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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

A.R.A. III

AH 280273

17-55 hrs
SP
25/07/22

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For the Recipient is as per the Standard Sheet attached to this document.

Additional Page of Assurance III, KOL

Additional Page of Assurance III, KOL
25 JUL 2022

TO ALL TO WHOM THESE PRESENTS SHALL COME, We, FRONTIER WAREHOUSING LIMITED, a Company incorporated under the Companies Act, 1956 having its Registered Office at East India House, 20B Abdul Hamid Street, 3rd Floor, Suite 3F, Post Office - GPO, Police Station - Hare Street,

3,250
1,100
350

FRONTIER WAREHOUSING LIMITED

Ganban Agarkar
Director

FRONTIER WAREHOUSING LIMITED
KOLKATA



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AE 615991

Kolkata - 700069 having PAN: AAACL5835B, represented by its Director Mr. Gautam Agarwalla son of Radhey Shyam Agarwalla residing at 47C, Shakespeare Sarani, Circus Avenue, Post Office: Circus Avenue, Police Station: Shakespeare Sarani, Kolkata-700017, (having PAN: ACYPA8906F) hereinafter referred to as "the PRINCIPAL" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include its respective successors or successors-in-office and/or assigns) SEND GREETINGS:-

FRONTIER WAREHOUSING LIMITED

Gautam Agarwalla
Director



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

- i. **"Attorneys"** shall mean the Developer represented by both or either of by its Authorized Representatives (a) Mr. Arpit Giria son of Sunil Kumar Giria residing at 11th Floor, Flat No.11A, 36, Rowland Road, Euphoria Heights, Ballygunge, Police Station Ballygunge, Post Office L.R Sarani, Kolkata-700020, having PAN BKKPG0009G and (b) Mr. Arijant Giria son of Sunil Kumar Giria residing 11th Floor, Flat No.11A, 36, Rowland Road, Euphoria Heights, Ballygunge, Police Station Ballygunge, Post Office L.R Sarani, Kolkata- 700020, having PAN BKKPG0068F and include any other person whom the Developer may authorize in addition to or as substitute of the above named two persons jointly and/or severally but shall not include the person whose authorization to represent the Principal as attorney is revoked by the Developer.
- ii. **"Building Complex"** shall mean and include the Subject Property and the New Buildings thereat with the Common Areas and Installations and open and covered spaces as may be planned by the Developer thereat.
- iii. **"Developer's Realization Share"** shall mean and include 65% (sixty five percent) of the Realizations.
- iv. **"Developer's Allocation"** shall mean and include the Developer's Realization share and the shares or portions in unsold areas remaining upon Completion of Construction and allocable to the Developer under the Development Agreement and all other properties and rights belonging to the Developer in terms thereof.
- v. **"Developer"** shall mean **AMBUD DEVELOPERS LLP**, (having PAN ABKFA5848D) a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008 having its Registered Office at 18 Rabindra Sarani, Police Station Bowbazar and Post Office GPO, Kolkata 700001 and include its successors or successors-in-office and/or assigns.
- vi. **"Development Agreement"** shall mean the Development Agreement dated 8th June 2022 and registered with the Additional Registrar of Assurances-III, Kolkata in Book No. I, being No.190306281 for the year 2022 and ~~made~~ made between the Principal and the Developer and include any



FRONTIER WAREHOUSING LIMITED

Garban Agnih
Director

modifications and alterations thereof as may be made by the Principal and the Developer in writing.

- vii. **"New Buildings"** shall mean the one or more buildings and other structures to be constructed from time to time at or portion/s of the Subject Property.
- viii. **"Principals' Allocation"** shall mean 35% (thirty five percent) of the Realizations.
- ix. **"Realization"** shall mean and include the amounts received against Transfer of the Units, Parking Spaces and other Transferable Areas from time to time including the rent, consideration for Transfer and for Floor Rise Escalation and PLC, Rent, Premium and any other amount on any account received against any Transfer, but shall not include any amounts received on account of (a) Pass Through Charges and (b) Extra development charges and other Extras and Deposits (both as defined and described in the Development Agreement).
- x. **"Subject Property"** shall mean the pieces or parcels of land comprised in divided and demarcated portions of L.R Dag Nos. 2532 and 2534 within Dankuni Municipality in Mouza Mrigala, J. L. No. 102, Police Station - Dankuni in the District of Hooghly morefully and particularly described in the **SCHEDULE** hereunder written.
- xi. **"Transfer"** (with their respective grammatical variations) shall include transfers primarily by sale and also by lease or otherwise as decided by the Developer.
- xii. **"Transferable Areas"** shall mean the Units, Parking Spaces, terraces, roofs, gardens, open spaces, club, utility areas with or without any facilities and all other areas at the Building Complex capable of being transferred independently or by being added to the area of any Unit or making appurtenant to any Unit or otherwise and shall also include any area, right or privilege at the Building Complex capable of being commercially exploited or transferred for consideration in any manner and include the proportionate shares in land attributable to Units and also rights in respect of Common Areas and Installations appurtenant thereto.
- xiii. **"Transferees/Buyers"** shall mean the persons to whom any Transferable Areas in the Building Complex is Transferred or agreed to be transferred.



FRONTIER WAREHOUSING LIMITED

Director

Chandan Aggarwal

- xiv. "Units" shall mean the independent and self-contained flats, offices, shops, warehouses, hotels or lodges, restaurants or eateries, residential, non residential commercial, semi commercial spaces and other constructed spaces in the Building Complex capable of being held used or enjoyed by a person.
- xv. Any other term or expression used herein shall, unless there be something contrary or repugnant to the subject or context, have the same meaning as assigned in the Development Agreement.

