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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AG 605474

Q NO. (8) 2499509/2021.

Certified that the Document is admitted to registration, The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.

[Signature]
Additional Registrar
of Assurances-1, Kolkata

A. R. A.
7

1 DEC 2021

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that, We, (1) M/S. BHAGIRATHI ABASAN PRIVATE LIMITED, holding PAN : AABCB0743M (2) M/S. B. B. M. CONSTRUCTION PRIVATE LIMITED, holding PAN : AABCB0764Q, (3) M/S. CALVIN MARKETING PRIVATE LIMITED, holding PAN : AABCC1886A, (4) M/S. DYNASTY VANIJYA PRIVATE LIMITED, holding PAN : AABCD1171F, (5) M/S. JEEVANDEEP TRADING COMPANY PRIVATE LIMITED, holding PAN : AAACJ7744B, (6) M/S. JYOTI DEALER PRIVATE LIMITED, holding PAN : AAACJ7745A, (7) M/S. LAGAN NIRMAN PRIVATE LIMITED, holding PAN : AABCL0633N, (8) M/S. LARIKA TRADECOM NIRMAN PRIVATE LIMITED, holding PAN : AAACL5342F, (9) M/S. MAINK HOUSING PRIVATE

[Signature]

Aditya Agarwal

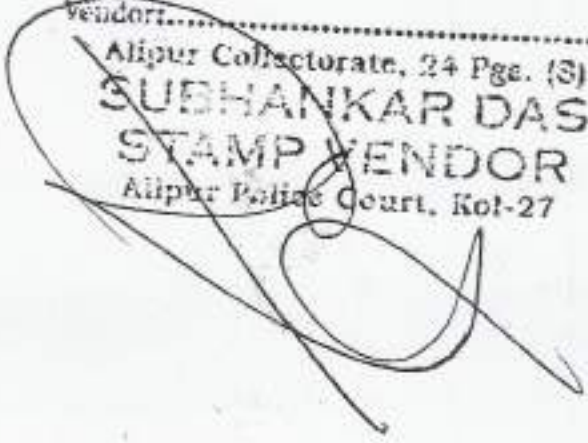
25 OCT 2021

- 26023

Rs. **100/-** Date.....

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

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



Identified by me.

Sanjay

SANJAY KUMAR JAIN
ADVOCATE
HIGH COURT, CALCUTTA

ADV. **REGISTRAR**
OF ASSURANCES - **KOLKATA**
- 1 DEC 2021

LIMITED, holding PAN : AAECM1850D, (10) M/S. MADHUR ENCLAVE PRIVATE LIMITED, holding PAN : AAECM1851C, (11) M/S. MEMORY ESTATE PRIVATE LIMITED, holding PAN : AAECM1852B, (12) M/S. MIRIK PROPERTY PRIVATE LIMITED, holding PAN : AAECM1860B, (13) M/S. MOHINI MULTIPLEX PRIVATE LIMITED, holding PAN : AAECM1849C, (14) M/S. NIRMAL COMPLEX PRIVATE LIMITED, holding PAN : AACCN0832G, (15) M/S. NAWHAL FINANCIAL AND SERVICES PRIVATE LIMITED, holding PAN : AABCN1220B, (16) M/S. NAVRANG ENCLAVE PRIVATE LIMITED, holding PAN : AACCN0605M, (17) M/S. NAMRATA HOUSING PRIVATE LIMITED, holding PAN : AACCN0691R, (18) M/S. NAVRAG PLAZA PRIVATE LIMITED, holding PAN : AACCN0831F, (19) M/S. OLIVER ENCLAVE PRIVATE LIMITED, holding PAN : AAACO7383F, (20) M/S. PURNIMA PROMOTERS PRIVATE LIMITED, holding PAN : AADCP5434H, (21) M/S. PRACHI HOUSING PRIVATE LIMITED, holding PAN : AADCP5435G, (22) M/S. RITURAJ COMPLEX PRIVATE LIMITED, holding PAN : AACCR9742H, (23) M/S. RAINCOM GOODS PRIVATE LIMITED, holding PAN : AABCR3581M, all Private Limited Companies, within the meaning of Companies Act, 2013, having their respective Registered Offices at 17/1, Lansdowne Terrace, P. S. – Lake, Kolkata -700 026, being represented by their respective, Authorised Signatory, MR. ADITYA AGARWAL, son of Mr. Sunil Agarwal, holding PAN : AFEPA7678D, and presently residing at 16/1, Palm Avenue, Kolkata – 700019, P. S. – Karaya, West Bengal, hereinafter, called and referred to 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 M/S. NORTECH PROPERTY PRIVATE LIMITED, a Private Limited Company, within the meaning of Companies Act, 2013, holding PAN : AACCN0602N, having its Registered Office at 17/1, Lansdowne Terrace, P. S. – Lake, Kolkata - 700 026, represented by its Authorised Signatory, MR. ANIRUDH MODI, son of Mr. Ashok Kumar Modi, holding PAN : ACUPM7446C and presently residing at 10, Lord Sinha Road, Flat 5-A, Kolkata – 700 071 P. S. – Shakespeare Sarani, P. O. – Middleton Row, West Bengal, 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.



1960 0221

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.

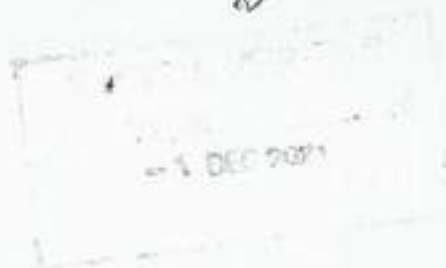
E. The Developer also undertakes to obtain prior written consent of the Owner / Executor in the event of effecting any transfer of the Flats, Units, Car Parking Spaces or rights and other constructed areas or saleable spaces to enter into any contract, agreement, right of occupancy user and/or enjoyment 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 'Joint Development Agreement' we, the **Executant / Owner** do and each of us doth hereby nominate, constitute and appoint, **M/S. NORTECH PROPERTY PRIVATE LIMITED**, represented, by its Authorised Signatory, **MR. ANIRUDH MODI**, son of Mr. Ashok Kumar Modi 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 **100 (ONE HUNDRED) KATTAHS 10 (TEN) CHITTAKS 40 (FORTY) SQUARE FEET** being **MUNICIPAL PREMISES NO. - 9/12/5, YENI SARANI, KOLKATA - 700 104, P. S. - Haridevpur, P. O. - Joka, West Bengal, under Mouza - Kolua , under R. S. Dag No - R. S. Dag No - 830 (P), 830/ 1303, under R. S. Khatian No. 907, 894 corresponding to L. R. Dag No. 840 & 867, under L.R. Khatian Nos. 7076 to 7098, Touzi No. 98 & 58, Pargana - Magura, J. L. No. - 22, under Kolkata Municipal Corporation Ward No. 143, (Formerly under Joka - II Gram Panchayet), P. S. - Haridevpur (Formerly - Thakurpukur), Dist : South 24 Parganas, West Bengal, morefully and particularly described in the schedule herein below :**

I. 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.



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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/ altered/ 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/ WBSEB 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 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.



SYSTEMA RELIGIOSA
-- 5 DEC 2021

7. To develop and construct a multistoried building in our property measuring more or less **100 (ONE HUNDRED) KATTAHS 10 (TEN) CHITTAKS 40 (FORTY) SQUARE FEET**, being **MUNICIPAL PREMISES NO. - 9/12/5, YENI SARANI, KOLKATA - 700 104**, P. S. - Haridevpur, P. O. - Joka, West Bengal, under Mouza - Kolua , under R. S. Dag No - R. S. Dag No - 830 (P), 830/ 1303, under R. S. Khatian No. 907, 894 corresponding to L. R. Dag No. 840 & 867, under L.R. Khatian Nos. 7076 to 7098, Touzi No. 98 & 58, Pargana - Magura, J. L. No. - 22, under Kolkata Municipal Corporation Ward No. 143, (Formerly under Joka - II Gram Panchayet), P. S. - **Haridevpur** (Formerly - Thakurpukur), Dist : South 24 Parganas, 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 - Kolkua, P.S - Haridevpur, 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.
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



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ADDITIONAL REGISTRAR
UP AND DOWNHILL KOLKATA
- 1 DEC 2021

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 them 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.

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.



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ADDITIONAL REGISTRAR
OF COMPANIES, GUYANA
- 1 DEC 2021

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 Improvement Trust, K.M.D.A, Fire Brigade Authority, Rajpur Sonarpur Municipality, Zila Parishad, 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



ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
- 1 DEC 2021

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 plaints, petitioners, 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 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.



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ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
- 1 DEC 2021

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**.

