and/or deliver the various parts and/or portions of any of the Land Parcels comprising the Subject Land and/or the Project and/or the building(s)/improvement(s) to be constructed on any of the Land Parcels comprising the Subject Land including the units, parking spaces, etc. therein, to such person(s), in terms of the mutual agreement between the Owners and the Developer, as the Developer may at its discretion deem fit and proper.
21. To ask for, receive and recover from any person intending to acquire: (a) any manner/nature of right, title or interest in any identified unit/constructed space; and/or (b) the permission to park vehicle(s) at vehicle parking space(s), each constructed/situate at only such parts and portions of the Project which are comprised in/comprise of unit(s)/constructed space(s)/vehicle parking(s) constructed/situate on/at any part or portion of the Subject Land, each as identified by the Developer, all consideration, charges, service charges, taxes and other charges and sums of moneys in respect of any



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- part or portion of any of the Land Parcels comprising the Subject Land and/or the Project and/or the building(s)/improvement(s) to be constructed on any of the Land Parcels comprising the Subject Land and/or the spaces thereon/therein in any manner whatsoever, and also on non-payment thereof, to enter upon and restrain and/or take legal steps for the recovery thereof as the Developer may deem fit and proper.
22. To appear and represent each of the Owners before all authorities for fixation and/or finalization of the land revenue and/or valuation of each of the Land Parcels comprising the Subject Land, and/or the rateable value of the new building(s) to be constructed thereon, and for such purpose to sign, execute, submit and deliver necessary papers and documents, and to do, execute and perform all other acts, deeds and things as the Developer may deem fit and proper.
 23. To make necessary representations including filing of complaints, appeals, applications and other proceedings before all the concerned authorities including the courts of competent jurisdiction, any forum, tribunal etc. for/regarding the fixation of the land revenue and/or valuation of each of the Land Parcels comprising the Subject Land and/or the rateable value of the new building(s) to be constructed thereon.
 24. To do, execute and carry out all acts, deeds, matters and things as may be found necessary and expedient for the purpose of effective development of each of the Land Parcels comprising the Subject Land and/or the Project and/or dealing with each of the Land Parcels comprising the Subject Land and/or the Project and/or the constructions thereon.
 25. To appear and represent each of the Owners before any Notary Public, Registrar of Assurances and/or any other Registrar having jurisdiction over the Land Parcels comprising the Subject Land, the Metropolitan Magistrate, oath commissioner(s), any other officers and/or government body(ies)and/or department(s), and to make submissions for and on behalf of each of the Owners.
 26. For the better doing and more effectually executing the powers and authorities stated herein and/or granted in/under the agreement if any executed between the Owners and the Developer or any of them, to retain, employ and appoint advocates, pleaders, mukhtiar, agents etc., to terminate their appointment from time to time and to appoint others.
 27. To do all acts, deeds and things concerning the authorities granted herein and/or in/under the agreement if any executed between the Owners and the Developer in respect of each of the Land Parcels comprising the Subject Land.
 28. To make representations and warranties for and on behalf of each of the Owners in respect of the Owners and each of the Land Parcels comprising the Subject Land including restating and reiterating the representations and warranties made by the Owners including those in/under the agreement if any executed between the Owners and the Developer.

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27
27 Jul 2010

29. To appoint substitute or substitutes and delegate the powers and authorities granted hereby in part or in whole and to revoke any of such appointments.

And Generally to do all other acts, deeds and things concerning each of the Land Parcels comprising the Subject Land and the Project, which each of the Owners could have done under their respective hands and seals.

And each of the Owners do hereby ratify and confirm and agree to ratify and confirm all and whatsoever the aforesaid attorney shall lawfully do or cause to be done in or about *inter alia* each Land Parcel, the Subject Land and the Project, and further confirm that the powers granted herein as also in/under the agreement if any executed between the Owners and the Developer, are coupled with interest and shall not at any time be revoked.

