

03037/2023

1

2992/23



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

A. R. A. AN 096475

DEVELOPMENT POWER OF ATTORNEY

1

KNOW ALL MEN BY THESE PRESENTS that, We, (1) M/S. PURNIMA PROMOTERS PRIVATE LIMITED, holding PAN: AADCP5434H, (2) M/S. JYOTI DEALERS PRIVATE LIMITED, holding PAN: AAACJ7745A, both Private Limited Companies, within the meaning of the Companies Act, 1956 as extended by the Companies Act 2013, having their respective Registered Offices at 17/1, Lansdowne Terrace, P. O. Kalighat, P. S. - Lake, Kolkata 700 026 and represented by their Authorised Signatory, MR. ANUP GUPTA, son of Late Sital Prasad Gupta, holding PAN: AHMPG3857C, by faith - Hindu, by Occupation - Business, by Nationality - Indian, working for gain at 17/1, Lansdowne Terrace, Kolkata - 700 026, P. S. - Lake, hereinafter, referred and identified as the "EXECUTANT/OWNER" (which term and/or expression, unless repugnant to the context or meaning thereof, shall mean, imply and include successors in office and permitted assigns etc.) do hereby nominate, appoint and constitute

Purnima Promoters Private Limited

Anup Gupta

Director / Authorised Signatory

JYOTI DEALERS PVT. LTD

Anup Gupta

Director / Authorised Signatory

EDEN ELEMENTS LLP

Aditya Agarwal

Designated Partner / Authorised Signatory

SANJAY KUMAR JAIN
ADVOCATE
HIGH COURT, CALCUTTA
WEST BENGAL

9-8/96530/23

12 APR 2023

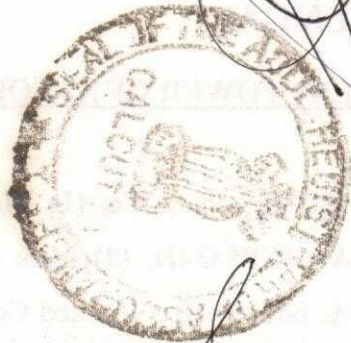
13495

14 MAR 2023

No.....Rs. 100/- Date.....

Name : SANJAY KUMAR JAIN
ADVOCATE
Address : HIGH COURT, CALCUTTA

Vendor :
Alipore Collectorate, 24 Pgs. (South)
SUBHANKAR DAS
STAMP VENDOR
Alipore Police Court, Kol-27



ADDITIONAL REGISTRAR
OF ASSAM, KOLKATA
2 APR 2023

Identified by me:

Sanjay
SANJAY KUMAR JAIN
ADVOCATE
HIGH COURT, CALCUTTA
WB/444/2005

SANJAY KUMAR JAIN
ADVOCATE
HIGH COURT, CALCUTTA
WB/444/2005

Bumima Promoters Private Limited
Director / Authorized Signatory
JYOTI DEALERS PVT. LTD
Director / Authorized Signatory

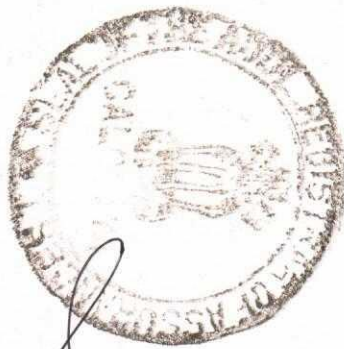
M/S. EDEN ELEMENTS LLP, vide 'Limited Liability Partnership Agreement' dated 18.09.2015, is incorporated under the provisions of the "Limited Liability Partnership Act, 2008", having its registered office at 17/1, Lansdowne Terrace, Kolkata – 700 026, P. O. – Kalighat, P. S. – Rabindra Sarobar (Formerly), West Bengal, being represented by its Authorised Signatory, **SHRI ADITYA AGARWAL**, son of Shri Sunil Agarwal, holding PAN : **AFEPA7678D**, working for gain at 17/1, Lansdowne Terrace, Kolkata – 700 026, P. O. – Kalighat, P. S. – Rabindra Sarobar (Formerly), West Bengal, hereinafter for the sake of brevity called, referred and identified as the **CONSTITUTED ATTORNEY/DEVELOPER**, (which term and/or expression, unless repugnant to the context or meaning thereof, shall mean, imply and include its successors in office and permitted assigns etc.) as our true and lawful Attorney.

