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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AG 591440

10.09.21
11.54.
Certified that the Document
is Admitted to Registration the
Signature Sheet and the End-
orsements Attached with this
Document are the Part of this
Document.

A.D.S.R. Durgapur
Durgapur

10 SEP 2021

**DEVELOPMENT POWER OF ATTORNEY AFTER
REGISTERED DEVELOPMENT AGREEMENT**

This Document is made and presented before the Office of the ADSR
Durgapur, Paschim Bardhaman on this the 4th Day of September, 2021 (Two
thousand Twenty one).

pg. 1

SI No. 358 Date 03/09/2021
Sold to. Sampri Leathcare International Pvt. Ltd.
Address. Durgapur - 713216.
Value of Stamp. 1000
Date of Purchase of the stamp
Pepar from Treasury
Name of the Treasury from Durgapur

23 AUG 2021

Chatterjee
Somnath Chatterjee
Stamp Vendar
A.D.S.R. Office, Durgapur-16
Licence No.-1/2016-17



7
Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman


10 SEP 2021

TO ALL TO WHOM THESE PRESENTS SHALL COME THAT I/We :-

SAMPRITHI HEALTHCARE INTERNATIONAL PRIVATE LIMITED (PAN: ABCS9476R) previously called as **Times Vanijya Private Limited**, a company incorporated under the Company Act, 1956 and regulated under the subsequent amendments thereafter (as the name appears hereto was been changed pursuant to rule 29 of the Companies Act (Incorporation) Rules, 2014 and has complied with the terms and conditions as laid down by the MCA as per the relevant proviso of the said Act) having its office at DMC premises No.: MNAV 62, Bengal Ambuja, City Centre, Durgapur - 713216, PS - Durgapur, District: - Paschim Bardhaman, West Bengal, India; represented by its authorized signatory, viz., **MRS FALGUNI CHATTERJEE [PAN - AIPPC7793K] [Aadhaar No.: 820785010536]** W/o Mr Pradip Chatterjee, by faith-Hindu, Citizen of India, by Occupation-Service, resident of Flat No: 301, 146/A, Dewan Gazi Road, Swapnaraj, 2nd Floor, P.O + P.S:- Bally, District:-Howrah, West Bengal, PIN:- 711201, India hereinafter referred to as the **EXECUTANT(s) / ONE PART;**

Doth hereby nominate, constitute and appoint the stated Partner(s) of **NIRVANA VRIDDHI (PAN: AASFN6641E)** a partnership firm presently having its Office at 2/47 Shivaji Road, A-Zone, Durgapur - 713204, PS - Durgapur, District: - Paschim Bardhaman, West Bengal, India represented by its Partners namely: -

(1) **MR SHUVRO CHATTARAJ** (PAN No. AFMPC9030R) (Aadhaar No.: 388641659084) Son of Mr Nabani Chatteraj; by faith-Hindu, Citizen of India, by occupation-Business, resident of Bamunara, PS - Kanksa, District: - Paschim Bardhaman, West Bengal, India, (2) **MR ANINDYA SEN** [PAN No.: CLGPS6728C] [Aadhaar No.: 664580098934] S/o Mr. Arunabha sen, by faith - Hindu, by Nationality - Indian, by Occupation - Business, being the R/o Flat No.: 3A, Block - 46, Tapoban City, Bamunara, PS - Kanksa, District: - Paschim Bardhaman, West Bengal, India, (3) **MR SUPRIYA CHAKRABORTY** [PAN No.: AJCPC1122E] [Aadhaar No.: 343822400391] S/o Mr. Shyamal Kumar Chakraborty, by faith - Hindu, by Nationality - Indian, by Occupation - Business, being the R/o 2/47 Shivaji Road, A-Zone, Durgapur - 713204, PS - Durgapur, District: - Paschim Bardhaman, West Bengal, India, AND (4) **MR PINAKI PAUL** [PAN No.: CQBPP6466Q] [Aadhaar No.: 947150864784] S/o Mr. Madhabendu Paul, by faith-Hindu, by Nationality - Indian, by Occupation - Business, being the R/o Babuise Colony, PO: Baktar Nagar, Andal, Pin - 713321, District: - Paschim Bardhaman, West Bengal, India, AND, to be my/our true and lawful attorney(s) in my/our name and on my/our behalf to do and/or execute singly or jointly and/or severally and/or to execute all or any of the following acts, deeds, matters & things for me/us & on my/our behalf and in my/our name(s) and as per their Will hereinafter referred to as my/our **ATTORNEY(s) / OTHER PART.**

 **WHEREAS** the First Party(s) as aforementioned is/are the absolute and lawful owner(s) of the immovable property as schedule below and since then he / they're in absolute, lawful, peaceful, physical possession and occupation over the same without any kind of let, hindrance or disturbances from any corner, which is a recorded property in the R.O.R; of which the said property was entered in the name(s) of the First Party in the records of the landlord, the State and which has being exercising all acts of ownership over said landed property without any disturbances from any corners and by the payment of due land revenue for the said property to the Landlord the State and obtain receipts thereof in its own name and have been occupying the said landed property by exercise of all acts of ownership thereto; along-with such other recitation and tenets as morefully stated vide the said underneath stated Registered

Development Agreement (which property shall hereinafter for brevity's sake be referred to as 'THE PROPERTY').

WHEREAS by a Registered Development Agreement bearing **Deed No.: I-05143 for the year 2021 before the A.D.S.R. Office, Durgapur** duly executed by me/us of the **ONE PART** and the above mentioned Developers of the **OTHER PART**; we've agreed to develop the said part and parcel of the land admeasuring **100 Decimal** be the same a little more or less, hereinafter referred to as the said property, more particularly described in the Schedule hereunder.