The Schedule Above Referred To

("Subject Land")

All that piece and parcels of lands collectively admeasuring 30.30 decimals more or less (equivalent to 18 cottahs 5 chittacks 14 square feet more or less) comprised in several Dag Nos. appertaining to several Khatian Nos. situate at Mouza Thakdari, Police Station Rajarhat, Additional District Sub-Registrar Rajarhat, J.L. No. 19, Touzi No. 145, District 24 Parganas (North). as detailed hereinbelow:

Sl. No.	Khatian No.	Dag No.	Area (decimals)
1.	2257	1359	10.1000
2.	2261	1359	10.1000
3.	2264	1359	10.1000
Total			30.30



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AL 1000 & 100
NORTH, ALA

27 JUL 2019

In Witness Whereof, each of the Owners have respectively set and subscribed their respective hands and seals on the date, month and year first above written

Executed And Delivered by the Owners at
Kolkata in the presence of:

1. Surajit Das
s/o N. C. Das
35/D, C-N. Ray Road
Kolkata - 700039

2. Sitaram Ghosh

PETUNIA ENCLAVE PRIVATE LIMITED

Authorised Signatory / Director

PETUNIA ENCLAVE PRIVATE LIMITED

RAMADHUTA BUILDERS PRIVATE LIMITED

RAMADHUTA BUILDERS PRIVATE LIMITED

SNOWBALL SKYSCRAPER PRIVATE LIMITED

Authorised Signatory / Director

SNOWBALL SKYSCRAPER PRIVATE LIMITED

Authorised Signatory / Director

SNOWBALL SKYSCRAPER PRIVATE LIMITED

Accepted by the Developer at Kolkata in
the presence of:

1. Sitaram Ghosh
2 Hare Street
Kolkata - 700001

2. Surajit Das

PS GROUP REALTY PVT. LTD.

Radheshyam Pancharia
Authorised Signatory / Director

RADHESHYAM PANCHARIA

(on behalf of PS GROUP REALTY
PRIVATE LIMITED)

PS GROUP REALTY PVT. LTD.

Kamlesh Gandhi

Authorised Signatory / Director

KAMLESH GANDHI

(on behalf of PS GROUP REALTY
PRIVATE LIMITED)

Drafted by:

Radhika Singh
Advocate

WB/1249/1999



RECEIVED
SECRETARY
20 JUL 2014

FORM FOR PHOTOGRAPHS & FINGER PRINTS



Manoj Kumar Jain



Little



Ring



Middle



Fore



Thumb

LEFT HAND



Thumb



Fore



Middle



Ring



Little

RIGHT HAND



Rakesh Singh Panwar



Little



Ring



Middle



Fore



Thumb

LEFT HAND



Thumb



Fore



Middle



Ring



Little

RIGHT HAND



Kamlesh Gandhi

KAMLESH GANDHI



Little



Ring



Middle

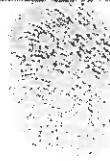


Fore



Thumb

LEFT HAND



Thumb



Fore



Middle



Ring



Little

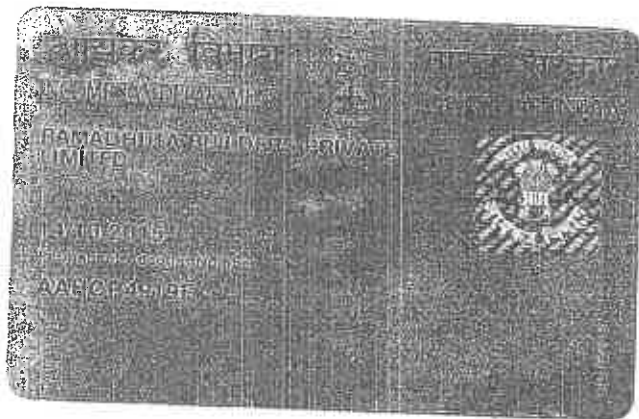
RIGHT HAND



10
SECRETARY, GOVERNMENT
OF WEST BENGAL, CALCUTTA
20 JUL 2019

ADDITIONAL REQ
OF ASSURANCE E.H.K.