SCHEDULE OF THE PROPERTY

ALL THAT Piece and Parcel of land measuring, more or less, **100 (ONE HUNDRED) KATTAHS 10 (TEN) CHITTAKS 40 (FORTY) SQUARE FEET**, being **MUNICIPAL PREMISES NO. - 9/12/5, YENI SARANI, KOLKATA - 700 104**, P. S. - Haridevpur, P. O. - Joka, West Bengal, under Mouza - Kolua , under R. S. Dag No - R. S. Dag No - 830 (P), 830/ 1303, under R. S. Khatian No. 907, 894 corresponding to L. R. Dag No, 840 & 867, under L.R. Khatian Nos. 7076 to 7098, Touzi No. 98 & 58, Pargana - Magura, J. L. No. - 22, under Kolkata Municipal Corporation Ward No. 143, (Formerly under Joka - II Gram Panchayet), P. S. - **Haridevpur** (Formerly - Thakurpukur), Dist : South 24 Parganas, West Bengal, which is butted and bounded as follows:-

ON THE NORTH	:	Vacant Land, One G+1 Building;
ON THE SOUTH	:	Vacant Land, Buidling, Yeni Sarani, 6 Mtr. Wide Road;
ON THE EAST	:	10 Ft. Wide Common Passage;
ON THE WEST	:	Vacant Land, Building.

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



[Handwritten signature]

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
- 1 DEC 2021

IN WITNESS WHEREOF, We have executed this POWER OF ATTORNEY on this 30th day of November, Two Thousand and Twenty One (2021 A.D.).

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

1. *Debarati Sengupta*

17/1, Lansdowne Terrace
Kol-700 026

2.

Saurabh Jain.

17/1, Lansdowne Terrace
Kol-700 026

1) M/S. NORTech PROPERTY PRIVATE LIMITED, 2) M/S. NORTech PROPERTY PRIVATE LIMITED,
3) M/S. NORTech PROPERTY PRIVATE LIMITED, 4) M/S. NORTech PROPERTY PRIVATE LIMITED,
5) M/S. NORTech PROPERTY PRIVATE LIMITED, 6) M/S. NORTech PROPERTY PRIVATE LIMITED,
7) M/S. NORTech PROPERTY PRIVATE LIMITED, 8) M/S. NORTech PROPERTY PRIVATE LIMITED,
9) M/S. NORTech PROPERTY PRIVATE LIMITED, 10) M/S. NORTech PROPERTY PRIVATE LIMITED,
11) M/S. NORTech PROPERTY PRIVATE LIMITED, 12) M/S. NORTech PROPERTY PRIVATE LIMITED,
13) M/S. NORTech PROPERTY PRIVATE LIMITED, 14) M/S. NORTech PROPERTY PRIVATE LIMITED,
15) M/S. NORTech PROPERTY PRIVATE LIMITED, 16) M/S. NORTech PROPERTY PRIVATE LIMITED,
17) M/S. NORTech PROPERTY PRIVATE LIMITED, 18) M/S. NORTech PROPERTY PRIVATE LIMITED,
19) M/S. NORTech PROPERTY PRIVATE LIMITED, 20) M/S. NORTech PROPERTY PRIVATE LIMITED,
21) M/S. NORTech PROPERTY PRIVATE LIMITED, 22) M/S. NORTech PROPERTY PRIVATE LIMITED,
23) M/S. NORTech PROPERTY PRIVATE LIMITED, 24) M/S. NORTech PROPERTY PRIVATE LIMITED.

Aditya Agarwal
Director/Authorized Signatory

SIGNATURE OF EXECUTOR/OWNER

Nortech Property Pvt. Ltd.
[Signature]
Director/Authorized Signatory

SIGNATURE OF CONSTITUTED ATTORNEY/ DEVELOPER

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

[Signature]

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



8

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOWLOON
- 1 DEC 2021

DATED 29TH DAY OF NOVEMBER, 2021

'DEVELOPMENT POWER OF ATTORNEY'

BETWEEN

M/S. BHAGIRATHI ABASAN PRIVATE LIMITED
& OTHERS
----- EXECUTANT/OWNERS

AND

M/S. NORTECH PROPERTY PRIVATE LIMITED
----- CONSTITUTED ATTORNEY/
DEVELOPER

'SPRING VILLA'
9/12/5, YENI SARANI,
KOLKATA - 700 104,
MOUZA- KOLKUA.



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



[Signature]

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



4
ADDITIONAL REGISTRAR
ASSURANCES-I, KOLKATA

1.12.2021

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

NAWRAL FINANCIAL & SERVICES
PRIVATE LIMITED

07/12/1985

Permanent Account Number

AABCN12209



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

MAINK HOUSING PRIVATE LIMITED

27/01/2005

Permanent Account Number

AAECM1850D



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PRACHI HOUSING PRIVATE LIMITED

16/03/2005

Permanent Account Number

AADCP5435G



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

MIRIK PROPERTY PRIVATE LIMITED

27/01/2005

Permanent Account Number

AAECM1860B



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

OLIVER ENCLAVE PRIVATE LIMITED

15/03/2005

Permanent Account Number

AAACQ7383F



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

MADHUR ENCLAVE PRIVATE LIMITED

27/01/2005

Permanent Account Number

AAECM1851C



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

CALVIN MARKETING PRIVATE LIMITED

29/01/1996

Permanent Account Number

AABCC1886A



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

NORTECH PROPERTY PRIVATE LIMITED

07/01/2005

Permanent Account Number

AACCN0602N



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

DYNASTY VANIYA PRIVATE LIMITED

23/01/1996

Permanent Account Number

AABCO1171F



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

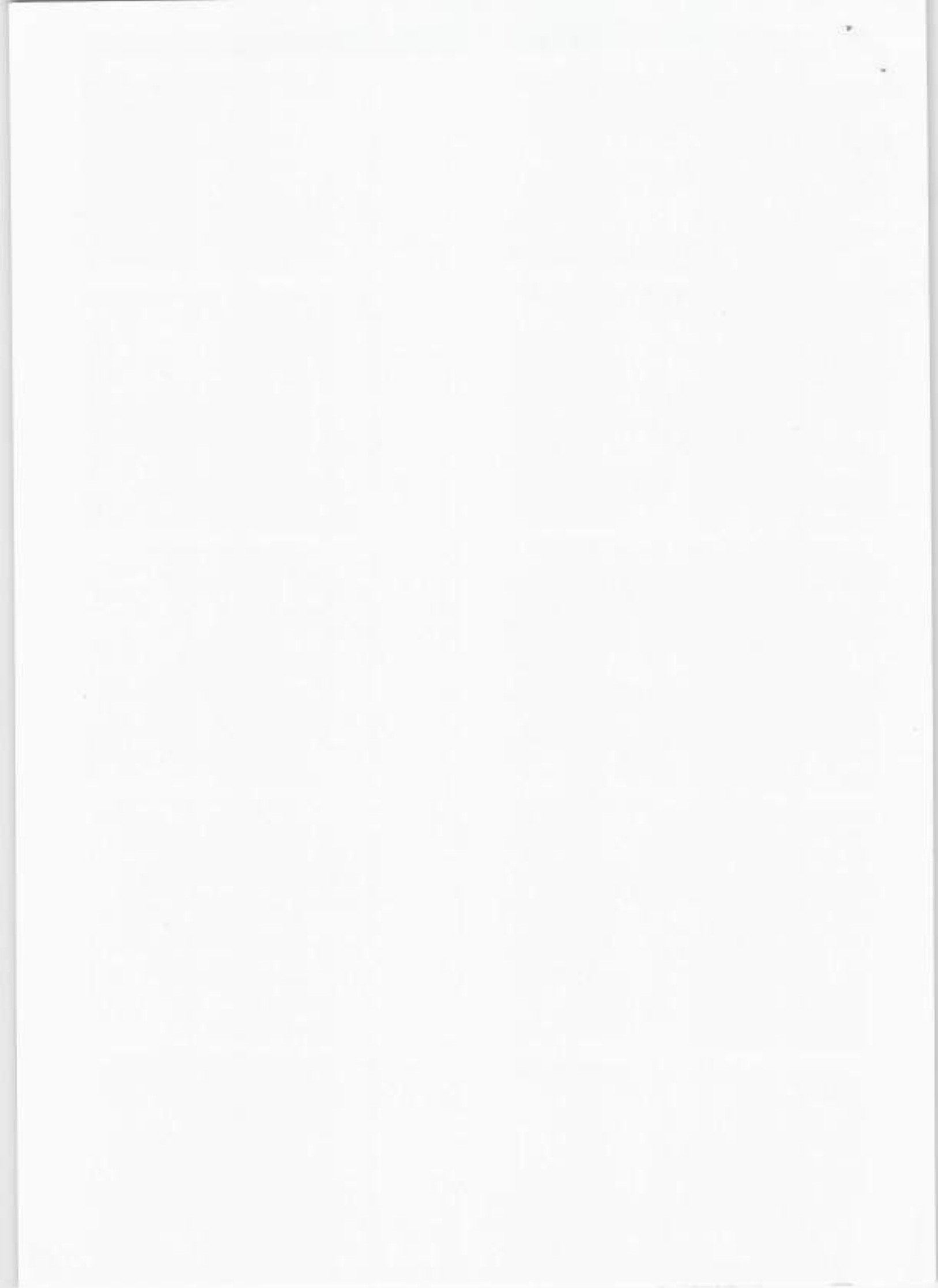
NIRMAL COMPLEX PRIVATE LIMITED

07/01/2005

Permanent Account Number

AACCN0892G





आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

NAVRANG ENCLAVE PRIVATE LIMITED

27/01/2005
Permanent Account Number

AACGN0805M



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

NAMRATA HOUSING PRIVATE LIMITED

27/01/2005
Permanent Account Number

AACGN0801R



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

LAGAN NIRMAN PRIVATE LIMITED

27/01/2005
Permanent Account Number

AAACL0633N



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

JYOTI DEALERS PRIVATE LIMITED

08/06/1997

AAACJ7745A



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

NAVRAG PLAZA PRIVATE LIMITED

07/01/2005
Permanent Account Number

AACCN0831F



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RITURAJ COMPLEX PRIVATE LIMITED