II. RECITALS:

- A. WHEREAS by the Development Agreement, the parties thereto have agreed, inter alia, that the Developer would be entitled to the exclusive right to develop the Subject Property and the Principal and the Developer agreed upon the terms and conditions as morefully contained therein.
- B. AND WHEREAS in terms of the Development Agreement, the Principal is executing this Power of Attorney in favour of the Attorneys jointly and/or severally to do all acts deeds and things as and for the purposes relating to the Subject Property and the Building Complex and the related purposes hereinafter contained:

III. NOW KNOW YE BY THESE PRESENTS, We the Principal abovenamed do hereby nominate constitute and appoint the said Attorneys jointly and/or severally as the true and lawful attorneys for in the name and on behalf of the Principal to do execute exercise and perform all or any of the following acts deeds matters and things relating to the Subject Property and the Building Complex and related purposes i.e., to say:-

1. To manage, maintain, look after, supervise, administer, secure, hold and defend possession of the Subject Property and every part thereof and its equipments and installations and do all acts deeds and things in connection therewith.
2. To deal with fully and in all manner and to warn off and prohibit and if necessary proceed in due form of law against all or any trespassers and to take appropriate steps whether by action or distress or otherwise and to abate all nuisance and for that to enter into all contracts agreements and



FRONTIER WAREHOUSING LIMITED

Ganban Agart
Director

arrangements with them or any of them or otherwise and to abate all nuisance.

3. To cause survey, measurement, soil test, excavation and other works at the Subject Property.
4. To sign, apply for and obtain mutation, conversion, updation, insertions, correction of area or boundary or dimension or other description or any other correction, modification, alteration or other recording in respect of the Subject Property or any part thereof or the boundary of the Subject Property in the records of the Dankuni Municipality, B.L. & L.R.O., the D.L. & L.R.O., Municipal authorities, Planning Authority, Development Authority, Collector, District Magistrate (including ADM) and any other appropriate authorities and to do all other acts, deeds and things with regard thereto as may be deemed fit and proper by the said Attorney or Attorneys.
5. To demolish, construct, reconstruct boundary walls, fencing, dividers etc., at the Subject Property and/or any portion thereof for the purposes connected to development in terms of the Development Agreement and to construct or put up temporary sheds, structures etc., for storage of building materials or site offices.
6. To accept or object to the assessments made from time to time of land revenue or taxes or valuation or taxes in respect of the Subject Property or the building or buildings that may be constructed thereon or any part or share thereof by the land authorities, municipal authorities and other authorities and to attend all hearings and have the same finalized.
7. To pay all rates, municipal and other taxes, land revenue, electricity charges, utility charges, other charges expenses and other outgoings whatsoever payable in respect of the Subject Property or any part thereof or New Buildings for the time being thereon or any part or parts thereof and receive refund of the excess amounts, if paid, from the and/or concerned authorities and to grant receipts and discharges in respect thereof.
8. To prepare apply for sign and submit plans, maps, specifications and sketches for approval or sanctioning by the concerned municipal and other appropriate authorities and to have the same approved and/or sanctioned and if required, to have the same modified revalidated revised altered and/or renewed.



FRONTIER WAREHOUSING LIMITED

Gautam Agarkar
Director

9. To process the application for the sanctioning of the plan, pay fees and obtain sanction revalidation modification revision alteration and/or renewal and/or such other orders and permissions of the plans for any construction at the Subject Property.
10. To sign and submit all declarations, undertakings, affidavits, gifts of strips or splayed corners required by any authority for the purpose of sanction/ modification/alteration/renewal of the plans for any construction at the Subject Property.
11. To give notice to the municipal and all other concerned authorities regarding commencement of construction and/or demolition of any structure(s) and/or other purposes as required or deemed fit and proper.
12. To carry out demolition, construction, reconstruction, addition, alteration, erection, re-erection and any other related activity at the Subject Property in respect of the Building Complex.
13. To inform municipal and all other concerned authorities of all internal alterations within the sanctioned covered space and to incorporate all such deviations in the Completion Plan in terms of the applicable rules and to get the same regularized.
14. To apply for and obtain temporary and/or permanent connections of all services, water, electricity, telephone, gas, power, drainage, sewerage, borewell, generator, transformers, lifts, septic tanks, security systems, dish antenna, towers, electronic or technical connections, etc., and/or other utilities inputs and facilities from the appropriate authorities and statutory bodies or private bodies or service providers and/or to make alterations therein and to close down and/or have disconnected the same.
15. To apply for and obtain any permission clearance and license to erect and run/operate and/or maintain lift, generator, dish antenna and any other utility, input or facility in the Building Complex or any part thereof including those mentioned in the last mentioned clause hereinabove and also to give contract to the manufacturer for maintenance of lift or lifts, generator, dish antenna and other utilities and its concerned machineries.
16. To deal with any person owning, occupying or having any right title or interest in the property adjacent to or near the Subject Property in



FRONTIER WAREHOUSING LIMITED

Director

Sanjay Agarkar

connection with the Building Complex in such manner and on such terms and conditions as the said attorney or attorneys may deem fit and proper.