WHEREAS

A. In terms of the basic understanding between the Owner and the Developer which stands with regard to the development (in the matter specified in this Agreement) of the Property/Land admeasuring **13 (Thirteen) Kattahs 12 (Twelve) Chittak** situated within **Mouza – Garfa**, Pargana -Khaspur, **Police Station** –formerly Kasba & **now Anandapur**, appertaining to **R. S. Dag No. - 2129** under R.S. Khatian no. -802, R. S. No. - 2, J. L. No.-19, Touzi No.-56, being **Premises No.- 420, Kalikapur Road, Kolkata-700 099**, District- 24 Parganas (south), **under Kolkata Municipal Corporation Ward No. - 106**, West Bengal, together with all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Owner in the above property by constructing new residential/commercial buildings thereon (**Project**) with the object of selling the units/ apartments/ shops/ offices/ car parks/ constructed area comprised therein the said Project agreed among the Parties entered into a '**Joint Development Agreement**' duly registered at the office of Additional Registrar of Assurances – I, Kolkata, vide Deed No. 02986 and for the year 2023.

B. In terms of **clause 12.1** of the said Joint Development Agreement, a 'Power of Attorney' is required to be granted to the Developer to take all necessary steps for the purpose of getting the Building Plan sanctioned/revalidated/ modified/ altered by the Planning Authorities as well as for construction of the Complex in terms of the said development agreement.

C. It is also agreed between the parties in terms of the Development Agreement, that the Developer shall be entitled to deal with the entire constructed areas or saleable spaces including



ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
12 APR 2023

Developer's Allocation and Owner's Allocation of the said property in terms of the 'Joint Development Agreement' and the Developer shall sale the entire constructed areas or saleable spaces including car parking space/ store room, etc. and shall divide the entire proceeds ^{between Owner & developer} as morefully specified in the said Joint Development Agreement.

D. It has also been mutually agreed between the parties herein that in terms of the instant 'Power of Attorney' the Developer shall be entitled to negotiate for sale, lease or otherwise transfer of the flats, units, car parking spaces or rights and other constructed areas or saleable spaces to enter into any contract, agreement, right of occupancy user and/or enjoyment with any person or persons intending to own and/or acquire flats, units, car parking spaces and other constructed areas/saleable spaces or enforce any covenant in any Agreement for Sale, Deed or any other Agreement or Contract of in respect of Flats, Units, Car Parking and other constructed areas/saleable spaces in the said complex.

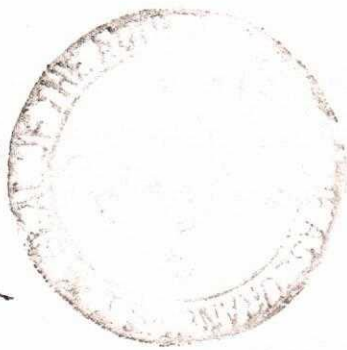
E. The Developer also undertakes to obtain prior written consent of the Owner / Executor in the event of effecting any transfer of the Flats, Units, Car Parking spaces or rights and other constructed areas or saleable spaces to enter into any contract, agreement, right of occupancy user and/or enjoyment with any person or persons intending to own and/or acquire Flats, Units, Car Parking spaces and other constructed areas/saleable spaces or To enforce any covenant in any Agreement for Sale, Deed or any other Agreement or Contract of in respect of Flats, Units, Car Parking spaces and other constructed areas/saleable spaces in respect of the entire Project.

F. In terms of such clause in the development agreement we, the **Executant / Owner** do and each of us doth hereby nominate, constitute and appoint **EDEN ELEMENTS LLP**, represented by its authorized representative, **SHRI ADITYA AGARWAL**, son of Shri Sunil Agarwal working for gain at 17/1, Lansdowne Terrace, Kolkata - 700 026, hereinafter for the sake of brevity called, referred and identified as "**the CONSTITUTED ATTORNEY/DEVELOPER**", to be our true and lawful attorneys in our name and on our behalf to, do jointly or severally and/or execute all or any of the following acts, deeds, matters and things for us and on our behalf and in our name in respect of land admeasuring **13 (Thirteen) Kattahs 12 (Twelve) Chittak** situated within **Mouza - Garfa, Pargana -Khaspur, Police Station** --formerly Kasba & now **Anandapur**, appertaining to **R. S. Dag No. - 2129** under R.S. Khatian no. -802, R. S. No. - 2, J. L. No.-19, Touzi No.-56, being **Premises No.- 420, Kalikapur Road, Kolkata-700 099**, District- 24 Parganas (south), **under Kolkata Municipal Corporation Ward No. - 106**, West Bengal, (hereinafter referred to as the said property) morefully and particularly described in the schedule herein below :



[Handwritten signature]
ADDITIONAL REGISTRAR
OF ASSOCIATED COMPANIES
KOLKATA
2 APR 2023