15/03/2005
Permanent Account Number

AACCR9742H





आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PURNIMA PROMOTERS PRIVATE LIMITED

18/03/2005
Permanent Account Number

AAACP5434H



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

MEMORY ESTATE PRIVATE LIMITED

27/01/2005
Permanent Account Number

AAECM1852B



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

MOHINI MULTIPLEX PRIVATE LIMITED

27/01/2005
Permanent Account Number

AAECM1849C



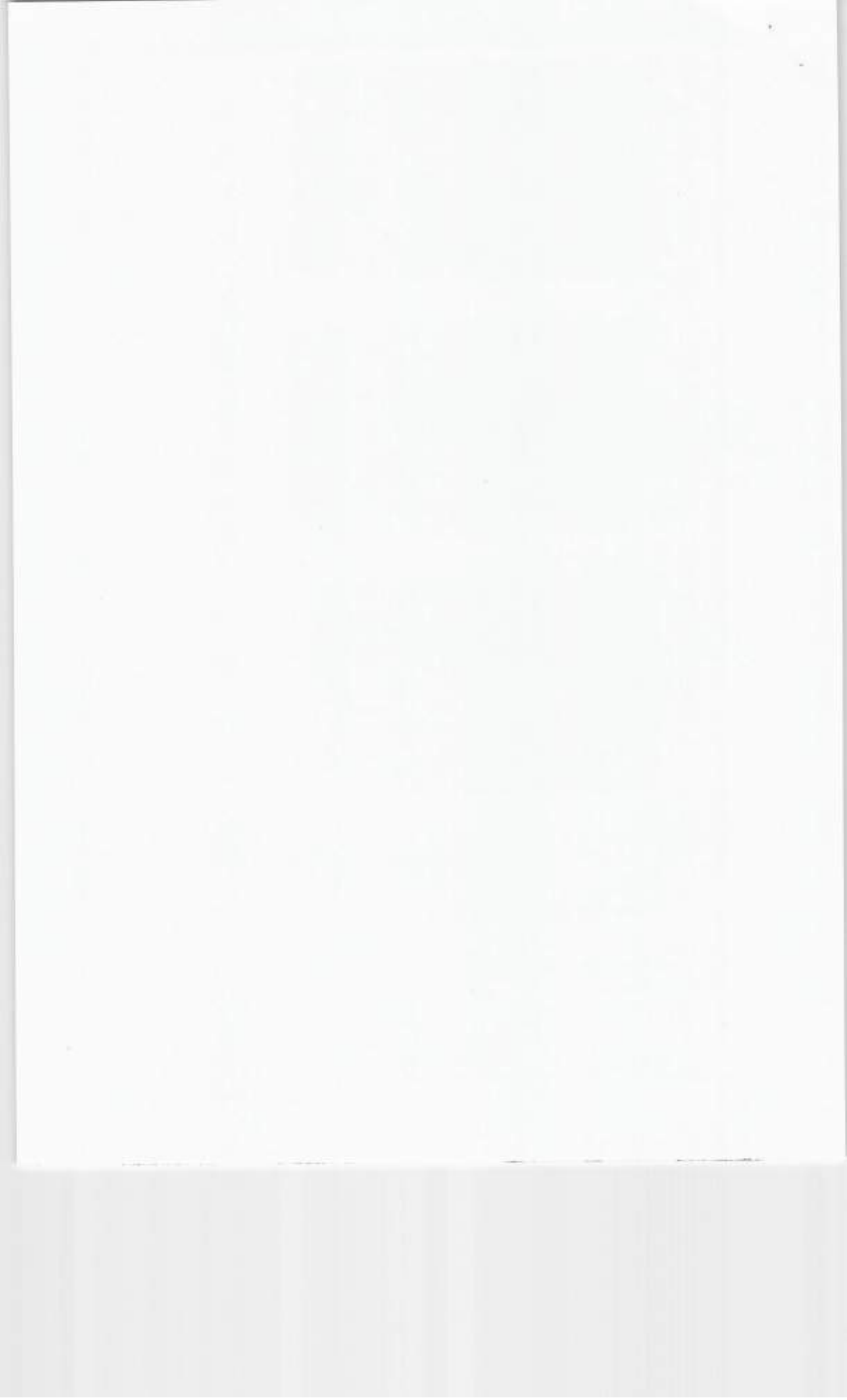


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
JEEVANDEEP TRADING COMPANY
PRIVATE LIMITED
03/04/1998
AAACJ77419

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
BBM CONSTRUCTIONS PRIVATE LIMITED
15/07/1993
AABC607480

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
RAINCOM GOODS P LTD
05/04/1995
AABCR3551M

स्थायित्व संख्या / PERMANENT ACCOUNT NUMBER
AAACL5342F
नाम / NAME
LADKA TRADECOM PRIVATE LIMITED
स्थापना की तिथि / DATE OF INCORPORATION/REGISTRATION
05-02-1997
Commissioner of Income Tax, W.B. (J)



Form 210 (2005)

PERMANENT ACCOUNT NUMBER
AABC0743M



नाम (NAME)

BHAGIRATHI ABASAN PVT LTD

दिनांक/वर्ष को दिनांक (DATE OF INCORPORATION/FORMATION)

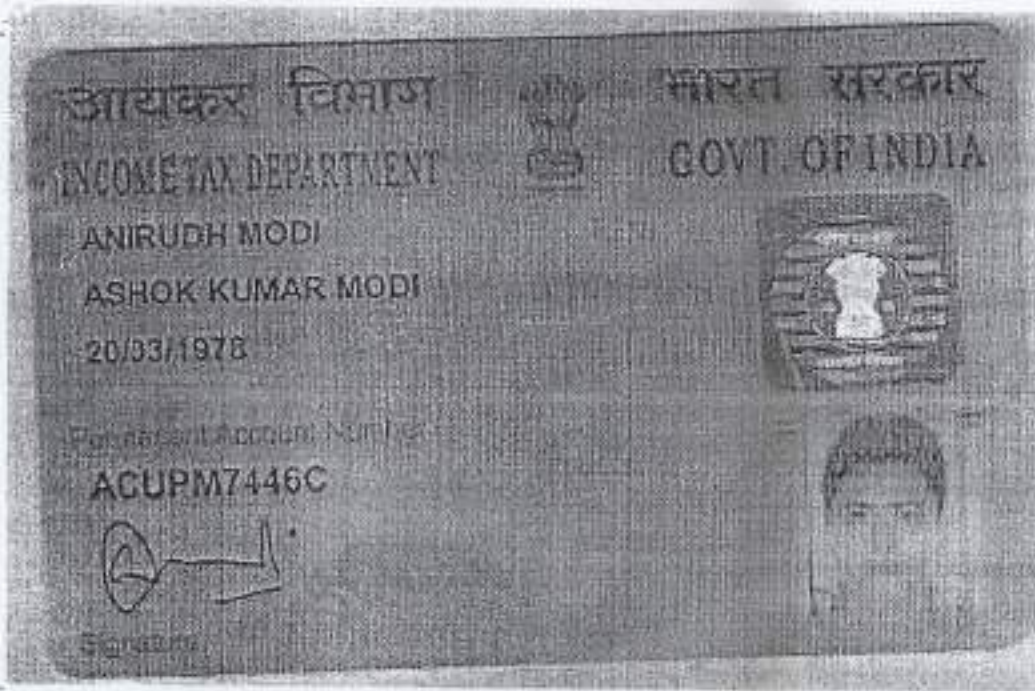
28-08-1995

[Signature]