17. To apply for and obtain "No Objection Certificate" from the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976 and all other permissions that may be required for sanctioning of plan, modification and/or alteration and/or revalidation, and/or obtaining utilities and any development activity or other purposes connected with the Building Complex.
18. To apply for and obtain all permissions, approvals, licenses, registrations, clearances, no objection certificates, quotas, subsidies, incentives, exemptions, discounts, waivers, entitlements and allocations of cement, steel, bricks and other building materials, in respect of the Building Complex and/or in respect of any input, utility or facility to be installed, run, made operative and managed thereat from all State or Central Government Authorities and statutory or other bodies and authorities concerned and any service providers.
19. To apply for and obtain all necessary permissions and clearances from the authorities under the pollution and environment laws and all other related authorities.
20. To apply for and obtain in the name of the Developer the registration under all Real Estate development laws, including the West Bengal Building (Regulation of Promotion of Construction and Transfer by Promoters) Act, 1993, Real Estate (Regulation and Development) Act, 2016 and to obtain all licenses and permissions under the said Act and all other acts and statutes, as applicable.
21. To appoint and terminate the appointment of Architects, Engineers, Surveyors and others for survey and soil testing and also for preparation of plans in respect of building or buildings at the Subject Property or portion or portions thereof and also for additions and/or alteration and/or modifications thereto (including those on account of user or change of user thereof or any part thereof) and also for other purposes connected with the Building Complex.
22. To appoint, employ, engage or hire, contractors, sub-contractors, structural engineers, civil engineers, surveyors, overseers, experts, consultants, vastu



FRONTIER WAREHOUSING LIMITED

Director

Gautam Agarkar

- consultants, chartered accountants, security guards, personnel and/or such other persons or agents as may be required in respect of the Building Complex or any aspect or part thereof on such terms and conditions as the attorneys may deem fit and proper and to cancel, alter or revoke any such appointment or collaboration.
23. To appoint organizations and persons in connection with Building Management, Facility Management, Common Area management on such terms and conditions as the attorneys may deem fit and proper and to cancel, alter or revoke any such appointment or collaboration.
 24. To do all necessary acts deeds and things for complying all laws rules regulations bye-laws ordinance etc., for the time being in force with regard to the Building Complex.
 25. To apply for and obtain Completion or Occupancy Certificate and other certificates as may be required from the concerned authorities.
 26. To insure and keep insured the New Buildings and other Developments or any part thereof or any materials equipments or machineries against loss or damage by fire earthquake and/or other risks, if and as be deemed necessary and/or desirable by the said attorneys or any of them and to pay all premium therefor.
 27. To obtain loans and finance from any Banks and/or the Financial Institutions in terms of the Development Agreement, and in the manner permitted under the Development Agreement but without however creating any financial obligation of repayment upon the Principal.
 28. To grant consent and No Objection Certificate and permit the Transferees of Units, Parking Spaces and other Transferable Areas (including proportionate land share) to take loans or finances from any Banks or Financial Institutions and deal with banks and financiers and/or their officers and/or assigns in connection with the any no objection certificates, consents, clearances, etc., from them.
 29. To produce, deliver, deposit or give any original title deed or document or copies and extracts of and from the same relating to the Subject Property and/or the Complex to any person or financier or others upon written intimation to the principal and in terms of the Development Agreement.

FRONTIER WAREHOUSING LIMITED

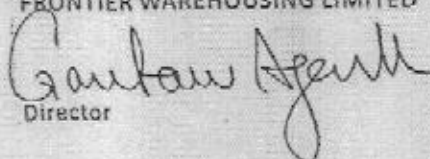
Gurpreet Singh
Director



30. To advertise and publicize the Building Complex or any part thereof in any media and to appoint marketing agents, brokers, sub-brokers, sole selling or other agents for sale or otherwise transfer of the same in terms of the Development Agreement.
31. To negotiate with the person or persons interested in obtaining Transfer and/or otherwise acquiring Transferable Areas spaces in the Building Complex, take and accept bookings and applications, deal with, Transfer and/or part with possession of all or any Units, Parking Spaces and other Transferable Areas alongwith or independent of or independently the land comprised in the Subject Property attributable thereto or any portion thereof or any undivided share therein to any Transferee at such consideration and on such terms and conditions as the said attorney or attorneys may deem fit and proper but without violating with the terms and conditions of the Development Agreement.
32. To ask, demand, recover, realize and collect the Realizations and all other amounts or any parts thereof receivable in respect of any Transfer of the Transferable Areas in the manner and as per the terms and conditions of the Development Agreement and to deposit the same in the specified accounts of the Principal and the Developer as per the Development Agreement and to issue receipts to the Transferees accordingly which shall fully exonerate the person or persons paying the same.
33. To cancel or terminate any booking/blocking and terminate any contract agreement right of occupancy user and/or enjoyment with any person or persons intending to acquire Transferable Areas and/or undivided shares in the land comprised in the Subject Property and to deal with the space and rights of such person or persons in such manner as the said attorney may deem fit and proper.
34. To join in as party to agreements for Transfer of the Transferable Areas and/or undivided share in the land comprised in the Subject Property or part thereof, and also confirming thereunder the rights and entitlements of the Developer under the said Development Agreement and agreeing to execute the Deeds of Transfer to be executed in pursuance thereof.



FRONTIER WAREHOUSING LIMITED


Director

35. To transfer the proportionate share in land and/or in the common areas and installations to any Association or Society if so and as required by law in such manner as may be required.
36. To prepare sign execute modify, alter, draw, approve rectify and/or register and/or give consent and confirmation and/or deliver all papers, documents, agreements, sale deeds, conveyances, leases, supplementary agreements, nominations, assignments, licenses, mortgages, charges, declarations, forms, receipts and such other documents and writings as in any way be required to be so done and as may be deemed fit and proper by the said Attorneys in respect of the Transfer in the manner and as per the terms and conditions of the Development Agreement.
37. To enforce any covenant in any agreement, deed or any other contracts or documents of transfer executed by the Principal and the Developer and to exercise all rights and remedies available to the Principal and the Developer thereunder.
38. To ask, demand, sue for, recover, realize and collect Extras and Deposits (as defined and described in the Development Agreement) which are or may be due payable or recoverable from any Transferees or any person or persons or authority or authorities on any account whatsoever and to give effectual receipts and discharges for the same.
39. To have the Units Transferred to the Transferees to be separately assessed and mutated in the name of the respective Transferees in all public records and with all authorities and/or persons having jurisdiction and to deal with such authority and/or authorities in such manner as the said Attorney or Attorneys may deem fit and proper.
40. To deal with any claim of any third party in respect of the Subject Property and to oppose or settle the same.
41. To look after all or any of the acts relating to Common Purposes including the management, maintenance and administration of the Building Complex as Maintenance In-Charge.
42. To form a non profit making company or association or society or syndicate between the owner and/or buyers of the Transferable Areas (including Association under the Apartment Ownership Act).



FRONTIER WAREHOUSING LIMITED

Gautam Sarkar
Director

- and documents (including cause papers and orders passed in any suit or litigation or proceeding) as be required by the necessary authorities or as may in any way be found necessary or expedient by the said Attorney.
45. To appear and represent the Principal before any Notary Public, Registrar of Assurance, District Registrar, Sub Registrar, Additional Registrar, Metropolitan Magistrate and/or other officer or officers or authority or authorities having jurisdiction and to present for registration before them and admit execution and to acknowledge and register and have registered and perfected and/or notarized and/or affirm or declare all Agreements for transfer, Deeds and documents instruments and writings including the bank/finance documents, mortgage deeds, if any, executed by the said Attorneys by virtue of the powers hereby conferred.
 46. To commence prosecute enforce defend answer and oppose all actions suits writs appeals revisions, review, arbitration proceedings, and other legal proceedings and demands civil criminal or revenue concerning and/or touching any of the matters herein stated and if thought fit to compromise settle, refer to arbitration, abandon, submit to judgment or become non suited in any such action or proceedings as aforesaid before any Court, Civil or Criminal or Revenue, Arbitration Tribunal, any other Tribunal, Collector, Judicial or Quasi Judicial authorities and forums, Statutory authorities, presiding officers, authorized officers, etc. and to sign declare verify and/or affirm any plaint, written statement, petition, application, consent petition, affidavit, vakalatnama, warrant of attorney, memorandum of appeal or any other document or cause paper in any proceeding and to adduce oral and documentary evidences as the occasions shall require and/or as the said attorney or attorneys may think fit and proper.
 47. To apply for, obtain, accept and receive any original or copies of clearances, certificates, permissions, no objections, licenses, notices summons and services of papers from any Court, Tribunal, postal authorities and/or other authorities and/or persons.
 48. To receive refund of the excess amount of fee or other amounts, if any, paid for the purposes herein stated and to give valid and effectual receipts in respect thereof.



FRONTIER WAREHOUSING LIMITED

Director

Gautam Agarkar

49. To receive all letters parcels or other postal articles and documents in respect of the Subject Property and to grant proper and effectual receipt thereof.
50. For better and more effectually exercising the powers and authorities aforesaid to retain appoint and employ Advocates, Pleaders, Solicitors, Mukhtears and to revoke such appointments.

IV. **AND GENERALLY** to do all acts deeds and things for better exercise of the authorities herein contained relating to the Subject Property and the Building Complex and the Building Complex and related purposes which the Principal itself could have lawfully done under its own hands and seal, if personally present.

V. **AND** the Principal do hereby ratify and confirm and agree to ratify and confirm all and whatever their said Attorney or Attorneys shall lawfully do or cause to be done in or about the premises aforesaid.

VI. **AND** it is clarified that while exercising the powers and authorities hereby conferred on the said Attorneys, they or any of them shall not do any act deed or thing which would go against the provisions of the Development Agreement or impair or affect the rights and entitlement of the Principal and by executing this Power of Attorney the obligations of the Principal or the Developer or consequences for non compliance under the Development Agreement shall not be affected.

THE SCHEDULE ABOVE REFERRED TO:

(SUBJECT PROPERTY)

ALL THAT the piece or parcel of land containing an area of 330 satak or 3.3 acre more or less situate lying at and being divided and demarcated portion of L.R Dag Nos. 2532 (11 Satak) and 2534 (319 Satak) recorded in L.R Khatian No.11282 together with several dwelling rooms thereat admeasuring 7000 Square feet in Mouza Mrigala, J. L. No. 102, Police Station - Dankuni (formerly Chanditala), Ward No.13 within the jurisdiction of Dankuni Municipality in the District of Hoogly, Kolkata 712311 and the same is butted and bounded as follows:

- On the North : By common passage.
- On the South : By FCI Godown, boundary wall and land of others.
- On the East : By Durgapur High Express Way and land of Others



FRONTIER WAREHOUSING LIMITED

Director

Gurtej Singh
Director

On the West : By Plot No. C-1, C-6/A, E-1 and E-6, G-1/A and common passage.

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

IN WITNESS WHEREOF the Principal has hereunto set and subscribed its hands and seal on this 25th day of July Two Thousand and Twenty Two.