6 JUL 2011

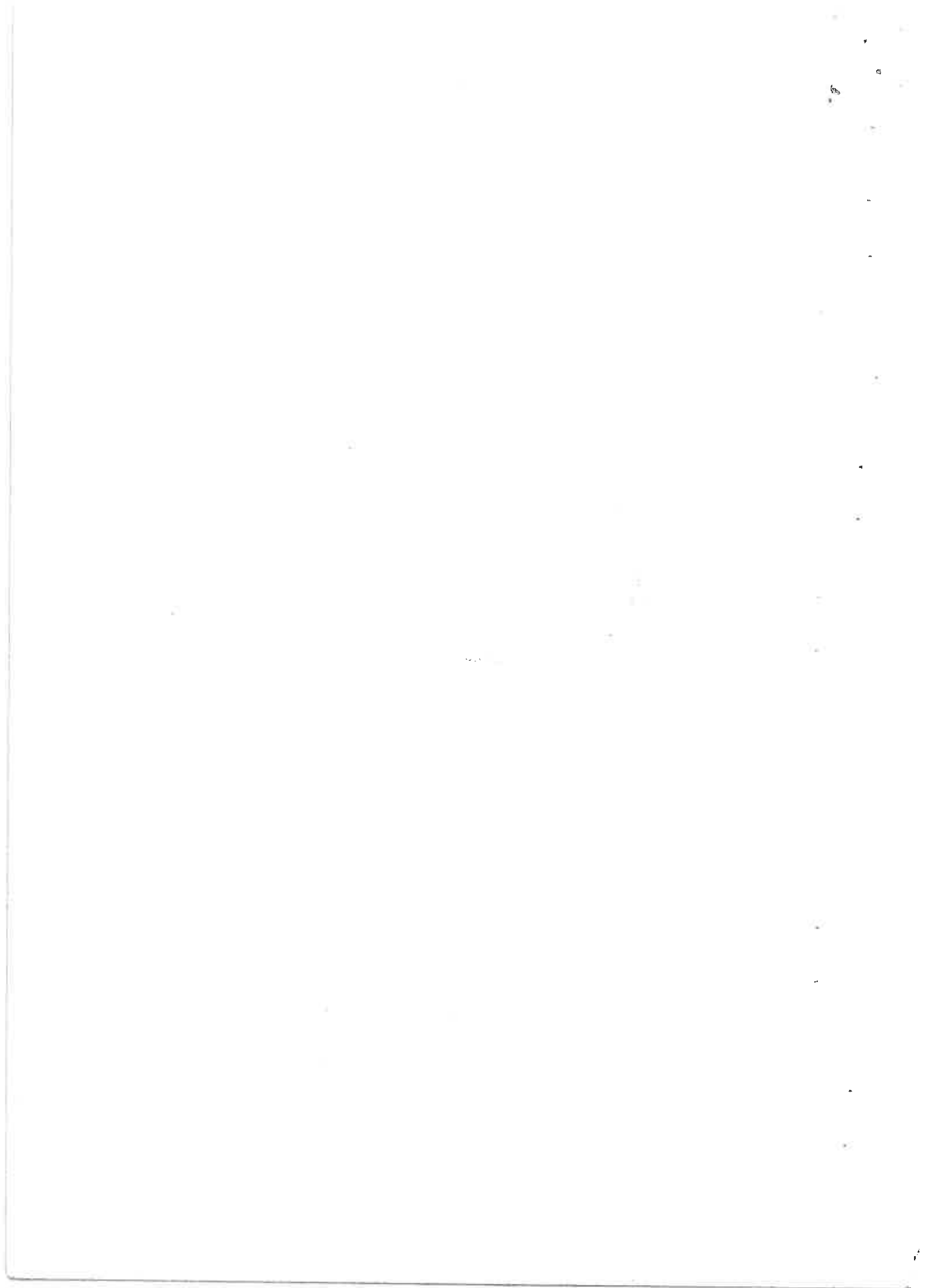


RAMA DHUTA BUILDERS PRIVATE LIMITED

Manoj Kumar Jain

Director







SNOWBALL SKYSCRAPER PRIVATE LIMITED

Manoj Kumar Jain
Authorised Signatory / Director

Handwritten text in a box, possibly a signature or a note, located in the lower center of the page.

Form No. 19 (Civil)
Rule 4(4), Chap. XIV
A. S. Rules.



Sitaran

Licence for Advocates' Clerks, other than Articled Clerks

High Court

Appellate Side

LICENCE

(Not transferable)

No. *S-47*

This is to authorise *Shri Sitarans Ghosh*
son of *Late Gobardhan Ghosh* residing at
Vill: Gobra, Chanditala, Hooghly to act as the licensed clerk of
Mrs. Radhika Singh Advocate, during the year
2008 (*F-672/164 of 1998*)

Dated *11.9.2008*

[Signature]
Licensing Authority
Regis.

To be produced when required and returned for renewal not later than the 1st December
every year.

verified
Stamp.

Sitaran Ghosh

Signature of the Advocate.	To The Licensing Authority please renew for	Year	Date of renewal and renewing officer's signature
	Radhika Singh Associate	till Dec '08 2009	Dehakarabati 25/2/09 The Licensing Authority
	Radhika Singh Associate	2010	13.01.10 For Licensing Authority
	Radhika Singh Associate	2011	17.01.11 For Licensing Authority
	Radhika Singh Associate	2012	12.01.12 For Licensing Authority
	Radhika Singh Associate	2013	Aash Sarkar 9/1/13 For Licensing Authority
	Radhika Singh Associate	2014	A Sarkar 10/1/14 For Licensing Authority
	Radhika Singh Associate	2015	A Sarkar 14/1/15 For Licensing Authority
	WRGP-2000/01-1587G-0M Radhika Singh Associate	2015	