आ.स.सं. १४४/१

COMMISSIONER OF INCOME TAX, W.B. - SI







ভারত সরকার

Unique Identification Authority of India

Government of India

ভাটিকাভূমির: আই ডি / Enrollment No.: 1215/80048/02933

To

অনিরুদ মৌলি

Anirudh Modi

10 LORD SINHA ROAD

Middleton Row

Middleton Row

Circus Avenue Kolkata

West Bengal 700071

9830027049

111102015

295720226



MP957202265FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

6488 5175 0431

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India

অনিরুদ মৌলি

Anirudh Modi

পিতা : অশোক কুমার মৌলি

Father : Ashok Kumar Modi

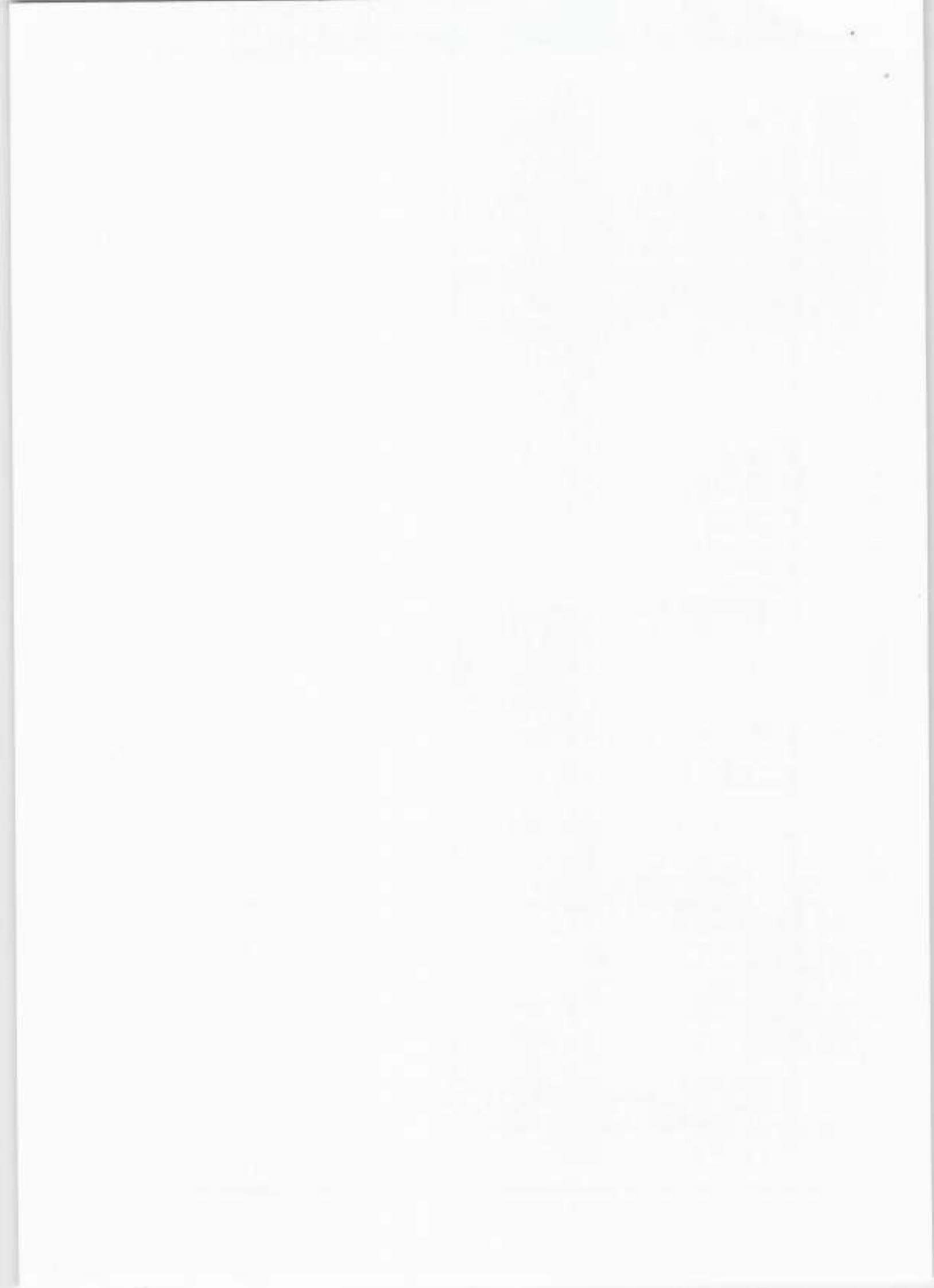
জন্মতারিখ / DOB : 20/03/1978

পুরুষ / Male



6488 5175 0431

আধার - সাধারণ মানুষের অধিকার





आमार आचार, आमार परिवार

Aditya Agarwal



8252 4437 8016



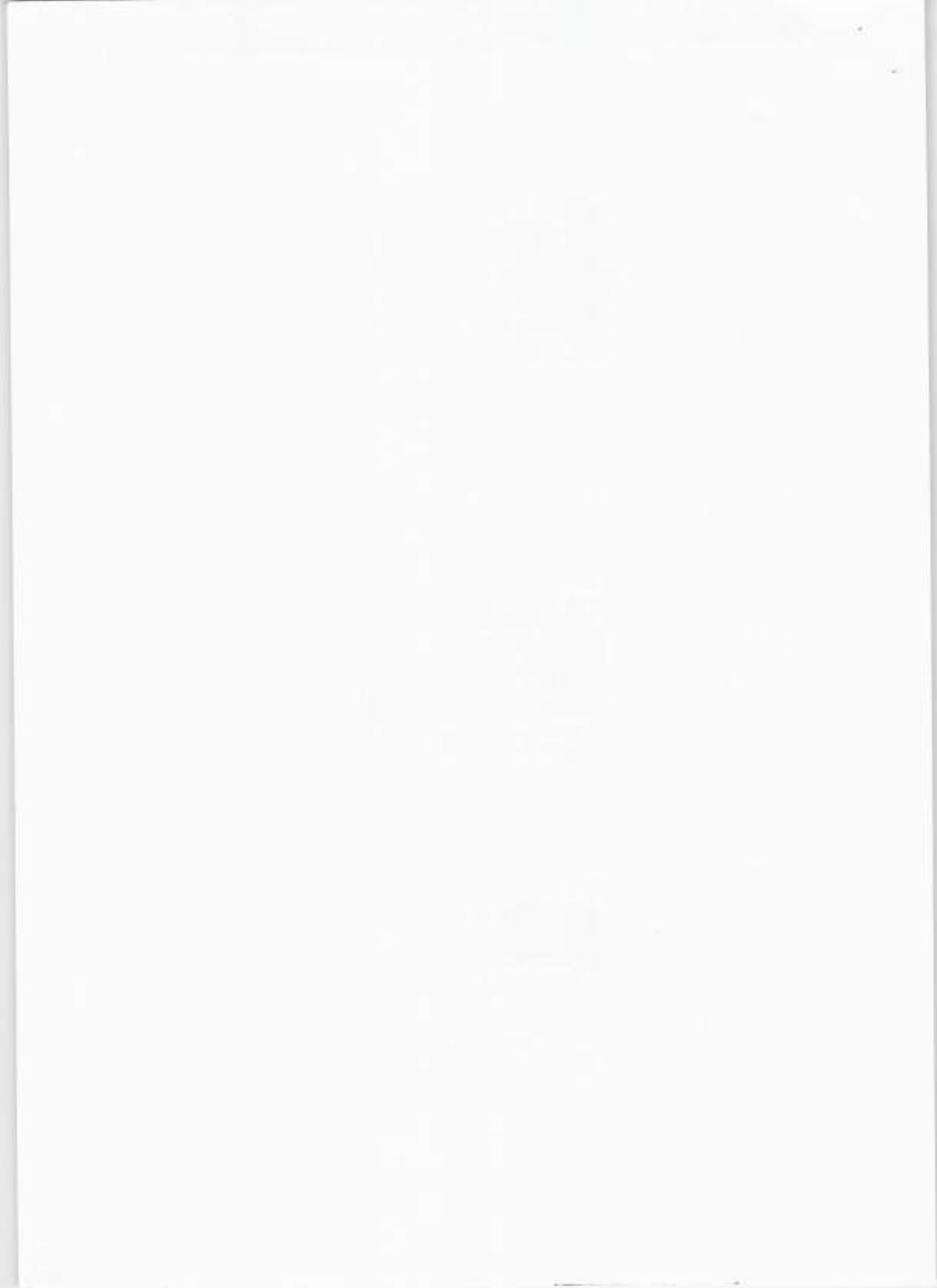
181



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भारत सरकार
GOVERNMENT OF INDIA



Sanjay Kumar Jain
DOB: 01/04/1966
Male / MALE



2476 8879 9042

आधार - सामान्य मानव अंकित

भारतीय विशिष्ट पहचान प्राधिकरण
INDIAN IDENTIFICATION AUTHORITY OF INDIA

Address
S/O: Dalamchand Jain, Ideal Towers,
Block-B, Flat - 9B, 57 Diamond Harbour
Road, Khidirpore, Kolkata,
West Bengal - 700023