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

1. Pratibha Majumdar
1B & 2 Hare Street,
Kolkata - 700001

2. Armit Singh
2, Baishnab Seth 1st
Lane, Kolkata - 700006

FRONTIER WAREHOUSING LIMITED

Gautam Agnihotri
Director

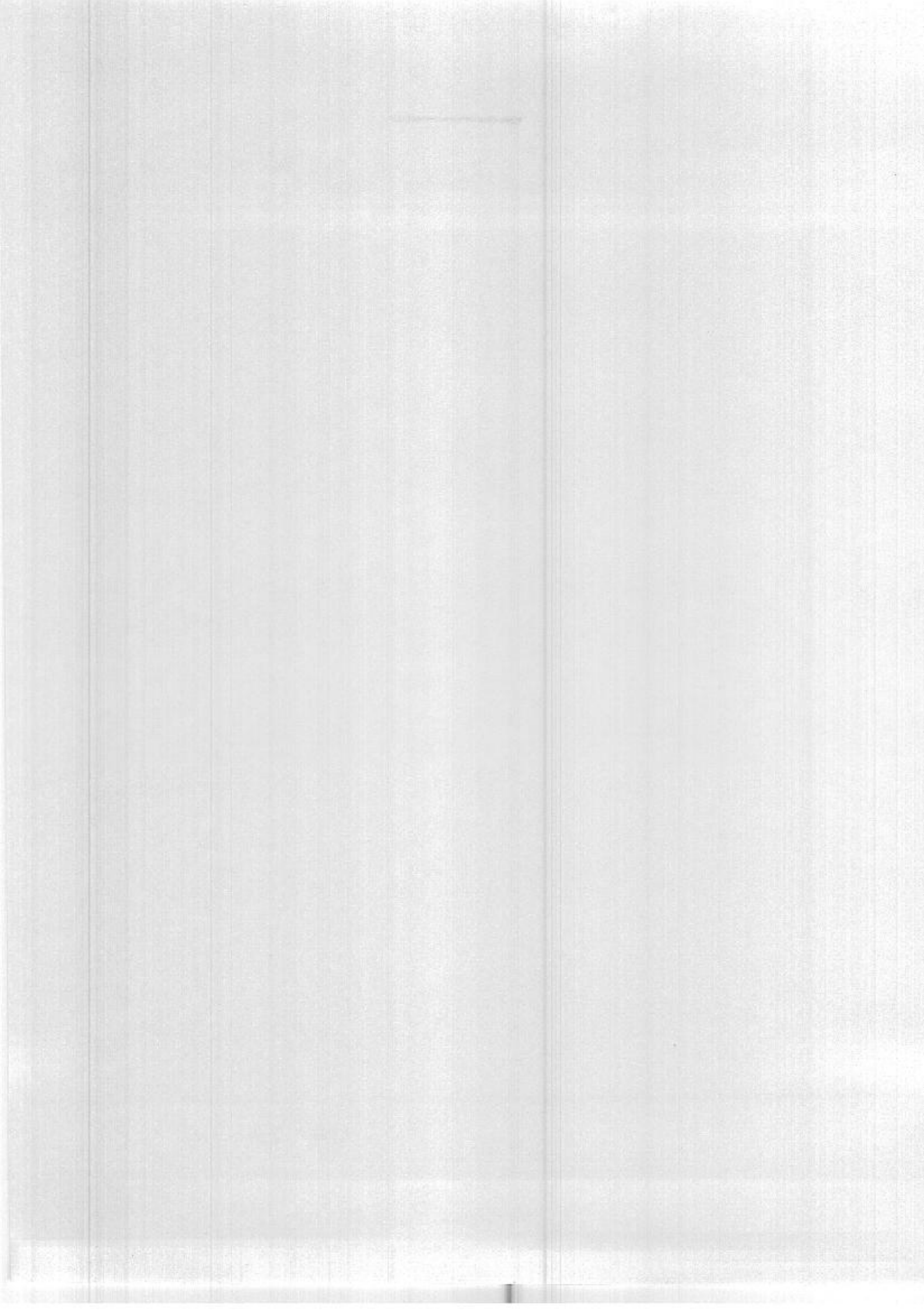


Drafted by me:-
Pratibha Majumdar Advocate
C/o DSP Law Associates
4D, Nicco House
1B & 2, Hare Street
Kolkata-700001
F/763/2012

WE ACCEPT:
AMBUD DEVELOPERS LLP

Arpit Ghosh
Authorized Signatory
(ARPIT GHOSH)
AMBUD DEVELOPERS LLP

Arhant Ghosh
Authorized Signatory
(ARHANT GHOSH)



Finger prints of the executant



FRONTIER WAREHOUSING LIMITED

Gaurav Agarwal
Director

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

Finger prints of the executant



Shubham

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

Finger prints of the executant



Nishu

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





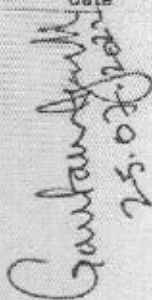



Government of West Bengal

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






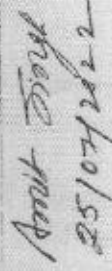
OFFICE OF THE A.R.A. - III KOLKATA, District Name :Kolkata


Signature / LTI Sheet of Query No/Year 19038002186335/2022

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Gautam Agarwalla , 47C, Shakespeare Sarani, Circus Avenue, City - Kolkata, P.O:- Circus Avenue, P.S.- Shakespeare Sarani, District-Kolkata, West Bengal, India, PIN - 700017	Represent ative of Principal [FRONTIE R WAREHO USING LIMITED]		3677 	 25.07.2022
2	Arpit Giri CD - 11th Floor, 36 Row Land Road, Euphonia, Ballygunge, Flat No. 11A, City - P.O- L R Sarani, P.S.-Bullygunge, District-South 24- Parganas, West Bengal, India, PIN- 700020	Represent ative of Attorney [AMBUD DEVELOP ERS LLP]		3696 	 25/7/22

I. Signature of the Person(s) admitting the Execution at Private Residence.

S/No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mr Arihant Giria, 36, Rowland Road, Euphoria Heights, City- P.O.- L R Sarani, P.S.- Bullygunge, District- South 24-Parganas, West Bengal, India, PIN - 700020	Representative of Attorney [AMBUD DEVELOPERS LLP]		3698 	 25/07/22
S/No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Amit Singh Son of Late Lalit Mohan Singh, 2, Baishnab Seth 1st Lane, City- Kolkata, P.O.- Beodon Street, P.S.- Jorabagan, District- Kolkata, West Bengal, India, PIN- 700006	Gautam Agarwalla, Arpit Giria, Mr Arihant Giria		3699 	 25/07/22


 (Samar Kumar Pramanick)
 ADDITIONAL REGISTRAR
 OF ASSURANCE
 OFFICE OF THE A.R.A -
 III KOLKATA
 Kolkata, West Bengal

लायकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी खाता संख्या कार्ड
Permanent Account Number Card

AAACL68355

FRONTIER WAREHOUSING LIMITED

21/02/1990



FRONTIER WAREHOUSING LIMITED


Gautam Singh
Director

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी निवेश संख्या कार्ड
Permanent Investment Number Card

ACYPASS06F



GAUTAM AGARWALLA

GAUTAM AGARWALLA'S FATHER'S NAME
RADHEY SHYAM AGARWALLA

30/03/1973

(Signature)
Signature

57454

Gautam Agarwalla



ভারত সরকার

ভারত সরকার

Unique Identification Authority of India

Government of India

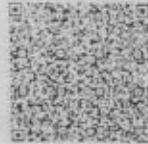
ভারতীয় আইডি / Enrollment No: 1127/92014/00700

To
শ্রীমতী অগস্ত্যইয়া
Gautam Agarwala
S/O. Late Radheyshyam Agarwala
47, SHAKESPEARE SARANI
Circus Avenue
Circus Avenue
Circus Avenue-Kolkata
West Bengal 700017
9903393926

1701/2016
304791061



MA247919613FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

8421 5940 0860

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



শ্রীমতী অগস্ত্যইয়া
Gautam Agarwala
জন্মতারিখ / DOB: 30/03/1973
লিঙ্গ / Male



8421 5940 0860

আধার - সাধারণ মানুষের অধিকার

Gautam Agarwala

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA



परमिटर अकाउंट नंबर कार्ड
Permitter Account Number Card

ABKFA6848D



नाम
AMOND DEVELOPERS LLP

परमिटर जारी की तिथि
Date when permit is issued
27/12/2017

आयकर विभाग

INCOME TAX DEPARTMENT

ARPIT GIRIA

SUNIL KUMAR GIRIA

07/06/1995

BKKPG0009G

भारत सरकार

GOVT OF INDIA



10000101

यदि आपका कार्ड/आयकर पैन कार्ड खोया है, तो कृपया
आयकर सेवाएँ लिमिटेड को सूचित करें।
यदि आपका कार्ड/आयकर पैन कार्ड खोया है, तो कृपया
आयकर सेवाएँ लिमिटेड को सूचित करें।
फोन - 411 016

If this card is lost, someone's lost card is found,
please inform / return to:
Income Tax PAN Services Ltd, NSDL
3rd floor, Market Street,
Plot No. 344, Survey No. 997A,
Model Colony, Near Deep Bunglow Chowk,
Pune - 411 016.

Tel: 91 20 2721 8180, Fax: 91 20 2721 8081
e-mail: paninfo@nsdl.co.in

Arpit Giria



भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Enrollment No 06351000825719

To
Arpit Ghis

C/O Sunit Kumar Ghis,
11TH FLOOR, FLAT 11A,
20, EUPHORIA ROAD,
EUPHORIA HEIGHTS,
BALI WILDLIFE
VIC, I R Sagar, PO, Laxman,
Sun District Cross Avenue, District, Kolkata,
State: West Bengal, PIN Code: 700001.
Mobile: 9911171857



MO661272128PT

आपका आधार क्रमांक / Your Aadhaar No. :

9263 8975 3284

मेरा आधार, मेरी पहचान



Arpit Ghis
MO: 9911171857

9263 8975 3284

मेरा आधार, मेरी पहचान

21092010



सूचना

- आपका पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोडों / सिक्योरिटी XML / ऑफलाइन ऑथेंटिकेशन से पहचान प्रामाणिक करें।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code / Offline XML / Online Authentication.

- आधार देश भर में मान्य है।
- आधार कोड सुरक्षित और अन्य सुरक्षात्मक सेवाओं को प्रमाण प्रदान करता है।
- आधार में परिवर्तन कर और ईमेल ID अपडेट करें।
- आधार को अपने स्मार्ट फोन पर 198 mAadhaar App के साथ।
- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone - use mAadhaar App.



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



Address: C/O Sunit Kumar Ghis, 11TH FLOOR,
FLAT 11A, 20, EUPHORIA ROAD, EUPHORIA
HEIGHTS, BALI WILDLIFE, I. R. Sagar, Kolkata,
West Bengal, India

9263 8975 3284

मेरा आधार, मेरी पहचान



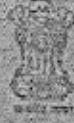
1987

help@uidai.gov.in

www.uidai.gov.in

Arpit Ghis

आयकर विभाग
INCOME TAX DEPARTMENT

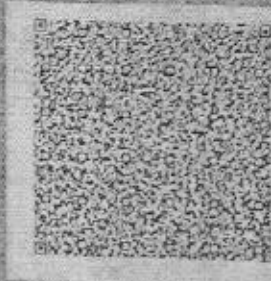


भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

BKKPG0068F



नाम / Name
ARIHANT GIRIA

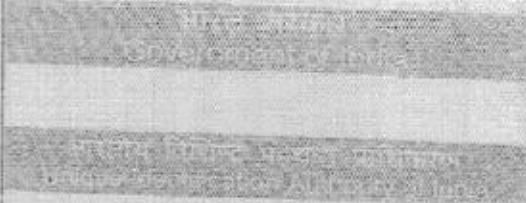
पिता का नाम / Father's Name
SUNIL KUMAR GIRIA

जन्म की तारीख / Date of Birth
07/06/1995


हस्ताक्षर / Signature

58985






सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड / ऑनलाइन XML / ऑनलाइन ऑथेंटिकेशन से पहचान जांचित करें।
- यह एक इलेक्ट्रॉनिक प्रतिलिपि द्वारा बना हुआ पत्र है।

Enrolment No.: 0646/00074/19518

To
Anshu Gira
C/O. Sural Kumar Gira
11th Fl, F1-11A
36, Rowland Road
L.A. Sarani
Kolkata West Bengal - 700020
8036197221

Signing valid



आपका आधार क्रमांक / Your Aadhaar No. :
7409 2114 7931
VID : 9150 6455 7238 1604
मेरा आधार, मेरी पहचान

INFORMATION

- Aadhaar is a proof of identity, not of citizenship
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

आधार देश भर में मान्य है।
आधार की जांच ऑनलाइन XML, ऑनलाइन ऑथेंटिकेशन से या QR कोड के माध्यम से करनी है।
आधार में कोई बदलाव करने और दुरुपयोग से बचाने के लिए
आधार को अपने स्मार्ट फोन पर your Aadhaar App के साथ।

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.

एनशु गिरा
Government of India

Anshu Gira
Date of Birth: 07/06/1995
Male/ MALE



7409 2114 7931
VID : 9150 6455 7238 1604
मेरा आधार, मेरी पहचान

भारतीय इलेक्ट्रॉनिक प्रतिलिपि प्राधिकरण
Unique Identification Authority of India

Address:
C/O. Sural Kumar Gira, 11th Fl, F1-11A, 36,
Rowland Road, L.A. Sarani, Kolkata,
West Bengal - 700020



7409 2114 7931
VID : 9150 6455 7238 1604

Anshu

आयकर विभाग
INCOME TAX DEPARTMENT
AMIT SINGH
LALIT MOHAN SINGH
20/04/1983
3. Present Account Number
BFYPS3627C

भारत सरकार
GOVT. OF INDIA



Amit Singh
Signatures

Amit Singh



ভারত সরকার
Unique Identification Authority of India
Government of India

অধিকাৰ নম্বৰ আই আই/Enrollment No.: 1040/19820/36474

ডাঃ
 অক্ষয় সিন্ধু
 Ansh Singh
 2 BAISHABA SETH 1ST LANE
 Bandon Street S.O
 Bandon Street, Kolkata
 West Bengal 700006



MNCG9788621CF



অপনার আধাৰ সংখ্যা/ Your Aadhaar No. :

3148 8280 0560

আধাৰ - সাধাৰণ মানুহৰ অধিকাৰ



ভাৰত সরকার
GOVERNMENT OF INDIA



নাম
 Ansh Singh
 পিতা : অক্ষয় সিন্ধু
 Father : Lalit Mohan Singh
 জন্ম তারিখ / Year of Birth : 1983
 লিংগ / Male



3148 8280 0560

আধাৰ - সাধাৰণ মানুহৰ অধিকাৰ

Ansh Singh



12943

- আপোনাৰ আই আই নম্বৰটো ব্যৱহাৰ কৰিবলৈ ব্যৱহাৰ কৰিব।
- আপোনাৰ আই আই নম্বৰটো ব্যৱহাৰ কৰিবলৈ ব্যৱহাৰ কৰিব।

INFORMATION

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

আধাৰ নম্বৰ আই আই

আধাৰ হৈছে অধিকাৰ, নাগৰিকত্ব নহয়।

Aadhaar is valid throughout the country
 Aadhaar will be helpful in availing Government and Non-Government services in future.

182943



ভাৰত সরকার
GOVERNMENT OF INDIA

নাম
 Ansh Singh
 পিতা : অক্ষয় সিন্ধু
 Father : Lalit Mohan Singh
 জন্ম তারিখ / Year of Birth : 1983
 লিংগ / Male

Address
 2 BAISHABA SETH 1ST LANE
 Bandon Street S.O
 Bandon Street, Kolkata
 West Bengal, 700006



ভাৰত সরকার
GOVERNMENT OF INDIA

DATED THIS 25th DAY OF July 2022

FROM

FRONTIER WAREHOUSING LIMITED.

... PRINCIPAL

TO

AMBUD DEVELOPERS LLP & ^{Att.} ~~CRS~~

... ATTORNEYS

POWER OF ATTORNEY

DSP LAW ASSOCIATES
ADVOCATES
1B, HARE STREET
4D, NICCO HOUSE
KOLKATA - 700001

Major information of the Deed

Deed No :	I-1903-07613/2022	Date of Registration	26/07/2022
Query No / Year	1903-8002186335/2022	Office where deed is registered	A.R.A. - III KOLKATA, District: Kolkata
Query Date	19/07/2022 11:43:42 AM	Applicant Name, Address & Other Details	
Subhendu Chakraborty Thana : Sodepur, District : North 24-Parganas, WEST BENGAL, PIN - 700111, Mobile No. : 8777879699, Status :Others		Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement		Additional Transaction	
Set Forth value		[4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Rs. 3/-		Market Value	
Stamp duty Paid(SD)		Rs. 12,03,08,886/-	
Rs. 150/- (Article:48(g))		Registration Fee Paid	
Remarks		Rs. 101/- (Article: E E M(a))	
Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190306281/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the asscment slip.(Urban area)			

Land Details :

District: Hooghly, P.S:- Dunkuni, Municipality: Dankuni, Road: Unassessed Road (0 to 6) Feet, Road Zone : (Ward No 13 -- Ward No 13) , Mouza: Mrigala, Pin Code : 712311