(M)

OFFICE OF THE LICENSING
AUTHORITY, KOLKATA

20 JUL 2019

स्थायी लेखा संख्या

PERMANENT ACCOUNT NUMBER

ACFPJ4506B



नाम / NAME

MANGAJ KUMAR JAIN

पिता का नाम / FATHER'S NAME

RAJ KUMAR JAIN

जन्म तिथि / DATE OF BIRTH

04-10-1964

हस्ताक्षर / SIGNATURE

Mangaj Kumar Jain

आयकर अधिकारी, प.प. XI

COMMISSIONER OF INCOME TAX, W.B. XI

Mangaj Kumar Jain

RECEIVED
DEPARTMENT OF AGRICULTURE
JUL 12 1912



भारत सरकार
GOVERNMENT OF INDIA

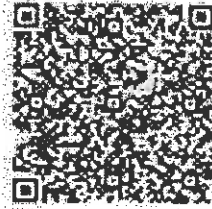


मनोज कुमार जैन

Manoj Kr. Jain

DOB: 04-10-1964

Gender: Male



7173 4164 0473

आधार - आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

२०८, सि.भार इडिनिड, बिडन स्ट्रीट,
कोलकाता, पश्चिम बंगाल, 700006

Address:

238, C.F. Avenue, Beadon Street
S.o, Kolkata, West Bengal, 700006



1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

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

Manojkrumain

1-23-2019



ভারত সরকার

Government of India

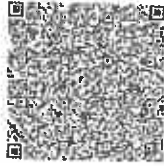
তালিকাভুক্তির আই ডি / Enrollment No.: 1040/21210/00556

To
রাধে শ্যাম পাঞ্চারিয়া
Radhe Shyam Pancharia
1/11 ARABINDA NAGAR
Jadavpur University
Jadavpur University
Circus Avenue Kolkata
West Bengal 700032

03/1/2013
67744087



MN677440875FT



আপনার সংখ্যা / Your Aadhaar No.:

6761 0059 7035

- সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India

রাধে শ্যাম পাঞ্চারিয়া
Radhe Shyam Pancharia
পিতা : ভান্বর লাল পাঞ্চারিয়া
Father: Bhanwar Lal Pancharia
জন্মতারিখ / DOB: 15/06/1968
পুরুষ / Male



6761 0059 7035

- সাধারণ মানুষের অধিকার

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ 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.



ঠিকানা:
1/11, অরবিন্দ নগর, যাদবপুর
বিশ্ববিদ্যালয়, যাদবপুর
ইউনিভার্সিটি, কোলকাতা, পশ্চিম
বঙ্গ, 700032

Address:
1/11, ARABINDA NAGAR,
Jadavpur University, Jadavpur
University, Kolkata, West Bengal,
700032

6761 0059 7035

1947
1800 300 1947

help@uidai.gov.in

www.
www.uidai.gov.in

Radhe Shyam Pancharia

ADDITIONAL BANK OF INDIA, KOL

20 JUL 2010

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RADHE SHYAM PANCHARIA

BHANWAR LAL PANCHARIA

15/06/1968
Permanent Account Number

AEQPP5365K

Radhe Shyam Pancharia
Signature



20082007

ADMINISTRATIVE REGISTER
OF ACCOUNTS OF LAND
23 JUL 2014

ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD
LFB0097006



নির্বাচকের নাম : কমলেশ গান্ধী
Electer's Name : Kamlesh Gandhi
পিতার নাম : হিমত লাল গান্ধী
Father's Name : Himat Lal Gandhi
লিঙ্গ/Sex : M
জন্ম তারিখ : 03/03/1966
Date of Birth

Kamlesh Gandhi

LFS0097006

ঠিকানা:
1/22, আশুকে নগর, কলকাতা মিউনিসিপাল কর্পোরেশন,
জাদাবপুর, দক্ষিণ ২৪ পরগণা-700040

Address:
1/22, ASHOKE NAGAR, KOLKATA
MUNICIPAL CORPORATION,
JADAVPUR, SOUTH 24
PARGANAS-700040

Date: 10/01/2011

152-উল্লিখিত নির্দিষ্ট তথ্যের নির্ধারিত বিবরণ
অফিসিয়াল স্বাক্ষরের অনুলিপি
Facsimile Signature of the Electoral
Registration Officer for
152-Tollyganj Constituency

যদি কোন পরিবর্তন ঘটে থাকে তবে এই কার্ডের নং এবং
স্বাক্ষর নতুন করে পরিষ্কার করতে হবে এবং নির্দিষ্ট স্থানে
স্বাক্ষরের অনুলিপি জমা দেওয়া হবে।
In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.


