

7829/2020

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6965/20



30/12/20

पश्चिम बंगाल WEST BENGAL

AE 182418

8001795027/2020

Eno. 1903-8-1795027/2020

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Adi:
Assu:

3 DEC

Power of Attorney

To All To Whom These Presents Shall Come, we, Nirvana Devcon LLP, a limited liability partnership incorporated under the Limited Liability Partnership Act, 2008 (LLP Identification Number: AAE-9340) and having its registered office at 8/1, Lal Bazar Street, 1st Floor, Bikaner Building, Room No. 11, Kolkata - 700 001, P.S. Hare Street, P.O. G.P.O., and having Income Tax PAN No. AAMFN9689E (hereinafter referred to as "NDL", which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors-in-interest and/or permitted assigns), duly represented by its designated partner, Mr. Pradeep Kumar Pugalia, son of Mr. Sumer Mal Pugalia, residing at 6/1A, Moira Street, Kolkata - 700 017, P.S. and P.O. Shakespeare Sarani, and having Income Tax PAN No. AIUPP4838M, Aadhaar No. 487530349633 and Mobile No. +919007077708, authorized by a resolution passed at a meeting of all the partners of NDL held on December 21, 2020, do hereby **Send Greetings:**

[Handwritten mark]

036641

18/12/2020

Sl. No.....
Name.....
Add.....
AMT.....

Radhika Singh,

Adv.

2, House of.

Kol-1

SCUMITRA
Licensed Staff
8/2, S. S. ...

Addition
Assured

30 Dec 2020

Whereas:

- A. By a deed of lease dated September 15, 2016 registered with the Additional Registrar of Assurance-I Kolkata, in Book No. I, Volume No. 1901-2016, Pages 228935 to 228969, being No. 190106951 for the year 2016 ("**Lease Deed**"), West Bengal Transport Corporation Limited, formerly known as The Calcutta Tramways Company (1978) Limited ("**CTC**") demised by way of lease in favour of NDL, the entirety of All That the piece and parcel of land admeasuring 240.5 cottahs more or less together with structures, situate, lying at and being Premises No. 257/A, Deshpran Sasmal Road (being the demarcated and identified north-western portion of the larger property comprised in Premises No. 257, Deshpran Sasmal Road, with frontage on Deshpran Sasmal Road), Kolkata - 700 033, under Jadavpur P.S., Post Office Tollygunge, and Ward No. 94 of the Kolkata Municipal Corporation, Assessee No. 210940200842 ("**Said Property**"), as more particularly described in the **Schedule** hereunder written and delineated in the plan annexed hereto as **Annexure "A"**, for a period of 99 (ninety nine) years commencing on and from September 15, 2016, renewable for a further period of 99 (ninety nine) years at the option of NDL with the prior permission of CTC, for the purpose of constructing thereon building(s) for such purpose as may be allowed by the municipal and appropriate authorities, and to sub-let or otherwise deal with and/or dispose of the constructed spaces and the Said Property.
- B. By a development agreement dated December 23, 2020 ("**Development Agreement**"), NDL granted in favour of Belani NPR Projects LLP, a limited liability partnership, having its registered office at 257/A, Deshpran Sasmal Road, Kolkata - 700 033 ("**BNP**") comprehensive and exclusive development rights and other rights in respect of/to/over the Said Property together with all benefits, privileges and rights appurtenant and/or attached thereto and/or accruing thereto/therefrom and in pursuance thereof, as detailed in the Development Agreement.
- C. In pursuance/furtherance of the Development Agreement and inter alia, for the purpose of effective and speedy development of the Said Property and the disposal thereof on the terms stipulated in the Development Agreement, by a resolution passed with the unanimous





consent of all the partners of NDL at a partners' meeting held on December 21, 2020, NDL is desirous of appointing the Attorney (*as defined hereinafter*) as its true and lawful attorney and agent, as and for the purpose relating to the Said Property and the Project (*as defined hereinafter*) as contained and/or recorded hereafter.

Now Know Ye All And These Presents Witnesseth that we, the said **Nirvana Devcon LLP**, do hereby nominate, constitute and appoint the said Belani NPR Projects LLP, acting itself and/or through any one or more of its personnel/ authorized representative(s), with power to act jointly and/or severally ("**Attorney**") as our true and lawful attorney and agent for and/or in the name of and/or on behalf of NDL to do, exercise, carry out, execute or perform or cause to be done, exercised, carried out, executed or performed all or any of the acts, deeds, things, powers or authorities relating to the Said Property and/or the Project including as contained hereafter, that is to say:-

1. To appear on behalf of and represent NDL before all authorities/bodies (local, State or Central Government) statutory or otherwise including semi-government bodies/authorities for all intents and purposes in connection with the construction, development, execution, implementation and completion of the development comprising of one or more of such several components as agreed in the Development Agreement, proposed to be carried out by BNP on the Said Property, which BNP would design, develop, finance, construct, market and deal with ("**Project**") and to sign, execute and deliver all letters, applications undertakings, indemnities etc. amongst others and submit the same as may be required or necessary for carrying out the construction, development, execution, implementation and completion of the Project at the Said Property.
2. To appear on behalf of and represent NDL before the all concerned local authorities, the Kolkata Municipal Corporation, West Bengal Fire Services Department, Urban Land (Ceiling & Regulation) Department, concerned police authority, town planning authorities, the concerned authorities in terms of and/or under the provisions of The West Bengal Housing Industry Regulation Act, 2017, and all other governmental authorities and/or government departments, and to sign, execute, deliver, submit, file necessary forms, applications, papers, letters, documents, agreements, undertakings, indemnities in respect of any matter as may be necessary or required from time to time relating to the construction, development, execution, implementation and completion of the Project at the Said





Property.

3. To apply for and obtain permissions or approvals from the concerned sanctioning and/or planning authority and/or other governmental authority as may be required for the development, construction, execution, implementation and completion of the Project at the Said Property in accordance with the Development Agreement and for that purpose to sign, execute and deliver such applications, papers, writings, undertakings, appeals, etc., as may be required.
4. To enter upon the Said Property with men and material as may be required for the purpose of development work and erect the buildings as per the building plans to be sanctioned by the concerned sanctioning authority and/or local authority.
5. To hold and defend possession of the Said Property and every part thereof and also to develop, manage, maintain, deal with and administer the Project being developed thereon and all buildings, constructions, structures etc. to be constructed on the Said Property and every part thereof.
6. To sign, execute and deliver all contracts and orders and other documents, letters, receipts, papers and writings whatsoever and to conclude all bargains and deals, to accept all estimates, tenders, quotations etc. on such terms and conditions as BNP shall deem fit and proper and to settle all disputes and differences in connection thereto for the construction, development, execution, implementation and completion of the Project at the Said Property.
7. To appoint and terminate the appointment of architects, engineers, surveyors and others for survey and soil testing at the Said Property.
8. To sign, execute, deliver and register if required all plans, sketches, maps, declarations, including boundary declaration, forms, petitions, letters or any other documents relating to or in connection with the applying for and obtaining sanction of plan in respect of the development of the Said Property.
9. To prepare or cause to be prepared, apply for and submit the plans for construction of building(s) on the Said Property, with the concerned





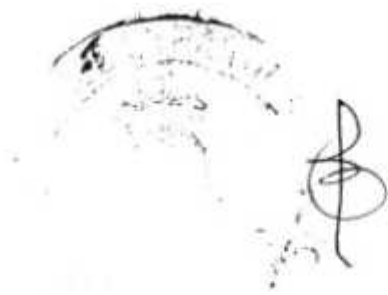
sanctioning and/or planning authority and other governmental authorities as may be required for sanction of the building plans and if required, to have the same modified and/or altered and/or amended and/or revised from time to time, and for the aforesaid purpose to sign, execute, deliver and submit all applications, papers, documents, statements, affidavits, forms, undertakings, declarations etc. as may be necessary and/or required from time to time.

10. To obtain delivery of the sanction plan from the concerned sanctioning authority/local authority or any other authority or authorities.
11. To appear on behalf of and represent NDL before and apply for and obtain clearance certificate, NoCs, permissions and consents, if required, from 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 the Said Property and the development thereof including for sanction of building plan/s in respect of the development and construction of the Project at the Said Property.
12. 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 plans, to receive the excess amount of fees, if any, paid to any authority or authorities for the purpose of sanction, modification and/or alteration of the building plans in respect of the Project at the Said Property.
13. To have the Said Property measured/surveyed and to have the soil tested for the proposed construction and development of the Project at the Said Property.
14. To pay all fees and expenses and obtain sanction and such other order or orders or permissions or consents or NOCs from the necessary authorities and to do all other necessary acts, deeds and things as be expedient for sanction, modification and/or alteration of the plans in respect of the Project at the Said Property.
15. To apply for and obtain electricity, gas, water, sewerage, drainage, tube-well, generator, lift, and/or other connections of any other utility or facility



in/to/at the Said Property and/or the Project including any infrastructural facilities thereat and/or to make alterations therein from the concerned companies or sanctioning and/or planning authority and other appropriate authorities and/or to make alterations therein and to close down and/or have disconnected the same, 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 BNP.

16. To install all electricity, gas, water and surface and foul water drainage systems including electrical sub-station, septic tank, storm water drains on/at the Said Property, each as may be determined by BNP at its sole and absolute discretion, and to serve such notices and enter into such agreements with statutory authorities or other companies as may be necessary for installation of the aforesaid services.
17. To do all necessary acts, deeds and things for the purpose of complying with all applicable laws for the time being in force with regard to sanctioning, modifications and/or alteration of the plans in respect of the Project at the Said Property.
18. To appoint architects, engineers, specialists, contractors, sub-contractors, consultants, surveyors, agencies, service providers and other professionals and other Person(s) as may be required from time to time, and to revoke his/her/ their/its appointment and re-appoint any other person in his/her/their/its place and stead and to settle and pay their fees and/or compensation and to supervise the development and construction work of the Project on the Said Property.
19. To apply for and obtain, in the name of NDL, the service connections including water, sewerage and electricity for carrying out and completing the development of the Said Property.
20. To make deposits with the concerned sanctioning and/or planning authorities and other authorities for the purpose of carrying out the development work and construction of the Project on the Said Property and to claim refunds of such deposits and to give valid and effectual receipt and discharge on behalf of NDL in connection therewith.
21. To ask, demand, sue for recovery and receive, of and from all persons



7-20-2020

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 part or portion of the Said Property and/or the proposed development thereof howsoever.

22. To construct upon and develop the Said Property and to undertake the financing and designing of the Project without any claim or interference from any Person in any manner whatsoever.
23. To excavate the Said Property for development purpose as aforesaid and demolish all structures thereupon, undertake sale of debris and appropriate the proceeds thereof.
24. To take such steps as are necessary to divert all pipes, cables or other conducting media in, under or above the Said Property or any adjoining or neighbouring properties and which need to be diverted as a result of the Project.
25. To obtain and/or give rights of way, access, rights to lay drains, water mains, electric cables, telephone, fax lines, telegraph cables, data cables, fiber-optic cables etc., underground and overhead (as the case may be) on such terms and conditions as may be determined by BNP at its sole and absolute discretion, and for that purpose to obtain, give, sign, execute, deliver and register, if required, all deeds, undertakings, writings, etc. as may be necessary or required from time to time.
26. To give all necessary notices under applicable law for the demolition and clearance of the Said Property and development thereof, as contemplated in the Development Agreement.
27. Not to allow any person to encroach nor permit any encroachment by any person into or upon the Said Property or any part or portion thereof, and to ward off, prohibit, and if necessary, proceed in/before appropriate forum of law against trespassers and/or encroachers, if any, and to take appropriate legal steps.
28. After completion of the construction of the Project or any phase thereof, to apply for and obtain occupation and completion certificate in respect thereof or parts thereof from The Kolkata Municipal Corporation;



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29. To negotiate and/or book and/or allot and/or any part or portion of the Said Property and/or any undivided share and/or interest therein and/or any building(s)/improvement(s) etc. including the Project proposed to 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 Development Agreement, on such terms and to such persons as BNP may deem fit and proper, and further to receive and appropriate and deal with the entirety of the consideration in lieu thereof in the manner stipulated in the Development Agreement.
30. To sign, execute, enter into, modify, cancel, alter, draw, approve, present for registration and admit the execution of all contracts, agreements, grants, assurances, applications, declarations and all other documents (except transfer deeds in connection with the Project and/or the Said Property and/or any part or portion thereof for the transfer thereof in accordance with the terms of the Development Agreement), on such terms and to such Person(s) as the BNP may deem fit and proper.
31. To ask for, receive and recover from all the allottees of the Project all booking amounts, advances, consideration, charges, service charges and other charges, taxes and sums of moneys in respect of all units and leasable areas in the Project and/or the Said Property, in any manner whatsoever, and also on non-payment thereof to enter upon and restrain and/or and take legal steps for the recovery thereof as BNP may think fit.
32. To hand over and/or deliver the various parts and/or portions of the Project and/or the building(s)/improvement(s) to be constructed on the Said Property including the units and the leasable Areas therein, to such person(s), in terms of the Development Agreement, upon consultation between NDL and BNP.
33. To appear and represent NDL before all authorities for fixation and/or finalization of the valuation of the Said Property and/or the rateable value of the new building(s) to be constructed thereon, and, 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 BNP may deem fit and proper.
34. To make necessary representations including filing of complaints and appeals before all the concerned authorities including the courts of



Additional
Assistant

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competent jurisdiction for/regarding the fixation of the valuation of the Said Property and/or the rateable value of the new building(s) to be constructed thereon, and to file appeals, applications and other proceedings in any court, forum or tribunal.

35. To cause the name of allottee of units at the Project to be mutated in the records of the concerned municipal authorities, and for the aforesaid purpose to sign and execute all applications, papers, deeds, documents and instruments as BNP in its absolute discretion may deem fit and proper.
36. 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 the Said Property and the Project and dealing with the Project and/or the constructions on the Said Property.
37. To appear and represent NDL before any Notary Public, Registrar of Assurances and/or any other Registrar having jurisdiction over the Said Property, Metropolitan Magistrate, Executive 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 NDL, as also for the purpose of and in connection with the enforcement of all powers and authorities contained/ granted herein.
38. To accept any service of writ of summons or other legal process by or against third party on behalf of and in the name of NDL and to appear in any court or authority as BNP shall deem appropriate and to file, initiate, commence, prosecute, enforce, defend, oppose etc. any and 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 including such as BNP may think fit and proper in any manner concerning the Said Property including relating to the development of the Said Property, and if deemed fit by BNP, 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 BNP may deem fit and proper and/or to refer any dispute to arbitration as BNP may deem fit and proper, and further to depose, give evidence and make submissions for and on behalf of NDL in each of such legal proceedings etc., by or against such third party and for such purpose to appoint any solicitor, advocate, lawyer in the name and



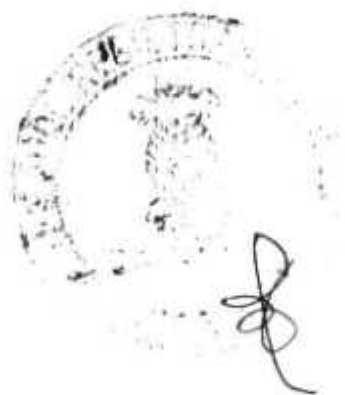
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on behalf of NDL and pay the costs, expenses, fee and other outgoings. Further to depose in the court of law or authority, sign vakalatnama, sign and verify and affirm the plaint, written statement, affidavits, petitions, applications, appeals etc., and any other document or documents in furtherance of the said objective. Provided always that this authority shall be available to and exercised by BNP strictly only in cases where such litigation is by or against a third party and or touch upon or concern the Said Property and the development thereat.