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (in Rs.)	Other Details
L1	LR-2532	LR-11282	Other Commercial Uses	Other Commercial Uses	11 Dec	1/-	42,23,998/-	Width of Approach Road: 30 Ft., Project Name :
L2	LR-2534	LR-11282	Other Commercial Uses	Other Commercial Uses	319 Dec	1/-	11,13,59,888/-	Property is on Road , Project Name :
TOTAL :					330Dec			
Grand Total :					330Dec	2 /-	1155,83,886 /-	
					330Dec	2 /-	1155,83,886 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	7000 Sq Ft.	1/-	47,25,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 7000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		7000 sq ft	1 /-	47,25,000 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	FRONTIER WAREHOUSING LIMITED East India House, 20B, Abdul Hamid Street, 3rd Floor, Suite 3F, City:- Kolkata, P.O:- GPO, P.S.-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700069 , PAN No.:: AAxxxxxx5B,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	AMBUD DEVELOPERS LLP 18, Rabindra Sarani, City:- Kolkata, P.O:- GPO, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: ABxxxxxx8D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Gautam Agarwalla Son of Radhey Shyam Agarwalla , 47C, Shakespeare Sarani, Circus Avenue, City:- Kolkata, P.O:- Circus Avenue, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx6F,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : FRONTIER WAREHOUSING LIMITED (as Director)
2	Arpit Giria (Presentant) Son of Sunil Kumar Giria CD - 11th Floor, 36 Row Land Road, Euphonia, Ballygunge, Flat No: 11A, City:- , P.O:- L R Sarani, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700020, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BKxxxxxx9G,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : AMBUD DEVELOPERS LLP (as Designated Partner)
3	Mr Arihant Giria Son of Mr Sunil Kumar Giria , 36, Rowland Road, Euphoria Heights, City:- , P.O:- L R Sarani, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700020, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BKxxxxxx8F,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : AMBUD DEVELOPERS LLP (as Authorized Signatory)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Amit Singh Son of Late Lalit Mohan Singh , 2, Beishnab Seth 1st Lane, City:- Kolkata, P.O:- Beodon Street, P.S:-Jorabagan, District:-Kolkata, West Bengal, India, PIN:- 700006			

Identifier Of Gautam Agarwalla, Arpit Giria, Mr Arihant Giria

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	FRONTIER WAREHOUSING LIMITED	AMBUD DEVELOPERS LLP-11 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	FRONTIER WAREHOUSING LIMITED	AMBUD DEVELOPERS LLP-319 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	FRONTIER WAREHOUSING LIMITED	AMBUD DEVELOPERS LLP-7000.00000000 Sq Ft

Land Details as per Land Record

District: Hooghly, P.S:- Dankuni, Municipality: Dankuni, Road: Unassessed Road (0 to 6) Feet, Road Zone : (Ward No 13 - Ward No 13) , Mouza: Mrigala, Pin Code : 712311

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2532, LR Khatian No:- 11282	Owner:সুপার ফোর্জিং এন্ড স্টীলস লিমিটেড, Gurdian:পক্ষে ডাইরেক্টর, Address:৬, লায়ন্স রোড কোলকাতা-৭০০০০১ , Classification:কারখানা, Area:0.15000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 2534, LR Khatian No:- 11282	Owner:সুপার ফোর্জিং এন্ড স্টীলস লিমিটেড, Gurdian:পক্ষে ডাইরেক্টর, Address:৬, লায়ন্স রোড কোলকাতা-৭০০০০১ , Classification:কারখানা, Area:7.14000000 Acre,	Owner Name not selected by applicant.

On 25-07-2022

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

Presented for registration at 17:55 hrs on 25-07-2022, at the Private residence by Arpit Gira .

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

Execution is admitted on 25-07-2022 by Gautam Agarwalla, Director, FRONTIER WAREHOUSING LIMITED, East India House, 20B, Abdul Hamid Street, 3rd Floor, Suite 3F, City:- Kolkata, P.O:- GPO, P.S:- Hare Street, District:- Kolkata, West Bengal, India, PIN:- 700069

Identified by Mr Amit Singh, . . Son of Late Lalit Mohan Singh, . 2, Baishnab Seth 1st Lane, P.O: Beodon Street, Thana: Jorabagan, . City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by profession Private Service

Execution is admitted on 25-07-2022 by Arpit Gira, Designated Partner, AMBUD DEVELOPERS LLP, 18, Rabindra Sarani, City:- Kolkata, P.O:- GPO, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700001

Identified by Mr Amit Singh, . . Son of Late Lalit Mohan Singh, . 2, Baishnab Seth 1st Lane, P.O: Beodon Street, Thana: Jorabagan, . City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by profession Private Service

Execution is admitted on 25-07-2022 by Mr Arinank Gira, Authorized Signatory, AMBUD DEVELOPERS LLP, 18, Rabindra Sarani, City:- Kolkata, P.O:- GPO, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700001

Identified by Mr Amit Singh, . . Son of Late Lalit Mohan Singh, . 2, Baishnab Seth 1st Lane, P.O: Beodon Street, Thana: Jorabagan, . City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by profession Private Service

Samar Kumar Pramanick

**Samar Kumar Pramanick
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal**

On 26-07-2022

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.

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 12,03,08,886/-

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 101/- (E = Rs 21/- , I = Rs 55/- ,M(a) = Rs 21/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 101/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 150/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 10249, Amount: Rs.150/-, Date of Purchase: 02/06/2022, Vendor name: Bachan Ganga

S-a.

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1903-2022, Page from 404819 to 404844

being No 190307613 for the year 2022.



Samar

Digitally signed by Samar kumar
pramanick
Date: 2022.07.29 11:43:45 +05:30
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2022/07/29 11:43:45 AM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
West Bengal.

(This document is digitally signed.)