08/7/10

Kamlesh Sanyal

APPOINTMENT RECEIVED
WABEN LANCE-H, K
30 JUL 2010

आयकर विभाग
INCOME TAX DEPARTMENT
KAMLESH GANDHI
HIMATLAL GANDHI
03/03/1966
Permanent Account Number
AAZPG0492K
Kamlesh Gandhi
Signature

भारत सरकार
GOVT. OF INDIA



12092011

Kamlesh Gandhi

इस कार्ड के खोले / धागे का तुलना सुनिश्चित करें / सत्यापन।
अप्रामाण्य पैस लेना इत्यादि, इन-एन-डी एन
सिस्टीम मॉनीटरिंग, सफाई के तहत,
आपके बैंकिंग/एन-एन-डी के अंतर्गत,
आपके, गुण - 411 045.

*If this card is lost / someone's lost card is found,
please inform / return to :*
Income Tax PAN Services Unit, NSDL,
3rd Floor, Sapphire Chambers,
Near Banar Telephone Exchange,
Banar, Pune - 411 045.

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

Kamlesh Gandhi



ASST. TOWNAL ASSAULT
OF ...
9 JUL 2019

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201920-004207319-1 Payment Mode Online Payment
GRN Date: 16/07/2019 11:52:43 Bank: Indian Bank
BRN: IB16072019022850 BRN Date: 16/07/2019 11:53:29

DEPOSITOR'S DETAILS

Name : R SINGH Id No. : 19021000156173/6/2019
[Query No./Query Year]
Contact No. : Mobile No. : +91 9836299924
E-mail :
Address : KOLKATA700001
Applicant Name : Mr R Singh
Office Name :
Office Address :
Status of Depositor : Solicitor firm
Purpose of payment / Remarks : Sale, Development Power of Attorney Payment No 6

PAYMENT DETAILS

Sl. No	Identification No.	Head of A/C Description	Head of A/C	Amount (₹)
1	19021000156173/6/2019	Property Registration- Stamp duty	0030-02-103-003-02	75050
2	19021000156173/6/2019	Property Registration- Registration Fees	0030-03-104-001-16	87

In Words : Rupees, Seventy Five Thousand One Hundred Thirty Seven only
Total 75137



Major Information of the Deed

Deed No	I-1902-03703/2019	Date of Registration	25/07/2019
Query No / Year	1902-1000156173/2019	Office where deed is registered	
Query Date	09/07/2019 11:56:28 AM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	R Singh Hare St, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9903882150, Status : Solicitor firm		
Transaction	Additional Transaction		
[0139] Sale, Development Power of Attorney	[4002] Power of Attorney, General Power of Attorney [Rs : 1/-]		
Set Forth value	Market Value		
	Rs. 7,34,54,533/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 75,150/- (Article:48(g))	Rs. 87/- (Article:E, E, M(a), M(b), I)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip. (Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Rajarhat Road, Road Zone : (Joramandir -- Atghara Crossing) , Mouza: Thakdari, JI No: 19, Pin Code : 700135

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1359	LR-2259	Bastu	Shali	30.3 Dec		7,34,54,533/-	Property is on Road
Grand Total :					30.3Dec	0 /-	734,54,533 /-	

Principal Details :