AND WHEREAS in pursuance of the said Agreement, I/we've handed over the possession of the said property to the Developers on execution of the Development Agreement which they've accepted and now the Developer(s) are in lawful possession of the said property for development of the proposed building with such maximum floors subject to necessary approvals and/or as per sanctioned plan from the appropriate authority.

That the Owner has offered the total area of land thereon measuring **100 Decimal in Gopalmath Mouza** for development and construction of a multi-storied residential building complex and commercial spaces consisting of flats / apartments, spaces, parking spaces and such spaces, and commercial spaces etc. provided wherein that as and when required, then amalgamating combine and merger of any and/or the adjacent such plots of land with schedule below plots.

NOW THEREFORE the Vendor(s) granted the Developer a Power of Attorney in his/their favour to enable them to set such necessary plans and such other documents that has to be sanctioned by DMC and / or ADDA and/or other concerned authority(s) and to start such inceptive works of construction unto the said land and to do all other acts and things, which we've agreed to do.

ALSO FURTHERMORE We, the Landowners / Vendors having had executed this Development Power of Attorney in favour of the said mentioned above Attorney(s) for smooth execution of all such required works in relation to plan sanction, registration, NOC, and/or any other relevant papers, etc. that is to be sanctioned by DMC, ADDA, BL&LRO, NHAI, AAI, FIRE Dept., and/or other concerned authority(s). Moreover, any one or any two and/or all of the partners do have my/our permission vide this document against registration of such units before the ADSR Durgapur and/or to such competent registering authority(s) in favour of such intending and prospective purchaser(s) being such proposed flats, commercial spaces, units, spaces, garages, etc., and; in relation to the stated running works herein – their authorized representative or their authorized staffs of the Developer can submit and/or receive such relevant paper(s) and attend any such hearing in connection with the said landed property(s) on behalf of me/us (the Landowners / Vendors as stated above) to DMC, ADDA, L&LR Dept., L&LR, FIRE Dept., and/or other concerned authority(s).

KNOW YOU ALL AND THESE PRESENTS WITNESSETH THAT: -

- 
1. To develop the below schedule plot of the Land and as such the entire proposed building(s) as per sanctioned plan and as enunciated as per the said Development agreement consisting of flats / units / commercial spaces / spaces / garage(s) / space(s). **Moreover, no ownership of the said land is been transferred hereof vide this Development Power of Attorney in favour of the Developers.**
 2. To apply, for permission/exemption from the Competent Authority, the State of West Bengal and/or any other authority/authorities under the provisions of Urban Land (Ceiling and Regulation) Act, 1976 (for brevity ULC&R Act) and for the permission and/or sanction for development of the said property under the provisions of ULC&R Act, and for that purpose to make any declarations, sign forms in my/our name and on my/our behalf

as my/our Attorney(s) shall deem fit and proper also to appear before appellate authorities under the said ULC&R Act and/or State Government in connection with the permission for transfer of the said property as also development of the said property as aforesaid and generally to do various acts, deeds, matters and things connected with the matters relating to ULC&R Act in the manner my/our said Attorney(s) may deem fit and proper and conducive in connection with all matters pertaining to Urban Land Ceiling clearance.

3. To make and prepare and/or cause to be made and prepared at their entire cost all such layout, sub-division, plans, specifications and designs and/or any alterations in the existing plans and/or specifications as may be necessary, required and advisable at the discretion of my said Attorney(s) for the purpose of constructing the buildings on the said property to DMC / ADDA and/or any other Concerned Authority and/or Government of West Bengal and/or Local Bodies and to engage the services of any Architect, Engineer, Consultant, or any person as may be necessary or advisable at the discretion of my/our said attorney and to pay necessary fees & premium required for getting the plans sanctioned and do all other acts and things as may be necessary for getting the plans of the proposed buildings sanctioned by the ADDA / DMC and other appropriate authorities.
4. To pay and discharge all ground rent, taxes, rates, assessments, charges, deductions, expenses and all other payments and outgoings whatsoever due and payable or which may hereafter become due and payable for or on account of the said property from the date of the said agreement onwards.
5. To commence, carry out and complete and/or cause to be commenced and completed, construction work at their entire cost on the said property in accordance with the sanctioned plans and specifications and so far as any construction work is concerned, to see that all applicable rules and regulations, which are made by the Government of West Bengal and/or ADDA / DMC and/or Collector and/or any other Competent Authority or authorities for the time being are strictly observed.
6. To invite tenders and offer for the purpose of construction of one or more buildings or structures on the said property, to accept such tenders or offers and such consideration and on such terms and conditions as the said attorneys may in his/their absolute discretion deem fit, to give the construction contract to such person(s) as my/our said attorneys may deem fit and proper and to get all such buildings or structures duly completed by the said contractors and to enter into such arrangements with such and other person or persons or body or bodies whether corporate or otherwise for the purpose of development of the said property wholly, partly or in stages and for constructions of buildings or structures thereon and/or furnishing the premises therein as the said attorneys may in his/their absolute discretion deem fit and to pay the cost of construction and development of the said buildings or structures and furnishing of the premises to such contractors and other persons or bodies and to obtain valid receipts and discharges therefor to enter into contracts for supply of materials, labour and for all other services as may be required for development and construction of the buildings or structures on the said property on such terms and conditions as my/our said attorneys may in his/their absolute discretion deem fit and proper.
7. To carry on correspondence with all concerned authorities and bodies including the Government of West Bengal and all its departments, or ADDA / DMC and/or Survey Officer and/or Police Authorities for the time being in connection with the sanction of plans, obtaining of floor space index for the construction proposed to be carried out on the said property and any other matters pertaining to the said property.



