

3047/2023

I-2611/23



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

11-25  
27/02/23

8/503186/23

ARA  
LAP 009124

Additional Registrar of Assurances-II  
Kolkata  
Certified that the Document is admitted to  
Registration in the Office of the Registrar of Assurances-II Kolkata  
and the endorsement are the part of this document

**POWER OF ATTORNEY**

1. **Date:** 27-02-2023
2. **Place:** Kolkata
3. **Parties:**

27 FEB 2023

- 3.1 **ROTOTRON CONTAINERS PRIVATE LIMITED (PAN NO. AABCR2604R)**, a company incorporated under the meaning and within the provisions of The Companies Act, 1956 and is an existing Company within the meaning of

27 FEB 2023



27 FEB 2023

- 2 JAN 2023

- 2 JAN 2023

27 JAN 2023  
SUDHANU BUKHARJEE  
C.O. Court  
Lawyer & Vendor  
10, Kiron Sankar Roy Road,  
1st Floor, Kolkata-700 001

AWANI KUMAR ROY  
Advocate  
10, Kiron Sankar Roy Road,  
1st Floor, Kolkata-700 001

168265



the Companies Act, 2013 and having its Registered Office at No. 80, Golaghata Road, P.S. Lake Town, Kolkata – 700 048, represented by its Director **OM PRAKASH SAHAL (PAN : BJAPS7499P)**, son of Late Mahabir Prasad Sahal, by faith Hindu, by occupation Business, working for gain at 80, Golaghata Road, P.S. & P.O. Lake Town, Kolkata – 700 048 who executes these presents refuge of and being empowered with the Board Resolution dated 5<sup>th</sup> January, 2023.

The aforesaid party numbering from 3.1 is hereinafter in this presents for the sake of brevity, collectively called, referred to and identified as **GRANTOR/EXECUTOR** of this power of attorney **AND** grant the same in favour of **M/S. NATURAL MANAVSTHAL PRIVATE LIMITED (PAN AADCN7719H)**, a Company incorporated within the meaning and under the provisions of The Companies Act, 1956 and is and existing Company within the meaning of the Companies Act, 2013 having its registered office at Premises No.9A, Lord Sinha Road, P.S. Shakespeare Sarani, P.O. Middleton Row, Kolkata-700071, represented by its Director **MUKESH KUMAR SHARMA (PAN ARKPS6485Q)**, son of Sri Mahesh Kumar Sharma, by faith Hindu, by occupation Business, residing at 5B, Judges Court Road, P.S. & P.O. Alipore, Kolkata-70027 who executes these presents being empowered by and under refuge of the Company Resolution dated 12<sup>th</sup> June, 2017 hereinafter in these presents for the sake of brevity, called, referred to and identified as the **ATTORNEY** of this power of attorney.



1

ADDITIONAL SECRETARY  
OFFICE OF THE SECRETARY  
27 FEB 1954

**NOW THIS POWER OF ATTORNEY (POA) WITNESSES AS FOLLOWS:**

4. **Background**

4.1 **Ownership of Said Property:**

- A. **ROTOTRON CONTAINERS PRIVATE LIMITED** being the then owner of the entire below mentioned **Schedule A Part-I** property, on and after having intraparty thorough discussion, entered into and executed a **registered Development Agreement dated 22.02.2023**, in respect of the entire **Schedule A property** mentioned below at the foot of these presents with **M/S. NATURAL MANAVSTHAL PRIVATE LIMITED**, being the Developer therein and such Agreement was executed and registered at and before The Office of The Additional Registrar of Assurance, ARA - II Kolkata, West Bengal and recorded in Book-I, Being No. 02340 for the year 2023.
- B. Now with the execution of these presents, the Appointer/ Grantor herein on and in respect of the Schedule A, property appoints M/S Natural Manavsthal Pvt. Ltd as their sole lawful Constituted Attorney who is hereby empowered to do, perform, execute, implement, act upon and/or cause any and/or all the following acts over, on and in respect of the entire **Schedule A**, property in consonance and compliance with the provisions of the registered Development Agreement dated 22.02.2023 Being No. 02340 for the year 2023, which was executed by **ROTOTRON CONTAINERS PRIVATE LIMITED**.



l

ADDITIONAL SECRETARY  
OFFICE OF THE  
27 FEB 2022

- 4.2 **Reason for Granting of Powers:** It is not possible for the Grantors to look after and sell the Developer's allocation and it has been agreed as per the terms of the aforesaid Development Agreement. Accordingly, the Grantors are granting certain powers and authorities to the Attorneys, by this Power of Attorney amongst other as stated hereinafter.
5. To manage, maintain, look after, supervise, administer, secure, hold and defend possession of the Project Land and every part thereof and its equipments and installations and do all acts deeds and things in connection therewith.
  6. To deal with fully and in all manner and to warn off and prohibit and if necessary proceed in due form of law against all or any trespassers and to take appropriate steps whether by action or distress or otherwise and to abate all nuisance and for that to enter into all contracts agreements and arrangements with them or any of them or otherwise and to abate all nuisance.
  7. To cause survey, measurement, soil test, excavation and other works at the Project Land.
  8. To prepare apply for sign and submit plans, maps, specifications and sketches for approval or sanctioning by the concerned municipal and other appropriate authorities and to have the same approved and/or sanctioned and if required, to have the same modified revalidated revised altered and/or renewed.



ADDITIONAL REGISTRAR  
OF APPOINTMENT  
27 FEB 2007



9. To pay all rates taxes charges expenses and other outgoings whatsoever (including municipal rates and taxes, land revenue and other charges whatsoever) payable in respect of the said premises or any part thereof or any undivided share or shares therein or the building or buildings that may be constructed thereon or any part or parts thereof and receive refund of the excess amounts, if paid, from the concerned authorities and to grant receipts and discharges in respect thereof.
10. To have the soil testing done on places, different spots for knowing the strength of the soil beneath the ground level so that the structural design can be prepared on the reports of the soil strength and to appoint Consultants and Experts for such soil testing at the appropriate remuneration and pay and incur the same.
11. To appoint and also to terminate the appointment of Architects, Engineers, Structural Engineers, Drainage and Plumbing Engineers/Experts, fire fighting experts, electrical engineers, land contractors and all other type of road and garden developers / contractors and such other experts or consultants as may be necessary as may be necessary for developing the said premises in such manner as the said Attorneys or any of them may deem necessary.
12. To appoint suitable number of Engineers, Supervisors, Soil Testing Contractors, Piling Contractors and/or any other type of contractor, worker or labour that may be necessary for starting and or completing and/or carrying out the work of construction including contractors for digging deep tube well and doing all



1

ADDITIONAL REGISTRAR  
OF ASSURANCE  
27 FEB 20

work of sanitation and including septic tank, overhead tank, underground reservoir and fixing the remuneration for such works.

13. To apply for and obtain orders of sanction of plans as also for modification of and/or addition and/or alteration to plan as may be sanctioned and/or revision and/or revalidation thereof and/or such other orders and permissions as be expedient therefor.
14. To inform the concerned authorities / municipality of all internal alterations within the sanctioned covered space and to incorporate all such deviations in the Completion Plan in terms of the rules of the concerned authorities / municipality and to get the same regularized.
15. To pay all fees and expenses and obtain sanction revalidation renewal and such other order or orders or permissions from the necessary authorities and to gift any part or portion of the said premises and do all other necessary acts deeds and things as be expedient for sanctioning revalidation renewal modification and/or alteration of plans.
16. To do all necessary acts deeds and things for complying all laws rules regulations bye-laws ordnance etc., for the time being in force with regard to sanctioning modification revision and/or alteration of plan and/or for construction of the new building/s at the said premises and obtaining utilities and facilities therein.



1

ADDITIONAL REGISTRAR  
OF ASSURANCE - II, KOLKATA  
27 FEB 2022



17. To incur and pay all fees for consultants, engineers, architects and to deposit all requisite charges, sanction fees and govt. fees that may be necessary for sanctioning of plan and development at the said premises and obtaining permissions for development and construction at the said premises and also all fees like sanction fee, mutation fee, conversion fee, drainage connection fees, electric deposit and charges, assessment fees, completion fees or any other fees and charges or monetary payment that may from time to time become payable for development and construction at the said Premises in all respect.
18. To enter into and sign the agreements with the contractors, fixing the remuneration and agree to the detailed terms and conditions of work/duties and manner of payment and make payments as the Attorneys or any of them shall think fit and proper.
19. To appear and represent the Principals and each of them before any govt. or semi-govt., private body or municipality or corporation or anybody or bodies where it may be necessary either in person or through appointed lawyers or authorized representative and to furnish all papers, documents as may be required and do all acts, deeds and things that may be necessary for the purpose of obtaining permission/sanction if necessary for developing the said premises and constructing the building/s and completing the same.

8



ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA  
27 FEB 2007

20. To obtain all refunds and surplus deposits or fees from the authorities where deposits are to and to have been made in excess or get adjustment of municipal tax bills for which the same has been paid in excess that what is lawfully payable and to get the property assessed to tax and to get all the assessments for assessment of Tax completed.
21. To construct new building or buildings at the said premises and for that to demolish the existing buildings and/or other structures of whatsoever nature thereon or as may be constructed in future.
22. To apply for and obtain electricity, gas, water, sewerage, drainage, lift/s, and/or other connections of any other utility or facility in the said premises from the CESC Limited / WBSEB, the concerned authorities / municipality and other appropriate authorities and/or to make alterations therein and to close down and/or have disconnected the same.
23. To do all necessary acts deeds and things for complying all laws rules regulations bye-laws ordnance etc., for the time being in force with regard to sanctioning modifications revalidation revision and/or alteration of the plans and/or construction of building/s and/or obtaining utilities and other purposes herein stated.
24. To apply for and obtain the Completion or Occupation or other certificates from the concerned authorities / municipality and/or other concerned authorities in respect of construction



g

ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA  
27 FEB 2022



and/or occupation of the building or buildings to be constructed at the said premises or any part thereof.

25. For all or any of the purposes hereinbefore and also hereinafter stated, to appear and represent the Principals before the Registrar, District Registrar, Additional Registrar, District Sub-Registrar, Additional District Sub-Registrar and other registration authorities, the Collector, the Commissioner, concerned municipality and all its departments, the Kolkata Metropolitan Development Authority, Fire Brigade, the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976, the Authorised Officer under the West Bengal (Regulation of Promotion of Construction and Transfer by Promoters) Act, 1993 and/or the Real Estate (Regulation and Development) Act, 2016, the B.L.& L.R.O. and other authorities under the West Bengal Land Reforms Act, 1955 and other Land / Tenancy laws, Town And Country Planning Authorities, all Revenue Authorities, Pollution Control Board and other authorities connected to pollution matters, Development Plan Authorities of the Government of West Bengal and/or India, Insurance Companies and authorities and Police Authorities and also all other authorities and Government Departments and/or its officers and also all other State Executives Judicial or Quasi Judicial, Municipal and other authorities and persons and also all courts tribunals and appellate authorities and to do all acts deeds and things and to make sign execute register submit register and/or deliver all documents, declarations, affidavits, deeds of gift, applications, undertakings, indemnities, objections, notices etc (including those relating to boundary verification) and also to submit and take delivery of all title

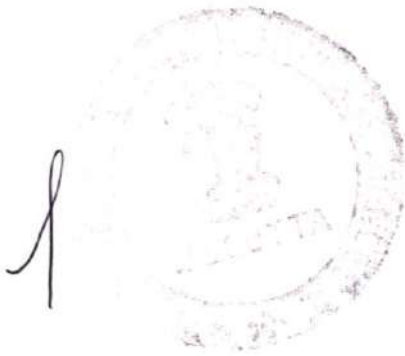


1

ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA  
27 FEB 2020

deeds concerning the said premises and other papers and documents (including cause papers and orders passed in any suit or litigation or proceeding) as be required by the necessary authorities or as may in any way be found necessary or expedient by the said Attorneys or any of them.

26. To sell, lease out or otherwise transfer or agree so to do the flats, units, office spaces, shops, showrooms, car parking spaces or rights and other constructed areas or saleable spaces in the new building or buildings to be constructed at the said premises to the person or persons interested in owning purchasing, taking on lease and/or otherwise acquiring the same together with or independent of or independently the land comprised in the said Premises at such consideration, premium, rent etc., and on such terms and conditions as the said Attorneys or any of them may deem fit and proper and to receive all proceeds consideration and other amounts received/realised out of such sale, lease and/or transfer and grant valid receipts and discharges which shall fully exonerate the person paying the same.
  
27. To join in as confirming party to agreements for sale, lease or otherwise transfer of the flats, shops, showrooms, offices, car parking spaces or rights and other constructed areas or saleable spaces in the new building/s to be constructed at the said Premises and/or undivided share in the land comprised in the said Premises or part thereof, and confirming thereunder the rights and entitlements of the Developer under the said Development Agreement and agreeing to execute the Deeds of



ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA  
27 FEB 2009



conveyance, lease or otherwise transfer to be executed in pursuance thereof.

28. To commence prosecute enforce defend answer and oppose all actions suits writs appeals revisions and other legal proceedings and demands civil criminal or revenue concerning the said Premises in any manner, including for sanction revalidation renewal modification revision and/or alteration of the plans and/or construction of building or buildings and/or obtaining of permissions, clearances, certificates etc., and/or sale or transfer of the flats, units, shops, showrooms, car parking spaces or rights and other constructed areas or saleable spaces or rights in the new building or buildings to be constructed at the said premises and/or touching any of the matters hereinstated in which the Principals in any way or manner now are or may hereafter be interested or concerned and if thought fit to compromise settle, refer to arbitration, abandon, submit to judgement or become non suited in any such action or proceedings as aforesaid before any Court or Tribunal, Civil or Criminal or Revenue, including the Municipal Tribunal, Collector, Thika Controller etc.
29. To sign declare verify and/or affirm any plaint, written statement, petition, application, consent petition, affidavit, vakalatnama, warrant of attorney, memorandum of appeal or any other document or cause paper in any proceeding as the occasions shall require and/or as the said Attorneys or any of them may think fit and proper.

1



ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA  
27 FEB 2020

30. To accept notices summons and services of papers from any Court, Tribunal, postal authorities and/or other authorities and/or persons.
31. To receive or pay and/or deposit on behalf and account of the Principals all moneys including stamp duty, court fees, registration fees, legal fees etc.
32. To receive, on behalf and account of the Principals , refund of the excess amount of fee or other amounts, if any, paid for the purposes hereinstated and to give valid and effectual receipts in respect thereof.
33. To institute, defend and prosecute, enforce or resist any suit or other action and proceedings, appeals, in any court of India, civil, criminal, revenue, or before any tribunal or arbitration or Income Tax Authorities or any other quasi judicial authorities on my behalf with respect to the said premises or any part thereof and to execute and sign Vakalatnama and other authorities to act and plead, to sign and verify complaints, written statements, affidavits, declarations, applications, petitions and other pleading including pleadings under Article 226 of the Constitution of India and also to present any memorandum of appeal and other legal processes, enforce judgement, execute any decree or order, to appoint and engage on my behalf any advocate, attorney, counsels as my said attorney would think fit and proper and to adjust, settle, compromise, withdraw the same.

8



ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA  
27 FEB 2023

34. For better and more effectually exercising all or any of the powers and authorities herein granted, to retain appoint and employ Advocates, Solicitors, lawyers etc. and to pay their fees and costs.
35. To process the application for the sanctioning of the plan, pay fees and obtain sanction revalidation modification revision alteration and/or renewal and/or such other orders and permissions of the new plans for any construction at the Project Land.
36. To sign and submit all declarations, undertakings, affidavits, gifts of strips or splayed corners required by any authority for the purpose of sanction/ modification/alteration/renewal of the plans for any construction at the Project Land.
37. To sell, transfer, convey, Lease out, Sub-let the Developer's allocation, at the foot of these presents and receive part or full consideration thereof and issue receipt thereof and to execute any registered or unregistered documents of whatsoever nature and character in this regard.
38. To enter into, present and execute any registered and/or unregistered documents of whatsoever nature and character with regard to the developer's allocation in terms of Development Agreement and Supplement Agreement.
39. To sign, execute, modify, cancel, alter, submit and present for registration of any deed and/or document for Sale and to



1



ADDITIONAL REGISTRAR  
OF ASSURANCE - U. KO. KATA  
27 FEB 2005

receive part or full consideration amount thereof and issue and acknowledge the receipt thereof and have registered before the concerned authorities all papers, sale deeds, documents, declarations, affidavits, applications, returns, confirmations and consents with regard to the same as stated above, in connection with the developer's allocation.

40. To appear and present myself before all Statutory Bodies, Notary Public, Registrars, Magistrates and all other officers and authorities to have presented, executed, notarized, registered and authenticated all papers, Deeds of Conveyances, Agreement for Sale, Lease Deeds, Rectification Deed, Declaration, Rental Agreements etc. as and when required and to execute and enforce all powers and authorities contained herein, in connection with the Developer's allocation.
41. To employ solicitors, advocates, chartered accountants and/or such other agents as may be required for effectually discharging the powers and authorities granted herein in respect of the Developer's allocation only.
42. To negotiate for sale and to sell the developer's allocation on terms and conditions as may deemed fit by the Attorney and to prepare, sign, execute and deliver registered or unregistered Memorandum of Understanding, Agreements for Sale, Deed of Conveyances and other instruments in this regard.
43. To apply for and obtain all kind of "No Objection Certificates" permissions and clearances required for entering into agreements, conveyances and other instruments.

l



ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA  
27 FEB 201

44. To take any legal action or to defend any legal proceeding including arbitration proceeding arising out of any matter in respect of developer's allocation 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.
45. To pay all outgoings, including Municipal Taxes and other statutory duties/payments etc. in respect of the Developer's allocation and to collect receipts therefore.
46. To do and execute all other lawful acts and represent the Grantors at and before all the statutory bodies, Courts, Judicial forum and municipalities as and when required in respect of the below Second scheduled property.
47. To cooperate in all respect in causing mutation of such constructed areas/Flats/Apartments already sold to such respective purchasers from Developer's allocation.
48. To make representation to any Bank, Financial Institution, NBFC any Private Lender in respect of any part or portion of the Developer's Allocation and create charge or mortgage or by any intending purchaser for its/their flat create charge or mortgage to obtain loan out of the Developer's Allocation. However it is made clear that the owners in any event will not be responsible for payment of the same or any part thereof.



l

ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA

27 FEB 202



49. Be it noted that this Power of Attorney is being granted in favour of the said attorney without any consideration and no interest or right of the Attorney is created on the Property which is the subject matter of this Power of Attorney.
50. To apply for and obtain all necessary permissions and clearances from the authorities under the pollution and environment laws and all other related authorities.
51. To obtain loans and finance from any Banks and/or the Financial Institutions in terms of the Development Agreement.
52. To advertise and publicize the Project or any part thereof in any media and to appoint marketing agents, brokers, sub-brokers, sole selling or other agents for sale or otherwise transfer of the same in terms of the Development Agreement.

**SCHEDULE - A ABOVE REFERRED TO :**

**ALL THAT** demarcated the piece and parcel of land measuring about 22 Cottahs more or less but on actual physical measurement having an area of 1604.69 Sq.Mrts. with Common Passage from Main Road out of the land measuring more or less .5412 Acres at Mouza - Golaghata, R.S. Dag No. 104, Khatian No. 72, J.L. No. 27, Sheet No. 2, Touzi No. 1298/2833, P.S. Lake Town, District North 24 Parganas now known as Municipal Holding No. 115 Golaghata Road, Kolkata - 700048.

---

---



ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA

27 FEB 202

**Execution and Delivery**

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

**Witnesses:**

↓

FOR ROTOTRON CONTAINERS PVT. LTD

*Om Prakash Bahad*  
Director

---

**ROTOTRON CONTAINERS PRIVATE LIMITED**

**(Grantor)****Witnesses:**

1. Partha Nandy  
10, K. S. Roy Road  
Kolkata - 700001
2. Ashoke Das.  
10, K. S. Roy Road,  
Kolkata - 700001

*We accept*

For NATURAL MANAVSTHAL (P) LTD.

*Manu Sharma*  
Authorised Signatory / Director

*Drafted by*  
*Aruni Kumar Roy*  
*Advocate*  
*High Court*  
*Kolkata*  
*WB/1927/1978*



1

ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA  
27 FEB 2021

@@  
**DATED THIS DAY OF 2023**  
@@

**BETWEEN**

**ROTOTRON CONTAINERS PRIVATE  
LIMITED ..OWNER**

**A N D**

**M/S. NATURAL MANAVSTHAL PRIVATE  
LIMITED DEVELOPER**

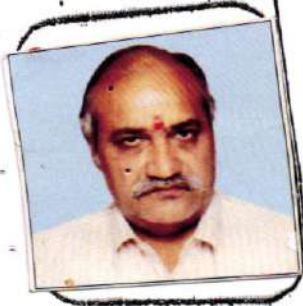
**POWER OF ATTORNEY FOR SALE**

**MR. AWANI KUMAR ROY**  
Advocate  
10. Kiran Shankar Roy Road  
Kolkata-700001.



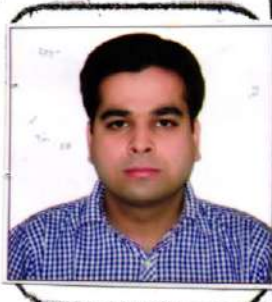


# SPECIMEN FORM FOR TEN FINGERPRINTS



Om Prakash Sahas

Left hand	Little Finger	Ring Finger	Middle Finger	Index Finger	Thumb
	Little Finger	Ring Finger	Middle Finger	Index Finger	Thumb
Right hand	Thumb	Index Finger	Middle Finger	Ring Finger	Little Finger
	Thumb	Index Finger	Middle Finger	Ring Finger	Little Finger



Suresh

Left hand	Little Finger	Ring Finger	Middle Finger	Index Finger	Thumb
	Little Finger	Ring Finger	Middle Finger	Index Finger	Thumb
Right hand	Thumb	Index Finger	Middle Finger	Ring Finger	Little Finger
	Thumb	Index Finger	Middle Finger	Ring Finger	Little Finger



Left hand	Little Finger	Ring Finger	Middle Finger	Index Finger	Thumb
	Little Finger	Ring Finger	Middle Finger	Index Finger	Thumb
Right hand	Thumb	Index Finger	Middle Finger	Ring Finger	Little Finger
	Thumb	Index Finger	Middle Finger	Ring Finger	Little Finger



Left hand	Little Finger	Ring Finger	Middle Finger	Index Finger	Thumb
	Little Finger	Ring Finger	Middle Finger	Index Finger	Thumb
Right hand	Thumb	Index Finger	Middle Finger	Ring Finger	Little Finger
	Thumb	Index Finger	Middle Finger	Ring Finger	Little Finger



l  
ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA

27 FEB 2023



आयकर विभाग

INCOME TAX DEPARTMENT

OM PRAKASH SAHAL

MAHABIR PRASAD SAHAL

14/10/1954

Permanent Account Number

BJAPS7499P

Om Prakash Sahal  
Signature

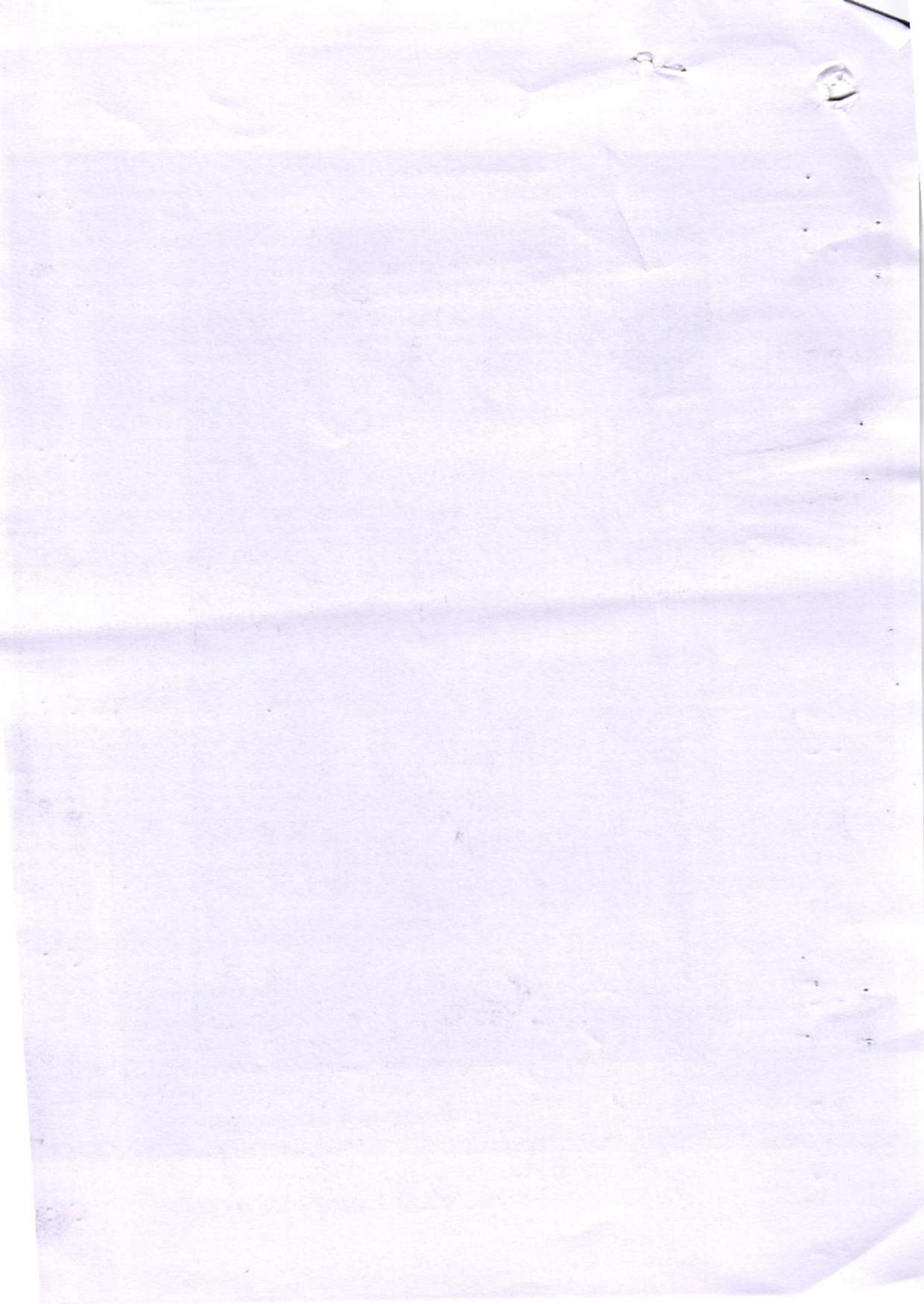


भारत सरकार  
GOVT. OF INDIA



27122006









भारत सरकार

GOVERNMENT OF INDIA



ओम प्रकाश सहल

OM PRAKASH SAHAL

जन्म तिथि/ DOB:

14/10/1954

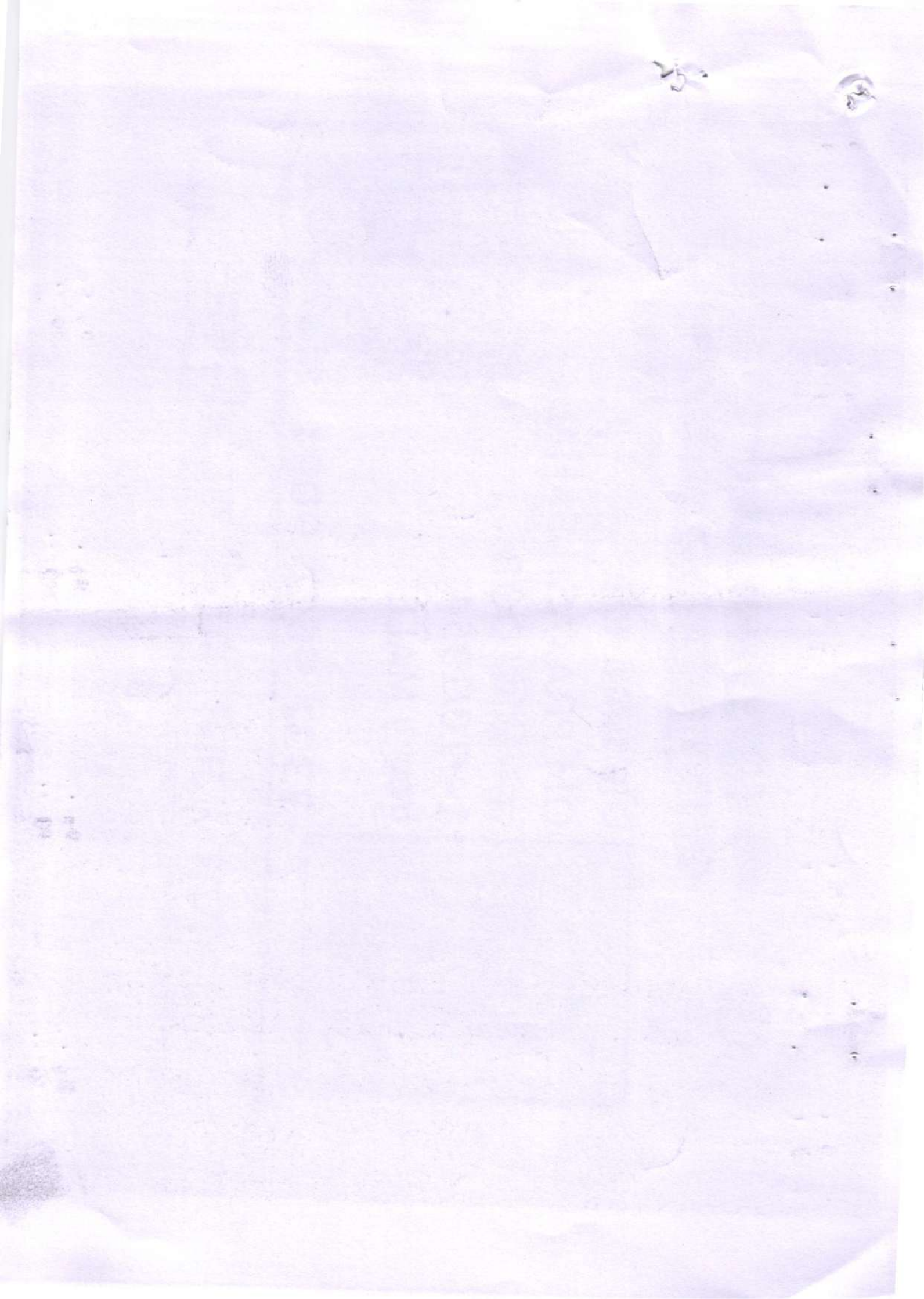
पुरुष / MALE



3327 9616 9091

आधार - आम आदमी का अधिकार









भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

S/O स्व. महावीर प्रसाद  
सहल, फ्लैट नो-२सि ब्लाक-  
ए वी आई पी टावर, ८०  
गोलाघाटा रोड, गोलाघाटा  
बस स्टॉप, स्त्रीभुमी स.ओ.  
कोलकाता,  
वेस्ट बंगाल - 700048

Address

S/O Late Mahavir Prasad  
Sahal, FLAT NO-2C BLOCK-A  
VIP TOWER, 80 GOLAGHATA  
ROAD, GOLAGHATA BUS  
STOP, Sreebhumi S.O.,  
Kolkata,  
West Bengal - 700048



1800 300 1947



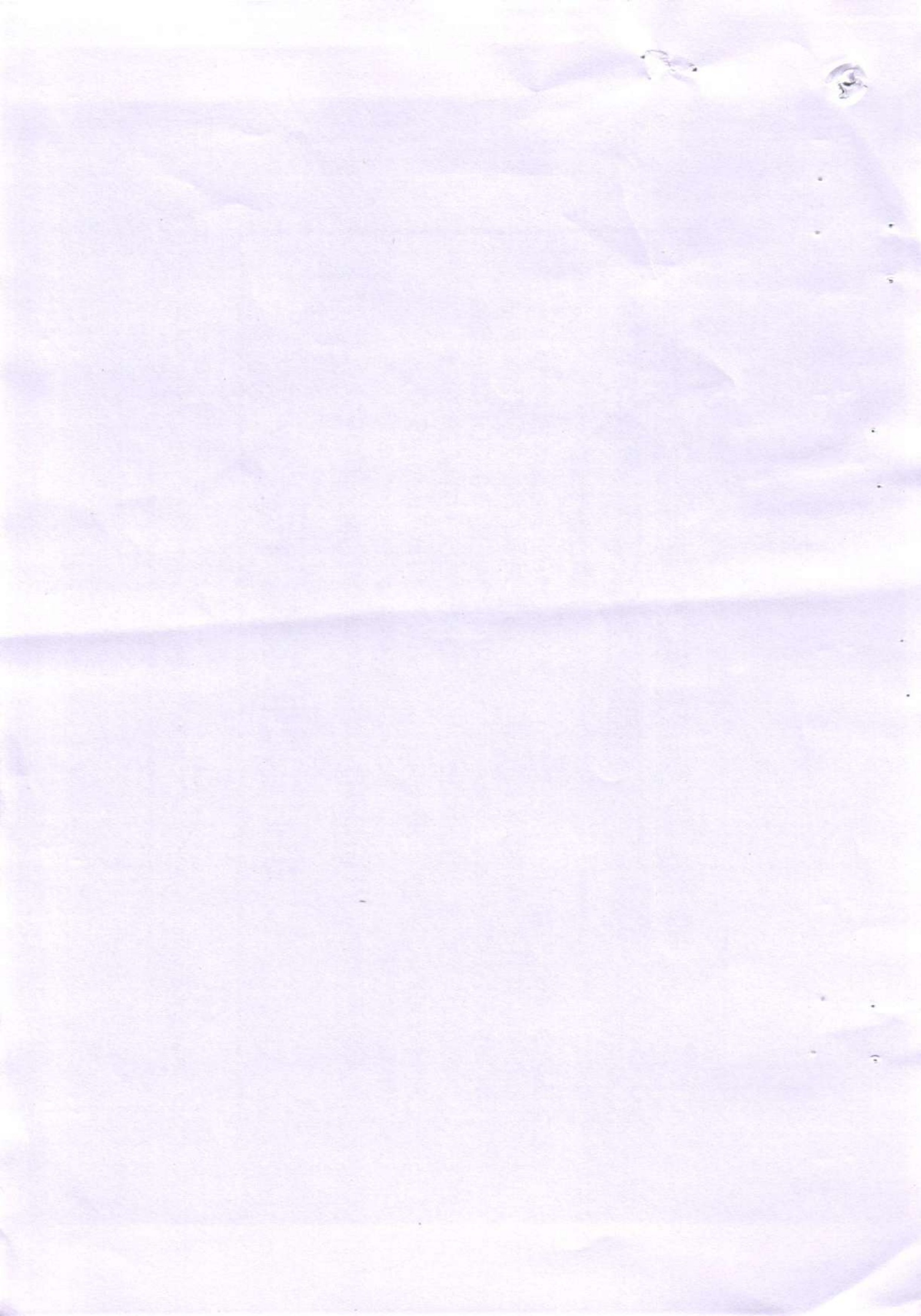
help@uidai.gov.in


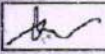


www.uidai.gov.in

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

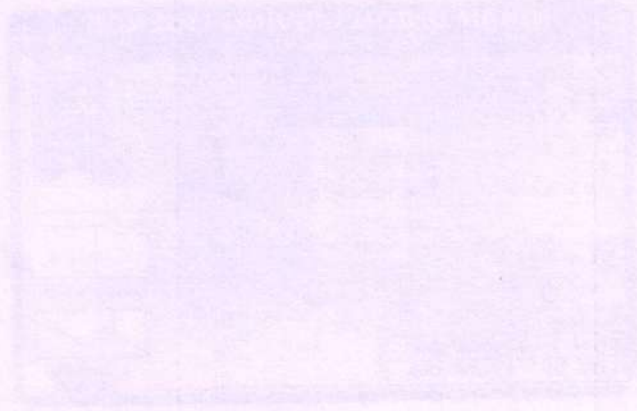




INDIAN UNION DRIVING LICENCE		WEST BENGAL STATE	
No.	WB-112011139546	Issue Dt.	13/04/2011
Name	PARTHA	NANDY	
S/D/W of	ARUN	KUMAR	NANDY
Blood Gr.		DOB	09/09/1960
Address:-			
210 BAKSARA VILLAGE RD BAKSARA HOW			
Authorised to Drive Motor Vehicle			
Valid Till			
NT	08/09/2030	Vehicle Class	
T	00/00/0000	MCWG	
Badge Details		Holder's Sign	
Number			
Dt. of Issue	00/00/0000	L. Authority	
Valid Till	00/00/0000	HOM/RAH	