1. To take all necessary steps and to sign all papers, documents as to be required and to apply for conversion, mutation, amalgamation, etc. of the nature of the said property before the concerned, Block Land and Land Reforms Officer and to appear before all or any authorities for such clearances and to sign and submit all papers, applications and documents in connection with the same for us and on our behalf.
2. To make payment of up to date land revenue/ Panchayat / local authority taxes in respect of the said property by way of approaching the concerned authorities and. obtaining necessary orders for such payment and to collect receipts thereof for us and on our behalf.
3. To prepare building plan or plans for the construction of a suitable building on the said landed property and to submit the same to the Kolkata Municipal Corporation signed by representative of the concern companies for obtaining approval to the same and to submit further proposals from time to time for any amendments of such building plans to the said Municipal Corporation and other concerned authorities for the purpose of obtaining approval to such amendments.
4. To cause the submission of plans for the said property to be prepared and submitted before the concerned Block Land and Land Reforms Officer and then to have the same sanctioned/modified/alterd/revised/re-validated by the planning authorities with the consent of the executants/owners and to pay fees, costs and charges for such sanction/ modification/ alteration/revision/invalidation/amendments and upon completion of work, to obtain electricity connection form CESC and to execute the necessary documents if any, in respect of a portion of the said property for installation of electrical equipment for electric supply, drainage connection, water connection and completion certificates from the planning authorities for us and on our behalf.
5. To carry out, manage, attend to and deal with and, transact all works of consolidation of holdings and / or the Premises and any affairs in which we now or shall hereafter be interested or concerned at all times in such manner as our said Attorney shall deem fit and proper.
6. To deal with all authorities including but not limited to the Block Land and Land Reforms Officer and the concerned Municipality and other statutory authorities including but not limited to Kolkata Metropolitan Development Authority, Town and Country Planning authorities, MED, Metro Railway Authority and W.B. Fire Department authorities, Airport Authority of India, as to be required for the said property, obtaining regulatory clearances from, various department, obtaining drainage correction, water connection and certificate of the concerned authority and to prepare, sign



ADDITIONAL REGISTRAR
OF ASSAM SOUKATA
12 APR 2023

and submit all plans, papers, documents, statements, undertakings, declarations, affidavits, applications, returns, confirmations, consents, indemnities and other ancillary papers, as be required, in this regard for us and on our behalf and to appear and represent us in KMDA and to file necessary application or petition to obtain N.O.C. from thereon, if required, and to take necessary steps there in respect of N.O.C. or any other step or steps require before the said authority as and when our said lawful Attorney thinks, fit and proper.

7. To develop and construct a multistoried building in our property measuring more or **13 (Thirteen) Kattahs 12 (Twelve) Chittak** situated within **Mouza – Garfa**, Pargana -Khaspur, **Police Station** –formerly Kasba & **now Anandapur**, appertaining to **R. S. Dag No. - 2129** under R.S. Khatian no. -802, R. S. No. - 2, J. L. No.-19, Touzi No.-56, being **Premises No.- 420, Kalikapur Road, Kolkata-700 099**, District- 24 Parganas (south), **under Kolkata Municipal Corporation Ward No. - 106**, West Bengal, which is specifically mentioned in the schedule hereunder.

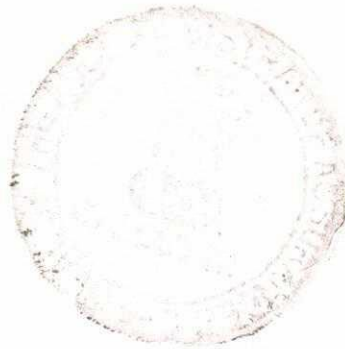
8. To appoint Architects, Contractors, Sub-Contractors, Electricians, Plumbers or any other person/s, organizations as may be required from time to time for the purpose of development and construction of proposed multistoried building in respect of the schedule property and settle their accounts on our behalf.

9. To negotiate on terms for and to agree to and enter into and conclude any agreement for sale and sell in respect of proposed flats and/or the units buildings/ car parking/other spaces at proposed multistoried building in respect of our schedule landed property lying at Mouza - Garfa, P.S - Anandapur formerly - Kasba, fully mentioned and described in the schedule hereto to any bonafide purchaser or purchasers at such price which our said Attorney, in his absolute discretion, thinks fit and proper and / or to cancel and / or to repudiate the same and to take advances or payments in respect of “Agreement for Sale” and Deed of Conveyance/s in respect of Flats/units/car parking space to be constructed in the said property and to give possession in respect of proposed flats/units/car parking space to be constructed in the said schedule property as and when necessary on such terms and conditions as our said Attorney may think fit and proper and to sign all documents in respect of the said sale of the flat to the purchaser, including ‘Allotment letter’, ‘Agreement for Sale’, ‘Deed of Conveyance’, ‘Possession letter’, ‘Demand letter’, ‘No-objection- certificate’, etc. and to appear before any Registrar or Sub-Registrar or Registrar of Assurances and/or every office authorized by the law to accept a document for registration.