39. 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 in the Development Agreement but not connected with CTC.
40. For the better doing and more effectually executing the powers and authorities aforesaid or any of them, to retain, appoint and engage on behalf of NDL pleaders, attorneys, counsel and other legal agents as BNP may think fit and proper, and to discharge and reappoint them and pay and settle their fees and remuneration.
41. To receive or pay and/or deposit on behalf and account of NDL all moneys including court fees etc. and to receive on behalf of NDL refund of the excess amount if any, paid and to give valid and effectual receipts in respect thereof.
42. To do and perform all acts, deeds, matters and things necessary for all or any of the purposes aforesaid and for giving full effect to the powers and authorities herein before contained, as fully and effectually as NDL could do in person through its partners/designated partners.
43. To make representations and warranties for and on behalf of NDL in respect of NDL and the Said Property to the extent of restating and reiterating the representations and warranties made/given by NDL in/under the Development Agreement.
44. To appoint substitute or substitutes and/or delegate the powers and authorities granted hereby and/or hereunder and/or under the Development Agreement in part or in whole, and to revoke the same upon prior written approval of NDL.





45. To do all such acts, deeds and things as may be required to be done for the purpose of accomplishment of the terms, goals and objectives of the Development Agreement and/or in pursuance/furtherance of the Development Agreement and/or for exercising the development rights granted to/in favour of BNP under the Development Agreement.

AND GENERALLY to do all acts deeds and things for better exercise of the authorities herein contained which NDL could have lawfully done under its own hand and seal, if personally present.

AND NDL doth hereby ratifies and confirms and agrees to ratify and confirm all and whatsoever the Attorney shall lawfully do or cause to be done in or about the Said Property.

The powers granted as aforesaid are coupled with interest and shall not at any time be revoked, cancelled, terminated or modified by NDL, except in case of termination of the Development Agreement, subject to and on the terms thereof.

It is made clear that exercise of the powers by BNP in terms hereof shall be subject to the Lease Deed and the Development Agreement and without causing any financial and/or any other liability whatsoever on NDL.

The Schedule Above Referred To

("Said Property")

ALL THAT the piece and parcel of land admeasuring 240.5 cottahs more or less (equivalent to 240 cottahs 8 chittacks more or less, and 16087 sq.mtrs. more or less) together with structures, situate, lying at and being Premises No. 257/A Deshpran Sasmal Road (being the demarcated and identified north-western portion of the larger property comprised in Premises No. 257, Deshpran Sashmal Road, with frontage on Deshpran Sasmal Road), Kolkata - 700 033, under Jadavpur P.S., Post Office Tollygunge, and Ward No. 94 of the Kolkata Municipal Corporation, Assessee No. 210940200842, and delineated in the map annexed hereto as **Annexure "A"** and bordered red thereon and butted and bounded in the manner as following:-





Handwritten signature or initials.

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ON THE NORTH: By Jubilee Park Road;
ON THE SOUTH: By Tollygunge Depot of CTC;
ON THE EAST: By Jubilee Park; and
ON THE WEST: By Deshpran Sashmal Road.

In Witness Whereof NDL has executed and delivered these presents at Kolkata on this the 23rd day of December, 2020.

Executed and Delivered by the said **Nirvana Devcon LLP** at Kolkata in the presence of:

Krishna Kumar Termini
20/1, Ashutosh Chowdhury Av.
Kolkata - 19

Nirvana Devcon LLP
Pradeep Kumar
Designated Partner

Pradeep Kumar Pugalia
Designated Partner

The Common Seal of Nirvana Devcon LLP has been hereunto affixed pursuant to a resolution passed by its partners at a meeting held on December 21, 2020, in the presence of Mr. Ravi Prakash Pincha, who has signed these presents in token thereof.

Ravi Prakash Pincha

Drafted by-

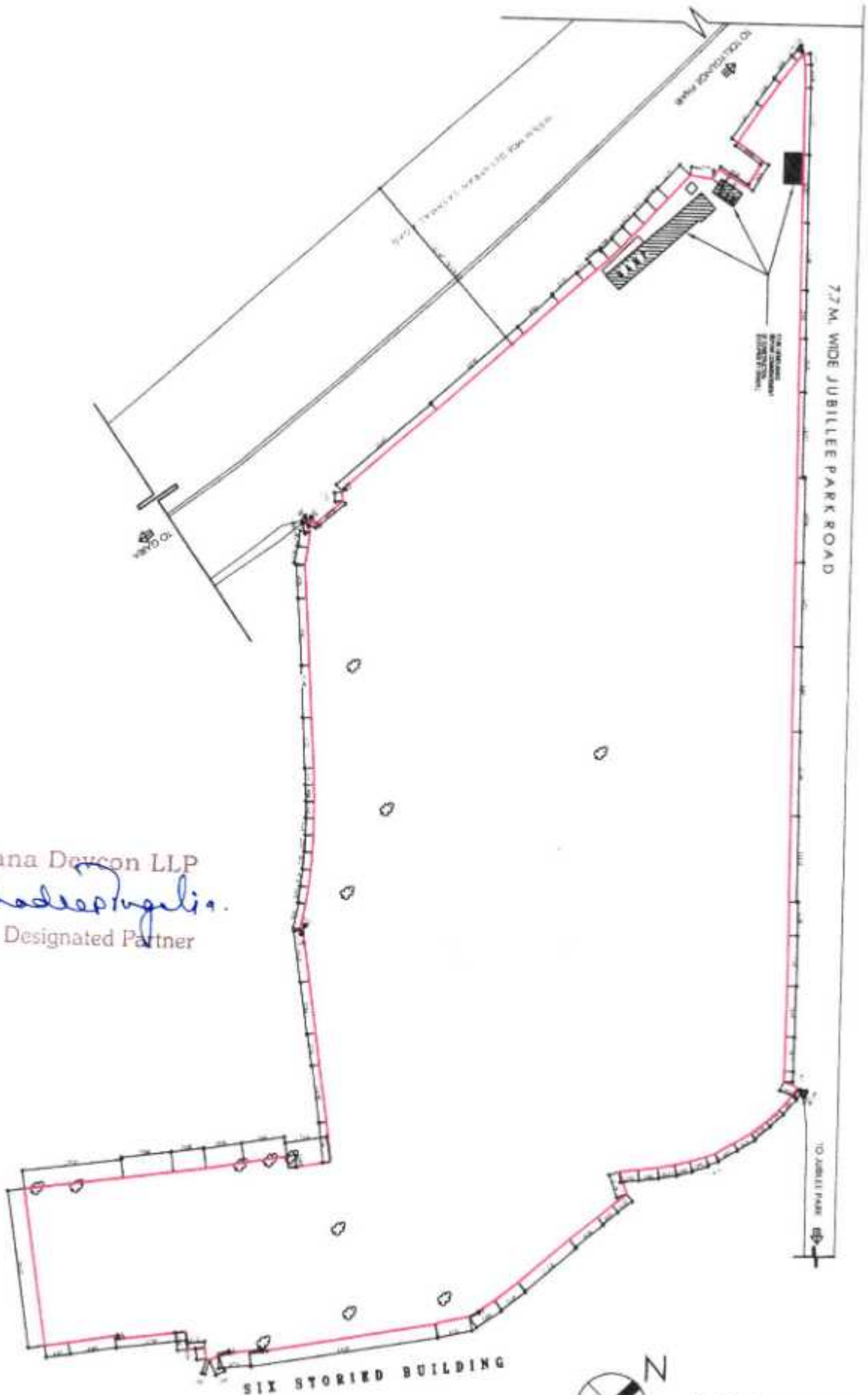
Radhika Singh
Advocate,
High Court,
Calcutta.
Regn. No.
WB/1249/1999

Anil Agarwala
Advocate,
High Court, Calcutta
Reg. No. F-767/02



ॐ श्री गणेशाय नमः

ANNEXURE 'A'



Irvana Dexcon LLP
Pradeep Angelia
 Designated Partner

- NOTE:**
1. ALL DIMENSIONS AND LEVELS ARE IN METRE.
 2. TOTAL LAND AREA IS 18000.1140 Sq. M.
= 246.817 BATHA(MORE OR LESS)
 3. ARBITRARY BENCH MARK HAS BEEN CHANGED FROM THE CENTER OF THE TOWN LINE, WHICH IS SHOWN IN THE DRAWING, THE VALUE OF THE A. B. M. IS ASSUMED AS 18.000 M.

N
 SITE PLAN












PROJECT SURVEY PLAN OF EXISTING LAND AT CALCUTTA TRAMWAYS COMPANY AT TOLLYGUNGE, KOLKATA		
DRAWN BY ABHIRAMDA KALPINDER & ASSOCIATES PLANNING CELL, BANGS-100A PULLICHER, KOLKATA	DATE-15.01.2017	SCALE - 1 : 500



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for G. D. S. S. S.

SPECIMEN FORM FOR TEN FINGER PRINTS

	Pradeep Pringia	 Little	 Ring	 Middle	 Fore	 Thumb	
		(Left Hand)					
		 Thumb	 Fore	 Middle	 Ring	 Little	
		(Right Hand)					
PHOTO							
PHOTO							
PHOTO							



[Handwritten signature]

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7 0 DEC 2009

आयकर विभाग
INCOME TAX DEPARTMENT
NIRVANA DEVCON LLP



भारत सरकार
GOVT. OF INDIA

15/10/2015
Permanent Account Number
AAMFN9689E

25062015

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाने:

आयकर पैन सेवा इकाई, एन एस डी यूएन
5 वीं मंजिल, मन्सि स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

*If this card is lost / someone's lost card is found,
please inform / return to :*

Income Tax PAN Services Unit, NSDI,
5th Floor, Mansi Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

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

NIRVANA DEVCON LLP
Indepngalia.
MEMBER



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

प्रादेप कुमार पुगालिया
SUMER MAL PUGALIA

18/07/1975
Permanent Account Number
AIUPP4838M

Praadeep Pugalia
Signature



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

यह कार्ड खो जाने पर कृपया सूचित करें/सीटिंग् :
आयकर पैन सेवा यूनिट, UTHSI,
प्लॉट नं: 3, सेक्टर 11, सी.बी.डी. बेलपुर,
नवी मुंबई-400 614.

Praadeep Pugalia.



ভারতীয় মিশ্রিত পরিচয় প্রাধিকরণ

ভারত সরকার
Unique Identification Authority of India
Government of India

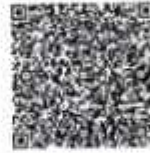
ভালিকাঙ্কির আই ডি/Enrollment No.: 1040/19841/38734

To
প্রদীপ কুমার পুগালিয়া
Pradeep Kumar Pugalia
6/1A MOIRA STREET
MINTU PARK Circus Avenue S.O
Circus Avenue Kolkata
West Bengal 700017

48753034



MN080265450DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

4875 3034 9633

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



প্রদীপ কুমার পুগালিয়া
Pradeep Kumar Pugalia
পিতা : সুমের মাল পুগালিয়া
Father : SUMER MAL PUGALIA
জন্ম বর্ষ : Year of Birth : 1975
পুরুষ / Male



4875 3034 9633

আধার - সাধারণ মানুষের অধিকার

Pradeep Pugalia



ভারত সরকার
Government of India



পীযুষ কান্তি সিনহা
Piyush Kanti Sinha
পিতা : নির্মালেন্দু সিনহা
Father : NIRMALENDU SINHA
জন্মতারিখ / DOB : 10/07/1976
পুরুষ / Male



8351 6219 9854

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রণয়ন
Unique Identification Authority of India

ঠিকানা:
বিশ্বনাথপুট, দক্ষিণ ডাউস্কী, পূর্ব
মোদনীপুর, পশ্চিমবঙ্গ, 721464

Address
Biswanathput, Dakshin Dakki,
Easi Midnapore, West Bengal
721464

8351 6219 9854

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

Piyush Kanti Sinha

Dated This 23rd Day of December,
2020

By

Nirvana Devcon LLP

... NDL

in favour of

Belani NPR Projects LLP

... BNP

Power of Attorney

Radhika Singh & Co.

Advocates,
Nicco House
2nd Floor,
2, Hare Street,
Kolkata - 700 001

&

L.P. Agarwalla & Co.