8. To deal and correspond with the DMC / Panchayat / ADDA and other appropriate authority(s) including all its Departments or officers or any other officers or Authorities in connection with or relating to or to the said property hereunder and in particular to do the following acts, deeds, matters and things viz.:
 - a) To apply for and obtain, sanction, revalidation with further alterations and/or additions and/or modifications, as my/our said Attorney(s) may require;
 - b) To apply for and obtain the occupation and/or completion certificates in respect of the buildings to be constructed and completed on the said property;
 - c) To deal with the Assessment Department of the DMC / ADDA / and other appropriate authority(s) and to get the assessment from the said and appropriate authority(s) of the said property.
9. To enter upon property at any time, affix board, put the barbed wire fencing or construct a compound wall on the said property or any portion thereof as per demarcation thereof and to make payment for getting the work done.
10. To deal with the correspondence with the West Bengal State Electricity Board and/or WBPDC and/or any other competent authorities for obtaining electric connection including execution of lease deed in respect of any portion of the said property for the purpose of enabling the Electric Supply and Transport Undertaking Ltd. to put up and erect an electric sub-station for the supply of electricity to the buildings that may be constructed on the said property and for that purpose to sign, all letters, applications, undertakings, terms and conditions as may from time to time be thought necessary or as may be required by the concerned authorities.
11. To empower on my/our behalf and in my/our name and to represent my/our interest before the Survey Authorities, Land Record Authorities, Collector of land Revenue and Assessors of Municipal / ADDA / Panchayat / Rates and Taxes, Commissioner of Police / Municipal Corporation Commissioner (if required therein) and other officers for the grant of the licences or permits or for any other purpose or renewal thereof as may be necessary under any Local Act, Rules, Regulations or Bye-laws and also to appear before any public or Government officer or other Authorities whosoever.
12. To make applications for connections, electric & water supply and other incidental requirements which may be required for purpose of development of the aforesaid property. To apply for refund of deposits made or to be made with such appropriate Govt. / Semi Govt. / Pvt. / Judicial and/or quasi-judicial authority(s), West Bengal State Electricity Board and/or WBPDC and other concerned Authorities and receive the said refunds.
13. To ask, demand, sue for, enforce payment and/or recover and receive and give effectual receipt and discharge from any person or persons, rents and/or compensation and/or mesne, profits in respect of the said property which now are or which at any time or times hereafter may become due and payable to me/us.
14. To evict or take possession of the Said property in occupation of the tenants, occupants or trespassers, if any, on the Said property or any part thereof and to take all steps in that behalf such as negotiation, settlement, compromise or make agreements to get their rights surrendered and extinguished and also to create tenants of such duration as our Attorney shall deem fit either in our name or in the name of our Attorney and to collect and receive rents.
15. To nominate, appoint, engage and authorise solicitors, advocates, Income-tax, GST and such other taxing practitioners, Chartered Accountants, Architects, Surveyors, Engineers,



Contractors, Sub- Contractors and other professional agents and to sign and give warrants or vakalatnamas or other necessary authorities in their favour from time to time and to revoke their appointments and pay their remuneration including special fees and charges.

16. To make and execute registration of the said project at the appropriate authority(s) on our behalf and to make, sign and submit applications, petitions, letters and writing appeals, etc. to appropriate Government Departments, Local authorities and/or other Competent Authorities under the Urban Land (Ceiling & Regulation) Act, 1976 (if required therein) or any other law or any other authorities for all and any licences, permissions, exemptions, sanctions and consents required by any law or otherwise in connection with the management, improvements and development of the said property.
17. In connection with or relating to the said property to take action against person or tenants, occupiers, etc. if any, in any court, to represent me/us in any Courts of law and to sign all applications, complaints, written statements, applications, affidavits, review, appeal, petitions, on my/our behalf from time to time be found necessary, proper and/or enter into any agreement relating to said development of property or to refer the same to Arbitration or to otherwise deal with the same as effectively to all intents and purposes aforesaid to appoint Advocates(s), Solicitors and Counsel and to sign Vakalatnama and/or authorisations on my/our behalf, but at their entire risk as to costs; excluding the costs in which the Executants(s) to this Power of Attorney is a party to a case.
18. In case the said property or any part thereof is notified for acquisition or requisition or reservation or road widening, to appear before the relevant authorities and to file applications, objections, claims for compensation or otherwise and to do all other acts, deeds, matters and things as may be necessary in that behalf and to file appeals, references, petitions against any order or orders made by such acquisition or requisitioning authorities and to accept service of any writ, summons or other legal proceedings or motion and to appear and represent me/us in any court and before all magistrates, judges, judicial officers and other authorities and tribunals whatsoever as by the said attorney's shall be thought advisable and to commence and continue any suit, petitions, actions or any other proceedings in any court of law and before any public officers or tribunals for receiving compensation for acquisition, requisition, reservation and/or relief for de-acquisition or de-requisitioning or de-reservation or otherwise whatsoever.
19. To make applications to the government or semi-government authorities or to any other authorities for sanction of cement and steel and/or such other building materials as may be required for the said development work and for that purpose to execute necessary writings including undertakings and bonds and to furnish necessary deposits for the same. To manage the said property written hereunder and to take such of the steps as may be necessary to manage the said property till the time of completion of the said development.
20. To mortgage the said property or any part thereof in favour of any bank(s) or other financial institutions in such a manner as the attorneys think fit and proper for obtaining any kind of loan by the attorneys and also to execute necessary deeds, affidavits, indemnity bonds or other relevant documents for creation of mortgage or charge or lien on the said property, as the attorneys think fit and upon the same our NOC is not required therein.
21. To Deposit the Title Deed of land and sign necessary documents including mortgage deed in favour of Lending Bank/ Institution on behalf of us for securing the construction finance availed/to be availed by the Developer/Attorney
22. To arrange for financing of housing/home loans in respect of the Project (Home Loans) by Banks/Financial Institutions and to sign and execute all necessary documents on behalf of us in order for the Purchasers to obtain Home Loans from the Banks/Financial




Institutions and to create mortgage/charge of the Units in favour of such Bank/Financial Institution for availing such Home Loans only but on the clear understanding that the Bank/Financial Institution shall have no right of recovery against us.