*Partha Nandy*





*Handwritten text, possibly a signature or date, located in the lower left quadrant of the page.*

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

MUKESH KUMAR SHARMA  
MAHESH KUMAR SHARMA



10/02/1984  
Permanent Account Number

ARKR56185Q

M. K. SHARMA

Signature







भारत सरकार  
GOVERNMENT OF INDIA




Mukesh Kumar Sharma  
Date of Birth/DOB: 10/02/1984  
Male/ MALE




3944 4069 8937


**MEERA AADHAAR. MERI PEHCHAN**

भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

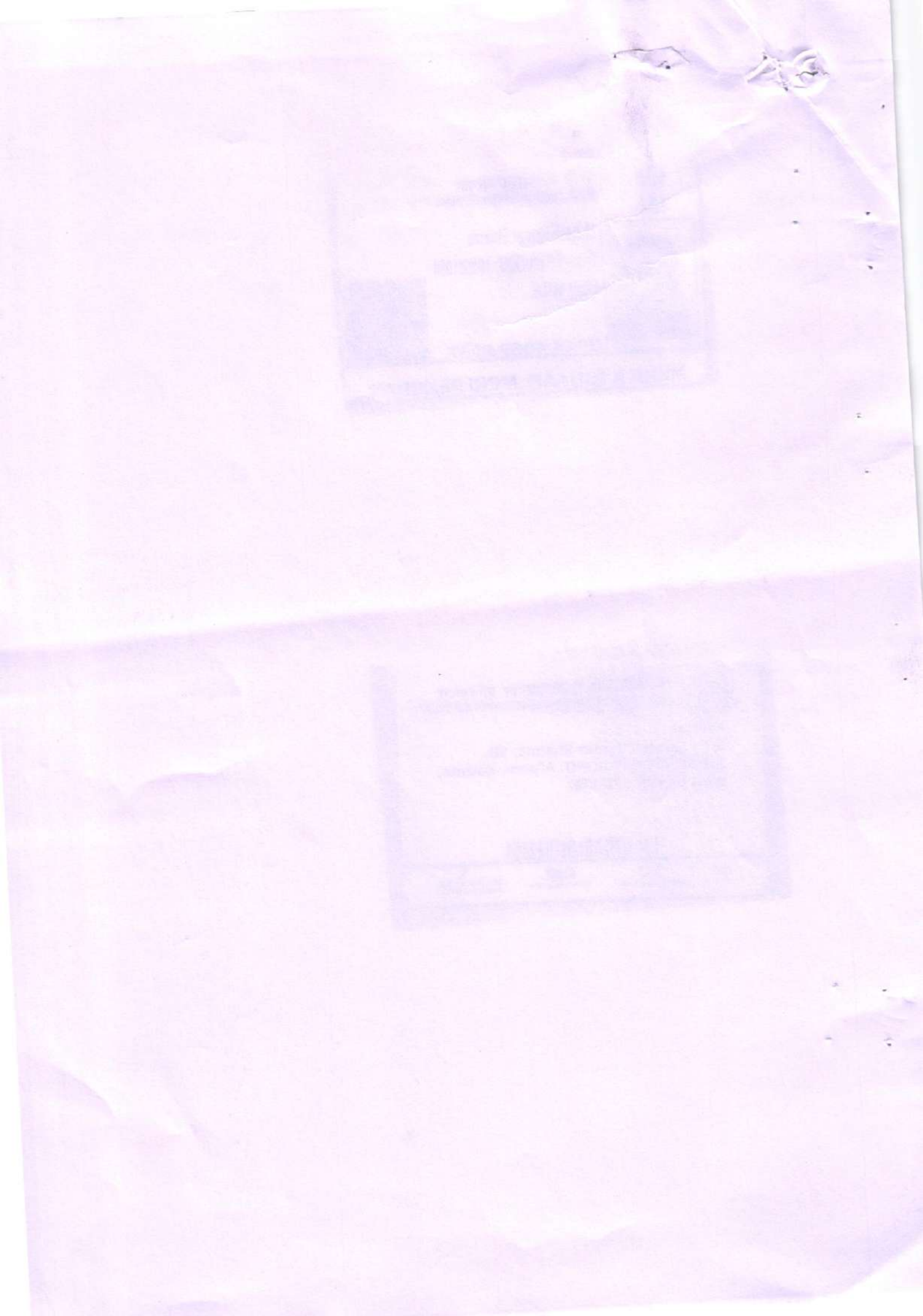


आधार  
Address  
S/O: Mahesh Kumar Sharma, 5B,  
JUDGES COURT ROAD, Alipore, Kolkata,  
West Bengal - 700027



1847  [help@uidai.gov.in](mailto:help@uidai.gov.in)  [www.uidai.gov.in](http://www.uidai.gov.in) P.O. Box No. 1947  
Bengaluru-560 091







आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

ROTOTRON CONTAINERS PRIVATE  
LIMITED

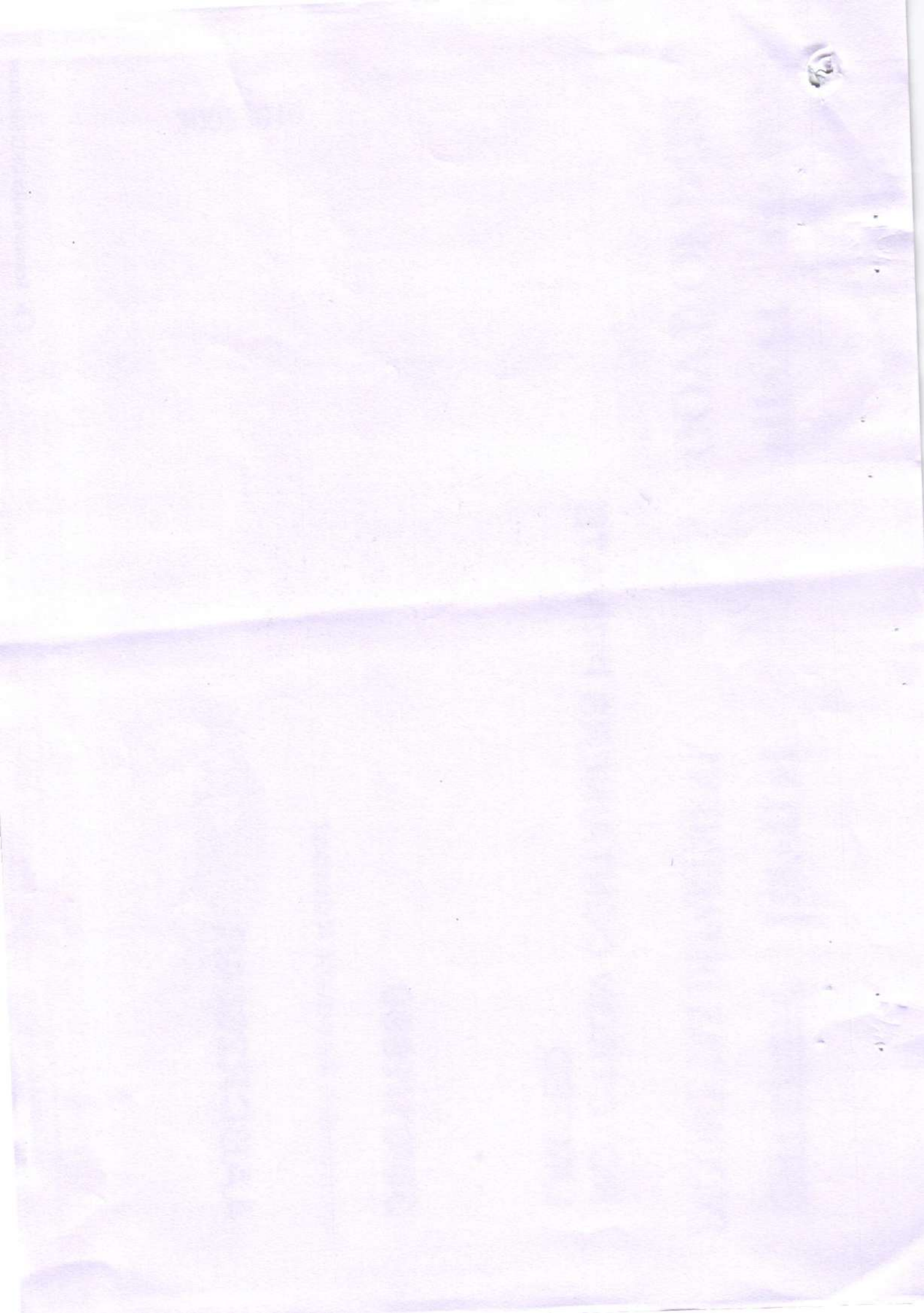
30/01/1990

Permanent Account Number

AABCR2604R

20072010





आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT OF INDIA

NATURAL MANAVSTHAL PRIVATE  
LIMITED



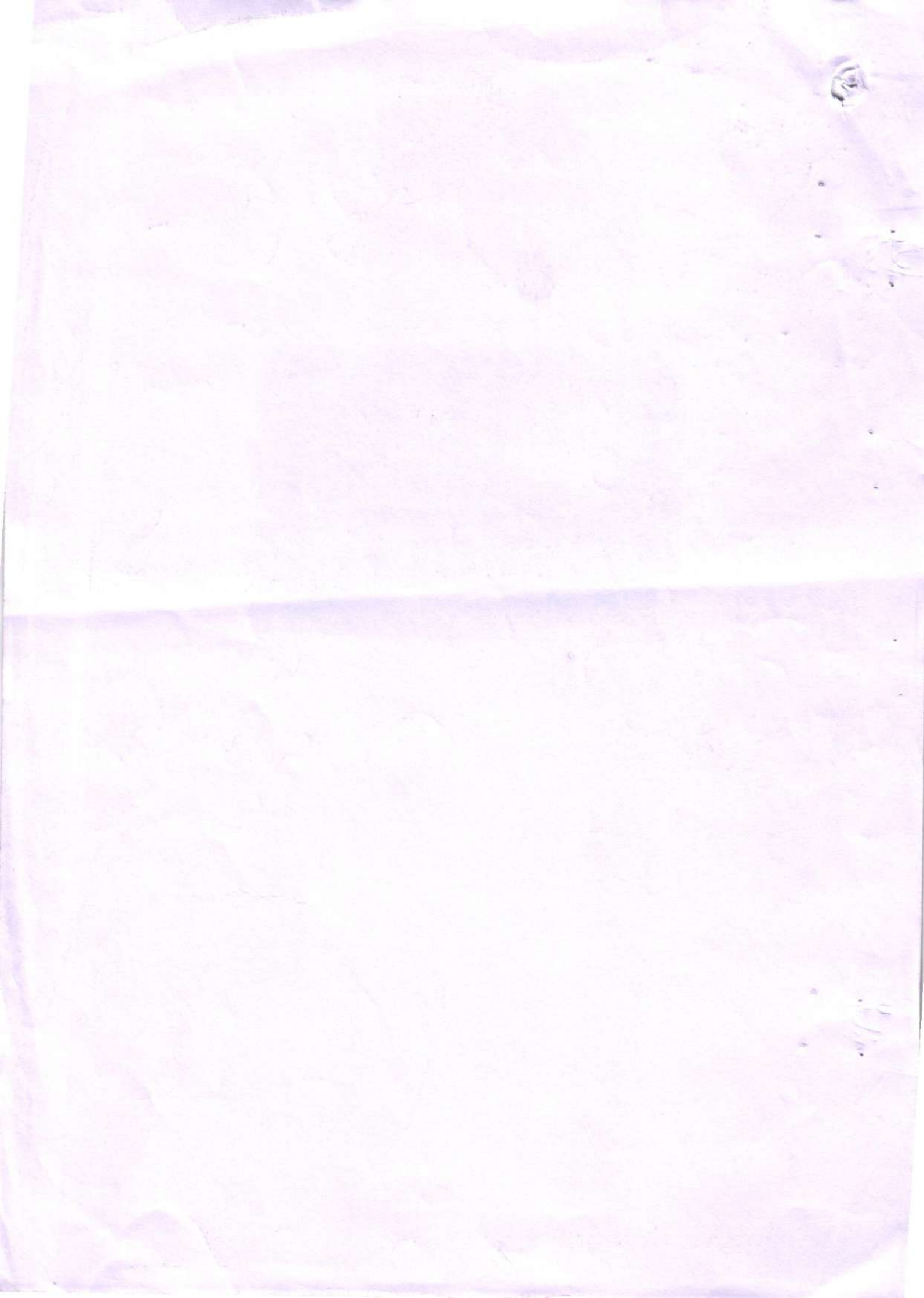
13/10/2011

Permanent Account Number

AADCN7719H

13/10/2011





## Major Information of the Deed

Deed No :	I-1902-02611/2023	Date of Registration	27/02/2023
Query No / Year	1902-8000503186/2023	Office where deed is registered	
Query Date	23/02/2023 4:18:53 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Partha Nandy 210, Baksara Village Road, Thana : Santragachi, District : Howrah, WEST BENGAL, PIN - 711110, Mobile No. : 7003298463, Status :Others		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
	Rs. 7,98,90,219/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 101/- (Article:E, E, M(a))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190202340/2023 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: North 24-Parganas, P.S:- Lake Town, Municipality: SOUTH DUM DUM, Road: Golahata Road, Mouza: Golaghata, , Holding No:115 Pin Code : 700048

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-104	RS-72	Bastu	Bastu	1 Bigha 2 Katha		7,88,11,907/-	Property is on Road , Project Name :
<b>Grand Total :</b>					<b>36.3Dec</b>	<b>0 /-</b>	<b>788,11,907 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2000 Sq Ft.	0/-	10,78,312/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 25 Years, Roof Type: Pucca, Extent of Completion: No door and windows					
Floor No: 1, Area of floor : 1000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 25 Years, Roof Type: Pucca, Extent of Completion: No door and windows					
<b>Total :</b>		<b>2000 sq ft</b>	<b>0 /-</b>	<b>10,78,312 /-</b>	



Summary Information of the Project



Project Name: [Faint text]
Project Number: [Faint text]

