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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL
1904

Z 357323



1101040/10
Mr. P. K. Das
Adv. of Attorney

Visa Case No. 2902 dt. 07.09.19
 J(1) - 250
 J(2) - 100
 Total 350/-
 Paid on

[Signature]
 ARA-IV
 Kolkata

[Signature]
 Additional Registrar of
 Assurances IV, Kolkata
 9/9/2019

Certified that the Document is admitted to Registration. The stamp and the endorsement stamp on this document are the part of this document.

POWER OF ATTORNEY

[Signature]
 Additional Registrar
 of Assurances-IV, Kolkata

THIS POWER OF ATTORNEY is granted at Kolkata on this 9th day of September 2019

3 SEP 2019

06 AUG 2019

No. 14142
Date
Amount 50

Stamp of the Government of West Bengal

Required for a single stamp of the value of Rs. 100/- required for the Government is not available and the smallest number of stamps to be furnished so as to make up the required amount are as follows:

2 @ 50/- = 100/-

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PROVISIONAL CHIEF
LICENSED STAMP VENDOR
POSTAL REGISTRATION OFFICE



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ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
E 9 SEP 2019

Sitaran Ghosh
S/o Late Gobardhan Ghosh
2 Hare Street, P.S - Hare St
P.O - GPO, KA-1
Sevicko



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Z 357324

BY

(1) **BLUE LIGHT VILLA PRIVATE LIMITED**, a company incorporated under the companies Act, 1956 as extended by the Companies Act 2013, having CIN U70102WB2015PTC207831, having PAN No. AAGCB4260Q, having its registered office at 19, Synagogue Street, City Centre, 2nd Floor, Room No. – 253, Kolkata-700001, Post Office Khangrapatti and Police Station Burrabazar represented by its Director **MRS SEEMA CHANDAK** (PAN ABZPC5751E) Daughter of Mr. Gopi Kishan Mundhra residing at Basil Heights, 3 C, Loudon Street, 2nd Floor, Flat – 2B, Kolkata-700017, Post Office- and Police Station-Shakespeare Sarani, pursuant to a Board resolution dated 4th day of February, 2019) **LILY NIWAS PRIVATE LIMITED**, a company incorporated under the companies Act 1956 as extended by the Companies Act 2013, having CIN U45208WB2009PTC137660, having PAN No. AABCL7156N, having its registered office at 19, Synagogue Street, City Centre, 2nd Floor, Room No. – 253, Kolkata-700001, Post Office - Khangrapatti and Police

06 AUG 2019

Sl. No. 14/142 DATE
NAME
50

BABI DAS (Adequat)
Alipore Police Court
Kolkata

certified that a single stamp of the value
Rs. 100 is required for the
document is not Available and that the
smallest number of Stamp which I can
furnish so as to Make up the Required
amount be as follows

2 @ 50/2150 W

M. Ghosh

MOUSUMI GHOSH
LICENSED STAMP VENDOR
KOLKATA REGISTRATION OFFICE



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OF ABOUT
E 18 SEP 1978

Station Burrabazar represented by its Director **MRS SEEMA CHANDAK** (PAN ABZPC5751E) Daughter of Mr. Gopi Kishan Mundhra residing at Basil Heights, 3 C, Loudon Street, 2nd Floor, Flat – 2B, Kolkata-700017, Post Office- and Police Station-Shakespeare Sarani, pursuant to a Board resolution dated 4th day of February, 2019, (3) **SHIVMANI PROMOTERS PRIVATE LIMITED**, a company incorporated under the companies Act 1956 as extended by the Companies Act 2013, having CIN U70102WB2015PTC208122, having PAN No. AAWCS3134J, having its registered office at 19, Synagogue Street, City Centre, 2nd Floor, Room No. – 253, Kolkata-700001 , Post Office Khangrapatti and Police Station Burrabazar represented by its Director **MRS SEEMA CHANDAK** (PAN ABZPC5751E) Daughter of Mr. Gopi Kishan Mundhra residing at Basil Heights, 3 C, Loudon Street, 2nd Floor, Flat – 2B, Kolkata-700017, Post Office- and Police Station-Shakespeare Sarani, authorized at a meeting of the board of directors held on 4th February 2019, hereinafter collectively referred to as the “**OWNERS**” (which expression shall mean and include each of their respective successors-in-interest and/orpermitted assigns)

In favour of

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

WHEREAS:

- A. The Owners are respectively the full and absolute owners of their respective several identified demarcated pieces and parcels of land of diverse nature/classification and varied measurement, collectively admeasuring 32.3055 decimals more or less (equivalent to 19 cottahs 8 chittacks 32 square feet more or less) comprised in several Dag Nos. appertaining to several Khatian Nos., situate at Mouza-Thakdari, Police Station Rajarhat, District North 24 Parganas, morefully described in the Schedule hereunder written (collectively, “**Subject Land**”, and individually/independently, “**Land Parcel**”).
- B. The Owners are desirous of appointing the Developer as their true and lawful attorney and agent in respect of each of the Land Parcels and the Subject Land, as recorded hereinafter, for the purpose(s) of developing and dealing with *inter alia* each of the Land Parcels and the Subject Land as also the development(s) thereon/thereof as also all the building(s), improvement(s), structure(s) to be constructed thereon and every part thereof (“**Project**”) on terms as mutually agreed between the Owners and the Developer.