23. To sign and execute all papers, correspondence and all other deeds and assurances and documents of any kind whatsoever which I/we could have done for the completion of the said development work.
24. To attend and to represent me/us before any Collector, Authorities or officers of Govt. of W.B. or Government of India or any other State or States, before all Revenue, Municipal / ADDA / Panchayat / Corporation at Durgapur, Public or other officers including those of Income-tax as occasion shall arise for any purpose connected with the said development work.
25. To advertise in the newspapers for the sale of residential flats and spaces in the development and to enter into agreements for the sale of such residential flats with the prospective purchasers on and for such price or consideration and upon such terms and conditions as my/our said Attorney(s) shall deem fit and proper and for the same and also to execute all such writings as may be necessary, effectually entering into the said Agreements for sale of residential flats and to do all such necessary acts and things as may be necessary or proper in that behalf.
26. Subject to fulfilment of obligations under the said agreement of development, to sign and execute for me/us and on my/our behalf the conveyance(s) / agreement(s) in favour of my/our said Attorney(s) and/or their nominee or nominees including co-operative society(s) and to present any such conveyance(s) / agreement(s) for registration and in receipt of consideration before the ADSR / Sub-Registrar / Registrar having authority for and to have the said conveyance(s) registered of and from their entire 70% of the allocated share of the developers as per Plan morefully mentioned in the said development agreement registered at the A.D.S.R. Office, Durgapur and to do all acts, things and deeds, which my/our said Attorney(s) shall consider necessary for conveying the said property to all such intending purchaser(s) or their nominee(s) as fully and effectively in all respects as I/we could do the same myself/ourselves.
27. To sign declarations as may be required under the Income-tax Act, 1961 and application under the Income-tax Act, 1961 and to appear before any tax authority on my/our behalf to do all the acts, deeds, matters and things necessary for obtaining certificates under the Income-tax Act, 1961.
28. To get a co-operative housing society of the flat purchasers in the said new building registered under the Co-operative Societies Act and for that purpose to get necessary forms, applications signed by all the purchasers of flats and other premises and to file the same with the Registrar of Co-operative Societies and to do all other acts and things necessary for registration of the society and to obtain registration certificate.
29. And also for more effectually doing, executing and performing the several matters and things aforesaid to appoint from time to time or generally such person or persons as my/our attorney(s) may think fit as their substitute or substitutes, to do, execute and perform all or any of such matters and things as aforesaid and any such substitute or other in his or their place and I/we hereby agree at all times to ratify and confirm whatever my/our attorneys or any such substitutes or substitute shall lawfully do or cause to be done in or about the said properties and even in case of demise of myself, my heirs and successors-in-title or administrators and assigns shall remain bound to reconstitute my/our said attorney or their nominees with such powers as per their directions.



30. And to do everything whatever which may be at the sole discretion of my/our said Attorney(s) deemed fit, or expedient for sale and/or enjoyment and/or development of the said property & which I/we myself/ourselves could do if personally present and as if this power had not been executed.
31. The Executant(s) shall indemnify and keep indemnified the Attorney from and against all actions, claims, demands, proceedings, fines, penalties and all costs, expenses and damages incurred and/or suffered by the Developers in the course of such development; as the said Landowners being the Executant(s) hereof cannot enter into any kind of agreements and/or Deeds with any third party during the subsistence of the said Development agreement. If any legal disputes with consequences arises in relation to the part and parcel of the said property then it shall be the obligation on the part of the Executants of which the Executants having acknowledged the same to guarantee and recoup/compensate and/or restitute the Attorney with costs & consequences thereof.
32. To execute necessary documents and present the same before the appropriate authority for formation of Association under the provisions of West Bengal Apartment Ownership Act, 1972, The Real Estate (Regulation and Development) Act, 2016 and/or The West Bengal Real Estate (Regulation and Development) Rules, 2021.
33. To do any act, deed or thing, as my/our said Attorney(s) may deem fit and proper and necessary in the best interest of myself/ourselves and in the best interest of the said property; AND, To do all other acts and things which may be necessary to be done for rendering these presents valid and effectual to all intents and purposes in the best interest of the said property.
34. That the Landowners / Vendors having had executed this Development Power of Attorney in favour of the said mentioned above Attorney(s) for smooth execution of all such required works in relation to plan sanction, NOC etc. that is to be sanctioned by DMC, ADDA, BL&LRO, FIRE Dept., and/or other concerned authority(s). Moreover, any and/or all of the partners or their representative can submit and/or receive such relevant paper(s) and attend any such hearing in connection with the said landed property(s) on behalf of us (all the Landowners / Vendors as stated above) to DMC, ADDA, BL&LRO, FIRE Dept., and/or other concerned authority(s).
35. That in connection to the said power delivered by the Executants here in this Development Power of Attorney; if anything whatsoever gets missed out then it is to be regulated with the Development Agreement executed between parties and giving a vivid interpretation with the subject matter of these presents & with the prevailing laws in force as amended from time to time.

 AND GENERALLY TO DO AND CAUSE TO BE DONE all acts, deeds, matters and things as my/our said Attorney(s) shall think fit and proper for the purpose of sale of flats and enjoyment and the development of the said property, as amply and effectual as I/we could have personally done.

This Development Power of Attorney stands revocable after handing over the flats / apartment / commercial spaces / such other spaces and spaces, including co-operative society or societies, etc.