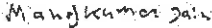


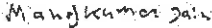


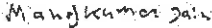


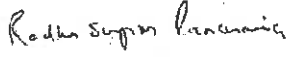


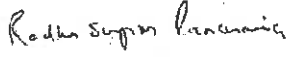


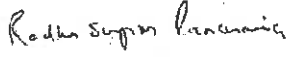


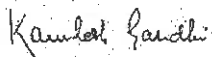


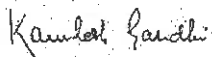


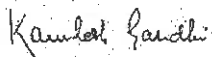
Sl No	Name, Address, Photo, Finger print and Signature
1	PETUNIA ENCLAVE PRIVATE LIMITED , 5B Crescent Tower, 229 A J C Bose Road, P.O:- Lala Lajpat Rai Sarani, P.S:- Bhawanipore, Kolkata, District:- South 24-Parganas, West Bengal, India, PIN - 700023 , PAN No.:: AAICP2357G, Status : Organization, Executed by: Representative, Executed by: Representative
2	RAMADHUTA BUILDERS PRIVATE LIMITED , 5B Crescent Tower, 229 A J C Bose Road, P.O:- Lala Lajpat Rai Sarani, P.S:- Bhawanipore, Kolkata, District:- South 24-Parganas, West Bengal, India, PIN - 700023 , PAN No.:: AAHCR4919F, Status : Organization, Executed by: Representative, Executed by: Representative
3	SNOWBALL SKYSCRAPER PRIVATE LIMITED , 5B Crescent Tower, 229 A J C Bose Road, P.O:- Lala Lajpat Rai Sarani, P.S:- Bhawanipore, Kolkata, District:- South 24-Parganas, West Bengal, India, PIN - 700023 , PAN No.:: AAWCS1756J, Status : Organization, Executed by: Representative, Executed by: Representative





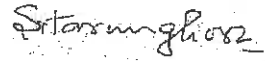
Attorney Details :

Sl No	Name/Address/Photo/Finger print and Signature
1	PS GROUP REALTY PRIVATE LIMITED , 1002 E M Bye Pass, P.O:- Dhapa, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700105 , PAN No.:: AABCP5390E, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name/Address/Photo/Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Manoj Kumar Jain (Presentant) Son of Late Raj Kumar Jain Date of Execution - 20/07/2019, , Admitted by: Self, Date of Admission: 20/07/2019, Place of Admission of Execution: Office </td> <td>  Jul 20 2019 1:32PM </td> <td>  LTI 20/07/2019 </td> <td>  20/07/2019 </td> </tr> </tbody> </table> <p>, 238 C R Avenue, Beadon Street, P.O:- Jorabagan, P.S:- Girish Park, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: ACTPJ4506B Status : Representative, Representative of : PETUNIA ENCLAVE PRIVATE LIMITED (as DIRECTOR), RAMADHUTA BUILDERS PRIVATE LIMITED (as DIRECTOR), SNOWBALL SKYSCRAPER PRIVATE LIMITED (as DIRECTOR)</p>	Name	Photo	Finger Print	Signature	Mr Manoj Kumar Jain (Presentant) Son of Late Raj Kumar Jain Date of Execution - 20/07/2019, , Admitted by: Self, Date of Admission: 20/07/2019, Place of Admission of Execution: Office	 Jul 20 2019 1:32PM	 LTI 20/07/2019	 20/07/2019
Name	Photo	Finger Print	Signature						
Mr Manoj Kumar Jain (Presentant) Son of Late Raj Kumar Jain Date of Execution - 20/07/2019, , Admitted by: Self, Date of Admission: 20/07/2019, Place of Admission of Execution: Office	 Jul 20 2019 1:32PM	 LTI 20/07/2019	 20/07/2019						
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Radheshyam Pancharia Son of Mr Bhanwarlal Pancharia Date of Execution - 20/07/2019, , Admitted by: Self, Date of Admission: 20/07/2019, Place of Admission of Execution: Office </td> <td>  Jul 20 2019 1:33PM </td> <td>  LTI 20/07/2019 </td> <td>  20/07/2019 </td> </tr> </tbody> </table> <p>, Trinity Tower, 1002 E M Bye Pass, P.O:- Dhapa, P.S:- Tiljala, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700105, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: AEQPP5365K Status : Representative, Representative of : PS GROUP REALTY PRIVATE LIMITED (as)</p>	Name	Photo	Finger Print	Signature	Mr Radheshyam Pancharia Son of Mr Bhanwarlal Pancharia Date of Execution - 20/07/2019, , Admitted by: Self, Date of Admission: 20/07/2019, Place of Admission of Execution: Office	 Jul 20 2019 1:33PM	 LTI 20/07/2019	 20/07/2019
Name	Photo	Finger Print	Signature						
Mr Radheshyam Pancharia Son of Mr Bhanwarlal Pancharia Date of Execution - 20/07/2019, , Admitted by: Self, Date of Admission: 20/07/2019, Place of Admission of Execution: Office	 Jul 20 2019 1:33PM	 LTI 20/07/2019	 20/07/2019						
3	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Kamlesh Gandhi Son of Late Himmat Lal Gandhi Date of Execution - 20/07/2019, , Admitted by: Self, Date of Admission: 20/07/2019, Place of Admission of Execution: Office </td> <td>  Jul 20 2019 1:33PM </td> <td>  LTI 20/07/2019 </td> <td>  20/07/2019 </td> </tr> </tbody> </table> <p>, Trinity Tower, 1002 E M Bye Pass, P.O:- Dhapa, P.S:- Tiljala, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700105, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: AAZPG0492K Status : Representative, Representative of : PS GROUP REALTY PRIVATE LIMITED (as Authorised Representative)</p>	Name	Photo	Finger Print	Signature	Mr Kamlesh Gandhi Son of Late Himmat Lal Gandhi Date of Execution - 20/07/2019, , Admitted by: Self, Date of Admission: 20/07/2019, Place of Admission of Execution: Office	 Jul 20 2019 1:33PM	 LTI 20/07/2019	 20/07/2019
Name	Photo	Finger Print	Signature						
Mr Kamlesh Gandhi Son of Late Himmat Lal Gandhi Date of Execution - 20/07/2019, , Admitted by: Self, Date of Admission: 20/07/2019, Place of Admission of Execution: Office	 Jul 20 2019 1:33PM	 LTI 20/07/2019	 20/07/2019						