NOW THEREFORE KNOW YE ALL AND THESE PRESENTS WITNESSETH that we, each of the Owners herein, namely **BLUE LIGHT VILLA PRIVATE LIMITED, LILY NIWAS PRIVATE LIMITED, SHIVMANI PROMOTERS PRIVATE LIMITED,**



ADD. _____
OF;

19 SEP 1951

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

1. To defend possession of each of the Land Parcels comprising the Subject Land and every part thereof, and the Project and also to manage, maintain and administer the same.
2. To ward off, prohibit, and if necessary, proceed in/before the appropriate forum of law against trespassers and/or encroachers, if any, and to take appropriate legal steps.
3. To have the soil tested and to measure/survey each of the Land Parcels comprising the Subject Land.
4. To appoint and engage architects, engineers, specialists, consultants, valuers, surveyors, contractors, agencies, service providers, etc. and other person or persons as may be required from time to time, and to revoke his/their/its appointment and re-appoint any other person in his/their/its place and stead for the aforesaid purposes, and to settle and pay his/her/their/its fees and/or compensation.
5. To prepare or cause to be prepared plans for construction of building(s) on any Land Parcel comprising the Subject Land together with any modifications/amendments/revisions/alterations from time to time, to submit the same before the concerned authorities including but not limited to the concerned municipality/municipal corporation and/or panchayat, as the case may be, and to have the same sanctioned and modified and/or amended and/or revised and/or altered, and for the aforesaid purpose to sign, execute, deliver and submit all applications, papers, documents, statements, affidavits, forms, undertakings, declarations etc. as may be necessary and/or required from time to time.
6. To appear and represent each of the Owners before any and/or all authorities (statutory or otherwise) and/or any government and/or semi-government authorities, revenue authorities, including but not limited to the concerned municipality/municipal corporation/panchayat, the West Bengal Housing Infrastructure Development Corporation Limited ("**HUDCO**"), the Block Land & Land Reforms Office, Collector, Additional Collector, Survey Authorities, Town Planning Authorities, Development Trust & Authority, West Bengal Fire Services, police, the pollution control board and/or the environment department and all licensing authorities and/or any other statutory authority and/or any other authorities appointed under the law for the time being in force, for any matter connected with any of the Land Parcels comprising the Subject Land, and further to apply for and obtain any approvals, sanctions, permissions, etc. and for the aforesaid purpose to sign, execute, submit and deliver all letters, applications, agreements, documents, undertaking, forms, affidavits and papers as may be necessary or required from time to time.



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6 SEP 2007

7. To pay the fees, obtain sanctions and/or approvals and/or consents and such other orders and/or permissions from the concerned authorities as may be necessary and/or expedient for the sanction and/or modification, alteration etc. of the building plan, to receive refund of the excess amount of fees, if any paid for the same, and also to apply for and obtain from the concerned authorities, the occupancy certificate(s) and/or the completion certificate(s).
8. To submit and take delivery of all the deeds, documents etc. evidencing the respective ownership, right, title and interest of the concerned Owners to, over and in respect of their respective Land Parcels including those as identified by the Developer ("Title Deeds") and all papers and documents as be required by any of the necessary authorities including but not limited to for any of the aforesaid purposes.
9. To apply for and obtain electricity, gas, water, sewerage, drainage, tube-well, generator, lift and/or connections of any other facility and/or utility in and/or to the Subject Land and/or the Project and/or to make alterations therein, and to close down and/or to have the same disconnected, and for such purpose to sign, execute, submit and deliver all deeds, papers, applications, documents and plans, and do all others acts, deeds and things as may be deemed fit and proper by the Developer.
10. To obtain and/or give right of way, access, right to lay drains, water mains, electric cables, telephone, fax lines and telegraph cables etc., underground and over-head (as the case may be) on such terms and conditions as may be determined by the Developer at is sole and absolute discretion, and for such purpose to obtain and give, sign, execute and deliver all deeds, undertakings, writings, etc. as may be necessary or required from time to time.
11. To ask, demand, sue for recovery and receive, of and from all persons and/or governmental authorities and/or bodies/authorities (statutory or otherwise), any claims or demands or actions or rights or otherwise, of or relating to or concerning any of the Land Parcels comprising the Subject Land and/or the proposed development thereof howsoever.
12. To file, initiate, prosecute, enforce, defend, oppose etc. all suits, writ petitions, actions, demands, legal proceedings (whether civil or criminal), appeals etc. in any court of law and/or tribunal and/or any quasi-judicial authority and/or any other forum in any manner concerning any of the Land Parcels comprising the Subject Land, including acquisition/requisition/vesting of any part or portion of the Subject Land, and if deemed fit by the Developer, to make a counter claim and/or compromise and/or settle and/or abandon each of such suits, writ petitions, actions, legal proceedings etc. upon such terms and conditions as the Developer may deem fit and proper and/or to refer any dispute to arbitration as the Developer may deem fit and proper, and further to depose, give evidence and make submissions for and on behalf of each of the Owners in each of such legal proceedings etc.
13. To sign, execute, verify, affirm, file, submit, serve etc. all statements, affidavits, applications, undertakings, complaints, petitions, written statements, memos of appeal etc. and all and any other papers, deeds, documents as may be necessary to be executed for and/or on behalf of each of the Owners in pursuance of the powers granted herein.



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ADDITIONAL REGISTRAR
OF ADMIRALTY
9 SEP 1916