ADDITIONAL REGISTRAR
OF ASSAM
DISPUR
12 APR 2023

10. To enter into any contract, agreement, right of occupancy user and/or enjoyment with any person or persons intending to own and/or acquire Flats, Units, Car Parking spaces and other constructed areas/saleable spaces comprised in the sale of the said property and for that to sign execute and deliver all papers deeds cancellations documents instruments and writings and do all acts deeds and things, including to make refunds and payments to thorn on any account whatsoever and also to deal with the space and rights of such person or persons in such manner as the said Attorney may deem fit and proper. ✓
11. To ask, demand, sue for, recover, realize and collect all money, earnest money, considerations, premiums, rent, construction costs, deposits, advances. compensations, interests, damages, payments whatsoever etc. in respect of flats, units, car parking spaces and other constructed areas/saleable spaces. ✓
12. To enforce any covenant in any Agreement for Sale, Deed or any other Agreement or Contract in respect of Flats, Units, Car Parking spaces and other constructed areas/saleable spaces by virtue of the authorities hereby conferred, in favour of the person or persons interested in owning, purchasing, taking on lease and/or otherwise acquiring Flats, Units, Car Parking spaces or rights and other constructed areas or saleable spaces in the new Building or Buildings to be constructed at the said Property and if any right to re-enter arises under such covenants or under notice to determine or quit then to exercise such right, amongst others; ✓
13. To deliver possession and/or make over the constructed Flats/Units portions and issue letters of possession, and other constructed areas/saleable spaces and to do all and everything that shall be necessary for completing all sales, transfers, leases or tenancies or otherwise for saleable areas. ✓
14. To take any legal action or to defend any legal proceeding including arbitration proceeding arising out of any matter in respect of the said property and to appoint Solicitors, Advocates, Consultants as may be required and to accept any notice and service of papers of papers from any Court, Tribunal, Arbitral Tribunal, Postal and/or other authorities and to receive and pay all moneys, including Court Fees etc for us and on our behalf. ✓



l
ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
12 APR 2023

15. All charges and expenses of and incidental to any act, deed, matter or thing done or caused to be done by our said Attorney(s) in exercise of any power or powers herein contained shall be borne and paid and provided for by our said attorney(s) alone and we shall not be responsible for the same and the said Attorney(s) shall indemnify and keep indemnified our estate and effects from and against the payment of the aforesaid costs, charges, that may have to be paid by us by reason of our Attorney(s) doing or causing to be done any act, deed, matter or thing by virtue of these presents.

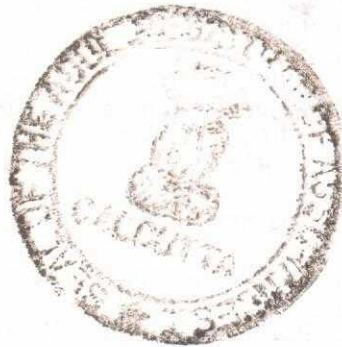
16. To accept Writ of Summons or other legal process or notices, appear before any Officer, Authority, Department, Magistrate, Court, Tribunal, Judicial or Quasi-Judicial Officer and represent us and in connection therewith file appeals or revision or any representation and appoint Advocates or Lawyers to appear and act in all matters connected with or in relation to or arising out of the said development and construction and sale of the said Flats and/or the said units/spaces/car parking spaces.

18. To sign and verify and execute all pleadings, affidavits, petitions, review petitions in connection with any suit proceeding, appeals, revisions, reviews before any Officer, Authority, Court, Tribunal, Magistrate or any other person for an on our behalf.

19. To appear and represent us in Urban Land Ceiling Authority and to file necessary application or petition to obtain N.O.C. if any from thereon and to take necessary steps thereon in respect of said N.O.C. or any other step or steps require before the said authority as and when our lawful Attorney thinks, fit and proper.

20. To present any such deed or deeds of sale, conveyance or conveyances or other document or documents for registration when required and to admit execution thereof and receive of consideration money before the Sub- Registrar or Registrar of Assurances having authority for and to have the said conveyances registered according to law and to do all other acts, deeds and things which our said Attorney shall consider necessary for the transferring and/or conveying the schedule property.