Identifier Details :

Name	Photo	Finger-Print	Signature
Mr Sitaram Ghosh Son of Late Gobordhan Ghosh , 2 Hare Street, P.O:- G P O, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001			
	20/07/2019	20/07/2019	20/07/2019
Identifier Of Mr Manoj Kumar Jain, Mr Radheshyam Pancharia, Mr Kamlesh Gandhi			

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Rajarhat Road, Road Zone : (Joramandir -- Atghara Crossing) , Mouza: Thakdari, JI No: 19, Pin Code : 700135

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1359, LR Khatian No:- 2259	Owner: কু নাইট ভিলা প্রা: লি: ., Gurdian: পক্ষে , Address: 25 R.N MUKHERJEE ROAD KOL-01 , Classification: শালি, Area: 0.10000000 Acre,	PETUNIA ENCLAVE PRIVATE LIMITED

Endorsement For Deed Number : I - 190203703 / 2019**On 09-07-2019****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 7,34,54,533/-

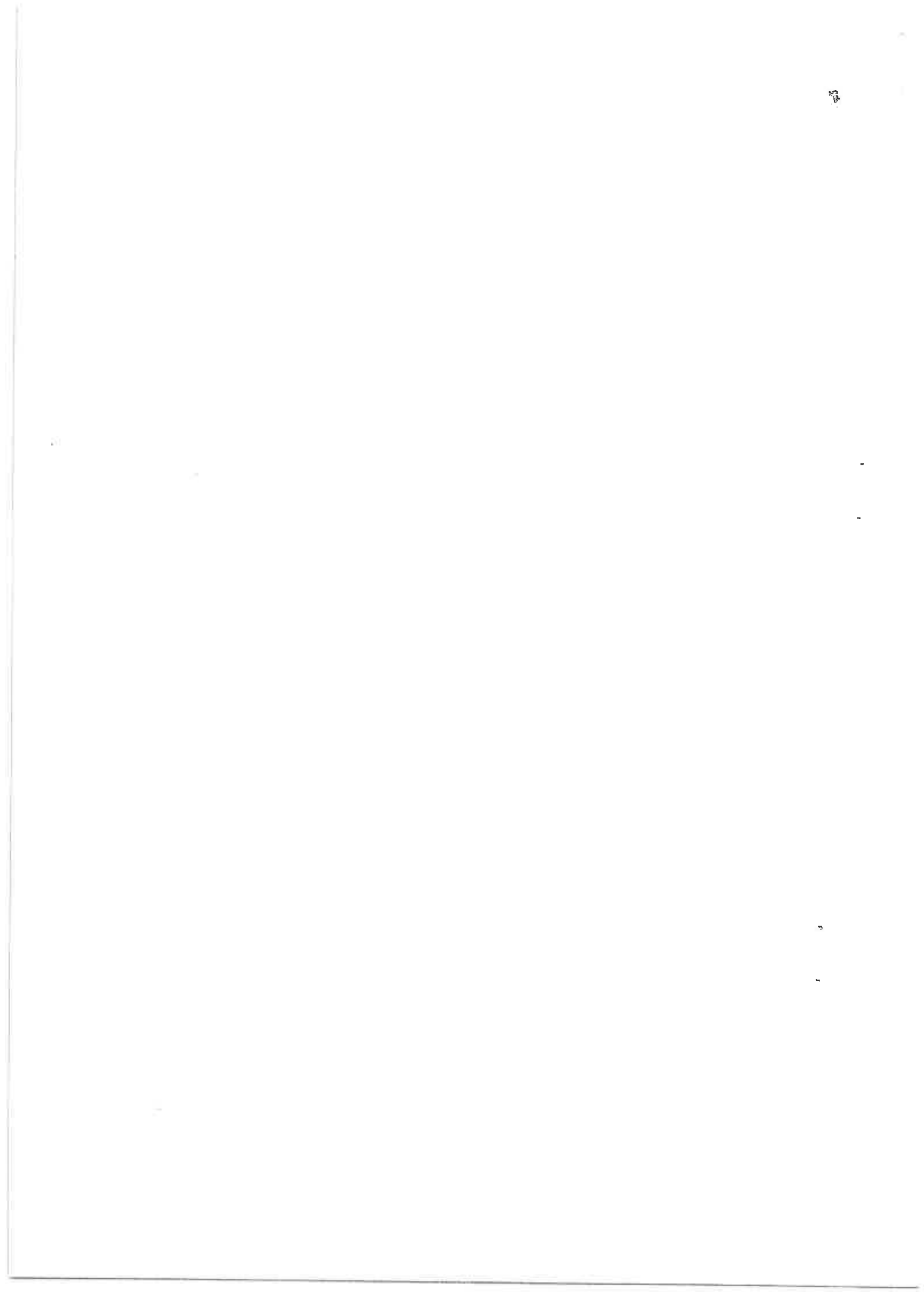
Tushar Kanti Mandal

Tushar Kanti Mandal
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA

Kolkata, West Bengal

On 20-07-2019**Presentation (Under Section 52 & Rule 22A(3) 46(1), W.B. Registration Rules, 1962)**

Presented for registration at 12:46 hrs on 20-07-2019, at the Office of the A.R.A. - II KOLKATA by Mr Manoj Kumar Jain .



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

Execution is admitted on 20-07-2019 by Mr Manoj Kumar Jain, DIRECTOR, PETUNIA ENCLAVE PRIVATE LIMITED, 5B Crescent Tower, 229 A J C Bose Road, P.O:- Lala Lajpat Rai Sarani, P.S:- Bhawanipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700023; DIRECTOR, RAMADHUTA BUILDERS PRIVATE LIMITED, 5B Crescent Tower, 229 A J C Bose Road, P.O:- Lala Lajpat Rai Sarani, P.S:- Bhawanipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700023; DIRECTOR, SNOWBALL SKYSCRAPER PRIVATE LIMITED, 5B Crescent Tower, 229 A J C Bose Road, P.O:- Lala Lajpat Rai Sarani, P.S:- Bhawanipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700023

Identified by Mr Sitaram Ghosh, , Son of Late Gobordhan Ghosh, , 2 Hare Street, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