AND WE THE ABOVENAMED HEREBY AGREE AND UNDERTAKE to ratify and confirm all and whatsoever the said Attorney(s) under the power in that behalf and shall lawfully do or cause to be done in the premises either singly or jointly and/or severally aforesaid by virtue of these presents.

THE SCHEDULE – A ABOVE REFERRED
DESCRIPTION OF THE LAND TO BE DEVELOPED

ALL THAT Piece and Parcel of the Plot of Land under the nature and character as Baid situated under the jurisdiction of Durgapur Municipal Corporation, under Durgapur Police Station within Mouza: Gopalmath, J.L. No.: 003, recorded in LR Khatian No.: 974 (Nine hundred Seventy-four) within A.D.S.R. Office and Sub-division at Durgapur, District: Paschim Bardhaman, West Bengal, India expounded under following heads as hereto:

1. RS Plot No.: 437 (Four hundred Thirty-seven) appertaining to LR Plot No.: 431 (Four hundred Thirty-one), admeasuring a total area of 10 Decimal; of which **10 (Ten) Decimal** being delivered to the aforestated Developer for construction of multi-storied residential cum commercial complex(s).
2. RS Plot No.: 435 (Four hundred Thirty-five) appertaining to LR Plot No.: 432 (Four hundred Thirty-two), admeasuring a total area of 42 Decimal; of which **42 (Forty-two) Decimal** being delivered to the aforestated Developer for construction of multi-storied residential cum commercial complex(s).
3. RS Plot No.: 434 (Four hundred Thirty-four) appertaining to LR Plot No.: 433 (Four hundred Thirty-three), admeasuring a total area of 25 Decimal; of which **23.5 (Twenty-three point Five) Decimal** being delivered to the aforestated Developer for construction of multi-storied residential cum commercial complex(s).
4. RS Plot No.: 433 (Four hundred Thirty-three) appertaining to LR Plot No.: 434 (Four hundred Thirty-four), admeasuring a total area of 25 Decimal; of which **3.04 (Three point Zero Four) Decimal** being delivered to the aforestated Developer for construction of multi-storied residential cum commercial complex(s).
5. RS Plot No.: 512 (Five hundred Twelve) appertaining to LR Plot No.: 437 (Four hundred Thirty-seven), admeasuring a total area of 100 Decimal which is hereby purchased vide the said Deed; of which **21.46 (Twenty one point Four Six) Decimal** being delivered to the aforestated Developer for construction of multi-storied residential cum commercial complex(s).

That the total area of land offered by the Vendor(s) to the Developer(s) herein for development of the schedule land for construction of multi-storied residential cum commercial complex(s) admeasures **1 Acre or 100 Decimal** be the same a little more or less **Butted and Bounded as hereto:-**



On the North	RS Plot No.: 438, 439
On the South	30" ft wide Katcha Road
On the East	RS Plot No.: 436, 512
On the West	RS Plot No.: 439, 429, 433(P), 432, 524.

It is hereby declared that the full names, colour passport size photographs and finger prints of each finger of both the hands of the Executant and Attorney Holders(s) are attested in additional pages in this indenture being No.: 1(a) and therefore these shall be treated as part of this Legal Document.

IN WITNESS WHEREOF the Executants and Attorney Holders(s) hereto have set their hands on being aware of legal terminology on this the Day, Month and Year aforementioned and as such explained this indenture in vernacular before all parties and thereafter affixed and formulated their respective signatures after satisfaction with full of mental and physical competencies.

SIGNED, SEALED & DELIVERED
IN PRESENCE OF: -

WITNESS:

1. parameswar Bawri
S/o. Rasamay Bawri
Nopara, Bixudiha
Pin-48

2. Bhakti Lal
Durgapur-16

SAMPRITHI HEALTHCARE INTERNATIONAL PVT. LTD.

Palguni Chatterjee
Authorised Signator

SIGNATURE OF THE EXECUTANT(S)

NIRVANA VRIDDHI
Amindya Sen
Partner

NIRVANA VRIDDHI
Pinalai Paul
Partner

NIRVANA VRIDDHI
Subniya Chakraborty
Partner













































NIRVANA VRIDDHI
Shuroo Chatterjee
Partner

SIGNATURE(s) OF THE ATTORNEY(s)

Drafted by me & computerized at my Office as per requisition, proforma, information received and such stipulations from the Executant(s) and Attorney Holder(s); Read-over, Made-over, Explained and Interpreted to each one of the party(s) until unmitigated contentment to this Document:

Rakesh Chakraborty
RAKESH CHAKRABORTY
ADVOCATE
E. NO.- 22/06 of 2013
Member at Bar Association (Durgapur)
Durgapur Court

SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the Executants/presentation	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
 <i>Shuvro Chatterjee</i>					
	(RIGHT HAND)				
	Little	Ring	Middle	Fore	Thumb
					
Signature:- <i>Shuvro Chatterjee</i>					
 <i>Binaki Paul</i>					
	(RIGHT HAND)				
	Little	Ring	Middle	Fore	Thumb
					
Signature:- <i>Binaki Paul</i>					
 <i>Subniya Chakraborty</i>					
	(RIGHT HAND)				
	Little	Ring	Middle	Fore	Thumb
					
Signature:- <i>Subniya Chakraborty</i>					
 <i>Anindya Sen</i>					
	(RIGHT HAND)				
	Little	Ring	Middle	Fore	Thumb
					
Signature:- <i>Anindya Sen</i>					

SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the
Executants/presentation



Handwritten signature

(LEFT HAND)

Little	Ring	Middle	Fore	Thumb

(RIGHT HAND)

Little	Ring	Middle	Fore	Thumb

Signature:-

Handwritten signature: Falguni Chatterjee

(LEFT HAND)

Signature of the
Executants/presentation

Little	Ring	Middle	Fore	Thumb

(RIGHT HAND)