190 393 3367

help@uidai.gov.in www.uidai.gov.in P.O. Box No. 1917
Bangalore-560 001

Ravi

Major Information of the Deed

Deed No :	I-1901-09479/2021	Date of Registration	01/12/2021
Query No / Year	1901-8002499509/2021	Office where deed is registered	
Query Date	01/12/2021 2:07:22 PM	1901-8002499509/2021	
Applicant Name, Address & Other Details	SANJAY KUMAR JAIN HIGH COURT,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	[4305] Other than Immovable Property, Declaration [No of Declaration : 1]		
Set Forth value	Market Value		
	Rs. 5,32,80,205/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 87/- (Article:E, E, M(a))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]- 190109472/2021 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

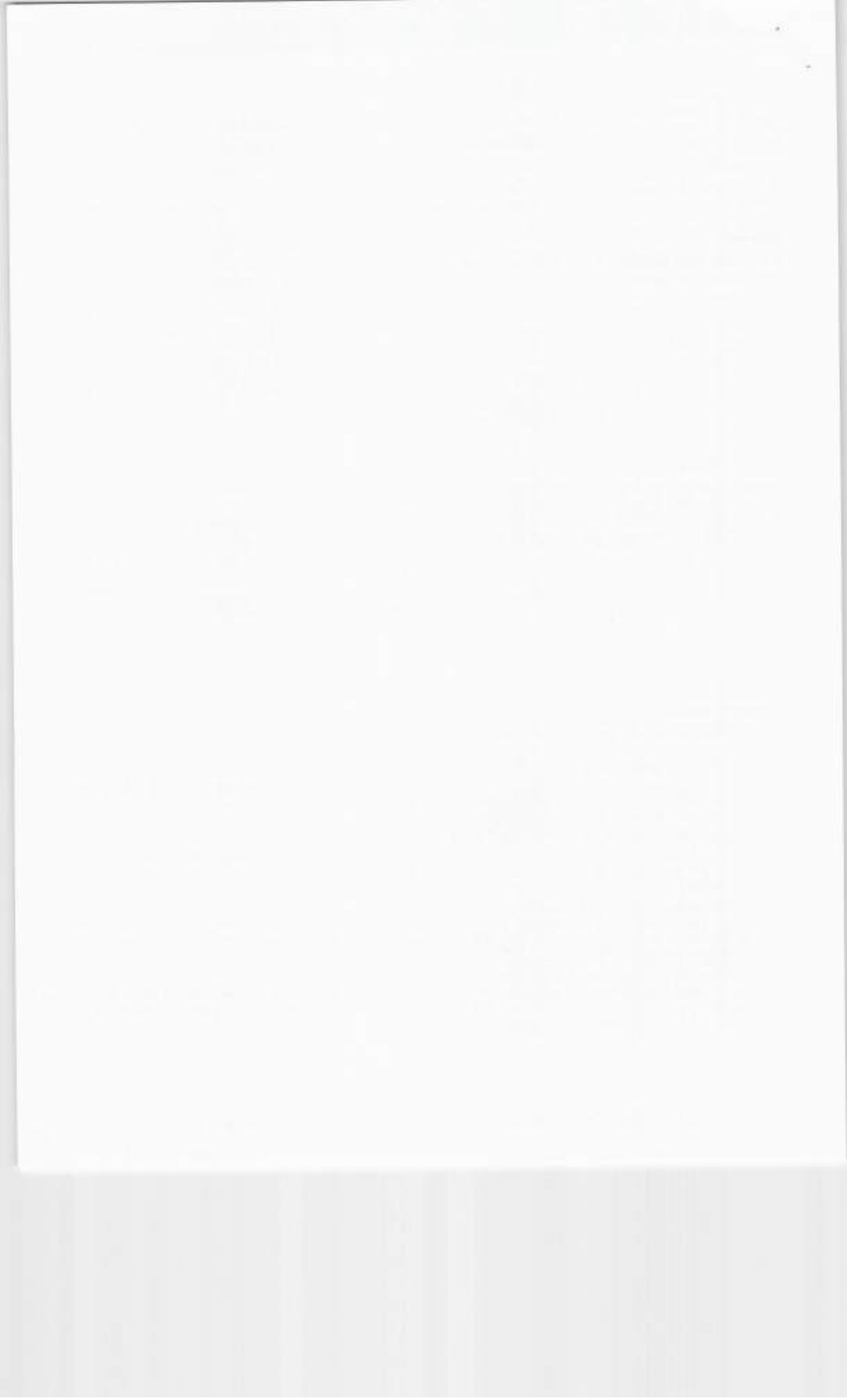
District: South 24-Parganas, P.S.- Haridevpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Yeni Saran (Kalua), , Premises No: 9/12/5, , Ward No: 143 Pin Code : 700104

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			Bastu		100 Katha 10 Chatak 40 Sq Ft		5,32,80,205/-	Width of Approach Road: 20 Ft., , Project Name :
Grand Total :					166.1229Dec	0 /-	532,80,205 /-	

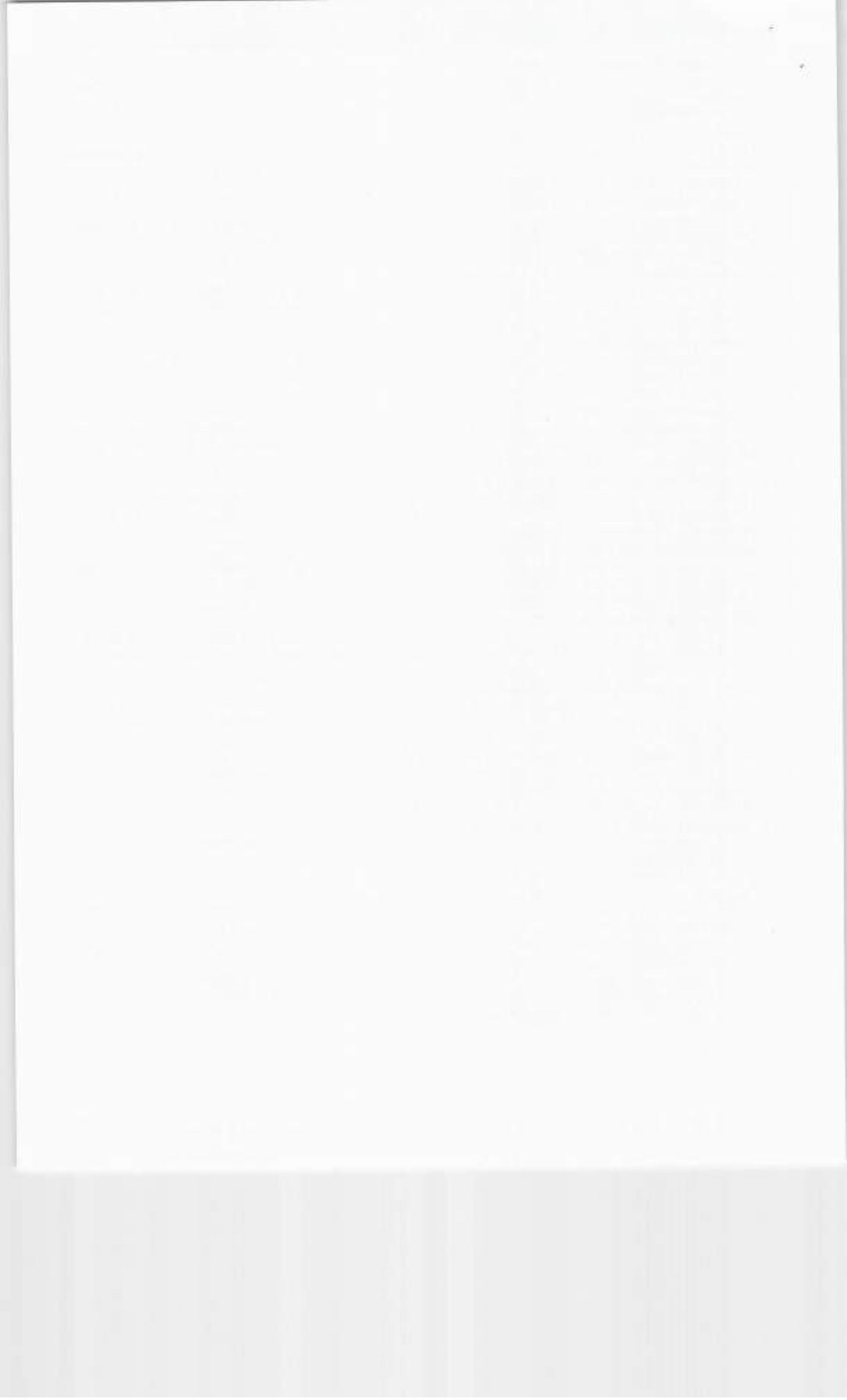
Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	BHAGIRATHI ABASAN PVT LTD 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.:: AAxxxxxx3M,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
2	BBM CONSTRUCTIONS 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.:: AAxxxxxx6Q,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
3	CALVIN MARKETING 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.:: AAxxxxxx6A,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
4	DYNASTY VANIJYA 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.:: AAxxxxxx1F,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative

02/12/2021 Query No:-19018002499509 / 2021 Deed No :- 190109479 / 2021, Document is digitally signed.



