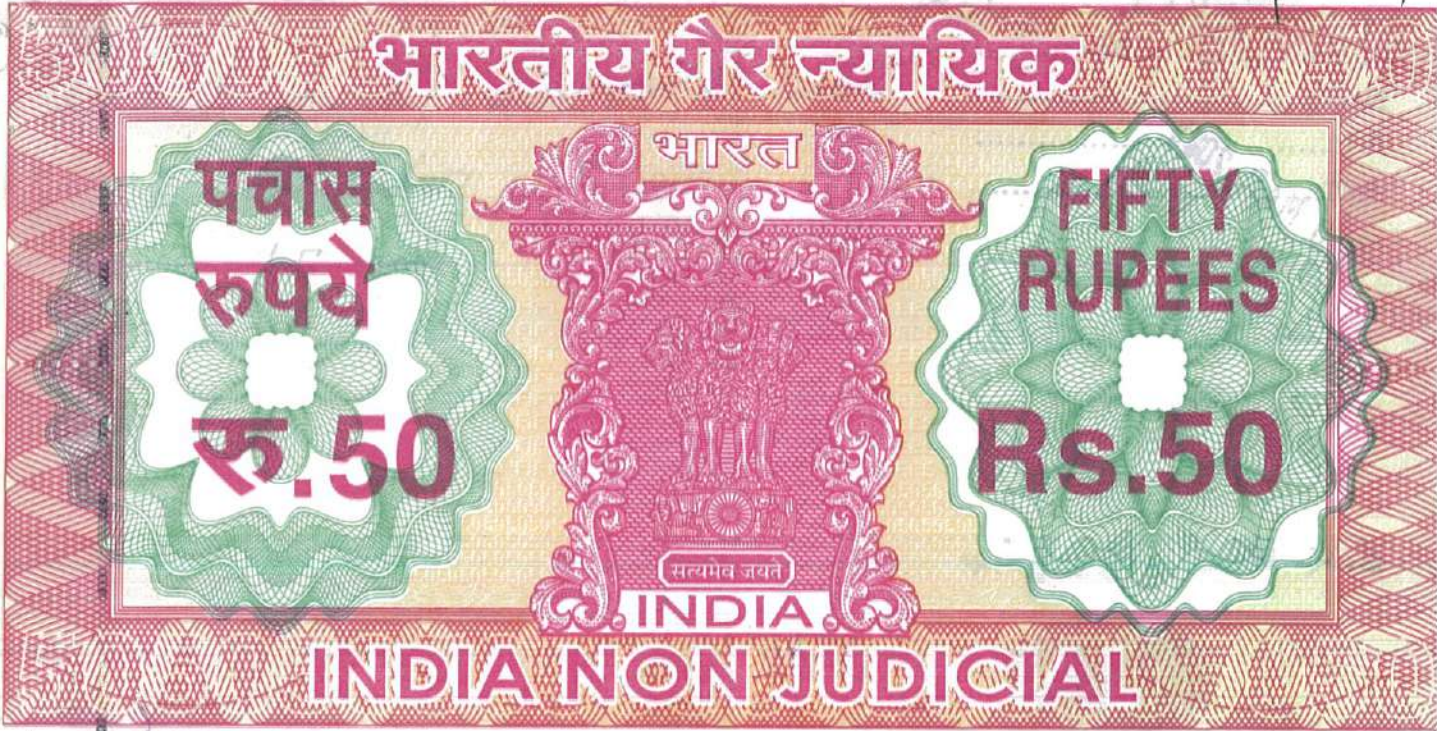


3655

203556/2021



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AA 994858

Certified that the document is admitted to registration. The Signature Sheet and endorsement Sheet which are attached in this document are the part of this document

A D.S.R., Howrah

31 MAR 2021

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that we, **IDEAL RIVERVIEW PROJECTS PRIVATE LIMITED** (PAN AACCI6175P), a company incorporated within the provisions of the Companies Act, 1956, having its Administrative Office at 50, Jawahar Lal Nehru Road, Police Station Shakespeare Sarani, Kolkata-700 071, represented by its Director/Authorised Signatory Mr. Srawan Kumar Himatsingka (PAN AAPP7844E) son of Late D. N. Himatsingka, residing at 20, Mandeville Gardens, P.O. Gariahat P.S. Gariahat (hereinafter referred to as the "APPOINTER") **SEND GREETINGS** :

[Handwritten signature]

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[Handwritten notes: No 3/3, 2/8/68 3/16/21]

065814

30/03/2021

Sl. No.....Date.....
Name.....
Add.....
AMT.....50.....

Ideal Riverview Projects (P) LTD.

50, J. L. Nehru Rd.

Kol-71

30 MAR 2021

S.K. Himat Singh



3584

For IDEAL RIVERVIEW PROJECTS PRIVATE LIMITED

S.K. Himat Singh
Director

SOUMITRA CHANDA
Licensed Stamp Vendor
8/2, K. S. Roy Road, Kol-1



3585

Asya Sunand

(Asya Sunand)



3586

Soham Sur

Additional District Sub-Registrar
Howrah

31 MAR 2021

WHEREAS:-

A. We, **IDEAL RIVERVIEW PROJECTS PRIVATE LIMITED**, the Appointer herein, are the recorded owner in respect of All That piece and parcel of land measuring about 18.3229 Acres (equivalent to 55 Bigha 8 Cottah 8 Chittaks 26 Square Feet) more or less, lying and situated at *Mouza Shibpur*, Sheet Nos. 169, 170, 179 and 180, having J.L. No. 1, comprised in several L. R. Dags recorded under L. R. Khatian Nos. 9, 15, 17 and 170, being a portion of Municipal Premises No. 39/1, Shalimar Road under Police Station Shibpur, Ward No. 39, within the limits of Howrah Municipal Corporation, District Sub-Registration Office Howrah, District Howrah, more fully described in the *Schedule* hereunder written (hereinafter referred to as the "said Land").

B. By and under a Development Agreement dated the 26th day of March 2021 made between Ideal Riverview Projects Private Limited therein referred to as the Owner of the One Part and Eden Realty Ventures Private Limited therein referred to as the Promoter of the Other Part (hereinafter referred to as the "Development Agreement") the Appointer herein has appointed Eden Realty Ventures Private Limited as the developer and has further entrusted the development of the "said Land" by erecting residential/commercial building complex in or upon the land comprised in the "said Land" and the same in accordance with the Plan to be sanctioned by the Howrah Municipal Corporation and further as per the terms therein recorded.

C. In relation to the said Development Agreement dated the 26th day of March 2021 the said Promoter Eden Realty Ventures Private Limited has nominated **Sri Arya Sumant**, son of Sri Sachchidanand Rai, of Metropolitan Building, 7, J. L. Nehru Road, Kolkata - 700 013 as its nominee for the purpose of grant of Power of Attorney by us, the Appointer herein, for doing and carrying out various acts, deeds, matters and things for development of the "said Land" and/or construction of the proposed building complex as per the said Development Agreement.

D. In terms of clause 9.8 of the Development Agreement, we, the Owner abovenamed, have agreed and decided to appoint and constitute the said nominated **Sri Arya Sumant**, son of Sri Sachchidanand Rai, of Metropolitan Building, 7, J. L. Nehru Road, Kolkata - 700 013, the nominee of the said Eden Realty Ventures Private Limited as our true and lawful attorney to act in our name and on our behalf and to do all or any of the acts, deeds, matters and things hereafter stated but upon clarifying that notwithstanding anything to the contrary herein contained, it is expressly agreed that this power of attorney does not permit the attorney to do any act deed or thing contrary to or in addition to or in breach/violation of the agreed terms and conditions contained in the said Development Agreement.



[Handwritten signature]

Additional District Sub-Registrar
Howrah

31 MAR 2021

NOW KNOW YE ALL MEN BY THESE PRESENTS that We, the Appointer abovenamed do hereby make nominate constitute and appoint and have made nominated constituted and appointed the said Sri Arya Sumant, (PAN BYMPS8656P), son of Sri Sachchidanand Rai residing at Flat No. 7, 3rd Floor, 13, Loudon Street, P.O. Circus Avenue, Police Station Shakespeare Sarani, Kolkata - 700017 nominee of the said Eden Realty Ventures Private Limited, (hereinafter referred to as the said "Attorney") as our true and lawful Attorney to act in our name, on our behalf and to do all or any of the acts deeds matters and things relating to the said Land, namely:

- a) To appear and represent the Appointer before the Howrah Municipal Corporation, Police authorities, Fire Brigade Authority, Electricity authorities, Urban Land Ceiling Authorities, B.L.&LRO and other Government authorities and/or departments, Central or State in connection with the development of the "said Land" and/or construction of the proposed new building complex and further to sign execute and deliver all necessary letters, statements, applications, declarations and other papers and documents and to do all acts deeds matters and things as the said Attorney shall think proper;
- b) To demolish or cause to be demolished the existing structures of the "said Land" or portions thereof and for the said purpose to retain and appoint any contractor and to do all acts deeds matters and things as the said Attorney shall think proper;
- c) To bear and pay land revenue, municipal taxes and other rates, taxes and outgoings on account and in respect of the "said Land" at the office of the said B.L. & L.R.O. and/or the Howrah Municipal Corporation and other concerned authorities and departments and for the said purpose to sign, execute and deliver all papers and documents and to do all acts, deeds, matters and things as the said Attorney shall think proper;
- d) To do or cause to be done necessary measurement survey, soil testing and such other acts at or upon the land comprised in the "said Land" as our said Attorney shall think proper;
- e) To apply for and obtain all necessary sanctions, permissions, No Objections and clearances from the appropriate Government authorities and/or departments including necessary sanction of plan from the Howrah Municipal Corporation for development of the "said Land" and/or construction of proposed building complex in or upon the land comprised in the "said Land" or portion thereof and for the said purpose to do all acts deeds matters and things as our said Attorney shall think proper;
- f) To apply for and obtain all necessary maps, plans, sketches, diagrams, elevations and other specifications duly sanctioned and/or approved by

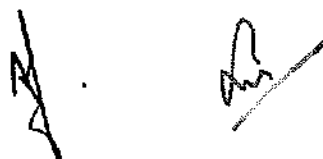



Additional District Sub-Registrar
Howrah

31 MAR 2021

Howrah Municipal Corporation, Fire Brigade authorities, Police authorities and other Government authorities and/or departments as may from time to time be necessary or required for the development of the "said Land" and/or demolition of the existing structures comprised in the "said Land" and/or construction of proposed building complex or other structures in or upon the land comprised in the "said Land" and for the said purpose to sign execute and deliver all applications, maps, plans or other papers and documents as also to do all acts deeds matters and things as the said Attorney shall think proper;

- g) To apply for and obtain water, sewerage, telephone, telex, electricity, gas and other public utility services, in or upon the "said Land" and/or the new building complex and other structures as may hereafter be erected and the same in such name or names as the said Attorney shall think proper and for the said purpose to sign execute and deliver necessary applications, papers, letters, documents, declarations and undertakings as also to do all acts deeds matters and things as the said Attorney shall think proper;
- h) To undertake and carry out the construction of the proposed building complex as per the plan as may be sanctioned by the Howrah Municipal Corporation and for the said purpose to sign execute and deliver all papers and documents as also to do all acts deeds matters and things as our said Attorney shall think proper;
- i) To institute and/or prosecute all or any suits, appeals, Revisions, writ petitions and other legal proceedings or litigations civil or criminal in the appropriate courts of law in connection with the "said Land" and/or construction of the proposed new building complex in or upon the land comprised in the "said Land" as per the plan to be sanctioned by the Howrah Municipal Corporation and for the said purpose, to do all acts deeds matters and things as our said Attorney shall think proper;
- j) To defend and/or contest all or any suits, appeals, revisions, applications and other litigations and legal proceedings civil or criminal in any court of law concerning or relating to the "said Land" and/or construction of the proposed new building complex and for the said purpose to do all acts deeds matters and things as our said Attorney shall think proper;
- k) To sign execute affirm and verify all complaints, Written statements, affidavits, applications, writ petitions and other papers and documents as may from time to time be necessary or required for prosecuting and/or defending all or any legal proceedings and/or litigations concerning or relating to the "said Land" and/or construction and/or development of the proposed new building complex/project as our said Attorney shall think proper;
- l) To settle and/or compromise all or any disputes or differences and/or suits or litigations and other legal proceedings concerning or relating to the





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Additional District Sub-Registrar
Howrah

31 MAR 2021

"said Land" and/or construction of the proposed new building complex thereat and the same on such terms and as our said Attorney shall think proper;

- m) To pay the fees and other costs charges and expenses for obtaining all required sanctions and/or permissions and/or clearances and No Objection Certificates including the sanction of plan as also obtaining of public utility services and further to do all acts deeds matters and things as our said Attorney shall think proper;
- n) To retain and appoint Advocates and lawyers for prosecuting and/or defending all or any legal proceedings and/or litigations concerning or relating to the "said Land" and/or construction and/or development of the proposed new building complex/project and for the said purpose to sign execute and deliver Vakalatnama and other authority letters and further to revoke such appointment as our said Attorney shall think proper;
- o) To retain and appoint Architects, Engineers, Contractors, Masons, Mistries, Electricians, plumbers, Chowkidars, Durwans, Security Guards and other employees or staff for carrying out the development of the "said Land" and the same for such salaries or remuneration or charges and on such terms and conditions as our said Attorney shall think proper;
- p) After sanction of plans and as provided in the Development Agreement, to obtain loans, project loans and finance from Banks, Financial Institutions and other parties for carrying out development of the "said Land" as also construction of the proposed building thereat and further to secure the repayment thereof and for the said purpose to sign, execute and deliver all deeds, documents and papers as also to do all deeds, acts, matters and things as our said Attorney shall think proper;
- q) From time to time to apply for and have the sanctioned plan modified, renewed, varied, alter, revaldate and/or rectified by the Howrah Municipal Corporation and for the said purpose to pay necessary charges as also to do all acts deeds matters and things as the said Attorney shall think proper;
- r) To sell, transfer or otherwise dispose of the flats, offices, shops, show rooms and other spaces of the proposed Building Complex to be erected at the "said Land" and for the said purposes, to sign execute and deliver the Sale Deeds, Transfer deeds, Lease deeds and other deeds, documents and Agreements as may from time to time be required and as our said Attorney shall think proper;
- s) To appear before the appropriate Registering authorities and to present the Agreements for Sale, Sale Deeds, lease deeds, Transfer Deeds and other deeds, documents and Agreements after execution of the same and further



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Additional District Sub-Registrar
Howrah

31 MAR 2021

to admit the execution of the same and do all acts, deeds matters and things for completion of Registration thereof and as our said Attorney shall think proper;

- t) To receive realise and recover the amounts of earnest moneys, deposits, part payments and consideration moneys for and on account of sale and/or transfer of residential flats, offices, shops, show room and other spaces of the proposed building complex and also to issue valid and effective receipts and discharges for the same and for the said purpose to do all acts deeds matters and things as our said Attorney shall think proper;
- u) To transfer by way of gift a strip of land and/or corner splay in favour of Howrah Municipal Corporation (the Sanctioning Authority) for enhancement of the Floor Area Ratio (FAR) in the building plan to be sanctioned and for the said purpose to sign, execute and register appropriate Deed, documents and papers in favour of Howrah Municipal Corporation and also to do all acts, deeds and matters and things as our said Attorney shall think proper.
- v) To retain and appoint one or more substitute or substitutes to carry out all or any of the acts deeds matters and things as hereinbefore stated and further to revoke and cancel such appointment as our said Attorney shall think proper;
- w) AND GENERALLY to do all that is or may be necessary for carrying out the development of the "said Land" and/or construction of the proposed building complex thereat and as our said Attorney shall think proper;

AND it is clarified that nothing herein contained shall authorize the Attorney to represent the Owner in matters where the Owner has reserved the express right to do personally nor to give consent on behalf of the Owner to the Developer in respect of any matter contained in the Development Agreement which require the Developer to take consent of or inform/consult the Owner nor to represent the Owner in any claim, dispute or legal proceeding by or against the Developer or persons claiming through it.

AND it is further clarified that this Power of Attorney shall form an integral part of the Development Agreement and shall at all times be co-existent and co-terminus with the Development Agreement.

AND it is expressly made clear that the Appointer shall neither have any financial liability to any person or entity by virtue of any power exercised by the said Attorney pursuant to this Power of Attorney save and except only the obligation towards transfer of title of Units of the Project upon due compliance of the terms and conditions of the Development Agreement by the Promoter and that the Appointer shall not be required to pay, incur and/or reimburse any costs,




Additional District Sub-Registrar
Howrah

3.1 MAR 2021

charges, fees, recurring and expenses whatsoever relating to powers authorities exercised by the said Attorney and the same shall be paid and borne exclusively by the Promoter.

A N D it is further expressly made clear that the said Attorney shall not do anything that may adversely affect the ownership or right, title or possession of the Appointer in respect of the said Land.

A N D it be noted and declared that this power of attorney is being executed in favour of the above named Attorney, without any consideration.

A N D we, the Appointer abovenamed do hereby ratify and confirm and agree to ratify and confirm all and whatsoever our said Attorney acting as aforesaid, lawfully do **AND WE DECLARE THAT** this Power of Attorney shall at all times be revocable for all purposes.

THE SCHEDULE ABOVE REFERRED TO

“said Land”

All that piece and parcel of land measuring about 18.3229 Acres (equivalent to 55 Bigha 8 Cottah 8 Chittaks 26 Square Feet), more or less, lying and situated at Mouza Shibpur, Sheet No.s 169, 170, 179 and 180, having J.L. No. 1, comprised in several L. R. Dags mentioned below, recorded under L. R. Khatian Nos. 9, 15, 17 and 170, being portion of Municipal Premises No. 39/1, Shalimar Road under Police Station Shibpur, Ward No. 39, within the limits of Howrah Municipal Corporation, District Sub-Registration Office Howrah, District Howrah, as per the table hereunder and the same shown and delineated in RED borders in the map or plan marked “X” annexed hereto.;

- Mouza Shibpur Sheet No. 180, J. L. No. 1, Police Station Shibpur, District Howrah:

L.R. Khatian No.	L.R. Dag No.	Nature	Total Area In Dag (in Acres)	Area Mutated (in Acres)
17	1	Bastu	0.7427	0.7427
17	2	Viti	0.2618	0.2484
17	11	Viti	0.2529	0.1729
Total:			1.2574	1.164

- Mouza Shibpur Sheet 179, J. L. No. 1, Police Station Shibpur, District Howrah.

L.R. Khatian No.	L.R. Dag No.	Nature	Total Area In Dag (in Acres)	Area Mutated (in Acres)
15	6	Nala	0.0128	0.0128
15	7	Viti	1.2367	1.1439





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Additional District Sub-Registrar
Howrah

31 MAR 2021

15	8	Nala	0.1007	0.1007
15	9	Viti	0.7915	0.7915
15	10	Viti	0.6638	0.6638
15	11	Viti	0.5423	0.5423
15	12	Viti	0.7013	0.7013
15	13	Viti	0.8730	0.8730
15	14	Bastu	0.7880	0.7880
15	15	Bastu	0.0711	0.0711
15	16	Viti	0.1126	0.1126
15	17	Path	0.0296	0.0296
15	21	Viti	0.0555	0.0555
15	22	Viti	0.1370	0.1370
15	24	Viti	0.0404	0.0404
Total:			6.1563	6.0635

- Mouza Shibpur Sheet 170, J. L. No. 1, Police Station Shibpur, District Howrah

L.R. Khatian No.	L.R. Dag No.	Nature	Total Area In Dag (in Acres)	Area Mutated (in Acres)
9	39	Viti	1.5325	1.5325
9	40	Viti	0.2605	0.2605
9	41	Pukur	0.5595	0.5595
9	42	Nala	0.0220	0.0220
9	44	Bagan	2.1983	2.1983
9	45	Pukur	0.4032	0.4032
9	60	Viti	3.6753	3.6753
9	61	Bastu	0.0263	0.0263
9	62	Bastu	0.0458	0.0458
9	63	Bastu	0.5267	0.5267
Total:			9.2501	9.2501

- Mouza Shibpur Sheet 169, J. L. No. 1, Police Station Shibpur, District Howrah.

L.R. Khatian No.	L.R. Dag No.	Nature	Total Area In Dag (in Acres)	Area Mutated (in Acres)
170	12	Viti	1.9132	1.8049
170	13	Nala	0.0548	0.0404
Total:			1.9680	1.8453

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Additional District Sub-Registrar
Howrah

31 MAR 2021

The Said Land is Bounded by:-

North:- By Partly by Premises Nos. 40 and 41, Swarnamoyee Road, partly by Premises No. 39 Shalimar Road, partly by Swarnamoyee Road and partly by passage leading from Swarnamoyee Road.

South:- By Foreshore Road.

East:- By Part of Premises No. 39 Shalimar Road, Partly by Premises No. 39//3 Shalimar Road and partly by Premises Nos. 40 and 41, Swarnamoyee Road.

West:- By Swarnamoyee Khal beyond which there is Shibpur Engineering College compound.

IN WITNESS WHEREOF we, the Appointer above named has hereunto set and subscribed our seal and signature on this 31st day of **March, Two Thousand and Twenty.**

SIGNED EXECUTED AND DELIVERED by
the **Appointer** abovenamed at Kolkata:

For IDEAL RIVERVIEW PROJECTS PRIVATE LIMITED
S. K. Hinal Singh
Director

Accept by me :

Anguman

Attorney

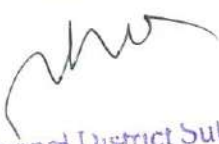
Drafted by me:

Ram Pratap Singh
Ram Pratap Singh
Advocate, High Court, Calcutta
Enrolment No.F-1588/1581 of 2000

Witnesses:























1. Debotosh Bhattacharya
S/o Lt. Debasish Bhattacharya
7, J.L. N. Road, Kol-13
2. *Shri. P. K. Mukherjee*
5C, P. K. Mukherjee Rd
Kolkata-2.




Additional District Sub-Registrar
Howrah

31 MAR 2021

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the executants and or purchaser Presentants										
		(Left Hand)									
		Little	Ring	Middle	Fore	Thumb					
											
		(Right Hand)									
		Thumb	Fore	Middle	Ring	Little					
											
		Signature : <i>S.K. Himat Singh</i>									
		(Left Hand)									
		Little	Ring	Middle	Fore	Thumb					
											
		(Right Hand)									
		Thumb	Fore	Middle	Ring	Little					
											
		Signature : <i>Arjun Kumar</i>									
		(Left Hand)									
		Little	Ring	Middle	Fore	Thumb					
		(Right Hand)									
		Thumb	Fore	Middle	Ring	Little					
		Signature :									



[Handwritten signature]

Additional District Sub-Registrar
Howrah

31 MAR 2021



Government of West Bengal

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

OFFICE OF THE A.D.S.R. HOWRAH, District Name :Howrah

Signature / LTI Sheet of Query No/Year 05028000683165/2021

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
1	Mr Srawan Kumar Himatsingka 20, Mandeville Gardens, P.O:- Ballygunge, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019	Representative of Principal [Ideal Riverview Projects Private Limited]			
2	Mr Arya Sumant 13, Loudon Street, P.O:- Circus Avenue, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017	Representative of Attorney [Eden Realty Ventures Private Limited]			
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Soham Sur Son of Mr Subir Kumar Sur 38/19 Bhuban Mohan Roy Road, P.O:- Barisha, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700008	Mr Srawan Kumar Himatsingka, Mr Arya Sumant			



Additional District Sub-Registrar
Howrah

31 MAR 2020



(Kaustava Dey)

ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
HOWRAH
Howrah, West Bengal



भारत सरकार
GOVERNMENT OF INDIA



सरवन कुमार हिममत्सिङ्का
Sravan Kumar Himatsingka
जन्म तिथि/DOB: 02/05/1950
पुरुष/ MALE
Mobile No: 9830020999
3185 2452 6628



मेरा आशुभ, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
आशुभ: धारिकावाध हिममत्सिङ्का, 20
मन्दिर्विह गार्डन्स कोलाकाता 19, बङ्गाल
पश्चिम,
पिन कोड - 700019



Address:
S/O. Dwarikanath Himatsingka, 20
Mandirville gardens Kolkata 19,
Ballygunge, Kolkata,
West Bengal - 700019



1847
8X 307 1947

Autonomous Govt
www.uidai.gov.in



P.O. Box No. 1947
Ballygunge, Kolkata 700019

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SRWAN KUMAR HIMATSINGKA
DIVARKA NATH HIMATSINGKA
02/05/1950
AAPPH7844E



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

IDEAL RIVERVIEW PROJECTS PRIVATE
LIMITED

16/05/2011

Permanent Account Number

AACCI6175P



15052011

S. K. Himatsingka



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार
Unique Identification Authority of India
Government of India

Enrolment No.: 1325/13507/45730

Download Date: 09/05/2017

To
Arya Sumant
S/O: Sachchidanand Rai
Flat - 7 , 3rd Floor
13, Loudon Street
National Court
Circus Avenue
Kolkata Circus Avenue
West Bengal - 700017
9051613111

Generation Date: 22/04/2017

Signature valid

Digitally signed by Arya Sumant
DN: cn=Arya Sumant, o=UAI, ou=UAI, email=arya.sumant@uaid.gov.in, c=IN



आपका आधार क्रमांक / Your Aadhaar No. :

4138 7452 7253

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India

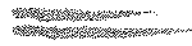


Arya Sumant
DOB: 11/07/1987
MALE



4138 7452 7253

मेरा आधार, मेरी पहचान



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address:

S/O: Sachchidanand Rai, Flat - 7
, 3rd Floor, 13, Loudon Street,
National Court, Circus Avenue,
Kolkata,
West Bengal - 700017

4138 7452 7253



1047

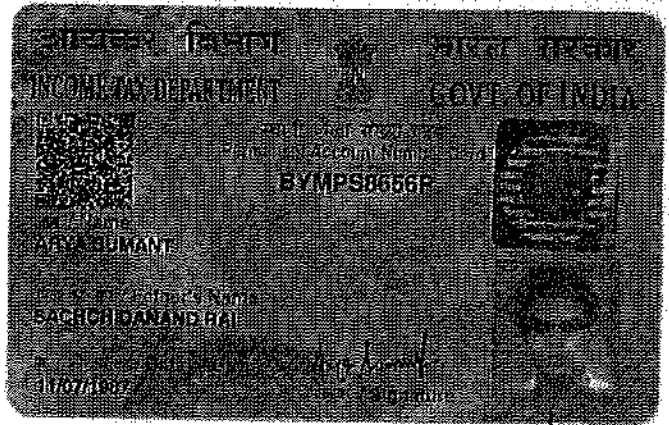


help@uaid.gov.in



www.uaid.gov.in

Arya Sumant



Sachchidanandhai

 ভারত সরকার
Government of India



সহোম সুর
Soham Sur
পিতা : সুবীর কুমার সুর
Father : SUBIR KUMAR SUR
জন্ম সাল / Year of Birth : 1993
পুরুষ / Male



5343 3034 3965

আধার - সাধারণ মানুষের অধিকার

Soham Sur

31/03/2021


 আধার


ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India


ঠিকানা:
৩৮/১৯, বি.এম.রায়.রোড, পূর্ব
বর্ডিশা, বর্ডিশা, দঃ ২৪ পরগণা,
পশ্চিমবঙ্গ, 700008

Address:
38/19, B.M.ROY.ROAD, Purba
Barisha, Barisha, South Twenty
Four Parganas, West Bengal,
700008

5343 3034 3965

 1847
1800 300 1947

 help@uidai.gov.in

 www.uidai.gov.in

Major Information of the Deed

Deed No :	I-0502-03556/2021	Date of Registration	31/03/2021
Query No / Year	0502-8000683165/2021	Office where deed is registered	
Query Date	30/03/2021 12:14:55 PM	0502-8000683165/2021	
Applicant Name, Address & Other Details	Srawan Kumar Himatsingka Kolkata,Thana : Shakespeare Sarani, District : Kolkata, WEST BENGAL, PIN - 700071, Mobile No. : 9830020999, Status :Seller/Executant		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 30,000/-	Rs. 156,54,82,310/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 050203456/2021 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Howrah, P.S:- Shibpur, Corporation: HOWRAH MUNICIPAL CORPORATION, Road: Salimar Rd, Mouza: Shibpur Sheet - 180, Premises No: 39/1, , Ward No: 039 Pin Code : 711103

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1	LR-17	Bastu	Bastu	74.27 Dec	1,000/-	6,48,17,449/-	Property is on Road Adjacent to Metal Road, , Project Name :
L2	LR-2	LR-17	Bastu	Bhiti	24.84 Dec	1,000/-	2,16,78,544/-	Property is on Road Adjacent to Metal Road, , Project Name :
L3	LR-11	LR-17	Bastu	Bhiti	17.29 Dec	1,000/-	1,50,89,454/-	Property is on Road Adjacent to Metal Road, , Project Name :
		TOTAL :			116.4Dec	3,000 /-	1015,85,447 /-	

District: Howrah, P.S:- Shibpur, Corporation: HOWRAH MUNICIPAL CORPORATION, Road: Salimar Rd, Mouza: Shibpur Sheet - 179, Premises No: 39/1, , Ward No: 039 Pin Code : 711103

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L4	LR-6	LR-15	Bastu	Nala	1.28 Dec	1,000/-	11,17,091/-	Property is on Road Adjacent to Metal Road, , Project Name :
L5	LR-7	LR-15	Bastu	Bhiti	114.39 Dec	1,000/-	9,98,31,265/-	Property is on Road Adjacent to Metal Road, , Project Name :
L6	LR-8	LR-15	Bastu	Nala	10.07 Dec	1,000/-	87,88,363/-	Property is on Road Adjacent to Metal Road, , Project Name :

L7	LR-9	LR-15	Bastu	Bhiti	79.15 Dec	1,000/-	6,90,76,358/-	Property is on Road Adjacent to Metal Road, , Project Name :
L8	LR-10	LR-15	Bastu	Bhiti	66.38 Dec	1,000/-	5,79,31,631/-	Property is on Road Adjacent to Metal Road, , Project Name :
L9	LR-11	LR-15	Bastu	Bhiti	54.23 Dec	1,000/-	4,73,27,996/-	Property is on Road Adjacent to Metal Road, , Project Name :
L10	LR-12	LR-15	Bastu	Bhiti	70.13 Dec	1,000/-	6,12,04,358/-	Property is on Road Adjacent to Metal Road, , Project Name :
L11	LR-13	LR-15	Bastu	Bhiti	87.3 Dec	1,000/-	7,61,89,085/-	Property is on Road Adjacent to Metal Road, , Project Name :
L12	LR-14	LR-15	Bastu	Bastu	78.8 Dec	1,000/-	6,87,70,903/-	Property is on Road Adjacent to Metal Road, , Project Name :
L13	LR-15	LR-15	Bastu	Bastu	7.11 Dec	1,000/-	62,05,090/-	Property is on Road Adjacent to Metal Road, , Project Name :
L14	LR-16	LR-15	Bastu	Bhiti	11.26 Dec	1,000/-	98,26,908/-	Property is on Road Adjacent to Metal Road, , Project Name :
L15	LR-17	LR-15	Bastu	Path	2.96 Dec	1,000/-	25,83,273/-	Property is on Road Adjacent to Metal Road, , Project Name :
L16	LR-21	LR-15	Bastu	Bhiti	5.55 Dec	1,000/-	48,43,636/-	Property is on Road Adjacent to Metal Road, , Project Name :
L17	LR-22	LR-15	Bastu	Bhiti	13.7 Dec	1,000/-	1,19,56,362/-	Property is on Road , Project Name :
L18	LR-24	LR-15	Bastu	Bhiti	4.04 Dec	1,000/-	35,25,818/-	Property is on Road Adjacent to Metal Road, , Project Name :
		TOTAL :			606.35Dec	15,000 /-	5291,78,137 /-	

District: Howrah, P.S:- Shibpur, Corporation: HOWRAH MUNICIPAL CORPORATION, Road: Salimar Rd, Mouza: Shibpur Sheet - 170, Premises No: 39/1, , Ward No: 039 Pin Code : 711103

Sch No.	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L19	LR-39	LR-9	Bastu	Bhiti	153.25 Dec	1,000/-	13,37,45,443/-	Property is on Road Adjacent to Metal Road, , Project Name :

L20	LR-40	LR-9	Bastu	Bhiti	26.05 Dec	1,000/-	2,27,34,543/-	Property is on Road Adjacent to Metal Road, , Project Name :
L21	LR-41	LR-9	Pukur	Pukur	55.95 Dec	1,000/-	2,92,97,434/-	Property is on Road Adjacent to Metal Road, , Project Name :
L22	LR-42	LR-9	Bastu	Nala	2.2 Dec	1,000/-	19,20,000/-	Property is on Road Adjacent to Metal Road, , Project Name :
L23	LR-44	LR-9	Bastu	Bagan	219.83 Dec	1,000/-	19,18,51,620/-	Property is on Road Adjacent to Metal Road, , Project Name :
L24	LR-45	LR-9	Pukur	Pukur	40.32 Dec	1,000/-	2,11,13,003/-	Property is on Road Adjacent to Metal Road, , Project Name :
L25	LR-60	LR-9	Bastu	Bhiti	367.53 Dec	1,000/-	32,07,53,428/-	Property is on Road Adjacent to Metal Road, , Project Name :
L26	LR-61	LR-9	Bastu	Bastu	2.63 Dec	1,000/-	22,95,273/-	Property is on Road , Project Name :
L27	LR-62	LR-9	Bastu	Bastu	4.58 Dec	1,000/-	39,97,090/-	Property is on Road Adjacent to Metal Road, , Project Name :
L28	LR-63	LR-9	Bastu	Bastu	52.67 Dec	1,000/-	4,59,66,542/-	Property is on Road Adjacent to Metal Road, , Project Name :
		TOTAL :			925.01Dec	10,000 /-	7736,74,376 /-	

District: Howrah, P.S:- Shibpur, Corporation: HOWRAH MUNICIPAL CORPORATION, Road: Salimar Rd, Mouza: Shibpur Sheet - 169, Premises No: 39/1, , Ward No: 039 Pin Code : 711103

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details	
L29	LR-12	LR-170	Bastu	Bhiti	180.49 Dec	1,000/-	15,75,18,532/-	Property is on Road Adjacent to Metal Road, , Project Name :
L30	LR-13	LR-170	Bastu	Nala	4.04 Dec	1,000/-	35,25,818/-	Property is on Road Adjacent to Metal Road, , Project Name :
		TOTAL :			184.53Dec	2,000 /-	1610,44,350 /-	
		Grand Total :			1832.29Dec	30,000 /-	15654,82,310 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Ideal Riverview Projects Private Limited 50, Jawahar Lal Nehru Road, P.O:- Littel Russel Street, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700071 , PAN No.:: AAxxxxx5P,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Eden Realty Ventures Private Limited 7, Jawahar Lal Nehru, P.O:- Dharmatala, P.S:- New Market, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700013 , PAN No.:: AAxxxxx7H,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Srawan Kumar Himatsingka (Presentant) Son of Late D N Himatsingka 20, Mandeville Gardens, P.O:- Ballygunge, P.S:- Gariahat, District:-South 24 -Parganas, West Bengal, India, PIN - 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AAxxxxx4E,Aadhaar No Not Provided Status : Representative, Representative of : Ideal Riverview Projects Private Limited (as Director)
2	Mr Arya Sumant Son of Mr Sachchidanand Rai 13, Loudon Street, P.O:- Circus Avenue, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BYxxxxx6P,Aadhaar No Not Provided Status : Representative, Representative of : Eden Realty Ventures Private Limited (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Soham Sur Son of Mr Subir Kumar Sur 38/19 Bhuban Mohan Roy Road, P.O:- Barisha, P.S:- Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN - 700008			

Identifier Of Mr Srawan Kumar Himatsingka, Mr Arya Sumant

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Ideal Riverview Projects Private Limited	Eden Realty Ventures Private Limited-74.27 Dec

Transfer of property for L10

Sl.No	From	To. with area (Name-Area)
1	Ideal Riverview Projects Private Limited	Eden Realty Ventures Private Limited-70.13 Dec

Transfer of property for L11		
Sl.No	From	To. with area (Name-Area)
1	Ideal Riverview Projects Private Limited	Eden Realty Ventures Private Limited-87.3 Dec
Transfer of property for L12		
Sl.No	From	To. with area (Name-Area)
1	Ideal Riverview Projects Private Limited	Eden Realty Ventures Private Limited-78.8 Dec
Transfer of property for L13		
Sl.No	From	To. with area (Name-Area)
1	Ideal Riverview Projects Private Limited	Eden Realty Ventures Private Limited-7.11 Dec
Transfer of property for L14		
Sl.No	From	To. with area (Name-Area)
1	Ideal Riverview Projects Private Limited	Eden Realty Ventures Private Limited-11.26 Dec
Transfer of property for L15		
Sl.No	From	To. with area (Name-Area)
1	Ideal Riverview Projects Private Limited	Eden Realty Ventures Private Limited-2.96 Dec
Transfer of property for L16		
Sl.No	From	To. with area (Name-Area)
1	Ideal Riverview Projects Private Limited	Eden Realty Ventures Private Limited-5.55 Dec
Transfer of property for L17		
Sl.No	From	To. with area (Name-Area)
1	Ideal Riverview Projects Private Limited	Eden Realty Ventures Private Limited-13.7 Dec
Transfer of property for L18		
Sl.No	From	To. with area (Name-Area)
1	Ideal Riverview Projects Private Limited	Eden Realty Ventures Private Limited-4.04 Dec
Transfer of property for L19		
Sl.No	From	To. with area (Name-Area)
1	Ideal Riverview Projects Private Limited	Eden Realty Ventures Private Limited-153.25 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Ideal Riverview Projects Private Limited	Eden Realty Ventures Private Limited-24.84 Dec
Transfer of property for L20		
Sl.No	From	To. with area (Name-Area)
1	Ideal Riverview Projects Private Limited	Eden Realty Ventures Private Limited-26.05 Dec
Transfer of property for L21		
Sl.No	From	To. with area (Name-Area)
1	Ideal Riverview Projects Private Limited	Eden Realty Ventures Private Limited-55.95 Dec

Transfer of property for L22		
SI.No	From	To. with area (Name-Area)
1	Ideal Riverview Projects Private Limited	Eden Realty Ventures Private Limited-2.2 Dec
Transfer of property for L23		
SI.No	From	To. with area (Name-Area)
1	Ideal Riverview Projects Private Limited	Eden Realty Ventures Private Limited-219.83 Dec
Transfer of property for L24		
SI.No	From	To. with area (Name-Area)
1	Ideal Riverview Projects Private Limited	Eden Realty Ventures Private Limited-40.32 Dec
Transfer of property for L25		
SI.No	From	To. with area (Name-Area)
1	Ideal Riverview Projects Private Limited	Eden Realty Ventures Private Limited-367.53 Dec
Transfer of property for L26		
SI.No	From	To. with area (Name-Area)
1	Ideal Riverview Projects Private Limited	Eden Realty Ventures Private Limited-2.63 Dec
Transfer of property for L27		
SI.No	From	To. with area (Name-Area)
1	Ideal Riverview Projects Private Limited	Eden Realty Ventures Private Limited-4.58 Dec
Transfer of property for L28		
SI.No	From	To. with area (Name-Area)
1	Ideal Riverview Projects Private Limited	Eden Realty Ventures Private Limited-52.67 Dec
Transfer of property for L29		
SI.No	From	To. with area (Name-Area)
1	Ideal Riverview Projects Private Limited	Eden Realty Ventures Private Limited-180.49 Dec
Transfer of property for L3		
SI.No	From	To. with area (Name-Area)
1	Ideal Riverview Projects Private Limited	Eden Realty Ventures Private Limited-17.29 Dec
Transfer of property for L30		
SI.No	From	To. with area (Name-Area)
1	Ideal Riverview Projects Private Limited	Eden Realty Ventures Private Limited-4.04 Dec
Transfer of property for L4		
SI.No	From	To. with area (Name-Area)
1	Ideal Riverview Projects Private Limited	Eden Realty Ventures Private Limited-1.28 Dec
Transfer of property for L5		
SI.No	From	To. with area (Name-Area)
1	Ideal Riverview Projects Private Limited	Eden Realty Ventures Private Limited-114.39 Dec

Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Ideal Riverview Projects Private Limited	Eden Realty Ventures Private Limited-10.07 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	Ideal Riverview Projects Private Limited	Eden Realty Ventures Private Limited-79.15 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	Ideal Riverview Projects Private Limited	Eden Realty Ventures Private Limited-66.38 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	Ideal Riverview Projects Private Limited	Eden Realty Ventures Private Limited-54.23 Dec

On 30-03-2021

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 156,54,82,310/-

Kaustava Dey

Kaustava Dey
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. HOWRAH
Howrah, West Bengal

On 31-03-2021

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 15:20 hrs on 31-03-2021, at the Private residence by Mr Srawan Kumar Himatsingka ,

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

Execution is admitted on 31-03-2021 by Mr Srawan Kumar Himatsingka, Director, Ideal Riverview Projects Private Limited, 50, Jawahar Lal Nehru Road, P.O:- Littel Russel Street, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700071

Identified by Mr Soham Sur, , Son of Mr Subir Kumar Sur, 38/19 Bhuban Mohan Roy Road, P.O: Barisha, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by profession Service

Execution is admitted on 31-03-2021 by Mr Arya Sumant, Director, Eden Realty Ventures Private Limited, 7, Jawahar Lal Nehru, P.O:- Dharmatala, P.S:- New Market, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700013

Identified by Mr Soham Sur, , Son of Mr Subir Kumar Sur, 38/19 Bhuban Mohan Roy Road, P.O: Barisha, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by profession Service

Payment of Fees

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

Payment of Stamp Duty

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

1. Stamp: Type: Impressed, Serial no 065814, Amount: Rs.50/-, Date of Purchase: 30/03/2021, Vendor name: Soumitra Chanda

Kaustava Dey

Kaustava Dey
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. HOWRAH
Howrah, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0502-2021, Page from 138665 to 138692

being No 050203556 for the year 2021.



Digitally signed by KAUSTAVA DEY
Date: 2021.04.07 12:06:48 +05:30
Reason: Digital Signing of Deed.

Kaustava Dey

(Kaustava Dey) 2021/04/07 12:06:48 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. HOWRAH
West Bengal.

(This document is digitally signed.)