Advocates,
Emerald House
Ground Floor,
1B, Old Post Office Street,
Kolkata - 700 001

Major Information of the Deed

Deed No :	I-1903-06965/2020	Date of Registration	30/12/2020
Query No / Year	1903-8001795027/2020	Office where deed is registered	
Query Date	30/12/2020 2:03:41 PM	1903-8001795027/2020	
Applicant Name, Address & Other Details	RADHIKA SINGH HIGH COURT CALCUTTA,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9831090675, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 119,28,80,077/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 73/- (Article:E, M(a),)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190306955/2020 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Tollygunge, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Desh Pran Sasmal Road, Road Zone : (Anwar Shah Road -- Tolly Metro (Ward Nos. 94 & 97)) , , Premises No: 257/A, , Ward No: 094 Pin Code : 700033

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		240.5 Katha		119,28,80,077/-	Property is on Road , Project Name :
Grand Total :					396.825Dec	0 /-	11928,80,077 /-	



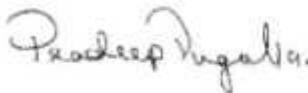
Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	NIRVANA DEVCON LLP 8/1, LAL BAZAR STREET, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 , PAN No.:: AAxxxxxx9E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative



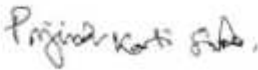
Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	BELANI NPR PROJECTS LLP , 257/A, DESH PRAN SASMAL ROAD, P.O:- TOLLYGUNGE, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700033 , PAN No.:: AAxxxxxx3K,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr PRADEEP KUMAR PUGALIA (Presentant) Son of SUMER MAL PUGALIA Date of Execution - 23/12/2020, , Admitted by: Self, Date of Admission: 30/12/2020, Place of Admission of Execution: Office	 <small>Dec 30 2020 2:43PM</small>	 <small>LTI 30/12/2020</small>	 <small>30/12/2020</small>
, 6/1A, MOIRA STREET, P.O:- SHAKESPEARE SARANI, P.S:- Shakespeare Sarani, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700017, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Alxxxxxx8M, Aadhaar No: 48xxxxxxxx9633 Status : Representative, Representative of : NIRVANA DEVCON LLP (as DESIGNATED PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
PIJUSH KANTI SINHA Son of NIRMALENDU SINHA VILL- BISWANATHPUT, P.O:- DAKSHIN DAUKI, P.S:- Contal, District:-Purba Midnapore, West Bengal, India, PIN - 721464	 <small>30/12/2020</small>	 <small>30/12/2020</small>	 <small>30/12/2020</small>
Identifier Of Mr PRADEEP KUMAR PUGALIA			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	NIRVANA DEVCON LLP	BELANI NPR PROJECTS LLP-132.275 Dec
2		BELANI NPR PROJECTS LLP-132.275 Dec
3		BELANI NPR PROJECTS LLP-132.275 Dec

On 30-12-2020

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

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

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

Presented for registration at 14:29 hrs on 30-12-2020, at the Office of the A.R.A. - III KOLKATA by Mr PRADEEP KUMAR PUGALIA ..

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 119,28,80,077/-

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

Execution is admitted on 30-12-2020 by Mr PRADEEP KUMAR PUGALIA, DESIGNATED PARTNER, NIRVANA DEVCON LLP, 8/1, LAL BAZAR STREET, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001

Indetified by PIJUSH KANTI SINHA, , Son of NIRMALENDU SINHA, VILL- BISWANATHPUT, P.O: DAKSHIN DAUKI, Thana: Contal, , Purba Midnapore, WEST BENGAL, India, PIN - 721464, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 73/- (E = Rs 7/- ,I = Rs 55/- ,M(a) = Rs 7/- ,M (b) = Rs 4/-) and Registration Fees paid by Cash Rs 73/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 036641, Amount: Rs.100/-, Date of Purchase: 18/12/2020, Vendor name: Soumitra Chanda



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1903-2021, Page from 18936 to 18959

being No 190306965 for the year 2020.



Digitally signed by PROBIR KUMAR
GOLDER

Date: 2021.01.13 12:24:55 +05:30

Reason: Digital Signing of Deed.

(Probir Kumar Golder) 2021/01/13 12:24:55 PM

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - III KOLKATA

West Bengal.

(This document is digitally signed.)