14. To sign, issue, deliver, serve, receive and accept all notices, writ of summons, letters and correspondence as may be required from time to time in connection with all or any of the matters contained herein and/or agreed between the Owners and the Developer including but not limited to HIDCO.
15. To negotiate and sell and/or transfer and/or convey and/or assign and/or lease and/or let out and/or deal with and/or pledge and/or mortgage and/or charge and/or hypothecate and/or create a security interest and/or encumber and/or place in trust and/or exchange and/or gift and/or transfer by operation of law and/or in any other manner any part or portion of any of the Land Parcels comprising the Subject Land and/or any undivided share and/or interest thereof/therein and/or any part or portion of the Project and/or the building(s)/improvement(s) etc. which may be constructed thereon and/or any part or portion thereof and/or any of the several areas/spaces (open and/or covered) thereat, on such terms and to such persons as the Developer may deem fit and proper, and to receive and appropriate the entirety of the consideration in lieu thereof and/or for such other purpose as may be deemed fit by the Developer.
16. To do, execute and perform all acts, deeds and things pertaining to any encumbrance to/over and/or title defect and/or any other defect, issue etc. in any of the Land Parcels as identified by the Developer, at the cost and expense of the Owners, such that the rights and interests of the Developer to/over the Subject Land as also the right of the Developer to develop and deal with the Project is and remains unhindered and without any encumbrance.
17. To sign, execute, deliver, enter into, present for registration and admit execution of all papers, deeds, documents, contracts, agreements, conveyance deeds, declarations and all other documents in connection with rectification of the title of any of the Land Parcels comprising the Subject Land.
18. To sign, execute, enter into, modify, cancel, alter, draw, approve, present for registration and admit the execution of all papers, deeds, documents, contracts, agreements, sale agreements, conveyance deeds, leases, grants, gifts, assurances, applications, declarations and all other documents in connection with any of the Land Parcels comprising the Subject Land and/or any part or portion thereof, *inter alia*, for the sale, transfer, lease, license, assignment, mortgage, creation of any encumbrance etc. (including the acts, deeds and things recorded in Clause 15 hereinabove) in/over/in respect of any of the Land Parcels comprising the Subject Land and/or any part or portion thereof and/or any undivided share and/or interest thereof/therein and/or any part or portion of the Project and/or the building(s)/improvement(s) etc. which may be constructed thereon and/or any part or portion thereof and/or any of the several areas/spaces (open and/or covered) thereat, in accordance with the terms of the mutual agreement if any between the Owners and the Developer, on such terms and to such person(s) as the Developer may deem fit and proper, and/or for such other purpose as may be deemed fit by the Developer.
19. To arrange for financing of the Project (project finance) from any banks and/or financial institutions for construction and completion of the Project upon such terms and conditions as may be applicable and to secure such finance by mortgaging the Project and/or parts/portions thereof and each of the Land Parcels comprising the Subject Land



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and/or parts/portions thereof in favour of any bank/financial institution by deposit of original title deeds (including the Title Deed) of the each Land Parcel comprising the Subject Land and the originals of other deeds and documents by way of equitable mortgage and/or by executing simple mortgage and/or by creating English mortgage as also by creating a charge in respect of the developer's share (as mutually agreed between the Owners and the Developer), and thus to execute any document or documents in furtherance of the above objective including executing letters evidencing deposit of title deeds, confirmation of deposit of title deeds, delivery of the title deeds and to receive back the title deeds, etc.

20. To hand over and/or deliver the various parts and/or portions of any of the Land Parcels comprising the Subject Land and/or the Project and/or the building(s)/improvement(s) to be constructed on any of the Land Parcels comprising the Subject Land including the units, parking spaces, etc. therein, to such person(s), in terms of the mutual agreement between the Owners and the Developer, as the Developer may at its discretion deem fit and proper.
21. To ask for, receive and recover from any person intending to acquire: (a) any manner/nature of right, title or interest in any identified unit/constructed space; and/or (b) the permission to park vehicle(s) at vehicle parking space(s), each constructed/situate at only such parts and portions of the Project which are comprised in/comprise of unit(s)/constructed space(s)/vehicle parking(s) constructed/situate on/at any part or portion of the Subject Land, each as identified by the Developer, all consideration, charges, service charges, taxes and other charges and sums of moneys in respect of any part or portion of any of the Land Parcels comprising the Subject Land and/or the Project and/or the building(s)/improvement(s) to be constructed on any of the Land Parcels comprising the Subject Land and/or the spaces thereon/therein in any manner whatsoever, and also on non-payment thereof, to enter upon and restrain and/or take legal steps for the recovery thereof as the Developer may deem fit and proper.
22. To appear and represent each of the Owners before all authorities for fixation and/or finalization of the land revenue and/or valuation of each of the Land Parcels comprising the Subject Land, and/or the rateable value of the new building(s) to be constructed thereon, and for such purpose to sign, execute, submit and deliver necessary papers and documents, and to do, execute and perform all other acts, deeds and things as the Developer may deem fit and proper.
23. To make necessary representations including filing of complaints, appeals, applications and other proceedings before all the concerned authorities including the courts of competent jurisdiction, any forum, tribunal etc. for/regarding the fixation of the land revenue and/or valuation of each of the Land Parcels comprising the Subject Land and/or the rateable value of the new building(s) to be constructed thereon.
24. To do, execute and carry out all acts, deeds, matters and things as may be found necessary and expedient for the purpose of effective development of each of the Land Parcels comprising the Subject Land and/or the Project and/or dealing with each of the Land Parcels comprising the Subject Land and/or the Project and/or the constructions thereon.



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OFFICE

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25. To appear and represent each of the Owners before any Notary Public, Registrar of Assurances and/or any other Registrar having jurisdiction over the Land Parcels comprising the Subject Land, the Metropolitan Magistrate, oath commissioner(s), any other officers and/or government body(ies)and/or department(s), and to make submissions for and on behalf of each of the Owners.
26. For the better doing and more effectually executing the powers and authorities stated herein and/or granted in/under the agreement if any executed between the Owners and the Developer or any of them, to retain, employ and appoint advocates, pleaders, mukhtiar, agents etc., to terminate their appointment from time to time and to appoint others.
27. To do all acts, deeds and things concerning the authorities granted herein and/or in/under the agreement if any executed between the Owners and the Developer in respect of each of the Land Parcels comprising the Subject Land.
28. To make representations and warranties for and on behalf of each of the Owners in respect of the Owners and each of the Land Parcels comprising the Subject Land including restating and reiterating the representations and warranties made by the Owners including those in/under the agreement if any executed between the Owners and the Developer.
29. To appoint substitute or substitutes and delegate the powers and authorities granted hereby in part or in whole and to revoke any of such appointments.

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

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



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SEP 10 1971

The Schedule Above Referred To

("Subject Land")

All that piece and parcels of lands collectively admeasuring 32.3055 decimals more or less (equivalent to 19 cottahs 8 chittacks 32 square feet more or less) comprised in several Dag Nos. appertaining to several Khatian Nos. situate at Mouza Thakdari, Police Station Rajarhat, Additional District Sub-Registrar Rajarhat, J.L. No.19, Touzi No. 145, District 24 Parganas (North). as detailed hereinbelow:

Sl. No.	Khatian No.	DagNo.	Area (decimals)
1.	1665	447/1472 (Earlier 447)	8.4820
2.	1665	1333	3.0334
3.	1665	1334	0.8333
4.	2258	1359	9.8568
5.	2259	1359	10.1000
Total			32.3055

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

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

1. Surajit Das.
S/O N.C. Das.
35/D, C.N. Roy Road
Kal - 700039

BLUE LIGHT VILLA PRIVATE LIMITED

Peema Chaudhary
Director

BLUE LIGHT VILLA PRIVATE LIMITED

LILY NIWAS PRIVATE LIMITED

Peema Chaudhary
Director

LILY NIWAS PRIVATE LIMITED


2. Sitaram Ghosh
2 House St. K-1

SHIVMANI PROMOTERS PRIVATE LIMITED

Peema Chaudhary
Director

SHIVMANI PROMOTERS PRIVATE LIMITED



ADVICE 
OF
E & C

Accepted by the Developer at Kolkata in the presence of:

1. Surajet Das :

PS Group Realty Pvt. Ltd.
Radhe Suresh Pancharia

2. Sitarami Ghosh
Rajase & Jha - 1

RADHESHYAM PANCHARIA
(on behalf of PS GROUP REALTY PRIVATE LIMITED)

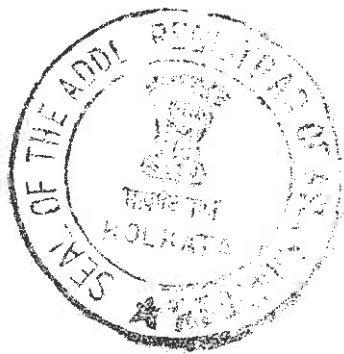
PS Group Realty Pvt. Ltd.
Kamlesh Gandhi

KAMLESH GANDHI
(on behalf of PS GROUP REALTY PRIVATE LIMITED)

Drafted by:

Radhika Singh
Advocate

WB/1249/1999



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10 SEP 2011

FORM FOR PHOTOGRAPHS & FINGER PRINTS

Serms
Abhishek



Seema Chaudhary

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RIGHT HAND				



Roshni Singh
Panchania

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RIGHT HAND				



Kamlesh Gandhi

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RIGHT HAND				




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OF AS

9 SEP





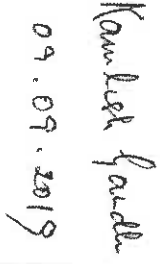


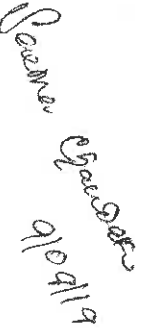
Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 19040001191949/2019



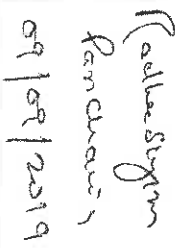



I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr KAMLESH GANDHI TRINITY TOWER,1002,E M BYEPASS ., P.O:- DHAPA, P.S:- Noapara, District:-North 24- Parganas, West Bengal, India, PIN - 700105	Represent ative of Attorney [P S GROUP REALTY PRIVATE LIMITED]		7010 	09.09.2019 
2	Mrs SEEMA CHANDAK 3C,LOUDON STREET,, Flat No: 2B, P.O:- SHAKESPEARE SARANI, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017	Represent ative of Principal [LILY NIWAS PRIVATE LIMITED] ,[BLUE LIGHT VILLA PRIVATE LIMITED] ,[SHIVMA NI PROMOT ERS PRIVATE LIMITED]		7509 	 09/09/19



[Signature]
ADDITIONAL REGISTRAR
OF ASSURANCE, KOLKATA
E 9 SEP 2013

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mr RADHESHYAM PANCHARIA TRINITY TOWER,1002,E M BYPASS, P.O:- DHAPA, P.S:- Tiljala, District:- South 24-Parganas, West Bengal, India, PIN - 700105	Representative of Attorney [P S GROUP REALTY PRIVATE LIMITED]			 09/09/2019
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr SITARAM GHOSH Son of Late GOBARDHAN GHOSH 2 HARE STREET, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001	Mr KAMLESH GANDHI, Mrs SEEMA CHANDAK, Mr RADHESHYAM PANCHARIA			 09-09-19

(Tridip Misra)

ADDITIONAL REGISTRAR
OF ASSURANCE
OFFICE OF THE A.R.A. -
IV KOLKATA
Kolkata, West Bengal



ADDL REGISTRAR
OF COMPANIES, KOLKATA
E. 9 SEP 2013



BLUE LIGHT VILLA PRIVATE LIMITED

Seema Chandra
Director

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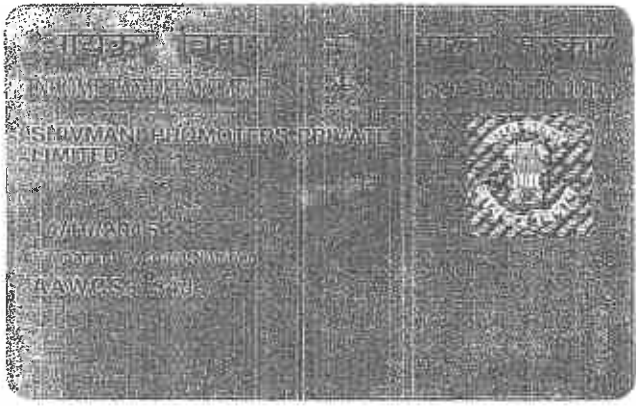


LILY NIWAS PRIVATE LIMITED

Seema Chaudhary
Director

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SHIVANI PROMOTERS PRIVATE LIMITED

Veena Gauda

Director



Seema Chandak

Seema Chandak





ভারত সরকার
 Unique Identification Authority of India
 Government of India
 ভূমিকাভুক্তির আই ডি / Enrollment No.: 0000/00275/93274

To
 সীমা চন্দক
 Soema Chandak
 36 LOUDON STREET
 Circus Avenue
 Circus Avenue
 Circus Avenue Kolkata
 West Bengal 700017
 9330374000