Project Location: [Faint text]

Project Description: [Faint text]

Project Objectives: [Faint text]

Project Budget: [Faint text]

Project Schedule: [Faint text]

Project Risks: [Faint text]

Project Stakeholders: [Faint text]

Project Deliverables: [Faint text]

Project Status: [Faint text]

Project Contact: [Faint text]

Project Approval: [Faint text]

Project Review: [Faint text]

Project Closure: [Faint text]

Project Summary: [Faint text]



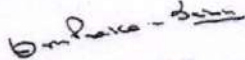



**Principal Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>ROTOTRON CONTAINERS PRIVATE LIMITED</b> 80, GOLAGHATA ROAD, City:- South Dum Dum, P.O:- SHREEBHUMI, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048 , PAN No.:: AAxxxxxx4R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>NATURAL MANAVSTHAL PRIVATE LIMITED</b> 9A, LORD SINHA ROAD, City:- Kolkata, P.O:- MIDDLETON ROW, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071 , PAN No.:: AAxxxxxx9H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr OM PRAKASH SAHAL (Presentant)</b> Son of Late MAHABIR PRASAD SAHAL Date of Execution - 27/02/2023, , Admitted by: Self, Date of Admission: 27/02/2023, Place of Admission of Execution: Office	<b>Photo</b>  Feb 27 2023 2:36PM	<b>Finger Print</b>  LTI 27/02/2023	<b>Signature</b>  27/02/2023
80, GOLAGHATA ROAD, City:- South Dum Dum, P.O:- SHREEBHUMI, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: BJxxxxxx9P,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : ROTOTRON CONTAINERS PRIVATE LIMITED (as DIRECTOR)				
2	<b>Name</b> <b>Mr MUKESH KUMAR SHARMA</b> Son of Mr MAHESH KUMAR SHARMA Date of Execution - 27/02/2023, , Admitted by: Self, Date of Admission: 27/02/2023, Place of Admission of Execution: Office	<b>Photo</b>  Feb 27 2023 2:35PM	<b>Finger Print</b>  LTI 27/02/2023	<b>Signature</b>  27/02/2023
9A, LORD SINHA ROAD, City:- Kolkata, P.O:- MIDDLETON ROW, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ARxxxxxx5Q,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : NATURAL MANAVSTHAL PRIVATE LIMITED (as DIRECTOR)				





REPORT ON THE INVESTIGATION

TO THE BOARD OF DIRECTORS OF THE COMPANY AND TO THE SHAREHOLDERS

Summary of Findings

The investigation was conducted in accordance with the provisions of the Companies Act, 1956.

NATURAL MANAGERIAL INVESTMENT

As per the report of the auditor, the company has invested in shares of the company.

Investment Details

The following table shows the details of the investment made by the company.

Sl. No.	Name of the Company	Amount Invested (Rs.)	Percentage of Shareholding
1	ABC COMPANY LIMITED	10,00,000	10%
2	DEF COMPANY LIMITED	5,00,000	5%

The above investments are made in accordance with the provisions of the Companies Act, 1956.

Sl. No.	Name of the Company	Amount Invested (Rs.)	Percentage of Shareholding
3	GHI COMPANY LIMITED	3,00,000	3%
4	JKL COMPANY LIMITED	2,00,000	2%

The above investments are made in accordance with the provisions of the Companies Act, 1956.

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Partha Nandy</b> Son of Late Arun Kumar Nandy 210, Baksara Village Road, City:- , P.O:- Baksara, P.S:-Santragachi, District:- Howrah, West Bengal, India, PIN:- 711110			
	27/02/2023	27/02/2023	27/02/2023
Identifier Of Mr OM PRAKASH SAHAL, Mr MUKESH KUMAR SHARMA			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	ROTOTRON CONTAINERS PRIVATE LIMITED	NATURAL MANAVSTHAL PRIVATE LIMITED-36.3 Dec
<b>Transfer of property for S1</b>		
Sl.No	From	To. with area (Name-Area)
1	ROTOTRON CONTAINERS PRIVATE LIMITED	NATURAL MANAVSTHAL PRIVATE LIMITED-2000.00000000 Sq Ft



THE BANK OF  
INDIA  
MUMBAI  
BRANCH



IN FULL PAYMENT OF THE ACCOUNT OF THE  
MUMBAI BRANCH OF THE BANK OF INDIA

TO THE ACCOUNT OF THE  
MUMBAI BRANCH OF THE BANK OF INDIA

TO THE ACCOUNT OF THE  
MUMBAI BRANCH OF THE BANK OF INDIA

TO THE ACCOUNT OF THE  
MUMBAI BRANCH OF THE BANK OF INDIA

TO THE ACCOUNT OF THE  
MUMBAI BRANCH OF THE BANK OF INDIA



**On 27-02-2023**

**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 13:52 hrs on 27-02-2023, at the Office of the A.R.A. - II KOLKATA by Mr OM PRAKASH SAHAL ,.

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 7,98,90,219/-

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

Execution is admitted on 27-02-2023 by Mr OM PRAKASH SAHAL, DIRECTOR, ROTOTRON CONTAINERS PRIVATE LIMITED, 80, GOLAGHATA ROAD, City:- South Dum Dum, P.O:- SHREEBHUMI, P.S:-Lake Town, District:- North 24-Parganas, West Bengal, India, PIN:- 700048

Identified by Mr Partha Nandy, , Son of Late Arun Kumar Nandy, 210, Baksara Village Road, P.O: Baksara, Thana: Santragachi, , Howrah, WEST BENGAL, India, PIN - 711110, by caste Hindu, by profession Service

Execution is admitted on 27-02-2023 by Mr MUKESH KUMAR SHARMA, DIRECTOR, NATURAL MANAVSTHAL PRIVATE LIMITED, 9A, LORD SINHA ROAD, City:- Kolkata, P.O:- MIDDLETON ROW, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071

Identified by Mr Partha Nandy, , Son of Late Arun Kumar Nandy, 210, Baksara Village Road, P.O: Baksara, Thana: Santragachi, , Howrah, WEST BENGAL, India, PIN - 711110, by caste Hindu, by profession Service

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 101.00/- ( E = Rs 21.00/- ,I = Rs 55.00/- ,M(a) = Rs 21.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 101.00/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 165665, Amount: Rs.100.00/-, Date of Purchase: 02/01/2023, Vendor name: S MUKHERJEE

*fin*

**Satyajit Biswas**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - II KOLKATA**  
**Kolkata, West Bengal**



Faded, illegible text covering the majority of the page, likely bleed-through from the reverse side.

CONFIDENTIAL - SECURITY INFORMATION  
EXCLUDED FROM AUTOMATIC  
DOWNGRADING AND  
DECLASSIFICATION



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2023, Page from 89369 to 89393  
being No 190202611 for the year 2023.



Digitally signed by SATYAJIT BISWAS  
Date: 2023.03.01 15:13:39 +05:30  
Reason: Digital Signing of Deed.

*Handwritten signature*

(Satyajit Biswas) 2023/03/01 03:13:39 PM  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - II KOLKATA  
West Bengal.

(This document is digitally signed.)



Registered in Book - 1  
Volume number 1992-2002 Page from 53399 to 53399  
Being No 1992/2002-2002



Digitally signed by SATYAJIT BE WAD  
Date: 2023.03.07 12:13:38 +05:30  
Reason: Digital Signing of Document

ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.A. - BANGALORE  
Bangalore

(This document is digitally signed)