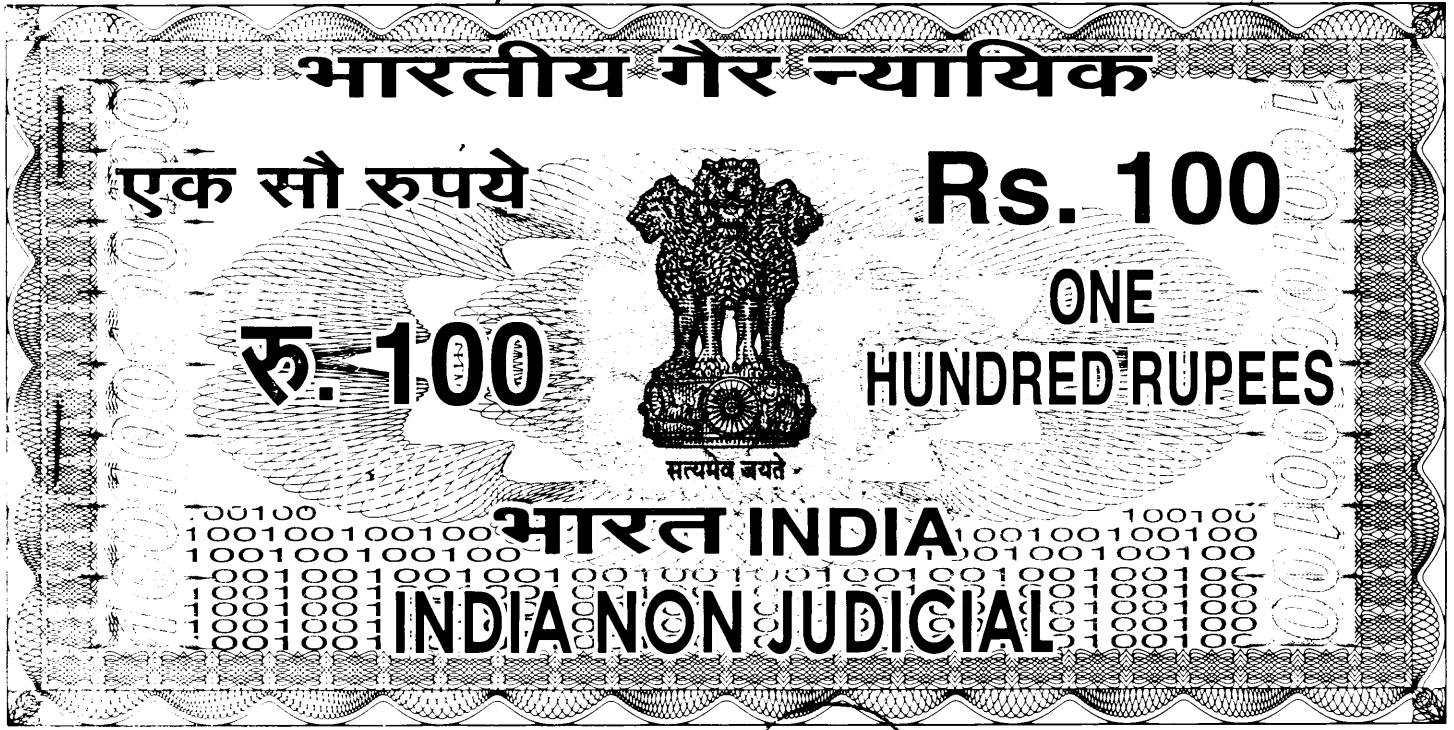


17

5689/18

IV

3859/18



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

A.R.A.
III

Z 699488

2/6/18
4-30 Rm
15/6/18

I certify that the signature is authentic and the document is not affected to this document.

Additional Registrar of Assurances III Kolkata

DEVELOPMENT POWER OF ATTORNEY

Additional Registrar of Assurances-III, Kolkata

29 JUN 2018

TO ALL TO WHOM THESE PRESENTS SHALL COME WE

FORMS PRIVATE LIMITED (CIN: U51109WB1997PTC084685 and Income-tax PAN: AACCP8137P), a company within the meaning of the Companies Act, 2013 and having its registered office at 58, Metcalfe Street, 2nd Floor, Unit No. 2C, Kolkata - 700013, P.O. Dharmatala, P.S. Bowbazar, represented by one of its Director and

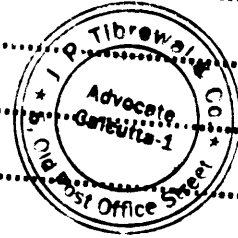
28426

DATE 20 JUN 2018

SOLD TO.....

ADDRESS.....

RS. 20 JUN 2018 100/-




CODE NO. (1067)
LICENCED NO.
20 & 20A / 1973

ANJUSHREE BANERJEE
L. S. VENDOR (O/S)
HIGH COURT, KOLKATA-700 081

20 JUN 2018




Additional Registrar of
Assurances, Kolkata

21 JUN 2018

Goutam Das
S/o R-Das
130/D, Seewaher
Law Pa € P S Kusba
KOL - 412

authorised signatory Shri **Alok Kumar Agarwal**, (Income-tax PAN: ACZPA5548A), son of Late Om Prakash Agarwal, by faith Hindu, by occupation Business, by nationality Indian, residing at 12/1A, Dr P K Banerjee Road, Howrah – 711 101, P.O. & P.S. Howrah, District-Howrah.

SEND GREETINGS:

WHEREAS due to our inconvenience and pre-occupants, we are not in a position to look after, control, manage supervise and develop our said property being “**All That** piece and parcel of land containing as per record by estimation an area of 3 Bighas 9 Cottahs 14 Chittacks 31 Square Feet (70 Cottahs 2 Chittaks) be the same a little more or less, together with several old brick built building and some other brick built structures with tiled roofs erected thereat or in a part thereof situate lying at and being the Municipal Holding No. 378 (Plot A) and 379 (Plot- B & C), Jessore Road (South), within the limits of Ward No. 20 of the Madhyamgram Municipality, comprised in L.R. Dag Nos. 716 (Portion), 717 and 718 (formerly comprised in R.S. Dag Nos. 716 (Portion), 717 and 718) under L.R. Khatian No. 1307 of Mouza Doharia, Jurisdiction List No. 45, Police Station and Additional District Sub-Registration Office at Barasat, in the District



Additional Registrar of
Assurances, Kolkata

21 JUN 2010

of North 24 Parganas” and for which we have decided to commercially exploit out aforesaid property by constructing a new building thereon, upon demolition of the existing temporary structures thereof.

AND WHEREAS we have neither sufficient funds nor technical expertise and man power required for the purpose of pursuing with our above intention of commercial exploitation of the said property.

AND WHEREAS in order to fulfill our objectives, we have entered into and executed a registered agreement for development on 21st June 2018 before Registrar of Assurances ~~IV~~ Kolkata, being Deed No. 06612 of 2018 with **RAJLAKSHMI MARKETING PVT. LTD** (CIN: U51909WB2008PTC123327) and (PAN: AAECR0256J), a company within the meaning of the Companies Act, 2013 and having its registered office at JJ House, Block-A, 829/A, Lake Town, Kolkata-700089, represented by one of its Director and authorised signatory Shri **Raunak Jhunjunwala**, (PAN: AEYPJ0495G), son of Shri Sushil Jhunjunwala, by faith Hindu, by occupation Business, by nationality Indian, residing at JJ House, Block-A, 829/A, Lake Town, Kolkata-700089, and for the development of the said property, we as the principal hereby appoint the said developer **Rajlakshmi**

Also refer to the registered agreement dated 21st June 2018

Marketing Pvt. Ltd our true and lawful attorney in our names and on our behalf to do the following acts, deeds, matters and things necessary and pertaining to the said property strictly in term of the development agreement, description of which is more fully stated and particularly mentioned and described in the schedule hereunder written.

1. To sign, execute and obtain plan or plans, and all papers and documents in this regard with any authority of the Madhyamgram Municipality, other statutory authority , public body or government, semi-government, undertaking, as the case may be and as may be necessary, deposit the building plan to the appropriate authority of the Madhyamgram Municipality by the signature or signatures of the attorney in our name and on our behalf and take delivery of the plan or plans and to make payments of all fees to the Madhyamgram Municipality.
2. To take possession and retain possession of the said property for us and on our behalf for the purpose of undertaking construction of the proposed building thereat in terms of the said registered development agreement dated 21st June 2018,

for

Marketing Pvt. Ltd

registered with Registrar of Assurances, ^{IV}/Kolkata, being Deed No. 06612 of 2018.

3. To take step and proceed in compliance with such other statutory body or government bodies, local authorities, competent authority under the urban land (ceiling and regulation) Act, 1978, land acquisition collector, Madhyamgram Municipality, authority or any other authority as may be necessary and to sign and execute papers and documents before any authority as above for the purpose of clearance and/or sanction and/or exemption certificate/completion certificate as our said appointed attorney may deem fit and proper.
4. To do all the things necessary for the purpose of mutation and/or assessment of the said property and sign papers and documents in our name and on our behalf.
5. To apply for cement, steel, brick, sard, stone-ships etc. required for the purpose of pursuing development work and/or construction at the said premises and to purchase necessary

building materials required for the construction of the proposed building.

6. To appoint architects, engineers, contractors, masons, laborers, sub contractor, plumbers, electricians, supervisor, etc. for us and on our behalf for the purpose of pursuing development work and/or construction of the said property at the cost of the developer.
7. To negotiate on terms for and to agree to enter in any agreements or contracts with intending purchaser/s in the project as clearly mentioned in the said development agreement dated 21st July, 2018 registered with Registrar of Assurances^{IV} Kolkata, being Deed No. 06612 of 2018.
8. To institute, defend and prosecute enforce or resist any suit or other actions and proceedings, appeals, in any Court of Law within the jurisdiction of the said property including criminal, revenue, civil and all or any other statutory authority and for which to execute warrant of attorney, Vakalatnama and other authorities, to act and plead, to appoint advocate/s, solicitors etc. and to sign and verify plaints, written statements,

petitions and other pleadings including pleadings under Article 226 of constitution of India.

9. To appear and sign on our behalf before the additional district sub registrar, registrar of assurances and all other statutory authorities and to attend and admit registration of any documents/deed of conveyance/agreement for sale in respect of all flats/units/commercial space.
10. To apply for and obtain sanction of electric-connection, water-connection, sewerage and drainage connection or any other connection related to the said property on our behalf and to sign all papers, forms, applications and/or documents related thereto and to pay for all the fees towards sanction of the same.
11. To take steps for collection of any refund from the Madhyamgram Municipality or any other authority or authorities as the case may be from time to time and to represent on our behalf concerning the said property.
12. To apply in our name and on our behalf before the concerned authority or other concerned or competent authorities for

obtaining necessary permissions, no-objections, licenses, etc. as may be found necessary and/or expedient by our said attorney in respect of the power of the and/or authorities so being conferred upon him.

13. To appear and represent ourselves in all matters concerning the aforesaid property including appearance before the pollution control board, Airport Authorities, Income tax, sales tax, magistrates, fire brigade, concerned police authority or such other law enforcing statutory authorities or public authorities as may be required by our said attorney.
14. To submit declarations, statements, applications and/or returns of the concerned authorities if so required in respect of our property.
15. To settle, adjust compound, compromise or submit to arbitration of all actions, suits, accounts, claims and disputes if any, arising amongst ourselves and any other person or persons and to compound or compromise the same.
16. To concur in doing any one or more of the acts, deeds, and things hereinbefore mentioned in conjunction with any other

person or persons without making us liable for any loss or damage on that account under any circumstances.

17. To apply and obtain occupancy certificate/completion certificate from the concerned Madhyamgram Municipality.
18. To enter into any agreement for sale in respect of salable areas with any intending purchaser or purchasers and also receive the advance money or consideration money, in its name, thereof by way of cash, cheque, draft, etc and the same shall be distributed between the principal and the attorney @ 35% and 65% respectively, *through Escrow account,* subject to compliance of the terms and conditions as mentioned in the said development agreement.
19. To receive from the intending purchaser or purchasers any earnest money, part or full and/or advance or advances and also the balance of purchase money by way of cash, cheque, draft, etc. and to issue good, valid receipt and discharge the purchaser or purchasers for the same.
20. To sign, execute any agreements, declaration/s, conveyance/s, sale deed/s, indenture/s, etc. including deed of gift of any portion/portions of the proposed building and for flats/units

@amai Thijunala
 Attorney

and salable area on our behalf and as vendors' and to present such agreements, declaration/s, conveyance/s, sale deed/s, indenture/s, etc. including deed of gift for registration, to admit execution and receipt of consideration before the additional district sub registrar, district registrar, registrar of assurances or registrar having the authority for and to have the said conveyance registered and to do all acts, deeds and things which our said attorney shall consider necessary for conveying salable areas to the said purchaser or purchasers as fully and effectually in all respect as we can do the same ourselves.

21. To apply for sign, execute, present, tender and submit documents and appear and obtain necessary clearance and/or permission from the concern authorities and submit the same to the bank and financial institution for the purpose of obtaining financial facilities against mortgaging the said property.
22. And we do hereby agree to ratify and confirm all and whatever other act or acts our said attorney shall lawfully do, execute or performed and cause to be done, executed or performed in

connection with the said property under and by virtue of this deed.

SCHEDULE ABOVE REFERRED TO:

All That piece and parcel of land containing as per record by estimation an area of 3 Bighas 9 Cottahs 14 Chittacks 31 Square Feet (70 Cottahs 2 Chittaks) be the same a little more or less, together with several old brick built building and some other brick built structures with tiled roofs erected thereat or in a part thereof situate lying at and being the Municipal Holding No. 378 (Plot A) and 379 (Plot- B & C), Jessore Road (South), within the limits of Ward No. 20 of the Madhyamgram Municipality, comprised in L.R. Dag Nos. 716 (Portion), 717 and 718 (formerly comprised in R.S. Dag Nos. 716 (Portion), 717 and 718) under L.R. Khatian No. 1307 of Mouza Doharia, Jurisdiction List No. 45, Police Station and Additional District Sub-Registration Office at Barasat, in the District of North 24 Parganas and butted and bounded:

On the North : By the land of Associated Porcelain Ltd.

On the South : By the land of Charu Chandra Sarkar

On the East : By Jessore Road and partly by Dag No.716 (P)

On the West : By the land of Associated Porcelain Ltd

IN WITNESS WHEREOF we hereunto set and subscribed our respective hands on this the 21st day of June 2018.

SIGNED AND DELIVERED in the

Presence of:

WITNESSES:

1. Vineet Tibrewal
2. Gautam Das
S/o R.N. Das
130/D, Sevidhar Lee
PO 2 PC Kalyan

WITNESSES:

1. Vineet Tibrewal
2. Gautam Das

RMS Forms Pvt. Ltd.

Rupa Bhatnagar
Authorised Signatory / Director

Signature of the Principal

We accept

For RAJLAKSHMI MARKETING PVT. LTD.

Chandni Singh

MANAGING DIRECTOR

Signature of the Attorney

Drafted by: *Vineet Tibrewal*
Vineet Tibrewal, Advocate (F-634/452/2001)
6, Old Post Office Street,
Kolkata-700001.



Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 19031000150709/2018

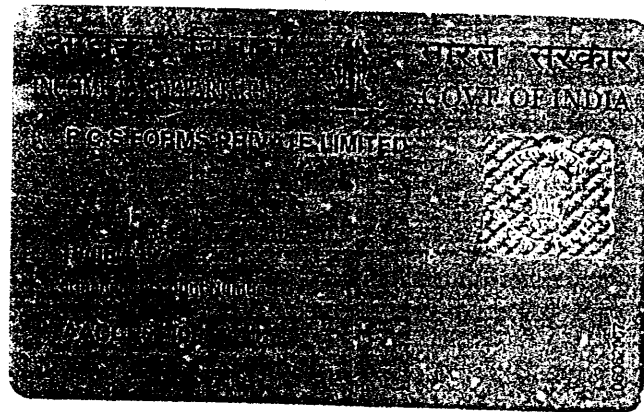
I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Alok Kumar Agarwal 12/1A. Dr. P K Banerjee Road. P.O:- Howrah, P.S:- Howrah, Howrah, District:-Howrah, West Bengal. India. PIN - 711101	Represent ative of Principal [PCS FORMS PRIVATE LIMITED]		2299 	Alok Agarwal. 21/6/2018.
2	Mr Raunak Jhunjhunwala J J House. Block A. 829/A Lake Town, P.O:- Lake Town. P.S:- Lake Town, District:-North 24- Parganas. West Bengal, India. PIN - 700089	Represent ative of Attorney [RAJLAKS HMI MARKETI NG PVT LTD]		2396 	Raunak Jhunjhunwala 21/6/2018
Sl No.	Name and Address of identifier	Identifier of		Signature with date	
1	Mr Goutam Das Son of Mr R N Das 130/D. Swinhoe Lane. P.O:- Kasba, P.S:- Kasba. District:-South 24- Parganas West Bengal, India. PIN - 700042	Mr Alok Kumar Agarwal, Mr Raunak Jhunjhunwala		Goutam Das 21/6/2018	

(Malay Kanti Das)
Additional Registrar of
Assurances of Assurances
Kolkata


OFFICE OF THE A.R.A. -
21 JUN 2018

Kolkata, West Bengal




Alor gery


आयकर विभाग
INCOME TAX DEPARTMENT


भारत सरकार
GOVT OF INDIA

ALOK KUMAR AGARWAL
OM PRAKASH AGARWAL

17/11/1982
 Permanent Account Number
ACZPA5548A


 Signature



Alok Agarwal

इस कार्ड के खोने / या 1 पर कृपया सूचित करें / लौटाएं :
 आयकर पैन सेवा इकाई, एस एस डी एल
 पहली मंजिल, टाइम्स टॉवर, कम्पला मिल्स कम्पाउंड,
 एस. बी. मार्ग, लोअर परेल, मुंबई - 400 013.

If this card is lost / someone's last card is found,
 please inform / return to
 Income Tax PAN Services Unit, NSDL
 1st Floor, Times Tower,
 Kamala Mills Compound,
 S.B. Marg, Lower Parel, Mumbai - 400 013.
 Tel: 91-22-2499 4680, Fax: 91-22-2495 0664,
 e-mail: uninfo@nsdl.co.in

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RAUNAK JHUNJHUNWALA
SUSHIL KUMAR JHUNJHUNWALA

06/10/1984
Permanent Account Number
AEYPJ0495G

Signature



26/10/2016

Ramsi Jhunjhunwala



ভারতীয় বিশিষ্ট পরিচয় প্রাপ্তিকরণ
ভারত সরকার
Unique Identification Authority of India
Government of India

ভালিকাভুক্তির আই ডি/Enrollment No.: 1093/88016/09629

To
রুনাক জুনজুনওয়ালা
Raunak Jhunjhunwala
S/O Sushil Kumar Jhunjhunwala
02/06/2012
OPP.NETAJI SPORTING CLUB J.J. HOUSE, 829/A,
BLOCK -A LAKETOWN Lake Town S.O
Lake Town Kolkata
West Bengal 700089
9831899977

3077N01
UH030178015IN



আপনার আধার সংখ্যা/ Your Aadhaar No. :

2329 8128 4549
আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



রুনাক জুনজুনওয়ালা
Raunak Jhunjhunwala
জন্ম সাল / Year of Birth : 1984
পুরুষ / Male



2329 8128 4549

আধার - সাধারণ মানুষের অধিকার

Raunak Jhunjhunwala



भारत सरकार
GOVERNMENT OF INDIA



अलोक अगारवाल

Alok Agarwal

जन्मतिथि/ DOB: 17/11/1982

पुरुष / MALE



3322 6786 4995

आधार - साधारण मानुषेअ अधिकार

Alok Agarwal



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाणा:

Address

अलोक अगारवाल, अलोक
202, बि एन-19/69, एम
के. देव रोड, श्रीभूमि,
लेकटाउन, श्रीभूमि, उत्तर 24
पारगना,
पश्चिम बंगाल - 700048

S/O, Om Prakash Agarwal,
Flat- 202, BI-19/69, S. K.
Deb Road, Sreebhumi,, Lake
Town, Sreebhumi, North 24
Parganas,
West Bengal - 700048



1947
1800 300 1947



help@uidai.gov.in



www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001

**INDIAN UNION DRIVING LICENCE
WEST BENGAL STATE**

WB-2020030229527 Issue Dt: 23/12/2003

Name **GOUTAM DAS**

S/D/W of **R N DAS**

Blood Gr. **U** **D.O.B** 19/09/1970

Address **13D, SWINHOE LN, KOL-42**



Goutam Das

Authorised to Drive Throughout India

Valid Till

N.T. 19/09/2020

Trans

Vehicle Class Issue Dt

MCWG 23/12/2003

LMV-NT 23/12/2003

Holder's Sign

App No 61376117

Print Date 26/05/2017

L. Authority
South 24 PGS

13

DATED THIS 21st DAY OF *June*, 2018

FROM

PCS FORMS PRIVATE LIMITED

...EXECUTANT

To

RAJLAKSHMI MARKETING PVT. LTD

...ATTORNEY

**DEVELOPMENT POWER
OF ATTORNEY**

**Vineet Tibrewal
Advocate
C/o. J.P. Tibrewal & Co.
Advocates
6, Old Post Office Street,
Kolkata-700001**

Major Information of the Deed

Deed No :	IV-1903-03859/2018	Date of Registration	29/06/2018
Query No / Year	1903-1000150709/2018	Office where deed is registered	
Query Date	04/06/2018 11:31:39 AM	A.R.A. - III KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	G Das Hare St,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9331309876, Status :Solicitor firm		
Transaction	Additional Transaction		
[4002] Power of Attorney, General Power of Attorney			
Set Forth value	Market Value		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(d))	Rs. 7/- (Article:E)		
Remarks			