25/11/2013
 368948946



MA689489460FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

4889 4665 3776

আমার আধার, আমার পরিচয়



ভারত সরকার
 Government of India



সীমা চন্দক
 Seema Chandak
 পিতা : গোপী কিশান মুন্ড্রা
 Father : Gopi Kishan Mundhra
 জন্মতারিখ : DOB : 13/11/1978
 মহিলা / Female



4889 4665 3776

আমার আধার, আমার পরিচয়

Seema Chandak

Seema Chandak



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

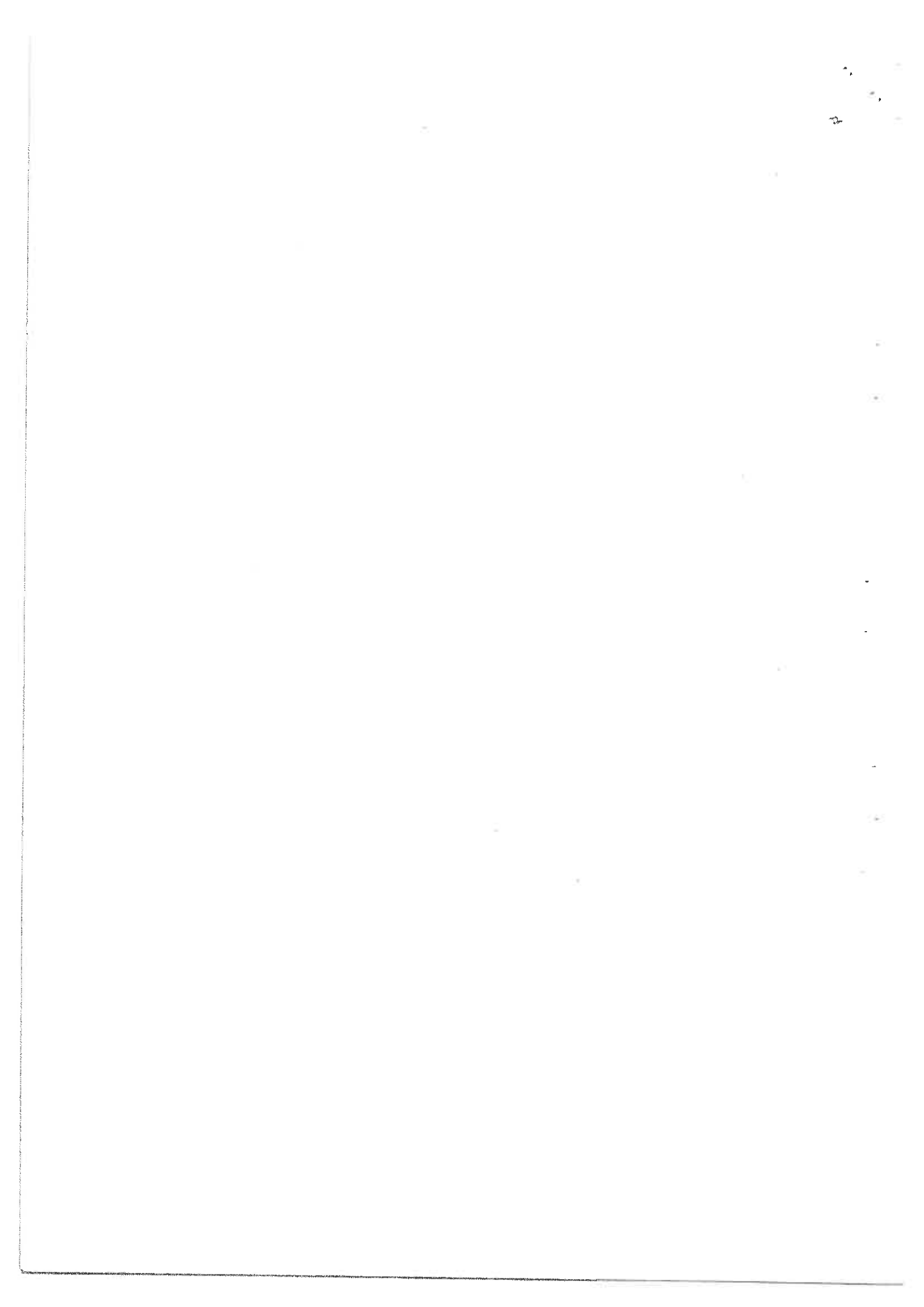
बैंक खाते
पर
कर का
वसूली

धार्मिक लेखा संख्या कार्ड
Permanent Account Number Card

AABCP5390E

To Name
PS GROUP REALTY PRIVATE
LIMITED

निर्माण संख्या
Date of Issuance
02/08/1988



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RADHE SHYAM PANCHARIA

BHANWAR LAL PANCHARIA

15/06/1968
Permanent Account Number

AEQPP5365K

Radhe Shyam Pancharia
Signature



Radhe Shyam Pancharia

100
100
100



ভারত সরকার

Government of India

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

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

67744087



MN677440875FT



আপনার

সংখ্যা / Your Aadhaar No. :

6761 0059 7035

সাধারণ মানুষের অধিকার

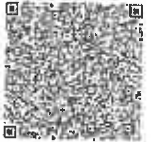


ভারত সরকার

Government of India



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



6761 0059 7035

সাধারণ মানুষের অধিকার



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

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

6761 0059 7035

1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

তথ্য

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

INFORMATION

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

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

Radhe Shyam Pancharia

Radhe Shyam Pancharia

4

1


2

3

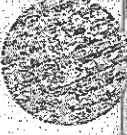

4

5

6


ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

LFB0097006

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

Kamlesh Gandhi.

LFB0097006

বিশেষ:

1/22, আশোক নগর, জেদাবপুর পিএনএম কর্পোরেশন,
জাদাবপুর, দক্ষিণ ২৪ পরগণা-৭০০০৪০

Address:

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

Date: 10/01/2011

152-টলিগঞ্জ বিধানসভা কেন্দ্রের নির্বাচন নিয়ন্ত্রক

স্বাক্ষরিত করছেন

Facsimile Signature of the Electoral

Registration Officer for

152-Tollyganj Constituency

কোনো ঠিকানা পরিবর্তনের ক্ষেত্রে এই কার্ড নং
সহকারী নির্বাচন নিয়ন্ত্রকের কার্যালয়ে
স্বাক্ষরিত করে প্রেরণ করতে হবে।

In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

১০/০১/১১

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

भारत सरकार
GOVT. OF INDIA



1122021

Kamlesh Gandhi

1980-81
1981-82
1982-83
1983-84
1984-85

Income Tax
Income Tax
Income Tax
Income Tax
Income Tax

1980-81
1981-82
1982-83
1983-84
1984-85

Duplicate -

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



Licence for Advocates' Clerks; other than Articled Clerks
High Court

Registrar (J.S.)
Appellate High Court, A.S.
Calcutta

LICENCE
(Not transferable)

No. 5-47.

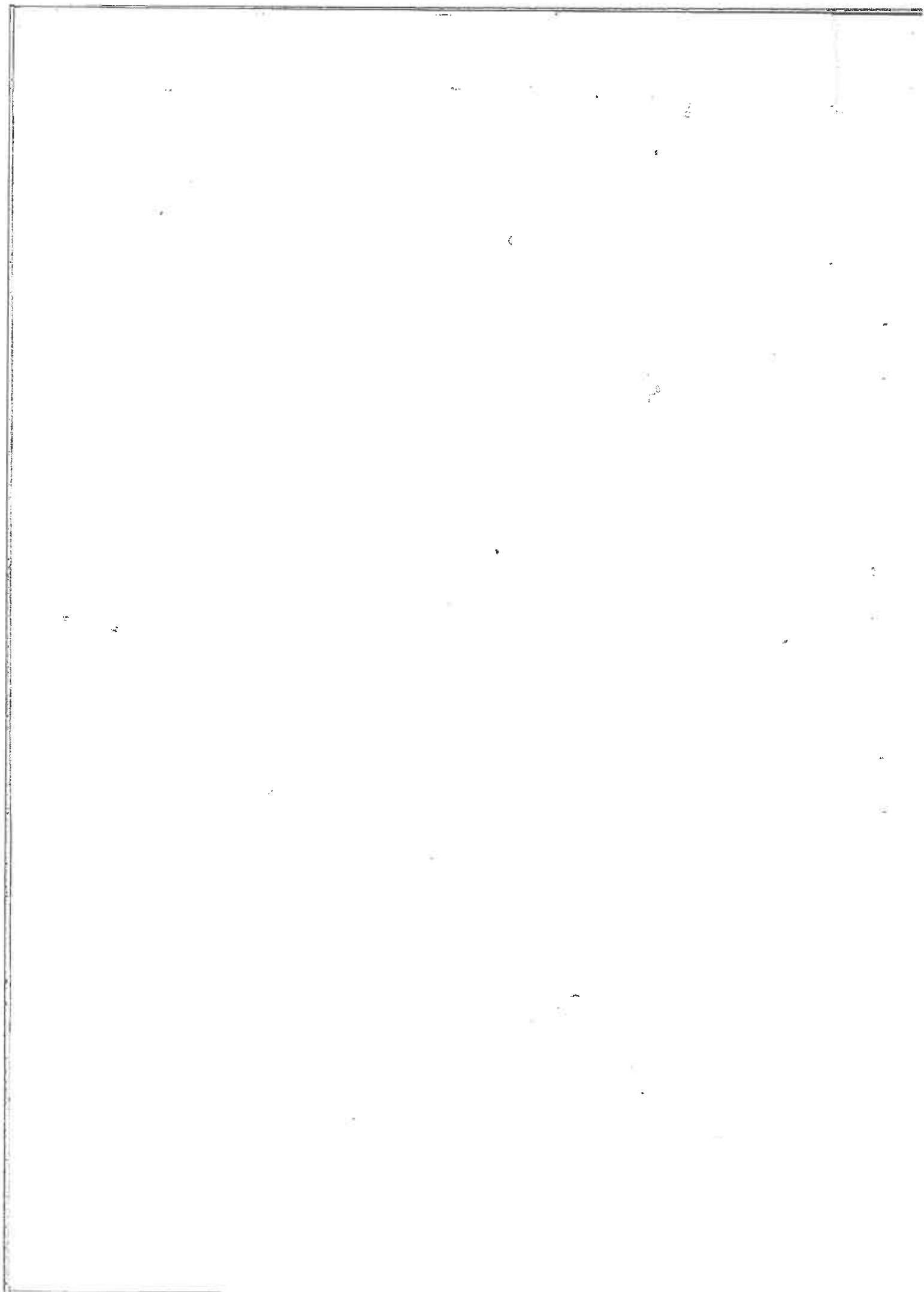
This is to authorise Sri Sitaram Ghosh
son of Lt. Gobardhan Ghosh, residing at
vill - Gobara, Chanditala, Hooghly to act as the licensed clerk of
Mrs. Radhika Singh, Advocate, during the year
2008.. (F-672/164 of 1998)

Dated 11-09-2008.

sd/-
Licensing Authority,
Registrar (J.S.)
High Court, A.S.
Calcutta

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

Sitaram Ghose



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

GRN: 19-201920-005665079-1 Payment Mode Online Payment
GRN Date: 08/08/2019 17:21:03 Bank : Indian Bank
BRN : IB08082019031105 BRN Date: 08/08/2019 17:21:47

DEPOSITOR'S DETAILS

Id No. : 19040001191949/2/2019
[Query No./Query Year]

Name : R SINGH
Contact No. : Mobile No. : +91 9836299924
E-mail :
Address : KOLKATA700001
Applicant Name : Ms R SINGH
Office Name :
Office Address :
Status of Depositor : Advocate
- Purpose of payment / Remarks : Sale, Development Power of Attorney

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
1	19040001191949/2/2019	Property Registration, Stamp duty	0030-02-103-003-02	74950
2	19040001191949/2/2019	Property Registration- Registration Fees	0030-03-104-001-16	87