Little	Ring	Middle	Fore	Thumb

Signature:-

(LEFT HAND)

Signature of the
Executants/presentation

Little	Ring	Middle	Fore	Thumb

(RIGHT HAND)

Little	Ring	Middle	Fore	Thumb

Signature:-

(LEFT HAND)

Signature of the
Executants/presentation

Little	Ring	Middle	Fore	Thumb

(RIGHT HAND)

Little	Ring	Middle	Fore	Thumb

Signature:-



Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

10 SEP 2021


 ভারতের নির্বাচন কমিশন
 পরিচয় পত্র
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD

ARZ2361194




নির্বাচকের নাম : পরমেশ্বর বাউরী

Elector's Name : Parameswar Bauri


পিতার নাম : রসময় বাউরী

Father's Name : Rasamay Bauri

লিঙ্গ/সঙ্গ : পুং / M

জন্ম তারিখ : 16/02/1999

Date of Birth


Parameswar Bauri

ARZ2361194

ঠিকানা:
 N0070, নাপড়া বাউরী গাড়া, নাপড়া,
 কানকসা, পশ্চিম বর্ধমান-713148

Address:
 N0070, NAPARA BAURIPARA, NAPARA,
 KANKSA, PASCHIM BARDHAMAN-713148

Date: 04/01/2018

276 - দুর্গাপুর পূর্ব নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন
 অধিকারিকের স্বাক্ষরের অনুকৃতি

Facsimile Signature of the Electoral
 Registration Officer for

276 - Durgapur Purba Constituency

বিকল্প পরিবর্তন হলে নতুন ঠিকানার জোড়ায় শিগে নাম
 তোলা ও একই নম্বরের নতুন সচিব পরিচয়পত্র পাওয়ার
 জন্য নির্দিষ্ট ফর্মে এই পরিচয়পত্রের নথ্যটি উল্লেখ করুন।

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

267 / 57G

BOARD RESOLUTION

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE BOARD MEETING OF THE COMPANY HELD AT ITS REGISTERED OFFICE AT MNAV 62, BENGAL AMBUJA, CITY CENTER, DURGAPUR, PIN-713216 ON THE 10th DAY OF AUGUST 2021 AT 3 PM.

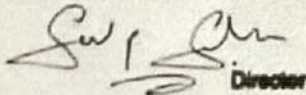
Resolved that the land owned by SAMPRITHI HEALTHCARE INTERNATIONAL PVT. LTD. (Erstwhile TIMES VANIJYA PVT. LTD.) in the Mouza Gopalmath measuring about 1 Acre offered to NIRVANA VRIDHI to develop the same in joint venture. A Development Agreement & accordingly a Development Power of Attorney may entered into and the same may be registered in the appropriate registration office.

Further Resolved that SMT. FALGUNI CHATTERJEE wife of Sri Pradip Chatterjee by faith Hindu, by occupation service, residing at 146 A, Dewangazi Road, Swapnaraj, Flat No. 301, P.S. & P.O. Bally, Howrah -711201 as an Authorized Signatory of the Company to affirm to appear, execute & sign all the relevant and related Govt. Offices in respect to the above mentioned land.

Certified true copy

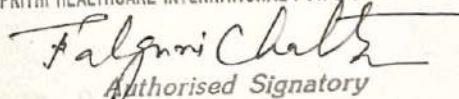
Her Specimen signature is attested herewith.

Samprithi Healthcare International Private Limited


Director

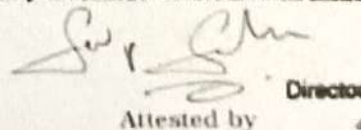
SANDEEP KUMAR SAHU
(DIRECTOR)

SAMPRITHI HEALTHCARE INTERNATIONAL PVT. LTD.


Authorised Signatory

Signature of Smt. Falguni Chatterjee

Samprithi Healthcare International Private Limited


Director
Attested by

DMC PREMISES NO. MNAV-62, BENGAL AMBUJA CITY CENTRE
DURGAPUR-713216



Falguni Chatterjee

1505 938 01

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PINAKI PAUL

MADHABENDU PAUL

23/02/1996
Permanent Account Number
CQBPP6466Q

Pinaki Paul
Signature

01/02/2014

Pinaki Paul.



Anindya Sen

आयकर विभाग
INCOME TAX DEPARTMENT


भारत सरकार
GOVT OF INDIA

SUPRIYA CHAKRABORTY
SHYAMAL KUMAR CHAKRABORTY

22/06/1981

Permanent Account Number
AJCPC1122E

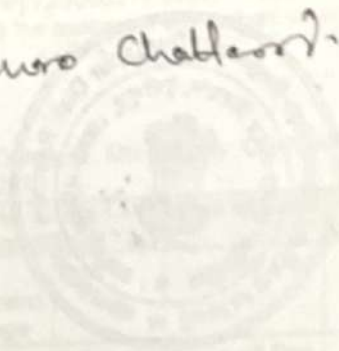
Signature



Supriya Chakraborty

आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT. OF INDIA
SHUVRO CHATTARAJ		
NABANI CHATTARAJ		
30/01/1984 Permanent Account Number		
AFMPC9030R		
 Signature		

Shuvro Chatterjee



1501 533 01

Major Information of the Deed

Deed No :	I-2306-06269/2021	Date of Registration	10/09/2021
Query No / Year	2306-8001680925/2021	Office where deed is registered	
Query Date	02/09/2021 4:38:10 PM	2306-8001680925/2021	
Applicant Name, Address & Other Details	Rakesh Chakraborty Durgapur Court, City Centre,Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713216, Mobile No. : 9474777815, Status :Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
		Rs. 8,91,00,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 7/- (Article:E)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 230605143/2021 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Paschim Bardhaman, P.S:- Durgapur, Municipality: DURGAPUR MC, Road: Unassessed Road (Gopalmath),
Mouza: Gopalmath, Pin Code : 713217

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-431 (RS :-)	LR-974	Other Commercial Usage	Baid	10 Dec		89,10,000/-	Width of Approach Road: 30 Ft.,
L2	LR-432 (RS :-)	LR-974	Other Commercial Usage	Baid	42 Dec		3,74,22,000/-	Width of Approach Road: 30 Ft.,
L3	LR-433 (RS :-)	LR-974	Other Commercial Usage	Baid	23.5 Dec		2,09,38,500/-	Width of Approach Road: 30 Ft.,
L4	LR-434 (RS :-)	LR-974	Other Commercial Usage	Baid	3.04 Dec		27,08,640/-	Width of Approach Road: 30 Ft.,
L5	LR-437 (RS :-)	LR-974	Other Commercial Usage	Baid	21.46 Dec		1,91,20,860/-	Width of Approach Road: 30 Ft.,
		TOTAL :			100Dec	0 /-	891,00,000 /-	
	Grand Total :				100Dec	0 /-	891,00,000 /-	



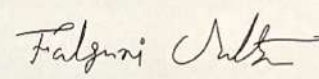


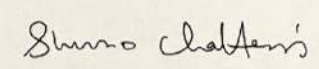
Principal Details :



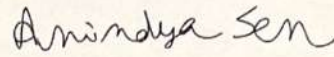


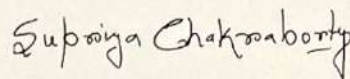


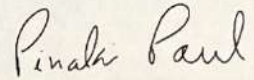
Sl No	Name,Address,Photo,Finger print and Signature
1	SAMPRITHI HEALTHCARE INTERNATIONAL PRIVATE LIMITED DMC Premises No.: MNAV 62, Bengal Ambuja, City:- Durgapur, P.O:- City Centre, P.S:-Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713216 , PAN No.:: ABxxxxxx6R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Attorney Details :



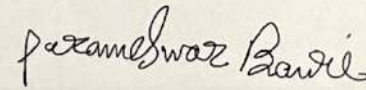
Sl No	Name,Address,Photo,Finger print and Signature
1	NIRVANA VRIDDHI 2/47 Shivaji Road, City:- Durgapur, P.O:- Azone, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India PIN:- 713204 , PAN No.:: AAxxxxxx1E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs Falguni Chatterjee (Presentant) Wife of Mr Pradip Chatterjee Date of Execution - 04/09/2021, , Admitted by: Self, Date of Admission: 10/09/2021, Place of Admission of Execution: Office			
	Sep 10 2021 12:49PM	LTI 10/09/2021	10/09/2021	
146/A, Dewan Gazi Road, Swapnaraj, 2nd Floor, Flat No: 301, City:- Not Specified, P.O:- Bally, P.S:- Bally, District:-Howrah, West Bengal, India, PIN:- 711201, Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.: APxxxxxx3K, Aadhaar No: 82xxxxxxxx0536 Status : Representative, Representative of : SAMPRITHI HEALTHCARE INTERNATIONAL PRIVATE LIMITED (as authorized signatory)				
2	Name	Photo	Finger Print	Signature
	Mr Shuvro Chattaraj Son of Mr Nabani Chattaraj Date of Execution - 04/09/2021, , Admitted by: Self, Date of Admission: 10/09/2021, Place of Admission of Execution: Office			
	Sep 10 2021 12:50PM	LTI 10/09/2021	10/09/2021	
Bamunara, City:- Durgapur, P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AFxxxxxx0R, Aadhaar No: 38xxxxxxxx9084 Status : Representative, Representative of : NIRVANA VRIDDHI (as Partner)				

Name	Photo	Finger Print	Signature
Mr Anindya Sen Son of Mr Arunabha Sen Date of Execution - 04/09/2021, , Admitted by: Self, Date of Admission: 10/09/2021, Place of Admission of Execution: Office			
Sep 10 2021 12:50PM	LTI 10/09/2021	10/09/2021	
Tapoban City, Bamunara, Block/Sector: 46, Flat No: 3A, City:- Durgapur, P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: CLxxxxxx8C, Aadhaar No: 66xxxxxxx8934 Status : Representative, Representative of : NIRVANA VRIDDHI (as Partner)			
Mr Supriya Chakraborty Son of Mr Shyamal Kumar Chakraborty Date of Execution - 04/09/2021, , Admitted by: Self, Date of Admission: 10/09/2021, Place of Admission of Execution: Office			
Sep 10 2021 12:51PM	LTI 10/09/2021	10/09/2021	
2/47 Shivaji Road, City:- Durgapur, P.O:- Azone, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713204, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AJxxxxxx2E, Aadhaar No: 34xxxxxxx0391 Status : Representative, Representative of : NIRVANA VRIDDHI (as Partner)			
Mr Pinaki Paul Son of Mr Madhabendu Paul Date of Execution - 04/09/2021, , Admitted by: Self, Date of Admission: 10/09/2021, Place of Admission of Execution: Office			
Sep 10 2021 12:51PM	LTI 10/09/2021	10/09/2021	
Babuisol Colony,, City:- Not Specified, P.O:- Baktar Nagar, P.S:-Andal, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713321, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: CQxxxxxx6Q, Aadhaar No: 94xxxxxxx4784 Status : Representative, Representative of : NIRVANA VRIDDHI (as Partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Parameswar Bauri Son of Mr Rasamay Bauri Napara, City:- Not Specified, P.O:- Birudiha, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713148			
	10/09/2021	10/09/2021	10/09/2021

Identifier Of Mrs Falguni Chatterjee, Mr Shuvro Chattaraj, Mr Anindya Sen, Mr Supriya Chakraborty, Mr Pinaki Paul

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
	SAMPRITHI HEALTHCARE INTERNATIONAL PRIVATE LIMITED	NIRVANA VRIDDHI-10 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	SAMPRITHI HEALTHCARE INTERNATIONAL PRIVATE LIMITED	NIRVANA VRIDDHI-42 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	SAMPRITHI HEALTHCARE INTERNATIONAL PRIVATE LIMITED	NIRVANA VRIDDHI-23.5 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	SAMPRITHI HEALTHCARE INTERNATIONAL PRIVATE LIMITED	NIRVANA VRIDDHI-3.04 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	SAMPRITHI HEALTHCARE INTERNATIONAL PRIVATE LIMITED	NIRVANA VRIDDHI-21.46 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Durgapur, Municipality: DURGAPUR MC, Road: Unassessed Road (Gopalmath),
Mouza: Gopalmath, Pin Code : 713217

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 431, LR Khatian No:- 974	Owner:টাইমস বানিজ্য প্রা:লি:পক্ষে, Gurdian:ডাইরেক্টর মি: সন্দীপ সাহু, Address:পিং-গোপাল প্রসাদ রাঁচী পিন-834001, Classification:বাইদ, Area:0.10000000 Acre,	Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 432, LR Khatian No:- 974	Owner:টাইমস বানিজ্য প্রা:লি:পক্ষে, Gurdian:ডাইরেক্টর মি: সন্দীপ সাহু, Address:পিং-গোপাল প্রসাদ রাঁচী পিন-834001, Classification:বাইদ, Area:0.42000000 Acre,	Seller is not the recorded Owner as per Applicant.

L3	LR Plot No:- 433, LR Khatian No:- 974	Owner:টাইমস বানিজ্য প্রা:লি:পক্ষে, Gurdian:ডাইরেক্টর মি: সন্দীপ সাহ, Address:পিং-গোপাল প্রসাদ রাঁচী পিন-834001, Classification:বাইদ, Area:0.25000000 Acre,	Seller is not the recorded Owner as per Applicant.
L4	LR Plot No:- 434, LR Khatian No:- 974	Owner:টাইমস বানিজ্য প্রা:লি:পক্ষে, Gurdian:ডাইরেক্টর মি: সন্দীপ সাহ, Address:পিং-গোপাল প্রসাদ রাঁচী পিন-834001, Classification:বাইদ, Area:0.25000000 Acre,	Seller is not the recorded Owner as per Applicant.
L5	LR Plot No:- 437, LR Khatian No:- 974	Owner:টাইমস বানিজ্য প্রা:লি:পক্ষে, Gurdian:ডাইরেক্টর মি: সন্দীপ সাহ, Address:পিং-গোপাল প্রসাদ রাঁচী পিন-834001, Classification:বাইদ, Area:1.17000000 Acre,	Seller is not the recorded Owner as per Applicant.

On 10-09-2021

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.

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

Presented for registration at 11:54 hrs on 10-09-2021, at the Office of the A.D.S.R. DURGAPUR by Mrs Falguni Chatterjee .

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 8,91,00,000/-

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

Execution is admitted on 10-09-2021 by Mrs Falguni Chatterjee, authorized signatory, SAMPRITHI HEALTHCARE INTERNATIONAL PRIVATE LIMITED, DMC Premises No.: MNAV 62, Bengal Ambuja, City:- Durgapur, P.O:- City Centre, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713216

Indetified by Mr Parameswar Bauri, ., Son of Mr Rasamay Bauri, Napara, P.O: Birudiha, Thana: Kanksa, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713148, by caste Hindu, by profession Others

Execution is admitted on 10-09-2021 by Mr Shuvro Chattaraj, Partner, NIRVANA VRIDDHI, 2/47 Shivaji Road, City:- Durgapur, P.O:- Azone, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713204

Indetified by Mr Parameswar Bauri, ., Son of Mr Rasamay Bauri, Napara, P.O: Birudiha, Thana: Kanksa, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713148, by caste Hindu, by profession Others

Execution is admitted on 10-09-2021 by Mr Anindya Sen, Partner, NIRVANA VRIDDHI, 2/47 Shivaji Road, City:- Durgapur, P.O:- Azone, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713204

Indetified by Mr Parameswar Bauri, ., Son of Mr Rasamay Bauri, Napara, P.O: Birudiha, Thana: Kanksa, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713148, by caste Hindu, by profession Others

Execution is admitted on 10-09-2021 by Mr Supriya Chakraborty, Partner, NIRVANA VRIDDHI, 2/47 Shivaji Road, City:- Durgapur, P.O:- Azone, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713204

Indetified by Mr Parameswar Bauri, ., Son of Mr Rasamay Bauri, Napara, P.O: Birudiha, Thana: Kanksa, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713148, by caste Hindu, by profession Others

Execution is admitted on 10-09-2021 by Mr Pinaki Paul, Partner, NIRVANA VRIDDHI, 2/47 Shivaji Road, City:- Durgapur, P.O:- Azone, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713204

Indetified by Mr Parameswar Bauri, ., Son of Mr Rasamay Bauri, Napara, P.O: Birudiha, Thana: Kanksa, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713148, by caste Hindu, by profession Others

Payment of Fees

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

Payment of Stamp Duty

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

Description of Stamp

1. Stamp: Type: Impressed, Serial no 358, Amount: Rs.100/-, Date of Purchase: 03/09/2021, Vendor name: SOMNATH CHATTERJEE



Partha Bairaggya
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
Paschim Bardhaman, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2306-2021, Page from 164285 to 164311
being No 230606269 for the year 2021.



Digitally signed by PARTHA BAIRAGGYA
Date: 2021.10.25 17:05:39 +05:30
Reason: Digital Signing of Deed.

(Partha Bairaggya) 2021/10/25 05:05:39 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)