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	PCS FORMS PRIVATE LIMITED 58 Metcalfe Street, P.O:- Dharmatala, P.S:- Bowbazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700013 Status :Organization, Executed by: Representative, Executed by: Representative

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	RAJLAKSHMI MARKETING PVT LTD J J House, Block A, 829/A Lake Town, P.O:- Lake Town, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700089 , PAN No.:: AAECR0256J, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Alok Kumar Agarwal Son of Late Om Prakash Agarwal 12/1A, Dr. P K Banerjee Road, P.O:- Howrah, P.S:- Howrah, Howrah, District:-Howrah, West Bengal, India, PIN - 711101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACZPA5548A Status : Representative, Representative of : PCS FORMS PRIVATE LIMITED (as Director)
2	Mr Raunak Jhunjunwala (Presentant) Son of Mr Sushil Jhunjunwala J J House, Block A, 829/A Lake Town, P.O:- Lake Town, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700089, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AEYPJ0495G Status : Representative, Representative of : RAJLAKSHMI MARKETING PVT LTD (as Authorized Signatory)

Major Information of the Deed :- IV-1903-03859/2018-29/06/2018

Identifier Details :

Name & address	
Mr Goutam Das Son of Mr R N Das 130/D, Swinhoe Lane, P.O:- Kasba, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700042, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Identifier Of Mr Alok Kumar Agarwal, Mr Raunak Jhunjhunwala	

Endorsement For Deed Number : IV - 190303859 / 2018**On 21-06-2018****Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 16:30 hrs on 21-06-2018, at the Private residence by Mr Raunak Jhunjhunwala ..

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

Execution is admitted on 21-06-2018 by Mr Alok Kumar Agarwal, Director, PCS FORMS PRIVATE LIMITED, 58 Metcalfe Street, P.O:- Dharmatala, P.S:- Bowbazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700013

Indetified by Mr Goutam Das, , , Son of Mr R N Das, 130/D, Swinhoe Lane, P.O: Kasba, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by profession Others

Execution is admitted on 21-06-2018 by Mr Raunak Jhunjhunwala, Authorized Signatory, RAJLAKSHMI MARKETING PVT LTD, J J House, Block A, 829/A Lake Town, P.O:- Lake Town, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700089

Indetified by Mr Goutam Das, , , Son of Mr R N Das, 130/D, Swinhoe Lane, P.O: Kasba, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by profession Others


Malay Kanti Das**ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA****Kolkata, West Bengal****On 29-06-2018****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 (d) of Indian Stamp Act 1899.

Major Information of the Deed :- IV-1903-03859/2018-29/06/2018

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 100/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 28426, Amount: Rs.100/-, Date of Purchase: 20/06/2018, Vendor name: Anjushree Banerjee



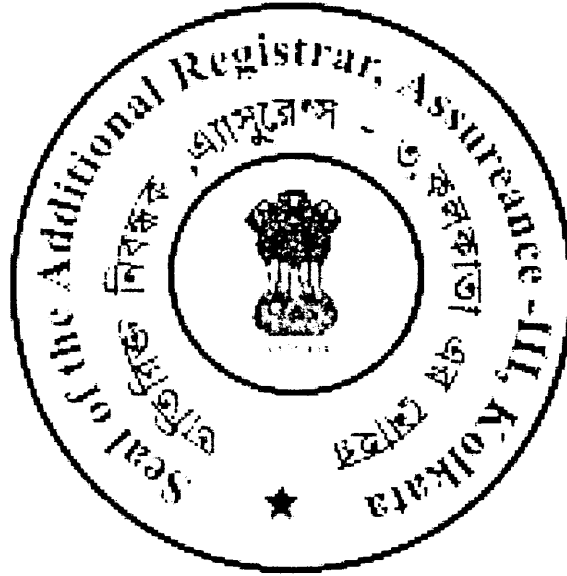
Malay Kanti Das
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - IV

Volume number 1903-2018, Page from 111608 to 111635

being No 190303859 for the year 2018.



Digitally signed by MALAY KANTI DAS
Date: 2018.07.02 12:10:50 +05:30
Reason: Digital Signing of Deed.

(Malay Kanti Das) 7/2/2018 12:08:02 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
West Bengal.

(This document is digitally signed.)