In Words : Rupees Seventy Five Thousand Thirty Seven only

Total

75037



[Handwritten Signature]
ADDL REGISTRAR
OF ASSURANCE
6 SEP 1976

Major Information of the Deed

Deed No.:	I-1904-08785/2019	Date of Registration	13/09/2019
Query No./Year	1904-0001191949/2019	Office where deed is registered	
Query Date	23/07/2019 11:45:17 AM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	R SINGH 2 HARE STREET, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9903882150, Status : Advocate		
Transaction	Additional Transaction		
[0139] Sale, Development Power of Attorney	[4002] Power of Attorney, General Power of Attorney [Rs : 0/-]		
Set Forth value	Market Value		
	Rs. 7,83,16,350/-		
Stamp duty/Paid (SD)	Registration Fee Paid		
Rs. 75,050/- (Article:48(g))	Rs. 87/- (Article:E, E, M(a), M(b), I)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	Set Forth Value (In:Rs.)	Market Value (In:Rs.)	Other Details
L1	LR-1333	LR-1665	Bastu	Shali	32.3055 Dec		7,83,16,350/-	Property is on Road
Grand Total :					32.3055Dec	0 /-	783,16,350 /-	

Principal Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	LILY NIWAS PRIVATE LIMITED 19, SYNAGOGUE STREET, CITY CENTRE 2ND FLOOR, ROOM NO.2, P.O:- KHANGRAPATTI, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 , PAN No.:: AABCL7156N, Aadhaar No Not Provided, Status : Organization, Executed by: Representative, Executed by: Representative
2	BLUE LIGHT VILLA PRIVATE LIMITED 19, SYNAGOGUE STREET, CITY CENTRE 2ND FLOOR, ROOM NO 2, P.O:- KHANGRAPATTI, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 , PAN No.:: AAGCB4260Q, Aadhaar No Not Provided, Status : Organization, Executed by: Representative, Executed by: Representative
3	SHIVMANI PROMOTERS PRIVATE LIMITED 19, SYNAGOGUE STREET, CITY CENTRE 2ND FLOOR, ROOM NO-, P.O:- KHANGRAPATTI, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 , PAN No.:: AAWCS3134J, Aadhaar No Not Provided, Status : Organization, Executed by: Representative, Executed by: Representative

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	P S GROUP REALTY PRIVATE LIMITED 1002,EM BYPASS,, P.O:- DHAPA, P.S:- Noapara, District:-North 24-Parganas, West Bengal, India, PIN - 700105 PAN No.:: AABCP5390E,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr KAMLESH GANDHI Son of Mr HIMMATLAL GANDHI TRINITY TOWER,1002,E M BYEPASS ,, P.O:- DHAPA, P.S:- Noapara, District:-North 24-Parganas, West Bengal, India, PIN - 700105, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: AAZPG0492K,Aadhaar No Not Provided Status : Representative, Representative of : P S GROUP REALTY PRIVATE LIMITED (as AUTHORIZED REPRESENTATIVES)
2	Mrs SEEMA CHANDAK (Presentant) Daughter of Mr GOPI KISHAN MUNDRA(Mother) 3C,LOUDON STREET,, Flat No: 2B, P.O:- SHAKESPEARE SARANI, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ABZPC5751E,Aadhaar No Not Provided Status : Representative, Representative of : LILY NIWAS PRIVATE LIMITED (as MANAGER), BLUE LIGHT VILLA PRIVATE LIMITED (as DIRECTOR), SHIVMANI PROMOTERS PRIVATE LIMITED (as DIRECTOR)
3	Mr RADHESHYAM PANCHARIA Son of Mr BHANWAILAL PANCHARIA TRINITY TOWER,1002,E M BYPASS, P.O:- DHAPA, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700105, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: AEQPP5365K,Aadhaar No Not Provided Status : Representative, Representative of : P S GROUP REALTY PRIVATE LIMITED (as AUTHORIZED REPRESENTATIVES)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SITARAM GHOSH Son of Late GOBARDHAN GHOSH 2 HARE STREET, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001			
Identifier Of Mr KAMLESH GANDHI, Mrs SEEMA CHANDAK, Mr RADHESHYAM PANCHARIA			

Land Details as per Land Record

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

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1333, LR Khatian No:- 1665	Owner:লিলি নিবাস প্রা:লি:, Address:689, ব্লক এ, লেকটাউন, কলি-৪৯ , Classification:বালু, Area:0.03000000 Acre,	LILY NIWAS PRIVATE LIMITED



Endorsement For Deed Number : I - 190408785 / 2019

On 07-09-2019

Certificate of Market Value (WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 7,83,16,350/-



Tridip Misra
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

On 09-09-2019

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

Presented for registration at 17:10 hrs on 09-09-2019, at the Private residence by Mrs SEEMA CHANDAK ,

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

Execution is admitted on 09-09-2019 by Mr KAMLESH GANDHI, AUTHORIZED REPRESENTATIVES, P S GROUP REALTY PRIVATE LIMITED (Private Limited Company), 1002, EM BYPASS,, P.O:- DHAPA, P.S:- Noapara, District:- North 24-Parganas, West Bengal, India, PIN - 700105

Identified by Mr SITARAM GHOSH, , Son of Late GOBARDHAN GHOSH, 2 HARE STREET, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Law Clerk

Execution is admitted on 09-09-2019 by Mrs SEEMA CHANDAK, DIRECTOR, BLUE LIGHT VILLA PRIVATE LIMITED (Private Limited Company), 19, SYNAGOGUE STREET CITY CENTRE 2ND FLOOR, ROOM NO 2, P.O:- KHANGRAPATTI, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001; DIRECTOR, SHIVMANI PROMOTERS PRIVATE LIMITED (Private Limited Company), 19, SYNAGOGUE STREET, CITY CENTRE 2ND FLOOR, ROOM NO-, P.O:- KHANGRAPATTI, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001; MANAGER, LILY NIWAS PRIVATE LIMITED (Private Limited Company), 19, SYNAGOGUE STREET, CITY CENTRE 2ND FLOOR, ROOM NO.2, P.O:- KHANGRAPATTI, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001

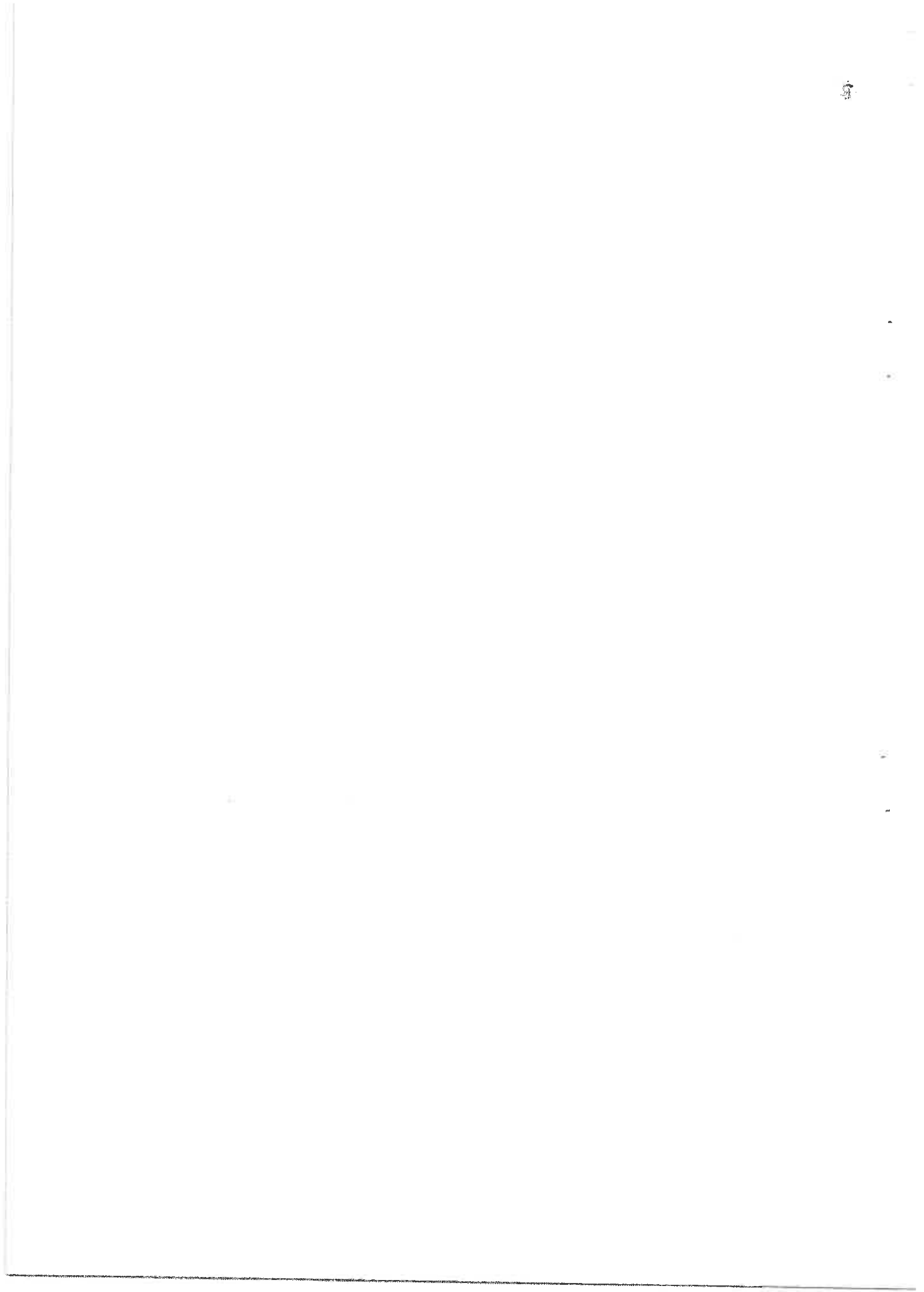
Identified by Mr SITARAM GHOSH, , Son of Late GOBARDHAN GHOSH, 2 HARE STREET, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Law Clerk

Execution is admitted on 09-09-2019 by Mr RADHESHYAM PANCHARIA, AUTHORIZED REPRESENTATIVES, P S GROUP REALTY PRIVATE LIMITED (Private Limited Company), 1002, EM BYPASS,, P.O:- DHAPA, P.S:- Noapara, District:-North 24-Parganas, West Bengal, India, PIN - 700105

Identified by Mr SITARAM GHOSH, , Son of Late GOBARDHAN GHOSH, 2 HARE STREET, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Law Clerk



Tridip Misra
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal



On 12-09-2019

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 by online = Rs 87/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 08/08/2019 5:21PM with Govt. Ref. No: 192019200056650791 on 08-08-2019, Amount Rs: 87/-, Bank:
Indian Bank (IDIB000C001), Ref. No. IB08082019031105 on 08-08-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,050/- and Stamp Duty paid by by online = Rs 74,950/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 08/08/2019 5:21PM with Govt. Ref. No: 192019200056650791 on 08-08-2019, Amount Rs: 74,950/-, Bank:
Indian Bank (IDIB000C001), Ref. No. IB08082019031105 on 08-08-2019, Head of Account 0030-02-103-003-02



Tridip Misra
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

On 13-09-2019

Certificate of Admissibility (Rule 43, W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,050/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 14142, Amount: Rs.100/-, Date of Purchase: 06/09/2019, Vendor name: M Ghosh



Tridip Misra
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

1

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2019, Page from 424814 to 424848
being No 190408785 for the year 2019.



Digitally signed by TRIDIP MISRA
Date: 2019.09.17 16:54:45 +05:30
Reason: Digital Signing of Deed.

(Tridip Misra) 17-09-2019 16:54:31
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

PS Group Realty Pvt. Ltd.

Director/Authorised Signatory

(This document is digitally signed.)