Execution is admitted on 20-07-2019 by Mr Radheshyam Pancharia, , PS GROUP REALTY PRIVATE LIMITED, , 1002 E M Bye Pass, P.O:- Dhapa, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700105

Identified by Mr Sitaram Ghosh, , Son of Late Gobordhan Ghosh, , 2 Hare Street, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

Execution is admitted on 20-07-2019 by Mr Kamlesh Gandhi, Authorised Representative, PS GROUP REALTY PRIVATE LIMITED, , 1002 E M Bye Pass, P.O:- Dhapa, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700105

Identified by Mr Sitaram Ghosh, , Son of Late Gobordhan Ghosh, , 2 Hare Street, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 87/- (E = Rs 14/- , I = Rs 55/- , M(a) = Rs 14/- , M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 87/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/07/2019 11:53AM with Govt. Ref. No: 192019200042073191 on 16-07-2019, Amount Rs: 87/-, Bank: Indian Bank (IDIB000C001), Ref. No. IB16072019022850 on 16-07-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,050/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 75,050/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 098477, Amount: Rs.100/-, Date of Purchase: 22/01/2019, Vendor name: SOUMITRA CHANDA

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/07/2019 11:53AM with Govt. Ref. No: 192019200042073191 on 16-07-2019, Amount Rs: 75,050/-, Bank: Indian Bank (IDIB000C001), Ref. No. IB16072019022850 on 16-07-2019, Head of Account 0030-02-103-003-02

Tushar Kanti Mandal

Tushar Kanti Mandal
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

On 25-07-2019

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.

Tushar Kanti Mandal

Tushar Kanti Mandal
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2019, Page from 140859 to 140887

being No 190203703 for the year 2019.



Tushar Kanti Mandal

Digitally signed by TUSHAR KANTI
MANDAL

Date: 2019.08.08 16:50:54 +05:30

Reason: Digital Signing of Deed.

(Tushar Kanti Mandal) 08-08-2019 16:50:44

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - II KOLKATA

West Bengal.

PS Group Realty Pvt. Ltd.

Director/Authorised Signatory

(This document is digitally signed.)