5	JEEVANDEEP TRADING COMPANY PVT LTD 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.:: AAxxxxxx4B,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
6	JYOTI DEALER 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.:: AAxxxxxx5A,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
7	LAGAN NIRMAN 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.:: AAxxxxxx3N,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
8	LARIKA TRADECOM 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.:: AAxxxxxx2F,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
9	MAINK HOUSING 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.:: AAxxxxxx0D,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
10	MADHUR ENCLAVE 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.:: AAxxxxxx1C,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
11	MEMORY ESTATE 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.:: AAxxxxxx2B,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
12	MIRIK PROPERTY 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.:: AAxxxxxx0B,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
13	MOHINI MULTIPLEX 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.:: AAxxxxxx9C,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
14	NIRMAL COMPLEX 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.:: AAxxxxxx2G,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
15	NAWHAL FINANCIAL & SERVICES 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.:: AAxxxxxx0B,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
16	NAMRATA HOUSING 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.:: AAxxxxxx1R,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
17	MOHINI MULTIPLEX 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.:: AAxxxxxx9C,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
18	OLIVER ENCLAVE 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.:: AAxxxxxx3F,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative



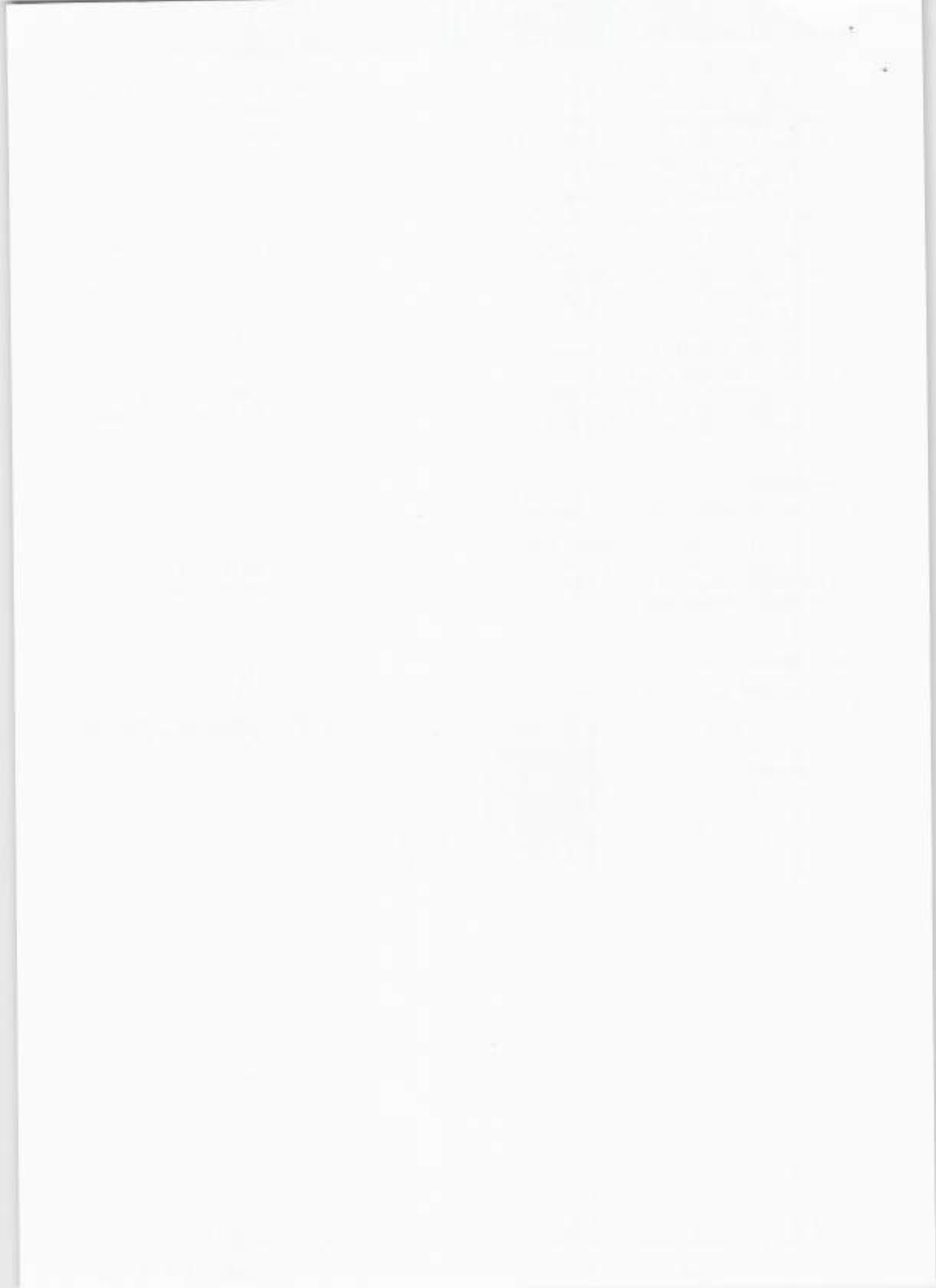
19	NAVRAG PLAZA PRIVATE LIMITED 17/1, Lansdowne Terrace, Kolkata, City:- Not Specified, P.O:- KALIGHAT, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.:: AAxxxxxx1F,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
20	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.:: AAxxxxxx4H,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
21	PRACHI HOUSING 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.:: AAxxxxxx5G,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
22	RITURAJ COMPLEX 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.:: AAxxxxxx2H,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
23	RAINCOM GOODS P 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.:: AAxxxxxx1M,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	NORTECH PROPERTY 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.:: AAxxxxxx2N,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr ADITYA AGARWAL (Presentant) Son of Mr SUNIL AGARWAL Date of Execution - 30/11/2021, , Admitted by: Self, Date of Admission: 01/12/2021, Place of Admission of Execution: Office	 <small>Dec 1 2021 3:22PM</small>	 <small>LTI 01/12/2021</small>	 <small>01/12/2021</small>






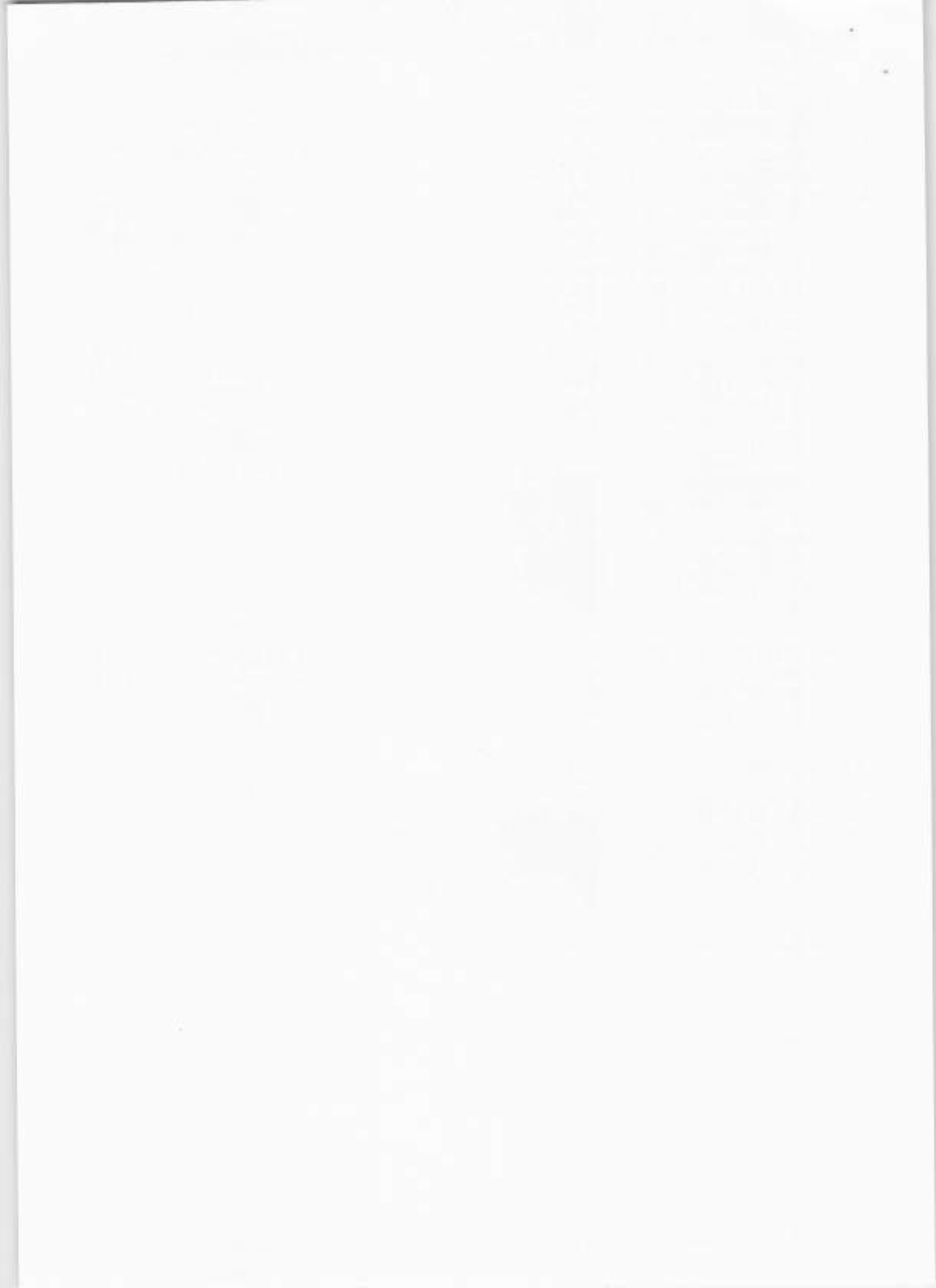
17/1, LANSDOWNE TERRACE, KOLKATA, City:- Not Specified, P.O:- KALIGHAT, P.S:-Lake, District:- South 24-Parganas, West Bengal, India, PIN:- 700026, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx8D,Aadhaar No Not Provided Status : Representative, Representative of : BHAGIRATHI ABASAN PVT LTD (as AUTHORISED SIGNATORY), BBM CONSTRUCTIONS PRIVATE LIMITED (as AUTHORISED SIGNATORY), CALVIN MARKETING PRIVATE LIMITED (as AUTHORISED SIGNATORY), DYNASTY VANIJYA PRIVATE LIMITED (as AUTHORISED SIGNATORY), JEEVANDEEP TRADING COMPANY PVT LTD (as AUTHORISED SIGNATORY), JYOTI DEALER PRIVATE LIMITED (as AUTHORISED SIGNATORY), LAGAN NIRMAN PRIVATE LIMITED (as AUTHORISED SIGNATORY), LARIKA TRADECOM PRIVATE LIMITED (as AUTHORISED SIGNATORY), MAINK HOUSING PRIVATE LIMITED (as AUTHORISED SIGNATORY), MADHUR ENCLAVE PRIVATE LIMITED (as AUTHORISED SIGNATORY), MEMORY ESTATE PRIVATE LIMITED (as AUTHORISED SIGNATORY), MIRIK PROPERTY PRIVATE LIMITED (as AUTHORISED SIGNATORY), MOHINI MULTIPLEX PRIVATE LIMITED (as AUTHORISED SIGNATORY), NAWHAL FINANCIAL & SERVICES PRIVATE LIMITED (as AUTHORISED SIGNATORY), NAMRATA HOUSING PRIVATE LIMITED (as AUTHORISED SIGNATORY), MOHINI MULTIPLEX PRIVATE LIMITED (as AUTHORISED SIGNATORY), OLIVER ENCLAVE PRIVATE LIMITED (as AUTHORISED SIGNATORY), NAVRAG PLAZA PRIVATE LIMITED (as AUTHORISED SIGNATORY), PURNIMA PROMOTERS PRIVATE LIMITED (as AUTHORISED SIGNATORY), PRACHI HOUSING PRIVATE LIMITED (as AUTHORISED SIGNATORY), RITURAJ COMPLEX PRIVATE LIMITED (as AUTHORISED SIGNATORY), RAINCOM GOODS P LIMITED (as AUTHORISED SIGNATORY)

2	Name	Photo	Finger Print	Signature
	Mr ANIRUDH MODI Son of Mr ASHOK KUMAR MODI Date of Execution - 30/11/2021, , Admitted by: Self, Date of Admission: 01/12/2021, Place of Admission of Execution: Office	 <small>Dec 1 2021 3:22PM</small>	 <small>LT 01/12/2021</small>	 <small>01/12/2021</small>

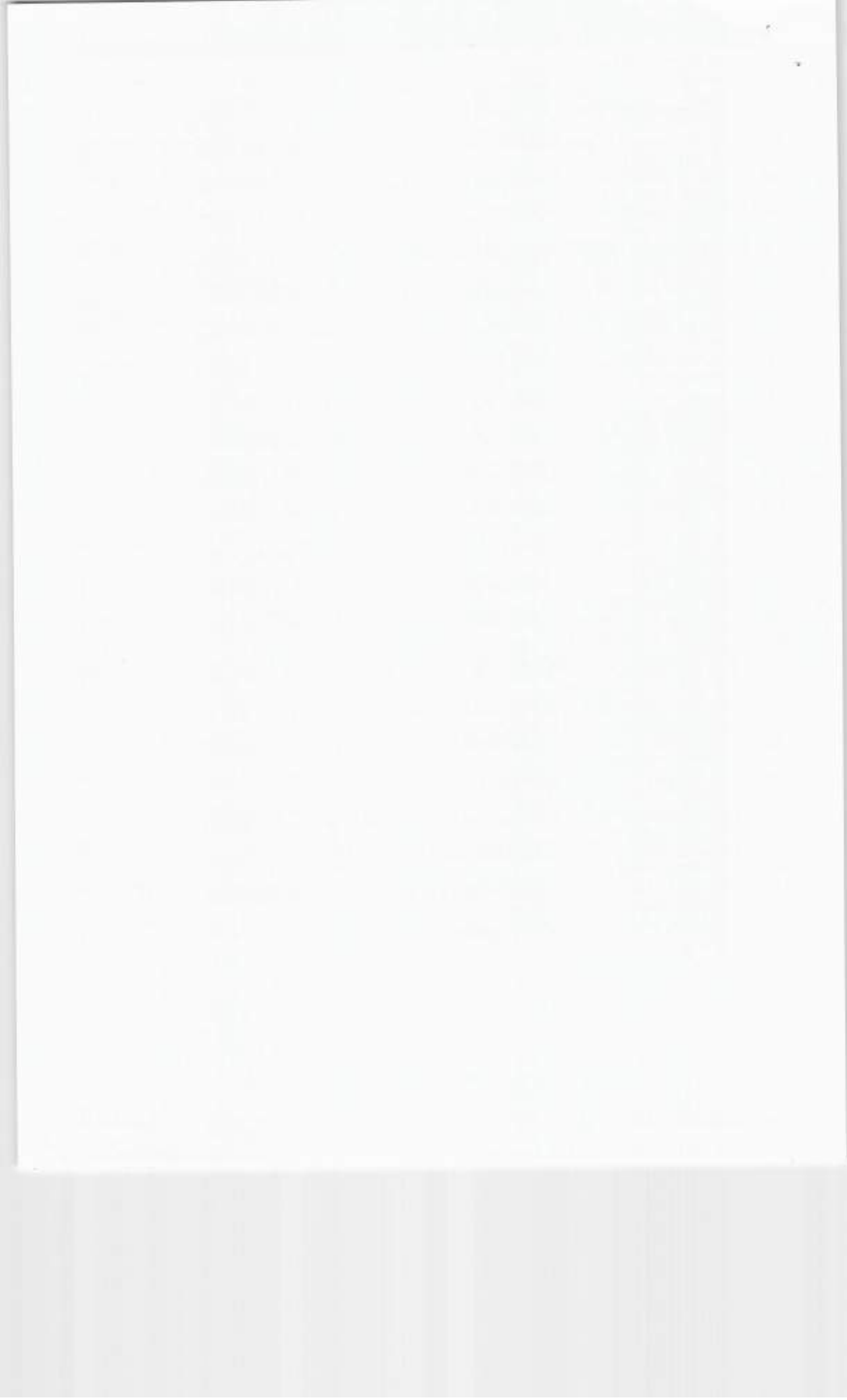
10, LORD SINHA ROAD,, City:- Kolkata, P.O:- MIDDLETON ROW, P.S:-Shakespeare Sarani, District:- Kolkata, West Bengal, India, PIN:- 700071, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx6C,Aadhaar No Not Provided Status : Representative, Representative of NORTECH PROPERTY PRIVATE LIMITED (as AUTHORISED SIGNATORY)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SANJAY KUMAR JAIN Son of Late D C JAIN HIGH COURT, City:- Not Specified, P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001	 <small>01/12/2021</small>	 <small>01/12/2021</small>	 <small>01/12/2021</small>
Identifier Of Mr ADITYA AGARWAL, Mr ANIRUDH MODI			



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	BHAGIRATHI ABASAN PVT LTD	NORTECH PROPERTY PRIVATE LIMITED-7.22274 Dec
2	BBM CONSTRUCTIONS PRIVATE LIMITED	NORTECH PROPERTY PRIVATE LIMITED-7.22274 Dec
3	CALVIN MARKETING PRIVATE LIMITED	NORTECH PROPERTY PRIVATE LIMITED-7.22274 Dec
4	DYNASTY VANIJYA PRIVATE LIMITED	NORTECH PROPERTY PRIVATE LIMITED-7.22274 Dec
5	JEEVANDEEP TRADING COMPANY PVT LTD	NORTECH PROPERTY PRIVATE LIMITED-7.22274 Dec
6	JYOTI DEALER PRIVATE LIMITED	NORTECH PROPERTY PRIVATE LIMITED-7.22274 Dec
7	LAGAN NIRMAN PRIVATE LIMITED	NORTECH PROPERTY PRIVATE LIMITED-7.22274 Dec
8	LARIKA TRADECOM PRIVATE LIMITED	NORTECH PROPERTY PRIVATE LIMITED-7.22274 Dec
9	MAINK HOUSING PRIVATE LIMITED	NORTECH PROPERTY PRIVATE LIMITED-7.22274 Dec
10	MADHUR ENCLAVE PRIVATE LIMITED	NORTECH PROPERTY PRIVATE LIMITED-7.22274 Dec
11	MEMORY ESTATE PRIVATE LIMITED	NORTECH PROPERTY PRIVATE LIMITED-7.22274 Dec
12	MIRIK PROPERTY PRIVATE LIMITED	NORTECH PROPERTY PRIVATE LIMITED-7.22274 Dec
13	MOHINI MULTIPLEX PRIVATE LIMITED	NORTECH PROPERTY PRIVATE LIMITED-7.22274 Dec
14	NIRMAL COMPLEX PRIVATE LIMITED	NORTECH PROPERTY PRIVATE LIMITED-7.22274 Dec
15	NAWHAL FINANCIAL & SERVICES PRIVATE LIMITED	NORTECH PROPERTY PRIVATE LIMITED-7.22274 Dec
16	NAMRATA HOUSING PRIVATE LIMITED	NORTECH PROPERTY PRIVATE LIMITED-7.22274 Dec
17	MOHINI MULTIPLEX PRIVATE LIMITED	NORTECH PROPERTY PRIVATE LIMITED-7.22274 Dec
18	OLIVER ENCLAVE PRIVATE LIMITED	NORTECH PROPERTY PRIVATE LIMITED-7.22274 Dec
19	NAVRAG PLAZA PRIVATE LIMITED	NORTECH PROPERTY PRIVATE LIMITED-7.22274 Dec
20	PURNIMA PROMOTERS PRIVATE LIMITED	NORTECH PROPERTY PRIVATE LIMITED-7.22274 Dec
21	PRACHI HOUSING PRIVATE LIMITED	NORTECH PROPERTY PRIVATE LIMITED-7.22274 Dec
22	RITURAJ COMPLEX PRIVATE LIMITED	NORTECH PROPERTY PRIVATE LIMITED-7.22274 Dec
23	RAINCOM GOODS P LIMITED	NORTECH PROPERTY PRIVATE LIMITED-7.22274 Dec





On 01-12-2021

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 14:10 hrs on 01-12-2021, 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 5,32,80,205/-

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

Execution is admitted on 01-12-2021 by Mr ADITYA AGARWAL, AUTHORISED SIGNATORY, BHAGIRATHI ABASAN PVT LTD, 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, BBM CONSTRUCTIONS 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, CALVIN MARKETING 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, DYNASTY VANIJYA 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, JEEVANDEEP TRADING COMPANY PVT LTD, 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 DEALER 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, LAGAN NIRMAN 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, LARIKA TRADECOM 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, MAINK HOUSING 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, MADHUR ENCLAVE 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, MEMORY ESTATE 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, MIRIK PROPERTY 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, MOHINI MULTIPLEX 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, NIRMAL COMPLEX 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, NAWHAL FINANCIAL & SERVICES 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, NAMRATA HOUSING 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, MOHINI MULTIPLEX 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, OLIVER ENCLAVE 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, NAVRAG PLAZA 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, 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, PRACHI HOUSING 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, RITURAJ COMPLEX 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, RAINCOM GOODS P LIMITED, 17/1, Lansdowne Terrace, Kolkata, City:- Not Specified, P.O:- Kalighat, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026

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

Execution is admitted on 01-12-2021 by Mr ANIRUDH MODI, AUTHORISED SIGNATORY, NORTECH PROPERTY PRIVATE LIMITED, 17/1, Lansdowne Terrace, Kolkata, City:- Not Specified, P.O:- Kalighat, P.S:-Lake, District:-South 2- Parganas, West Bengal, India, PIN:- 700026

Indelified by Mr SANJAY KUMAR JAIN, . . Son of Late D C JAIN, HIGH COURT, 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 87/- (E = Rs 14/- , I = Rs 55/- ,M(a) = Rs 14/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 87/-

Payment of Stamp Duty

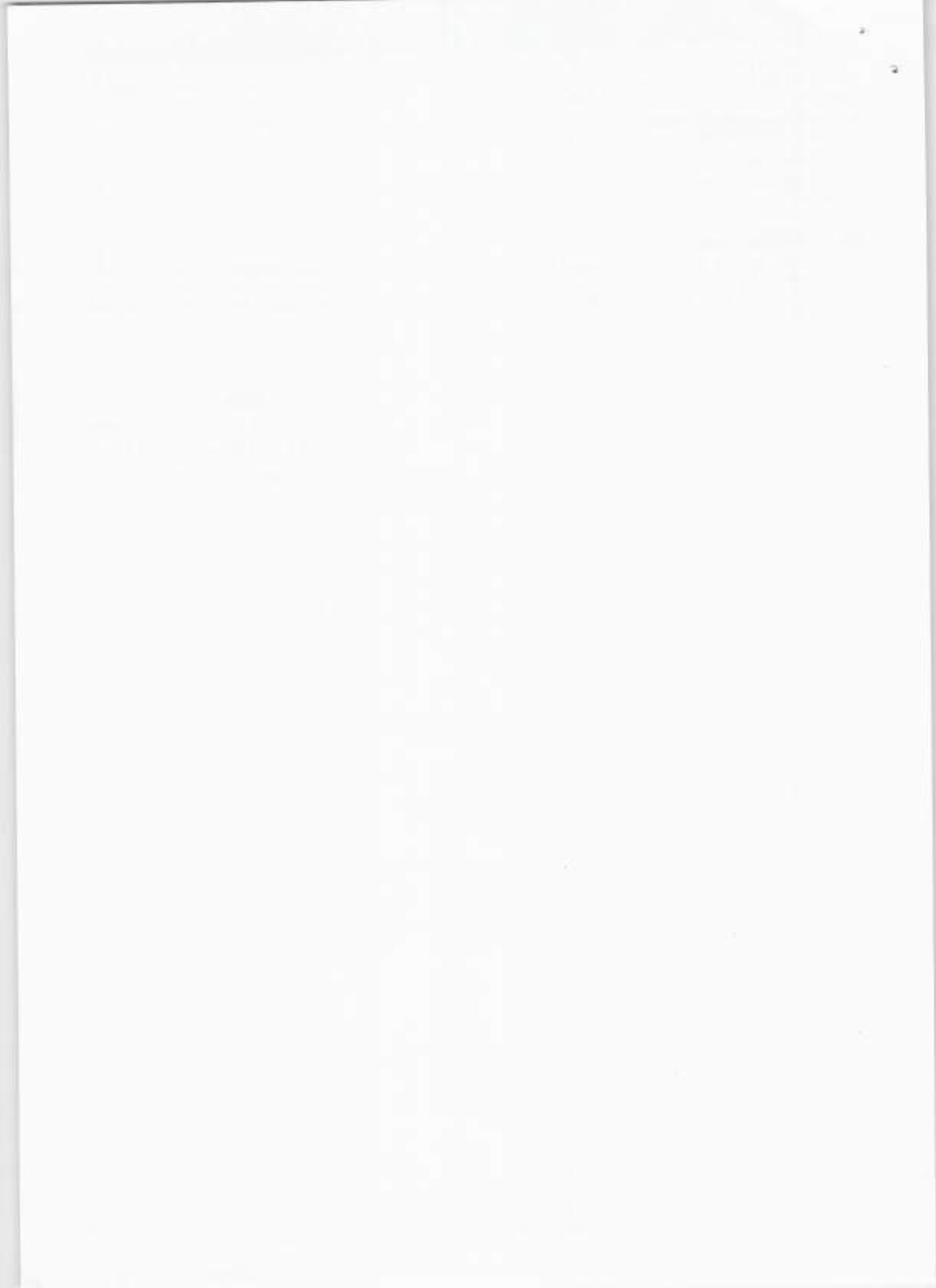
Certified that required Stamp Duty payable for this document is Rs. 60/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 26023, Amount: Rs.100/-, Date of Purchase: 25/10/2021, Vendor name: S Das



Debasis Patra
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 1901-2021, Page from 461367 to 461399
being No 190109479 for the year 2021.



Digitally signed by DEBASIS PATRA
Date: 2021.12.02 13:10:00 +05:30
Reason: Digital Signing of Deed.

Debasis Patra

(Debasis Patra) 2021/12/02 01:10:00 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.

- (This document is digitally signed.)