21. To appear for and represent us and to sign, execute any requisite documents before the Board of Revenue, Collector of local District, Sub-Divisional Officer, any Magistrate, Judge, Munsiff and in all Central and State Government offices, Kolkata Municipal Corporation, Kolkata



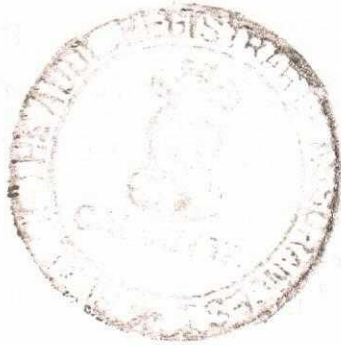
ADDITIONAL REGISTRAR
OF ASSISTANT REGISTRAR KOLKATA
12 APR 2023

Improvement Trust, K.M.D.A, Fire Brigade Authority, Commissioners of local Division in all matters and things relating to management and development of our schedule property.

22. To appear in all courts in the Union of India including the Supreme Court and High Courts and District Courts in all their jurisdiction Civil, Criminal, Testamentary of Insolvency, Company matters also in the Court of small Causes Calcutta and Sealdah, Howrah, Alipore and also in all Civil and Original courts subordinate to the several High courts its States before all judicial or executive officers, ministerial officers, Magistrates and other authorities whatsoever Union Boards, Union Court, Debt-settlement Board, House Rent Controller's court, Agricultural Income Tax court, Income Tax officer's Court, Board of Revenue, Sales Tax Officer's Court, Central Board of Revenue, Land acquisition officer's Court in all states now established or to be established within the aforesaid Union of India and to sue arrest condemn, restrain, sequester, seize, imprison and to acquit and discharge all and every person or persons companies, corporations whatsoever and whatsoever who are and hereafter may or shall be indebted to us AND also to compromise submit to arbitration conclude and agree all such matters, dealings and transactions and for the purpose to enter into make execute documents, agreements releases and discharges and also to nominate and appoint advocate, attorneys, solicitors, pleaders, auditors, revenue agents or other statutory agents or other persons or person and to give delivery or sign and warrant to prosecute or defend in the several premises aforesaid more specifically to execute Vakalatnamas, all such power or powers as occasion may require also to sign and verify complaints, petitions, written statements, valuation statement for the purpose of Court Fees and suit valuation of accounts or information required to be signed or verified and also all such statements accounts information returns that are or may or shall be required of us from time to time under laws regulations and rules enacted or hereinafter to be enacted by the Central or Local Legislation to be lodged served or filed on our behalf in our personal capacity.

23. To demand sue for enforce payment of recover & receive and give effectual receipts and discharge for all securities for money, debts, goods, merchandise, wares, chattels effects and things of or to which we will or may become possess of or entitled to or which are or may become due owing payable deliverable or transferable to us from or by any person or persons whomsoever or any firm or firms body or bodies of corporation whatsoever.

24. To appear, adjust, settle and submit at arbitration any accounts, debts, claims and demands, disputes and matters touching any of the matters which are now subsisting or may hereafter arise



[Handwritten signature]

ADDITIONAL REGISTRAR
OF ASSISTANT REGISTRAR KOLKATA
12 APR 2023

between us and any other person or persons or firm or firms or body or bodies or corporation whatsoever.

25. Generally to do and perform all acts, deeds, things, matters necessary for all or any of the aforesaid purposes and to give full effect thereto.

BE IT IS EXPRESSLY stated that this power of attorney does not create, constitute or assume any kind of transfer in favour of the said Attorney and the attorney has the right to enter into any conveyances /assurances, agreements etc in respect of transfer of any Flats, Units, Car Parking spaces and other constructed areas/saleable spaces of the said project.

AND GENERALLY to do execute and perform all other lawful acts, matters and things as our said Attorney shall consider necessary in connection with the said premises and hereby agree that all acts, deeds and things in respect of the schedule property lawfully done by the said Attorney on our behalf, shall be construed as acts, deeds and things done by us and we, undertake to ratify and confirm all and whatsoever the said Attorney shall lawfully do or cause to be done by virtue of this **POWER OF ATTORNEY.**



e

ADDITIONAL REGISTRAR
OF ASSAM, KOLKATA
12 APR 2023

SCHEDULE OF THE PROPERTY

ALL THAT Piece and Parcel of Bastu Land measuring, more or less, **13 (Thirteen) Kattahs 12 (Twelve) Chittak** situated within **Mouza – Garfa**, Pargana -Khaspur, **Police Station** –formerly Kasba & **now Anandapur**, appertaining to **R. S. Dag No. - 2129** under R.S. Khatian no. -802, R. S. No. - 2, J. L. No.-19, Touzi No.-56, being **Premises No.- 420, Kalikapur Road, Kolkata-700 099**, District- 24 Parganas (south), **under Kolkata Municipal Corporation Ward No. - 106**, West Bengal, which is butted and bounded as follows:-

