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Additional Registrar of
 Assurances-IV, Kolkata

Certified that the Document is admitted of
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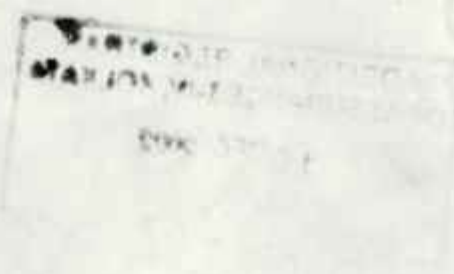
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 Additional Registrar of
 Assurances-IV, Kolkata

10 DEC 2022

TO ALL TO WHOM THESE PRESENTS SHALL COME, We, (1) RISHI
 TRADECOM PRIVATE LIMITED, a Company incorporated under the Companies
 Act, 1956 having its Registered Office at 1, Old Court House Corner, Tobacco House,

by

[Signature]





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1st Floor, Room No-104, Kolkata-700001, Post Office G.P.O, Police Station Hare Street, having PAN: AAFCR4754E, (2) ASAL DEALCOM PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956 having its Registered Office at 1, Old Court House Corner, Tobacco House, 1st Floor, Room No-104, Kolkata- 700001,

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Rishivax Buildwell
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Post Office G.P.O, Police Station Hare Street, having PAN: AAJCA8753E, (3)
ATITHI TRADECOM PRIVATE LIMITED, a Company incorporated under the
Companies Act, 1956 having its Registered Office at 1, Old Court House Corner,

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Rishimax Builders LLP

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Tobacco House, 1st Floor, Room No-104, Kolkata-700001, Post Office G.P.O, Police Station Hare Street, having PAN: AAJCA8752F, **(4) NIKHIL VINIMAY PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 1, Old Court House Corner, Tobacco House, 1st Floor, Room No-104, Kolkata-700001, Post Office G.P.O, Police Station Hare Street, having PAN: AADCN4829L, **(5) ORANGESKY DEALERS PRIVATE LIMITED** a Company incorporated under the Companies Act, 1956 having its Registered Office at 1, Old Court House Corner, Tobacco House, 1st Floor, Room No-104, Kolkata-700001, Post Office G.P.O, Police Station Hare Street, having PAN: AABCO5419R, **(6) POWERFUL TRADECOM PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 1, Old Court House Corner, Tobacco House, 1st Floor, Room No-104, Kolkata-700001, Post Office G.P.O, Police Station Hare Street, having PAN: AAGCP2158M, **(7) ACTUAL COMMODEAL PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 1, Old Court House Corner, Tobacco House, 1st Floor, Room No-104, Kolkata-700001, Post Office G.P.O, Police Station Hare Street, having PAN: AAJCA8581E, **(8) LIFEMAKE REAL ESTATES PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 1, Old Court House Corner, Tobacco House, 1st Floor, Room No-104, Kolkata-700001, Post Office G.P.O, Police Station Hare Street, having PAN: AACCL5844J, **(9) NIRMALKUNJ DEALCOMM PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 1, Old Court House Corner, Tobacco House, 1st Floor, Room No-104, Kolkata-700001, Post Office G.P.O, Police Station Hare Street, having PAN: AAECN5028J, **(10) LOOKLIKE DEALCOM PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 1, Old Court House Corner, Tobacco House, 1st Floor, Room No-104, Kolkata-700001, Post Office G.P.O, Police Station Hare Street, having PAN: AACCL5843R all Owners (1) to (10) represented by their Authorized Signatory Mr. Navin Jhunjunwala son of Mr. Sushil Kumar Jhunjunwala of P-199, CIT Road, Scheme-VII, Post Office : Kankurgachi, Police Station Manicktalla, Kolkata-700054, (having PAN ACTPJ8281H and Aadhaar No. 771653099512), **(11) VINIMAY TRADECOM LLP** a Limited Liability Partnership having its Registered Office at Unit-19F, Tower-B, 46B, Matheswartola Road, Kolkata-700046, Post Office and Police Station Tangra, having PAN: AAVFV7709C represented by its Authorized Signatory Mr. Rahul Bagaria son of Ashok Kumar Bagaria of Unit-19F, Tower-B, 46B, Matheswartola Road, Kolkata-700046, Post Office and Police Station Tangra, having PAN: AFUPB7544K and Aadhaar No. 217803624678, **(12) FORTNOX BUILDWELL LLP** a Limited Liability Partnership having its Registered Office at Unit-19F, Tower-B, 46B, Matheswartola Road, Kolkata-700046, Post Office and Police Station Tangra, having PAN: AAIFF5215C and **(13) STARNOX DEAL TRADE LLP** a Limited Liability Partnership having its Registered Office at Unit-19F, Tower-B, 46B, Matheswartola Road, Kolkata-700046, Post Office

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and Police Station Tangra, having PAN: AETFS5708L both Owners (12) and (13) represented by its Designated Partner Mr. Rahul Bagaria son of Ashok Kumar Bagaria of Unit-19F, Tower-B, 46B, Matheswartola Road, Kolkata-700046, Post Office and Police Station Tangra, having PAN:AFUPB7544K and Aadhaar No. 217803624678 hereinafter referred to as "the **PRINCIPALS**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include their respective successors or successors-in-office and/or assigns) **SEND GREETINGS:**

I. DEFINITIONS: Unless in this power there be something contrary or repugnant to the subject or context:-

- i. "**Attorneys**" shall mean the Developer represented by both or either of by its Authorized Representatives (a) **RAHUL BAGARIA** son of Ashok Kumar Bagaria having PAN:AFUPB7544K and (b) **BISWAJIT BHATTASALI** son of Mr. Birendra Chandra Bhattasali having PAN AKXPB8344H both working for gain at DLF Galleria, Unit 704, 7th Floor, Premises No. 02-0124, AA-1B, New Town, Police Station and Post Office New Town, Kolkata - 700156 and include any other person whom the Developer may authorize in addition to or as substitute of the above named two persons jointly and/or severally but shall not include the person whose authorization to represent the Principals as attorney is revoked by the Developer.
- ii. "**Building Complex**" shall mean the New Buildings at the said Premises together with the Common Areas and Installations and wherever the context so permits or intends shall include the said Premises
- iii. "**Developer's Realization Share**" shall mean 75% (Seventy Five per cent) of the Realizations.
- iv. "**Developer**" shall mean **RISHINOX BUILDWELL LLP**, (having PAN AAVFR1692Q) a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008 having its Registered Office at Unit 306, DLF Galleria, New Town, Rajarhat, Police Station Newtown, Post Office Rajarhat, Kolkata-700156 and include its successors or successors-in-office and/or assigns.
- v. "**Development Agreement**" shall mean the Development Agreement dated 29th November 2022 and registered with the Additional Registrar of Assurances-IV, Kolkata in Book No. I, Being No. 19231 for the year 2022 made between the Principals and the Developer and include any modifications and alterations thereof as may be made by the Principals and the Developer in writing.

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- vi. **"New Buildings"** shall mean the one or more several buildings to be constructed from time to time at the said Premises.
- vii. **"Project"** shall mean and include the planning and development activities in respect of the Building Complex, including sanctioning of plans, obtaining permissions and clearances, erection, re-erection, demolition, addition or alteration of the New Buildings and the Common Areas and Installations thereat and all activities allied and ancillary thereto and Transfer of the Transferable Areas therein and collection and distribution of Realizations and maintenance and administration of the Building Complex in matters relating to Common Purposes all in accordance with the terms and conditions of in the Development Agreement.
- viii. **"Principals' Allocation"** shall mean 25% (Twenty Five per cent) of the Realizations.
- ix. **"Realization"** shall mean the amounts that may from time to time be received against Transfer of the Units and Parking Spaces and other Transferable Areas from time to time including consideration, price, PLC, Floor Rise etc., but shall not include any Pass Through Charges or Extras and Deposits (both as defined and described in the Development Agreement).
- x. **"said Premises"** shall mean immovable property with a land area of 1.31 acre more or less under Ward No.12 of the Madhayamgram Municipality in the District of North 24 Parganas comprised in divided and demarcated portions of L.R. Dag Nos. 2198 and 2220 recorded in L.R. Khatian Nos. 14155, 14156, 14157, 14158, 14160, 14208, 14209, 14210, 14211, 14212, 14213, 14214 and 14215 (formerly entire R.S. Dag Nos. 831 and 832 recorded in R.S. Khatian Nos. 660 and 930) in Mouza Udayrajpur, Police Station Madhyamgram (formerly Barasat), North 24 Parganas fully described in the **SCHEDULE** hereunder written.
- xi. **"Transfer"** with its grammatical variations shall mean transfers by sale or any other means adopted by the Developer.
- xii. **"Transferable Areas"** shall mean the Units, Parking Spaces and anything else comprised in the Building Complex which is commercially exploited including by making it part of area of Units or by making it appurtenant to any Unit or otherwise.

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- xiii. **"Transferees"** shall mean the persons who from time to time purchase or agree to purchase or otherwise acquire any Transferable Area in the Building Complex.
- xiv. **"Units"** shall mean the independent and self-contained flats and other constructed spaces in the New Buildings at the said Premises capable of being exclusively held used or occupied by a person.
- xv. Any other term or expression used herein shall, unless there be something contrary or repugnant to the subject or context, have the same meaning as assigned in the Development Agreement.

II. RECITALS:

- A. **WHEREAS** by the Development Agreement, the parties thereto have agreed, inter alia, that the Developer would be entitled to the exclusive right to develop the Said Premises and the Principals and the Developer agreed upon the terms and conditions as morefully contained therein.
- B. **AND WHEREAS** in terms of the Development Agreement, the Principals are executing this Power of Attorney in favour of the Attorneys jointly and/or severally to do all acts deeds and things as and for the purposes relating to the Said Premises and the Project and the related purposes hereinafter contained:

III. NOW KNOW YE BY THESE PRESENTS, We the Principals abovenamed do hereby nominate constitute and appoint the said Attorneys jointly and/or severally as the true and lawful attorneys for in the name and on behalf of the Principals to do execute exercise and perform all or any of the following acts deeds matters and things relating to the Said Premises and the Building Complex and the Project and related purposes i.e., to say:-

1. To manage, maintain, look after, supervise, administer, secure, hold and defend possession of the Said Premises and every part thereof and its equipments and installations and do all acts deeds and things in connection therewith.
2. 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.

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3. To cause survey, measurement, soil test, excavation and other works at the said Premises.
4. To sign, apply for and obtain mutation, conversion, updation, insertions, correction of area or boundary or dimension or other description or any other correction, modification, alteration or other recording in respect of the Said Premises or any part thereof or the boundary of the Said Premises in the records of the Madhyamgram Municipality, B.L. & L.R.O., the D.L. & L.R.O., Municipal authorities, Planning Authority, Development Authority, Collector, District Magistrate (including ADM) and any other appropriate authorities and to do all other acts, deeds and things with regard thereto as may be deemed fit and proper by the said Attorney or Attorneys.
5. To demolish, construct, reconstruct boundary walls, fencing, dividers etc., at the Said Premises and/or any portion thereof for the purposes connected to development in terms of the Development Agreement and to construct or put up temporary sheds, structures etc., for storage of building materials or site offices.
6. To accept or object to the assessments made from time to time of land revenue or taxes or valuation or taxes in respect of the Said Premises or the building or buildings that may be constructed thereon or any part or share thereof by the land authorities, municipal authorities and other authorities and to attend all hearings and have the same finalized.
7. To pay all rates, municipal and other taxes, land revenue, electricity charges, utility charges, other charges expenses and other outgoings whatsoever payable in respect of the Said Premises or any part thereof or New Buildings for the time being thereon or any part or parts thereof and receive refund of the excess amounts, if paid, from the and/or concerned authorities and to grant receipts and discharges in respect thereof.
8. To prepare apply for sign and submit plans, maps, specifications and sketches for approval or sanctioning by the Madhyamgram Municipality, Zilla Parishad, Municipal authority, Planning Authority, Development Authority or other Appropriate Authorities having jurisdiction and to have the same sanctioned and if required, to have the same, or the Building Plans already sanctioned, as the case may be, modified revised altered and/or renewed and for that to utilize the unutilized FAR in respect of the RVOne Project Land in the Building Complex, constructible area in respect of Subject Property in the sanction plans for the development of the Subject Property and to be availed by way of addition and alteration plan to the previously sanctioned plans showing the Subject Property

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and the RVOne Project Land as conjoint having access from the frontage of the RVOne Project Land in the said sanction plans for the development of the Subject Property.

9. 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 plans for any construction at the said Premises.
10. 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 said Premises.
11. To give notice to the municipal and all other concerned authorities regarding commencement of construction and/or demolition of any structure(s) and/or other purposes as required or deemed fit and proper.
12. To carry out demolition, construction, reconstruction, addition, alteration, erection, re-erection and any other related activity at the Said Premises in respect of the Building Complex.
13. To inform municipal and all other concerned authorities of all internal alterations within the sanctioned covered space and to incorporate all such deviations in the Completion Plan in terms of the applicable rules and to get the same regularized.
14. To apply for and obtain temporary and/or permanent connections of all services, water, electricity, telephone, gas, power, drainage, sewerage, borewell, generator, transformers, lifts, septic tanks, security systems, dish antenna, towers, electronic or technical connections, etc., and/or other utilities inputs and facilities from the appropriate authorities and statutory bodies or private bodies or service providers and/or to make alterations therein and to close down and/or have disconnected the same.
15. To combine and/or connect the Building Complex with the project at RVOne Project Land and/or the Adjacent Areas or any part thereof or any developments thereon and/or to share any portion, area, utility, facility, accessway, entry/exit points, clubs or any common or other facility (including the Common Areas and Installations) between the occupants of the Building Complex and Phase I Project and/or the Adjacent Areas.

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16. To apply for and obtain any permission clearance and license to erect and run/operate and/or maintain lift, generator, dish antenna and any other utility, input or facility in the Building Complex or any part thereof including those mentioned in the last mentioned clause hereinabove and also to give contract to the manufacturer for maintenance of lift or lifts, generator, dish antenna and other utilities and its concerned machineries.
17. To deal with any person owning, occupying or having any right title or interest in the property adjacent to or near the said Premises in connection with the Project in such manner and on such terms and conditions as the said attorney or attorneys may deem fit and proper.
18. To deal with and represent the Principals before the co-owners of RVOne Project Land and/or any person or authority owning, occupying or having any right title or interest thereto, Phase I Project, Specified RVOne Common Areas and Facilities for all purposes contained in the Development Agreement and to enforce, obtain, take and/or grant the rights over the Specified RVOne Common Areas and Facilities and other rights over the RVOne Project Land and to allow use of the common areas, installations, amenities, facilities, services, utilities at the Building Complex to the extent agreed to or decided by the Developer and in terms of the Development Agreement.
19. To apply for and obtain "No Objection Certificate" from the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976 and all other permissions that may be required for sanctioning of plan, modification and/or alteration and/or revalidation, and/or obtaining utilities and any development activity or other purposes connected with the Project.
20. To apply for and obtain all permissions, approvals, licenses, registrations, clearances, no objection certificates, quotas, subsidies, incentives, exemptions, discounts, waivers, entitlements and allocations of cement, steel, bricks and other building materials, in respect of the Project and/or in respect of any input, utility or facility to be installed, run, made operative and managed thereat from all State or Central Government Authorities and statutory or other bodies and authorities concerned and any service providers.
21. To apply for and obtain all necessary permissions and clearances from the authorities under the pollution and environment laws and all other related authorities.

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22. To apply for and obtain in the name of the Developer the registration under all Real Estate development laws, including the Real Estate (Regulation and Development) Act, 2016 and to obtain all licenses and permissions under the said Act and all other acts and statutes, as applicable.
23. To appoint and terminate the appointment of Architects, Engineers, Surveyors and others for survey and soil testing and also for preparation of plans in respect of building or buildings at the Said Premises or portion or portions thereof and also for additions and/or alteration and/or modifications thereto (including those on account of user or change of user thereof or any part thereof) and also for other purposes connected with the Project.
24. To appoint, employ, engage or hire, contractors, sub-contractors, structural engineers, civil engineers, surveyors, overseers, experts, consultants, vastu consultants, chartered accountants, security guards, personnel and/or such other persons or agents as may be required in respect of the Project or any aspect or part thereof on such terms and conditions as the attorneys may deem fit and proper and to cancel, alter or revoke any such appointment or collaboration.
25. To appoint organizations and persons in connection with Building Management, Facility Management, Common Area management on such terms and conditions as the attorneys may deem fit and proper and to cancel, alter or revoke any such appointment or collaboration.
26. To do all necessary acts deeds and things for complying all laws rules regulations bye-laws ordinance etc., for the time being in force with regard to the Project.
27. To apply for and obtain Completion or Occupancy Certificate and other certificates as may be required from the concerned authorities.
28. To insure and keep insured the New Buildings and other Developments or any part thereof or any materials equipments or machineries against loss or damage by fire earthquake and/or other risks, if and as be deemed necessary and/or desirable by the said attorneys or any of them and to pay all premium therefor.
29. To obtain loans and finance from any Banks and/or the Financial Institutions in terms of the Development Agreement, and in the manner permitted under the Development Agreement but without however creating any financial obligation of repayment upon the Principals.

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30. To grant consent and No Objection Certificate and permit the Transferees of Units, Parking Spaces and other Transferable Areas (including proportionate land share) to take loans or finances from any Banks or Financial Institutions and deal with banks and financiers and/or their officers and/or assigns in connection with the any no objection certificates, consents, clearances, etc., from them.
31. To produce or give copies of any original title deed or document relating to the Said Premises and/or the Complex to any person or financier or others.
32. 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.
33. To negotiate with the person or persons interested in obtaining Transfer and/or otherwise acquiring Transferable Areas spaces in the Building Complex, take and accept bookings and applications, deal with, Transfer and/or part with possession of all or any Units, Parking Spaces and other Transferable Areas alongwith or independent of or independently the land comprised in the Said Premises attributable thereto or any portion thereof or any undivided share therein to any Transferee at such consideration and on such terms and conditions as the said attorney or attorneys may deem fit and proper but without violating with the terms and conditions of the Development Agreement.
34. To ask, demand, recover, realize and collect the Realizations and all other amounts or any parts thereof receivable in respect of any Transfer of the Transferable Areas in the manner and as per the terms and conditions of the Development Agreement and to deposit the same in the specified accounts of the Principals and the Developer as per the Development Agreement and to issue receipts to the Transferees accordingly which shall fully exonerate the person or persons paying the same.
35. To cancel or terminate any booking/blocking and terminate any contract agreement right of occupancy user and/or enjoyment with any person or persons intending to acquire Transferable Areas and/or undivided shares in the land comprised in the Subject Property and to deal with the space and rights of such person or persons in such manner as the said attorney may deem fit and proper.
36. To join in as party to agreements for Transfer of the Transferable Areas and/or undivided share in the land comprised in the Said Premises or part thereof, and also confirming thereunder the rights and entitlements of the Developer under

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the said Development Agreement and agreeing to execute the Deeds of Transfer to be executed in pursuance thereof.

37. To transfer the proportionate share in land and/or in the common areas and installations to any Association or Society if so and as required by law in such manner as may be required.
38. To prepare sign execute modify, alter, draw, approve rectify and/or register and/or give consent and confirmation and/or deliver all papers, documents, agreements, sale deeds, conveyances, leases, supplementary agreements, nominations, assignments, licenses, mortgages, charges, declarations, forms, receipts and such other documents and writings as in any way be required to be so done and as may be deemed fit and proper by the said Attorneys in respect of the Transfer in the manner and as per the terms and conditions of the Development Agreement.
39. To enforce any covenant in any agreement, deed or any other contracts or documents of transfer executed by the Principals and the Developer and to exercise all rights and remedies available to the Principals and the Developer thereunder.
40. To ask, demand, sue for, recover, realize and collect Extras and Deposits (as defined and described in the Development Agreement) which are or may be due payable or recoverable from any Transferees or any person or persons or authority or authorities on any account whatsoever and to give effectual receipts and discharges for the same.
41. To have the Units Transferred to the Transferees to be separately assessed and mutated in the name of the respective Transferees in all public records and with all authorities and/or persons having jurisdiction and to deal with such authority and/or authorities in such manner as the said Attorney or Attorneys may deem fit and proper.
42. To deal with any claim of any third party in respect of the Said Premises and to oppose or settle the same.
43. To look after all or any of the acts relating to Common Purposes including the management, maintenance and administration of the Building Complex as Maintenance In-Charge.

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44. To form a non profit making company or association or society or syndicate amongst the owners and/or buyers of the Transferable Areas (including Association under the Apartment Ownership Act).
45. To deal with the Government of West Bengal or any department or authority in connection with the compliance of any existing or new laws or provisions affecting the Building Complex.
46. For all or any of the purposes hereinstated to apply for, sign, appear and represent the Principals before the Madhyamgram Municipality and all its departments, Kolkata Metropolitan Development Authority, B.L. & L.R.O., D.L. & L.R.O., and other authorities / officers under the Land laws, MED, Collector, District Magistrate, ADM, Municipality, Fire Brigade, Planning Authority, Development Authority, the Authorised Officers / Authorities 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 Authorities under the West Bengal Apartment Ownership Act, Companies Act, Societies Registration Act, the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976, the authorities under the West Bengal Land Reforms Act, West Bengal Estate Acquisition Act, Town and Country (Planning & Development) Act, Development Authority, Airport Authorities, all Revenue Authorities, Pollution Control Authorities and other authorities connected to pollution matters, Environment Authorities, Licensing Authorities, Development Plan Authorities of the Government of West Bengal and/or India, Insurance Companies, Police Authorities, Traffic Department, Directorate of Fire Services and all Fire Authorities, Directorate of Lifts, Directorate of Electricity and Chief Electrical Inspector and other Electricity Authorities, Government of West Bengal, Insurance Companies, Microwave Authorities of Department of Telecommunication, Electricity, Water, drainage, sewerage, lift, generator, telecom, television, wireless connectivity, digital and other service provider organizations, Land Acquisition Collector and also all other authorities and Government Departments and/or its officers and also all other State Executives Judicial or Quasi Judicial, Municipal, land and other authorities and all private bodies and service providers and all other persons and also all courts tribunals and appellate authorities and do all acts deeds and things as the attorney may deem fit and proper and to make sign execute register submit register and/or deliver all documents, declarations, affidavits, applications, undertakings, objections, notices etc (including those relating to boundary verification) and also to submit and take delivery of all title deeds concerning the Said Premises and other papers and documents (including

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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 Attorney.

47. To appear and represent the Principals before any Notary Public, Registrar of Assurance, District Registrar, Sub Registrar, Additional Registrar, Metropolitan Magistrate and/or other officer or officers or authority or authorities having jurisdiction and to present for registration before them and admit execution and to acknowledge and register and have registered and perfected and/or notarized and/or affirm or declare all Agreements for transfer, Deeds and documents instruments and writings including the bank/finance documents, mortgage deeds, if any, executed by the said Attorneys by virtue of the powers hereby conferred.
48. To commence prosecute enforce defend answer and oppose all actions suits writs (including the Writs mentioned in the Development Agreement) appeals revisions, review, arbitration proceedings, and other legal proceedings and demands civil criminal or revenue concerning and/or touching any of the matters hereinstated and if thought fit to compromise settle, refer to arbitration, abandon, submit to judgment or become non suited in any such action or proceedings as aforesaid before any Court, Civil or Criminal or Revenue, Arbitration Tribunal, any other Tribunal, Collector, Judicial or Quasi Judicial authorities and forums, Statutory authorities, presiding officers, authorized officers, etc. and 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 and to adduce oral and documentary evidences as the occasions shall require and/or as the said attorney or attorneys may think fit and proper.
49. To apply for, obtain, accept and receive any original or copies of clearances, certificates, permissions, no objections, licenses, notices summons and services of papers from any Court, Tribunal, postal authorities and/or other authorities and/or persons.
50. To receive 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.
51. To receive all letters parcels or other postal articles and documents in respect of the Said Premises and to grant proper and effectual receipt thereof.

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52. For better and more effectually exercising the powers and authorities aforesaid to retain appoint and employ Advocates, Pleaders, Solicitors, Mukhtears and to revoke such appointments.

IV. **AND GENERALLY** to do all acts deeds and things for better exercise of the authorities herein contained relating to the Said Premises and the Building Complex and the Project and related purposes which the Principals itself could have lawfully done under its own hands and seal, if personally present.

V. **AND** the Principals do hereby ratify and confirm and agree to ratify and confirm all and whatever their said Attorney or Attorneys shall lawfully do or cause to be done in or about the premises aforesaid.

VI. **AND** it is clarified that while exercising the powers and authorities hereby conferred on the said Attorneys, they or any of them shall not do any act deed or thing which would go against the provisions of the Development Agreement or impair or affect the rights and entitlement of the Principals and by executing this Power of Attorney the obligations of the Principals or the Developer or consequences for non compliance under the Development Agreement shall not be affected.

THE SCHEDULE ABOVE REFERRED TO:

(SAID PREMISES)

ALL THAT piece and parcel of land containing an area of 1.31 Acre or 131 satak more or less comprising of (a) 0.72 Acre or 72 Satak more or less in the entire R.S Dag No. 831 under R.S Khatian No. 660 {presently corresponding to portion of (i) L.R Dag No. 2198 (containing 5 satak) and (ii) L.R. Dag No. 2220 (containing 67 satak)} and (b) 0.59 Acre or 59 Satak more or less being the entire R.S Dag No.832 under R.S Khatian No.930 (presently corresponding to portion of L.R Dag No. 2220) all under L.R. Khatian Nos. 14155, 14156, 14157, 14158, 14160, 14208, 14209, 14210, 14211, 14212, 14213, 14214 and 14215 together with several rooms, dwelling houses, sheds, structures and premises on portions thereof both in Mouza Udayrajpur J.L. No. 43, Police Station – Madhyamgram (formerly Barasat) under Ward No.12 of the Madhayamgram Municipality) in the District of North 24 Parganas and butted and bounded as follows:

On the **North** : Partly by Vivekananda Sarani and partly by remaining portion of L.R. Dag No. 2220;

On the **South** : Partly by each of L.R. Dag Nos. 2218, 2221, 2225 and 2226;

W

W Vivekananda Sarani



ADDITIONAL REGISTRAR
KOLKATA
10 DEC 2022

On the East : By L.R. Dag no. 2219; and
 On the West : Partly by the remaining portion of L.R. Dag No. 2220 and partly by each of L.R. Dag Nos. 2198 and 2221.

OR HOWSOEVER OTHERWISE the said Property now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished. **Be it mentioned** that the area of the constructions on the said Property comprising of several residential rooms, dwelling houses having cemented flooring is about 1400 Square Feet more or less which is more than 48 years old.

IN WITNESS WHEREOF the Principals have hereunto set and subscribed their respective hands and seal on this 10th day of December Two Thousand and 2022.

EXECUTED AND DELIVERED by the **PRINCIPALS** abovenamed at Kolkata in the presence of:

Subhan Naskar.
 C/O DSP LAW ASSOCIATES.

4D, Nicco House
 2, Hare Street
 Kolkata - 700001.

Dilip kr. mahato
 C/O DSP LAW ASSOCIATES
 4D, