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Certified that the Document is admitted to Registration. The Stamp and the endorsement sheet are the part of this Document.

Additional Registrar of Assurances-IV, Kolkata

31/9/2019

Additional Registrar of Assurances-IV, Kolkata

Vist Case No. 2854 03.09.19  
J(1) 250  
J(2) 100  
Total 350/-  
Realised on

ARA-IV  
Kolkata

6 SEP 2019

### POWER OF ATTORNEY

1. Date: 3<sup>rd</sup> September 2019
2. Place: Kolkata
3. Parties:

6-5 pm  
3-879

Paula B. B.

DRG



SL. No. 36873 DATE.....  
NAME.....  
ADD.....  
AMT. 1000

07 JAN 2019



*Pradeep Kumar*  
03/09/19

*Ghosh*  
MOUSUMI GHOSH  
LICENSED STAMP VENDOR  
KOLKATA REGISTRATION OFFICE



*[Signature]*  
ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA

03 SEP 2019

- 3.1 **Recoup Vinimay Private Limited**, a company incorporated under the Companies Act, 1956, and governed by the provisions of the Companies Act, 2013, having its registered office at 91A/1, Park Street, Post Office Park Street, Police Station Park Street, Kolkata-700016, District Kolkata, West Bengal [PAN **AAFCR4143K**]
- 3.2 **Geranium Projects Private Limited**, a company incorporated under the Companies Act, 1956, and governed by the provisions of the Companies Act, 2013, having its registered office at 84A, Chittaranjan Avenue, Police Station Bowbazar, Post Office Bowbazar, Kolkata-700012, District Kolkata, West Bengal [PAN **AAECG6232B**]
- 3.3 **Recoup Tracom Private Limited**, a company incorporated under the Companies Act, 1956, and governed by the provisions of the Companies Act, 2013, having its registered office at 91A/1, Park Street, Post Office Park Street, Police Station Park Street, Kolkata-700016, District Kolkata, West Bengal [PAN **AAFCR4144Q**]
- 3.4 **Darpad Promoters Private Limited**, a company incorporated under the Companies Act, 1956, and governed by the provisions of the Companies Act, 2013, having its registered office at 1<sup>st</sup> Floor, 14, Netaji Subhas Road, Police Station Hare Street, Post Office G.P.O., Kolkata-700001, District Kolkata, West Bengal [PAN **AAECD2509A**]
- 3.5 **Browse Merchants Private Limited**, a company incorporated under the Companies Act, 1956, and governed by the provisions of the Companies Act, 2013, having its registered office at 91A/1, Park Street, Post Office Park Street, Police Station Park Street, Kolkata-700016, District Kolkata, West Bengal [PAN **AAECB6460G**]

all are represented by their authorized signatory, **Dibyendu Shekhar Das**, son of Sri Nani Gopal Das, by faith Hindu, by nationality Indian, by occupation Service, working for gain at Siddha Park, 99A, Park Street, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (PAN **BCZPD6675C**)

(collectively **Grantors**, includes successors-in-interest and/or assigns)


**And**

- 3.6 **Siddha Town Baruipur LLP**, a limited liability partnership firm incorporated under the Limited Liability Partnership Act, 2008, having its registered office at Siddha Park Building, 6<sup>th</sup> Floor, 99A, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [PAN **ACJFS3627E**] represented by its authorized signatory **Subrata Chakraborty**, son of Late Satinath Chakraborty, by faith Hindu, by nationality Indian, by occupation Service, working for gain at Siddha Park, 99A, Park Street, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (PAN **AELPC8428D**)

(**Attorney**, includes successors-in-interest and/or assigns).

*[Handwritten signatures]*



  
ADDITIONAL REGISTRAR  
OF ASSURANCES IV, KOLKATA

6 SEP 2019



**NOW THIS POWER OF ATTORNEY WITNESSES AS FOLLOWS:****4. Background**

- 4.1 **Ownership of Said Property:** The Owners are the absolute and undisputed owners and possessors of (1) Land measuring 13.6505 (thirteen point six five zero five) decimal, more or less, equivalent to 8.273 (eight point two seven three) *cottah*, more or less, comprised in R.S./L.R. *Dag* Nos. 9 and 15 recorded in L.R. *Khatian* Nos. 274, 139, 1469, 1841/1 and 1837, *Mouza* Khasmallick, J.L. No. 35, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet* (**HGP**), Sub-Registration District Baruipur, District South 24 Parganas (**First Property**) and more fully described in **Part I** of the **1<sup>st</sup> Schedule** below **And** (2) Land measuring 4.17 (four point one seven) decimal, more or less, equivalent to 3.2264 (three point two two six four) *cottah*, more or less, comprised in R.S./L.R. *Dag* No. 90, recorded in L.R. *Khatian* Nos. 3723 and 3724, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas (**Second Property**) and more fully described in **Part II** of the **1<sup>st</sup> Schedule** below, the First Property and the Second Property are more fully and collectively described in the **2<sup>nd</sup> Schedule** below (collectively **Said Property**), free from all encumbrances.
- 4.2 **Supplemental Development Agreement:** By a Supplemental Development Agreement dated 27<sup>th</sup> August, 2019 (**Supplemental Development Agreement**), the Grantors have appointed the Attorney as the developer of the Said Property for development thereof by construction of buildings on the Said Property (collectively **New Buildings**), in the manner and on the terms and conditions contained in the Supplemental Development Agreement and the said Supplemental Development Agreement was registered in the Office of the Additional Registrar of Assurances IV, Kolkata, recorded in Book No. I, being Deed No. 190408275 for the year 2019.
- 4.3 **Building Plans:** For such development, building plans (**Building Plans**) are to be sanctioned/revalidated/modified/extended/alterd sanctioned by the HGP and other statutory authorities including but not limited to Airport Authority, Police, Directorate of Fire Service, Directorate of Lifts, Directorate of Electricity, Urban Land Ceiling Department, West Bengal State Electricity Board and/or West Bengal State Electricity Development Corporation Limited (collectively **Other Authorities**).
- 4.4 **Reason for Granting of Powers:** It has been agreed that the Grantors shall grant a Power of Attorney to the Attorney for (1) taking all steps necessary for sanction, revalidation, modification, extension and alteration of the Building Plans and hence the Grantors are desirous of granting the following powers and authorities to the Attorney in relation to causing sanction, revalidation, modification, extension and alteration of the Building Plans by the HGP and the Other Authorities and (2) doing all things needful for development of the Said Property by construction of the New Buildings and booking and sale of the flats and spaces (collectively **Units**) in the New Buildings to prospective purchasers (collectively **Intending Purchasers**). Accordingly, the Grantors are granting certain powers and authorities to the Attorney, by this Power of Attorney.

*Signature* *Dr*



ADDITIONAL REGISTRAR  
OF ASSURANCES, KOLKATA

63 SEP 2019

**5. Subject Matter of Power of Attorney**

- 5.1 **Sanction, Revalidation, Modification, Extension and Alteration of Building Plans:** Powers and authorities for causing sanction, revalidation, modification, extension and alteration of Building Plans and ancillary activities relating to the Said Property.
- 5.2 **Construction of New Buildings:** Powers and authorities for construction of the New Buildings on the Said Property in terms of the Supplemental Development Agreement.
- 5.3 **Sale:** Powers and authorities for sale of the Units in the New Buildings to Intending Purchasers.

**6. Appointment**

- 6.1 **Hereby Made:** The Grantors hereby nominate, constitute and appoint the Attorney as the lawful attorney of the Grantors, to do all acts, deeds and things mentioned below, for, in the name of and on behalf of the Grantors, relating to the Said Property.

**7. Powers and Authorities**

- 7.1 **Sanction, Revalidation, Modification, Extension and Alteration of Building Plans and Other Statutory Compliances:** To cause sanction, revalidation, modification, extension and alteration of the Building Plans to be prepared and submitted by appointing a licensed architect and structural engineer and then to have the same sanctioned and/or revalidated and/or modified and/or extended and/or altered and/or revised by the HGP and the Other Authorities and to pay fees, costs and charges for such sanction, modification, alteration, revision, extension and re-validation as the case may be and upon completion of work, to obtain drainage connection, water connection, occupancy certificate and other certificates from the HGP and the Other Authorities.
- 7.2 **Dealing with Authorities:** To deal with all authorities including but not limited to HGP and the Other Authorities for sanction, modification, alteration, extension, revision and re-validation of the Building Plans and obtaining drainage connection, water connection, occupancy certificate and other certificates and in this regard to prepare, sign and submit plans, papers, documents, statements, undertakings, declarations, applications, indemnities and other ancillary papers, as be required.
- 7.3 **Connection of Utilities:** To apply for and obtain water connection, drainage connection, sewage connection, electricity connection and any other utilities for the Said Property.
- 7.4 **Regulatory Clearances:** To apply for and obtain all requisite statutory clearances/permissions/approvals under various Acts, including but not limited to clearances under (1) West Bengal Land Reforms Act, 1955 and (2) Urban Land (Ceiling & Regulations) Act, 1976 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.
- 7.5 **Preparatory Work:** To cause survey, test soil, do excavation and other preparatory works for construction of the New Buildings on the Said Property.

*Dispatch to 2*  
*Dr*

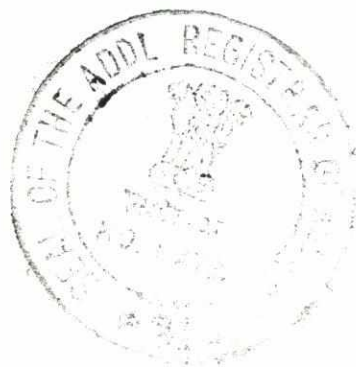





  
ADDITIONAL REGISTRAR  
OF ASSURANCES, KOLKATA  
E-3 SEP 2019



- 7.6 **Construction:** To construct temporary sheds and godowns for storage of building materials and running of site office and to construct the New Buildings and/or any other structure on the Said Property, in accordance with the Supplemental Development Agreement.
- 7.7 **Contracts for Construction:** In relation to such construction, to sign, execute and register any kind of contracts for construction with any third party under the terms and conditions as be deemed fit by the Attorney in accordance with the Supplemental Development Agreement and without creating any liability or obligation of the Grantors.
- 7.8 **Signing and Execution:** To sign, execute, modify, cancel, alter, draw, submit and present for registration and have registered before the concerned authorities all papers, documents, declarations, affidavits, applications, returns, confirmations and consents for and in connection with sanction, modification, alteration, revision and re-validation of the Building Plans and to have the same registered and obtain all permissions and clearances as may be required for the same.
- 7.9 **Mortgage:** To obtain construction loan from any financial institution by mortgaging the Said Property and/or any part thereof and can sign and execute all documents in this behalf from time to time and arrange for registration of the same from the appropriate authority.
- 7.10 **Acceptance of Papers:** To accept notices and service of papers from HGP, Fire Brigade, Competent Authority under the Urban Land Ceiling and Regulation Act, 1996, Airport Authority, Police, both Civil Court and Criminal Courts, Land and Land Reforms Department and/or any other statutory authorities and/or other persons.
- 7.11 **Granting Receipts:** To receive and pay and/or deposit moneys including fees, rent, interest from any person or persons, body or bodies, authority or authorities and receive fund and to receive and grant valid receipts and discharges in respect thereof.
- 7.12 **Land Revenue:** To make payment of upto 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.
- 7.13 **Outgoings:** To pay all outgoings, including *Panchayat* Taxes etc. in respect of the Said Property/New Building and to collect receipts therefor.
- 7.14 **Mutation:** To take all necessary steps and to sign and submit all papers, applications and documents to record the Grantors' names as owners of the Said Property in the office of B.L.&L.R.O, HGP, local authorities and/or any other concerned authorities and to pay fees, costs and charges for that purpose.
- 7.15 **Amalgamation:** To take all necessary steps and to sign all papers and documents as be required for amalgamation of the various plots comprised in the Said Property into one holding in the name of the Grantors and to pay fees, costs and charges for that purpose.
- 7.16 **Land Conversion:** To take all necessary steps and to sign and submit all papers, applications and documents in connection with change of the nature and character



  
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OF ASSURANCES, KOLKATA

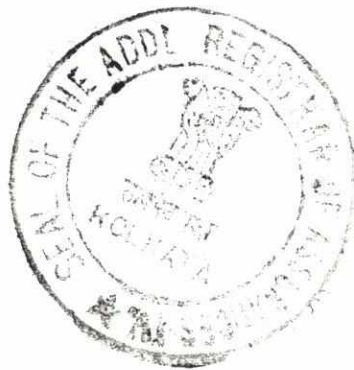
3 SEP 2019


of land contained in the Said Property *inter alia* by way of approaching the concerned authorities and obtaining necessary orders for conversion of the Said Property to residential and commercial and thereafter paying fees and charges for the same.

- 7.17 **Watch and Ward:** To employ and appoint watchmen, guards and other security personnel for the Said Property.
- 7.18 **Appointment:** To appoint architects, structural engineers, civil engineers, overseers, contractors, solicitors, advocates, chartered accountants and/or such other agents as may be required for effectually discharging the powers and authorities granted herein.
- 7.19 **Negotiation and Sale:** To negotiate for sale and sell the Units in the New Buildings, comprised in the Developer's Allocation (as defined in the Supplemental Development Agreement and as per the terms therein), to the Intending Purchasers, on terms and conditions as be deemed fit by the Attorney and to prepare, sign, execute and deliver agreements, conveyances and other instruments in this regard.
- 7.20 **Receive Payments:** To receive all payments with regard to the sale of the Units in the New Buildings to the Intending Purchasers and acknowledge receipt of the payments.
- 7.21 **Permissions and Clearances:** To apply for and obtain all kind of permissions and clearances required for entering into such agreements, conveyances and instruments including but not limited to clearance under the Income Tax Act, 1961, for transfer of the Units in the New Buildings to the Intending Purchasers.
- 7.22 **Registration and Authentication:** To appear before Notary Public, Registrars, Magistrates and all other officers and authorities and to have notarized, registered and authenticated all agreements, conveyances and other instruments as aforesaid and in particular to present for registration, admit execution, have registered and obtain original of all agreements, conveyances and other instruments for sale of the Units in the New Buildings.
- 7.23 **Legal Action:** 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 accept any notice and service of papers from any Court, Tribunal, Arbitral Tribunal, Postal and/or other authorities and to receive and pay all moneys, including Court Fees etc.
8. **Ratification**
  - 8.1 **Hereby Made:** The Grantors hereby ratify and confirm and agree to ratify and confirm all lawful actions of the Attorney in pursuance of this Power of Attorney.

*Signature* *to* *2*  
*Dr*





  
ADDITIONAL REGISTRAR  
OF ASSURANCES IV, KOLKATA

6 3 SEP 2019

**1<sup>st</sup> Schedule**  
**Part I**  
**(First Property)**

Land measuring 13.6505 (thirteen point six five zero five) decimal, more or less, equivalent to 8.273 (eight point two seven three) *cottah*, more or less, comprised in R.S./L.R. *Dag* Nos. 9 and 15 recorded in L.R. *Khatian* Nos. 274, 139, 1469, 1841/1 and 1837, *Mouza* Khasmallick, J.L. No. 35, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas

**Part II**  
**(Second Property)**

Land measuring 4.17 (four point one seven) decimal, more or less, equivalent to 3.2264 (three point two two six four) *cottah*, more or less, comprised in R.S./L.R. *Dag* No. 90, recorded in L.R. *Khatian* Nos. 3723 and 3724, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas

**2<sup>nd</sup> Schedule**  
**(Said Property)**  
**[Subject Matter of Power of Attorney]**

Land measuring 13.6505 (thirteen point six five zero five) decimal, more or less, equivalent to 8.273 (eight point two seven three) *cottah*, more or less, comprised in R.S./L.R. *Dag* Nos. 9 and 15 recorded in L.R. *Khatian* Nos. 274, 139, 1469, 1841/1 and 1837, *Mouza* Khasmallick, J.L. No. 35, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas and more fully described in **Part I** of the **1<sup>st</sup> Schedule** above

Land measuring 4.17 (four point one seven) decimal, more or less, equivalent to 3.2264 (three point two two six four) *cottah*, more or less, comprised in R.S./L.R. *Dag* No. 90, recorded in L.R. *Khatian* Nos. 3723 and 3724, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas and more fully described in **Part II** of the **1<sup>st</sup> Schedule** above

The details of the Said Property are tabulated in the chart below:

<i>Mouza</i>	R.S./L.R. <i>Dag</i> No.	L.R. <i>Khatian</i> No/s.	Said Property (in Decimal)
Khasmallick	9	274, 139, 1841/1 and 1837	5.6505
Khasmallick	15	1469	8.000
Hariharpur	90	3723 and 3724	4.17
<b>Total</b>			<b>17.8205</b>



ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA

3 SEP 2019



**9. Execution and Delivery**

9.1 **In Witness Whereof** the Grantors and the Attorney have executed this Power of Attorney on the above date.

**Recoup Vinimay Private Limited  
Recoup Tracom Private Limited**

**Geranium Projects Private Limited  
Darpad Promoters Private Limited  
Browse Merchants Private Limited**

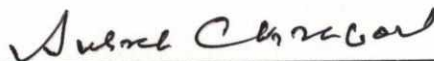


**Dibyendu Shekhar Das  
(Authorized Signatory)**

**(Grantors)**

We accept:

**Siddha Town Baruipur LLP**



**Subrata Chakraborty  
(Authorized Signatory)  
(Attorney)**

**Drafted by:**

**Mobinadli (MOBINA ALI)**

**F/ 508/371/2019**

**Advocate, High Court At Calcutta**

**Witnesses:**

Signature



Name

**SUBHANGSHU NATH SARKAR**

Father's Name

**Late Bhupatish Nath Sarkar**

Address

**99A, Park St, Kol-16**

Signature



Name

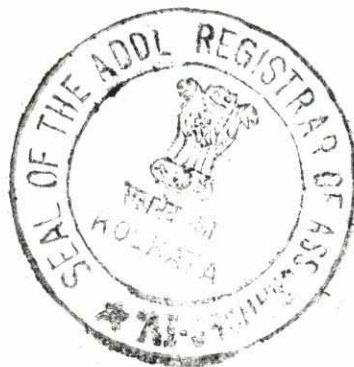
**Swapan Kar**


Father's Name

**R.N. Kar**

Address

**7C. K.S. Roy Road  
Kolkata. 700007**



  
ADDITIONAL REGISTRAR  
OF ASSURANCES IV, KOLKATA

6 3 SEP 2019

# SPECIMEN FORM TEN FINGER PRINTS

Sl. No. Signature of the executants and/or purchaser Presentants



*Signature*



Little



Ring



Middle

(Left Hand)



Fore



Thumb



Thumb



Fore



Middle

(Right Hand)



Ring



Little



*Signature*



Little



Ring



Middle

(Left Hand)



Fore



Thumb



Thumb



Fore



Middle

(Right Hand)



Ring



Little

Little

Ring

Middle

(Left Hand)

Fore

Thumb

Thumb

Fore

Middle

(Right Hand)

Ring

Little





  
ADDITIONAL REGISTRAR  
OF ASSURANCES - IV, KOLKATA  
3 SEP 2019





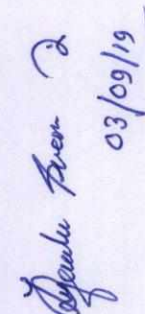
Government of West Bengal

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 19041000193759/2019

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



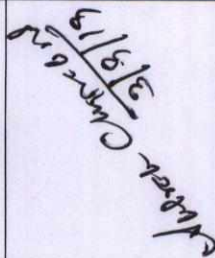


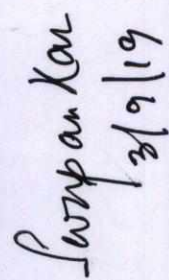
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Dibyendu Shekhar Das Siddha Park, 99A, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016	Representative of Principal [Recoup Vinimay Private Limited] ,[Geranium Projects Private Limited] ,[Recoup Tracom Private Limited] ,[Darpad Promoters Private Limited] ,[Browse Merchants Private Limited]			 03/09/19



  
**ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA**  
**6 SEP 2019**



**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
2	Subrata Chakraborty Siddha Park, 99A, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016	Representative of Attorney [Siddha Town Baruipur LLP]		 6914	 6/16/19
SI No.	Name and Address of identifier	Identifier	Photo	Finger Print	Signature with date
1	Mr Swapan Kar Son of Mr R N Kar 96/1, Rajdanga School Road, P.O:- E K T P, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700107	Dibyendu Shekhar Das, Subrata Chakraborty		 6915	 6/16/19

  
(Tridip Misra)

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





  
ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
E 3 SEP 2019





भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India  
Government of India

Enrolment No.: 1193/84056/21169

To  
Dibyendu Shekhar Das  
S/O Nani Gopal Das  
Rashbehari School Road  
Near Rashbehari Girls' School Noapara Barasat -  
North Twenty Four Parganas  
West Bengal 700124

1076881



UG10768811IN



आपका आधार क्रमांक / Your Aadhaar No. :

**2358 6321 4029**

आधार — आम आदमी का अधिकार



भारत सरकार  
GOVERNMENT OF INDIA



Dibyendu Shekhar Das  
Year of Birth : 1984  
Male



**2358 6321 4029**

आधार — आम आदमी का अधिकार

*Signature*





## सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।

## INFORMATION

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

- 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.

10716881



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:

S/O Nani Gopal Das, Rashbehari School  
Road, Near Rashbehari Girls' School,  
Noapara, Barasat - I, North Twenty Four  
Parganas, West Bengal, 700124

1947  
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947  
Bengaluru 560 001



Recoup Vinimay Pvt. Ltd.

*Deepak Kumar*  
Director / Authorised Signatory







Geranium Projects Pvt. Ltd.

*[Handwritten Signature]*

Director / Authorised Signatory





Recoup Tracom Pvt. Ltd.

*[Signature]*  
Director/Authorised Signatory







Darpad Promoters Pvt. Ltd.

*[Signature]*

Director / Authorised Signatory



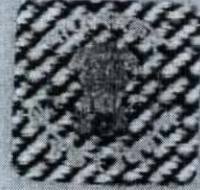


आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

BROWSE MERCHANTS PRIVATE LIMITED



08/08/2011

Permanent Account Number

AAECB6460G

24082011

Browse Merchantss Pvt. Ltd.

Director / Authorised Signatory



  
**ELECTION COMMISSION OF INDIA**  
 ভারতের নির্বাচন কমিশন


**IDENTITY CARD** CKW2793289  
 পরিচয় পত্র




**Elector's Name** Dibyendu Sekhar Das  
 নির্বাচকের নাম দিবেন্দু শেখর দাস  
**Father's Name** Nanigopal Das  
 পিতার নাম নানীগোপাল দাস  
**Sex** M  
 লিঙ্গ পুরুষ  
**Age as on 1.1.2005** 20  
 ১.১.২০০৫-এ বয়স ২০

**Address:**  
 Na Para ( Rashibhari Skula Road ), 22 Barasat North 24  
 Parganas 743201

ঠিকানা :  
 না পারা (রশবিহারী স্কুল রোড) , ২২ বারাসত উত্তর ২৪ পরগণা ৭৪৩২০১



**Facsimile Signature**  
**Electoral Registration Officer**  
 নির্বাচন নিয়ন্ত্রক কর্মকর্তা

**Assembly Constituency:** 90-Barasat  
 সংসদীয় কেন্দ্র : ৯০-বারাসত  
**District:** North 24 Parganas  
 জেলা : উত্তর ২৪ পরগণা  
 Date: 18.07.2005  
 তারিখ : ১৮.০৭.২০০৫

*Dibyendu to*





आयकर विभाग  
INCOME TAX DEPARTMENT  
DIBYENDU SHEKHAR DAS



भारत सरकार  
GOVT. OF INDIA



NONI GOPAL DAS

08/11/1984

Permanent Account Number

BCZPD6675C

*Dibyendu Shekhar Das*

Signature



23062011

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं :  
आयकर पैन सेवा इकाई, एन एस डी एल  
तीसरी मंजिल, सफावर चेंबर,  
बानेर टेलिफोन एक्सचेंज के नजदीक,  
बानेर, पुना - 411 045

If this card is lost / someone's lost card is found,  
please inform / return to :  
Income Tax PAN Services Unit, NSDL  
3rd Floor, Sapphire Chambers,  
Near Baner Telephone Exchange,  
Baner, Pune - 411 045

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081  
e-mail: tininfo@nsdl.co.in

*Dibyendu Shekhar Das*







For Siddha Town Baruipur LLP

*Salim Choudhary*  
Partner / Authorized Signatory



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SUBRATA CHAKRABORTY  
SATINATH CHAKRABORTY

02/01/1970

Permanent Account Number

AELPC8428D

Signature



In case this card is lost / found, kindly inform / return to :  
Income Tax PAN Services Unit, UTISL  
Plot No. 3, Sector 11, CBD Belapur,  
Navi Mumbai - 400 614.

यह कार्ड खो जाने पर कृपया सूचित करें/लीटाएं :  
आयकर पैन सेवा यूनिट, UTISL  
प्लॉट नं: ३, सेक्टर ११, सी.बी.डी. बेलपुर,  
नवी मुंबई-४०० ६१४.

cha







ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার  
Unique Identification Authority of India  
Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1040/21148/02621

To  
দুর্ভূত চক্রবর্তী  
Subrata Chakraborty  
2 B. M. LANE  
Raja Ram Mohan Sarani  
Raja Ram Mohan Sarani  
Amherst Street Kolkata  
West Bengal 700009



MN792911676FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

**5139 3393 9643**

আধার - সাধারণ মানুষের অধিকার

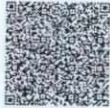


ভারত সরকার

Government of India



দুর্ভূত চক্রবর্তী  
Subrata Chakraborty  
পিতা : সত্যনাথ চক্রবর্তী  
Father : Satinath Chakraborty  
জন্মতারিখ / DOB : 02/01/1970  
পুরুষ / Male



**5139 3393 9643**

আধার - সাধারণ মানুষের অধিকার



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 .



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
Unique Identification Authority of India

ঠিকানা:  
2, বি. এম. লেন, রাজা রাম  
মোহন সারানী, রাজা রাম মোহন  
সারানী, কোলকাতা, পশ্চিম বঙ্গ,  
700009

Address:  
2, B. M. LANE, Raja Ram Mohan  
Sarani, Raja Ram Mohan Sarani,  
Kolkata, West Bengal, 700009

**5139 3393 9643**

1947  
1800 300 1947


help@uidai.gov.in

www.uidai.gov.in

dre







  
**ELECTION COMMISSION OF INDIA**  
 ভারতের নির্বাচন কমিশন

WB / 22 / 157 / 039265


IDENTITY CARD  
পরিচয় পত্র

Elector's Name নির্বাচকের নাম	Chakraborty Subrata চক্রবর্তী সুব্রত
Father/Mother/ Husband's Name পিতা/মাতা/স্বামীর নাম	Sathinath সথিনাথ
Sex লিঙ্গ	M পুং
Age as on 1.1.1995 ১.১.১৯৯৫-এ বয়স	27 ২৭

Address  
২, Brindaban Mallick Lane, Calcutta.

ঠিকানা  
২ ব্রন্দাবন মল্লিক লেন, কলিকাতা।

  
 Facsimile Signature  
 Electoral Registration Officer  
 নির্বাচক-নিবন্ধন আধিকারিক

For 157,-VIDYASAGAR  
Assembly Constituency  
১৫৭,-বিদ্যাসাগর  
বিধানসভা নির্বাচন ক্ষেত্র

Place CALCUTTA  
স্থান কলিকাতা

Date 18.08.95.  
তারিখ ১৮.০৮.৯৫.



  
 ভারতের নির্বাচন কমিশন  
 পরিচয় পত্র  
 ELECTION COMMISSION OF INDIA  
 IDENTITY CARD  
 LMW5028709




নির্বাচকের নাম : স্বপন কর  
 Elector's Name : Swapan Kar  
 পিতার নাম : রবীন্দ্রনাথ কর  
 Father's Name : Rabindranath Kar  
 লিঙ্গ / Sex : পুং / M  
 জন্ম তারিখ : 05/06/1969  
 Date of Birth : 05/06/1969

*Swapan Kar*

LMW5028709

ঠিকানা:  
 96/1 রাজডাঙ্গা স্কুল রোড কোলকাতা মিউনিসিপাল  
 কর্পোরেশন কাসবা দক্ষিণ 24 পরগণা 700078

Address:  
 96/1 Rajdanga School Road Kolkata  
 Municipal Corp. Kasba SOUTH 24  
 PARGANAS 700078

Date: 12/02/2008  
 108-যাদবপুর নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন  
 আধিকারিকের স্বাক্ষরের অনুকৃতি  
 Facsimile Signature of the Electoral  
 Registration Officer for  
 108-Jadavpur Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানা, ভোটার-লিষ্টে নাম  
 তোলা ও একই নম্বরের নতুন সচিব-পরিচয়পত্র পাওয়ার  
 জন্য নির্দিষ্ট ফর্মে এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।  
 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.

018/1461





## Major Information of the Deed

Deed No :	I-1904-08635/2019	Date of Registration	06/09/2019
Query No / Year	1904-1000193759/2019	Office where deed is registered	A.R.A. - IV KOLKATA, District: Kolkata
Query Date	02/09/2019 1:03:53 PM		
Applicant Name, Address & Other Details	Swapan Kar 7C, Kiran Shankar Roy Road, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9830308824, Status : Solicitor firm		
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Set Forth value	Additional Transaction [4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Stamp duty Paid(SD)	Market Value Rs. 65,02,700/-		
Rs. 100/- (Article:48(g))	Registration Fee Paid Rs. 101/- (Article:E, E, M(a), M(b), I)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190408275/2019		

### Land Details :

District: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: HARIHARPUR, Mouza: Khash Mallikpur, Pin Code : 700144

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-9	RS-274	Bastu	Shali	5.6505 Dec		22,60,200/-	Property is on Road , Project Name :
L2	RS-15	RS-1469	Bastu	Shali	8 Dec		32,00,000/-	Property is on Road , Project Name :
TOTAL :					13.6505Dec	0 /-	54,60,200 /-	

District: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: HARIHARPUR, Mouza: Hariharpur, Pin Code : 700144

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L3	RS-90	RS-3723	Bastu	Shali	4.17 Dec		10,42,500/-	Property is on Road , Project Name :
Grand Total :					17.8205Dec	0 /-	65,02,700 /-	

### Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Recoup Vinimay Private Limited</b> 91A/1 Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016 , PAN No.:: AAFCR4143K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
2	<b>Geranium Projects Private Limited</b> 84A, Chittaranjan Avenue, P.O:- Bowbazar, P.S:- Bowbazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700012 , PAN No.:: AAECG6232B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative





3	<b>Recoup Tracom Private Limited</b> 91A/1 Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016 , PAN No.: AAFCR4144Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
4	<b>Darpad Promoters Private Limited</b> 1St Floor, 14, Netaji Subhas Road, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 , PAN No.: AAECD2509A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
5	<b>Browse Merchants Private Limited</b> 91A/1 Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016 , PAN No.: AAECB6460G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

#### Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Siddha Town Baruipur LLP</b> Siddha Park Building, 6th Floor, 99A, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016 , PAN No.: ACJFS3627E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

#### Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Dibyendu Shekhar Das (Presentant )</b> Son of Nani Gopal Das Siddha Park, 99A, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.: BCZPD6675C, Aadhaar No: 23xxxxxxx4029 Status : Representative, Representative of : Recoup Vinimay Private Limited (as Authorised signatory), Geranium Projects Private Limited (as Authorised signatory), Recoup Tracom Private Limited (as Authorised signatory), Darpad Promoters Private Limited (as Authorised signatory), Browse Merchants Private Limited (as Authorised signatory)
2	<b>Subrata Chakraborty</b> Son of Late Satinath Chakraborty Siddha Park, 99A, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.: AELPC8428D, Aadhaar No: 51xxxxxxx9643 Status : Representative, Representative of : Siddha Town Baruipur LLP (as Authorised signatory)

#### Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr Swapan Kar</b> Son of Mr R N Kar 96/1, Rajdanga School Road, P.O:- E K T P, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700107			
Identifier Of Dibyendu Shekhar Das, Subrata Chakraborty			





**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Recoup Vinimay Private Limited	Siddha Town Baruipur LLP-1.1301 Dec
2	Geranium Projects Private Limited	Siddha Town Baruipur LLP-1.1301 Dec
3	Recoup Tracom Private Limited	Siddha Town Baruipur LLP-1.1301 Dec
4	Darpad Promoters Private Limited	Siddha Town Baruipur LLP-1.1301 Dec
5	Browse Merchants Private Limited	Siddha Town Baruipur LLP-1.1301 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	Recoup Vinimay Private Limited	Siddha Town Baruipur LLP-1.6 Dec
2	Geranium Projects Private Limited	Siddha Town Baruipur LLP-1.6 Dec
3	Recoup Tracom Private Limited	Siddha Town Baruipur LLP-1.6 Dec
4	Darpad Promoters Private Limited	Siddha Town Baruipur LLP-1.6 Dec
5	Browse Merchants Private Limited	Siddha Town Baruipur LLP-1.6 Dec

**Transfer of property for L3**

Sl.No	From	To. with area (Name-Area)
1	Recoup Vinimay Private Limited	Siddha Town Baruipur LLP-0.834 Dec
2	Geranium Projects Private Limited	Siddha Town Baruipur LLP-0.834 Dec
3	Recoup Tracom Private Limited	Siddha Town Baruipur LLP-0.834 Dec
4	Darpad Promoters Private Limited	Siddha Town Baruipur LLP-0.834 Dec
5	Browse Merchants Private Limited	Siddha Town Baruipur LLP-0.834 Dec

**Endorsement For Deed Number : I - 190408635 / 2019**

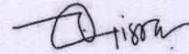




On 02-09-2019

**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 65,02,700/-



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

On 03-09-2019

**Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**  
Presented for registration at 18:05 hrs on 03-09-2019, at the Private residence by Dibyendu Shekhar Das ,

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

Execution is admitted on 03-09-2019 by Dibyendu Shekhar Das, Authorised signatory, Recoup Vinimay Private Limited, 91A/1 Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016; Authorised signatory, Geranium Projects Private Limited, 84A, Chittaranjan Avenue, P.O:- Bowbazar, P.S:- Bowbazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700012; Authorised signatory, Recoup Tracom Private Limited, 91A/1 Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016; Authorised signatory, Darpad Promoters Private Limited, 1St Floor, 14, Netaji Subhas Road, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001; Authorised signatory, Browse Merchants Private Limited, 91A/1 Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016

Indetified by Mr Swapan Kar, , , Son of Mr R N Kar, 96/1, Rajdanga School Road, P.O: E K T P, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, by caste Hindu, by profession Service

Execution is admitted on 03-09-2019 by Subrata Chakraborty, Authorised signatory, Siddha Town Baruipur LLP, Siddha Park Building, 6th Floor, 99A, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016

Indetified by Mr Swapan Kar, , , Son of Mr R N Kar, 96/1, Rajdanga School Road, P.O: E K T P, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, by caste Hindu, by profession Service



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





On 06-09-2019

**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 Fees**

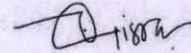
Certified that required Registration Fees payable for this document is Rs 101/- ( E = Rs 21/- ,I = Rs 55/- ,M(a) = Rs 21/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 101/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 36873, Amount: Rs.100/-, Date of Purchase: 07/01/2019, Vendor name: M Ghosh



**Tridip Misra**

**ADDITIONAL REGISTRAR OF ASSURANCE**

**OFFICE OF THE A.R.A. - IV KOLKATA**

**Kolkata, West Bengal**







Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2019, Page from 408772 to 408804  
being No 190408635 for the year 2019.



Digitally signed by TRIDIP MISRA  
Date: 2019.09.09 14:44:49 +05:30  
Reason: Digital Signing of Deed.

(Tridip Misra) 09-09-2019 14:44:41  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
West Bengal.

(This document is digitally signed.)





Dated 3<sup>rd</sup> day of September, 2019

Between

Recoup Vinimay Private Limited & Ors.  
... Owners

And

Siddha Town, Baruipur LLP  
... Developer

**POWER OF ATTORNEY**

*Siddha Suburbia*  
Mouza Khasmalik & Hariharpur  
Police Station Barnipur  
District South 24 Parganas

**Saha & Ray**  
Advocates  
3A/i, 3<sup>rd</sup> floor  
Hastings Chambers  
7C, Kiran Sankar Roy Road  
Kolkata-700001