ON THE NORTH : By Premises No. 188/A/3, Kalikapur Road

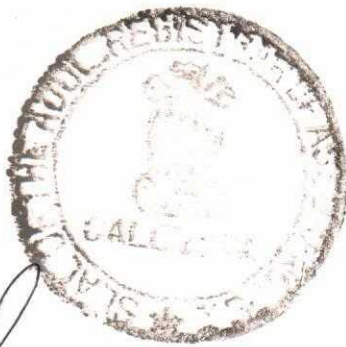
ON THE SOUTH : Property of Others

ON THE EAST : By Premises No. 379, Kalikapur Road &
17 Feet Wide Municipal Road

ON THE WEST : Property of Others

~~ZONE~~ : *Other than P.A.S. connector to Other than P.A.S. connector*

OR HOWSOEVER OTHERWISE the same now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished.



ADDITIONAL REGISTRAR
OF ASSOCIATED COMPANIES
KOLKATA
12 APR 2023

IN WITNESS WHEREOF, We have executed this **POWER OF ATTORNEY** on this day of 12th April, Two Thousand and Twenty Three (2023 A.D.).

SIGNED AND DELIVERED by the
within named Executors
in the presence of:

1. *Debarati Sengupta*

17/1, Lansdowne Terrace
Kol-700 026

Purnima Promoters Private Limited

Anup Gupta

Director / Authorised Signatory

2. *Harsh Sharma*

JYOTI DEALERS PVT. LTD

Anup Gupta

Director / Authorised Signatory

17/1, Lansdowne Terrace
Kol-700 026

SIGNATURE OF EXECUTOR/OWNER

EDEN ELEMENTS LLP

Aditya Agarwal

Designated Partner / Authorised Signatory

SIGNATURE OF ATTORNEY

Drafted by me on the basis of information
furnished by the Parties herein

Sanjay

Sanjay Kumar Jain
Advocate, High Court, Calcutta.
Enrolment No. : WB/444/2005.



ADDITIONAL REGISTRAR
OF ASSAM, DISPUR, ASSAM
12 APR 2023

12

DATED: 12TH DAY OF APRIL, 2023

'DEVELOPMENT POWER OF ATTORNEY'

BETWEEN

M/S. PURNIMA PROMOTERS PRIVATE LIMITED &
M/S. JYOTI DEALER PRIVATE LIMITED
----- EXECUTANT/OWNERS

AND

M/S. EDEN ELEMENTS LLP
----- CONSTITUTED ATTORNEY/
DEVELOPER

'EDEN LUXURIA'
420, KALIKAPUR ROAD,
KOLKATA - 700 099.

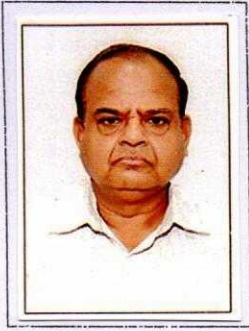


SPECIMEN FORM FOR TEN FINGERPRINTS



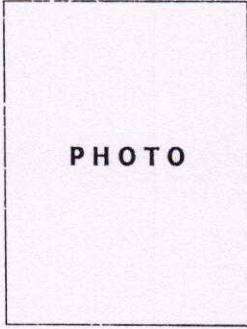
Aditya Agarwal

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

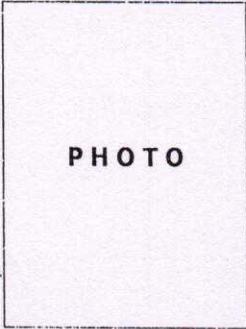


Anup Singh

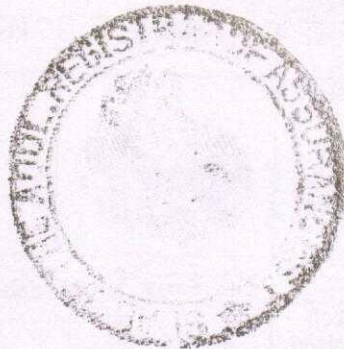
Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



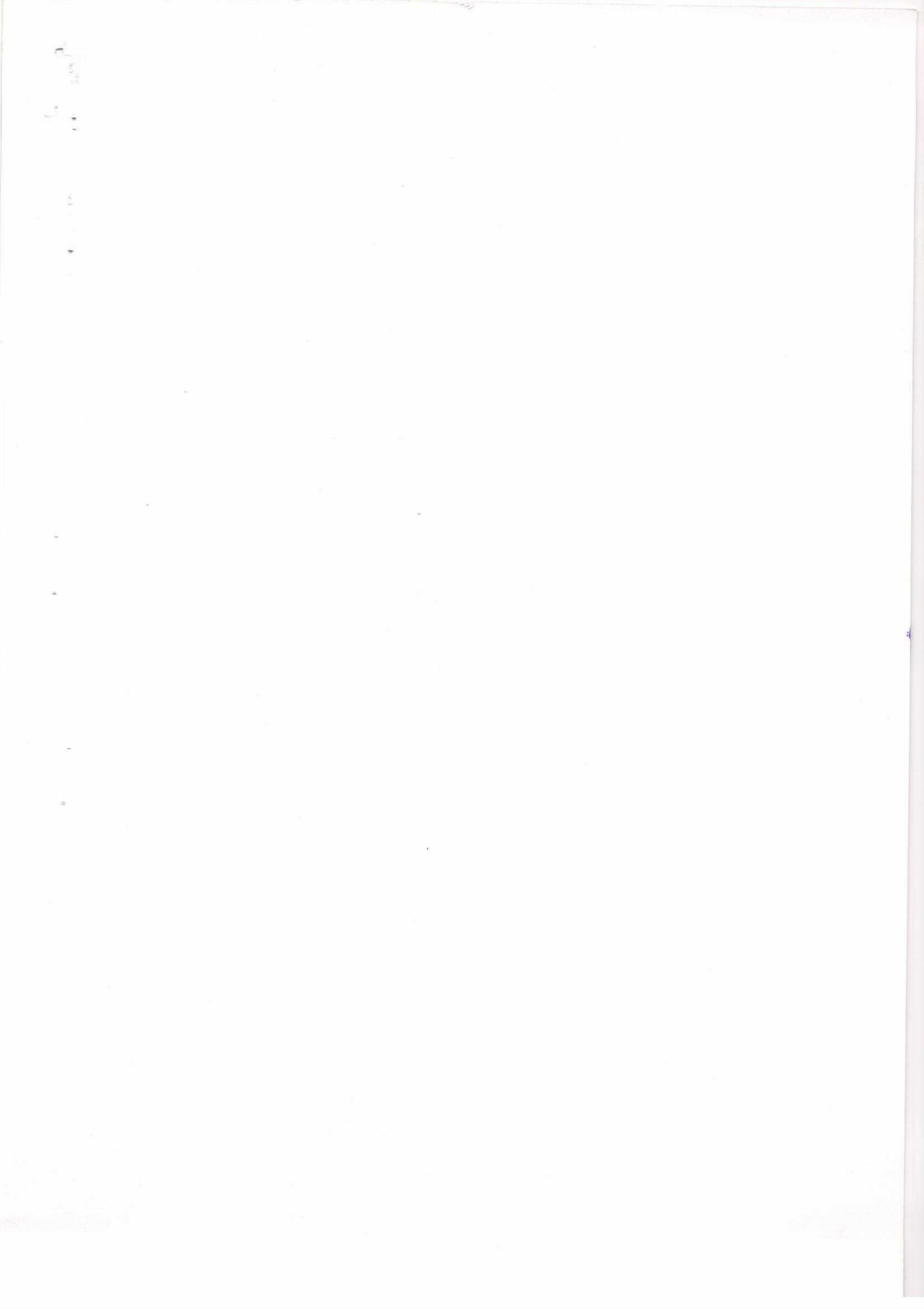
Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



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



ADDITIONAL REGISTRAR
OF ASST. VOLKATA
12 APR 2023



Major Information of the Deed

Deed No :	I-1901-02992/2023	Date of Registration	12/04/2023
Query No / Year	1901-8000946530/2023	Office where deed is registered	
Query Date	12/04/2023 11:39:22 AM	A.R.A. - I KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	SANJAY KUMAR JAIN HIGH COURT, CALCUTTA, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9051222000, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 10,00,000/-	Rs. 3,31,78,616/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 73/- (Article:E, M(a).)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190102986/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kalikapur Road
Road Zone : (Other than on P.A.S Connector -- Other than on P.A.S Connector) , , Premises No: 420, , Ward No: 106
Pin Code : 700099

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	13 Katha 12 Chatak	10,00,000/-	3,31,78,616/-	Width of Approach Road: 17 Ft., , Project Name :
Grand Total :				22.6875Dec	10,00,000 /-	331,78,616 /-	



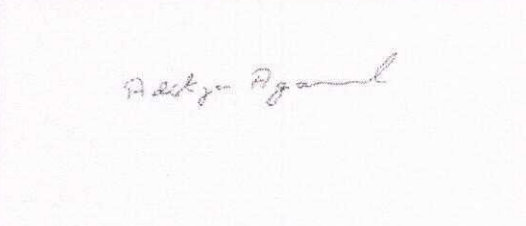


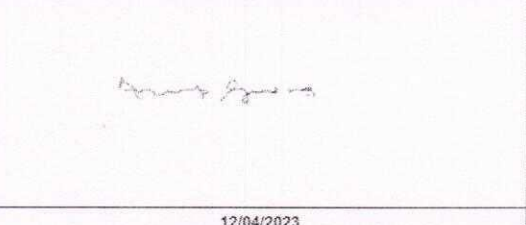
Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	PURNIMA PROMOTERS PRIVATE LIMITED 17/1, Lansdowne Terrace, Kolkata, City:- Not Specified, P.O:- KALIGHAT, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.:: AAxxxxx4H,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
2	JYOTI DEALERS PRIVATE LIMITED 17/1, Lansdowne Terrace, Kolkata, City:- Not Specified, P.O:- KALIGHAT, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.:: AAxxxxx5A,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative




Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	EDEN ELEMENTS LLP 17/1, Lansdowne Terrace, Kolkata, City:- Not Specified, P.O:- Kalighat, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.:: AAxxxxxx7G,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr ADITYA AGARWAL (Presentant) Son of Mr SUNIL AGARWAL Date of Execution - 12/04/2023, , Admitted by: Self, Date of Admission: 12/04/2023, Place of Admission of Execution: Office	Photo 	Finger Print 	Signature 
	Apr 12 2023 12:09PM	LTI 12/04/2023	12/04/2023	17/1, LANSDOWNE TERRACE, KOLKATA, City:- Not Specified, P.O:- KALIGHAT, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx8D,Aadhaar No Not Provided Status : Representative, Representative of : EDEN ELEMENTS LLP (as AUTHORISED SIGNATORY)
2	Name Mr ANUP GUPTA Son of Late Sital Prasad Date of Execution - 12/04/2023, , Admitted by: Self, Date of Admission: 12/04/2023, Place of Admission of Execution: Office	Photo 	Finger Print 	Signature 
	Apr 12 2023 12:41PM	LTI 12/04/2023	12/04/2023	17/1, Lansdowne Terrace, City:- Not Specified, P.O:- KALIGHAT, P.S:-Lake, District:-South 24-Parganas West Bengal, India, PIN:- 700026, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx7C,Aadhaar No Not Provided Status : Representative, Representative of : PURNIMA PROMOTERS PRIVATE LIMITED (as AUTHORISED SIGNATORY), JYOTI DEALERS PRIVATE LIMITED (as AUTHORISED SIGNATORY)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SANJAY KUMAR JAIN Son of Late D C JAIN HIGH COURT, CALCUTTA, City:- Not Specified, P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001			
	12/04/2023	12/04/2023	12/04/2023
Identifier Of Mr ADITYA AGARWAL, Mr ANUP GUPTA			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	PURNIMA PROMOTERS PRIVATE LIMITED	EDEN ELEMENTS LLP-11.3438 Dec
2	JYOTI DEALERS PRIVATE LIMITED	EDEN ELEMENTS LLP-11.3438 Dec

On 12-04-2023

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 12:03 hrs on 12-04-2023, at the Office of the A.R.A. - I KOLKATA by Mr ADITYA AGARWAL ..

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 3,31,78,616/-

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

Execution is admitted on 12-04-2023 by Mr ADITYA AGARWAL, AUTHORISED SIGNATORY, EDEN ELEMENTS LLF 17/1, Lansdowne Terrace, Kolkata, City:- Not Specified, P.O:- Kalighat, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026

Identified by Mr SANJAY KUMAR JAIN, , Son of Late D C JAIN, HIGH COURT, CALCUTTA, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 12-04-2023 by Mr ANUP GUPTA, AUTHORISED SIGNATORY, PURNIMA PROMOTERS PRIVATE LIMITED, 17/1, Lansdowne Terrace, Kolkata, City:- Not Specified, P.O:- KALIGHAT, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026; AUTHORISED SIGNATORY, JYOTI DEALERS PRIVATE LIMITED, 17/1, Lansdowne Terrace, Kolkata, City:- Not Specified, P.O:- KALIGHAT, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026

Identified by Mr SANJAY KUMAR JAIN, , Son of Late D C JAIN, HIGH COURT, CALCUTTA, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate


Payment of Fees

Certified that required Registration Fees payable for this document is Rs 73.00/- (E = Rs 7.00/- ,I = Rs 55.00/- ,M(a) = Rs 7.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 73.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 13495, Amount: Rs.100.00/-, Date of Purchase: 14/03/2023, Vendor name: S DAS


Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2023, Page from 112562 to 112582

being No 190102992 for the year 2023.



Digitally signed by pradipta kishore guha
Date: 2023.04.18 16:33:52 +05:30
Reason: Digital Signing of Deed.

Pradipta
(Pradipta Kishore Guha) 2023/04/18 04:33:52 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.

(This document is digitally signed.)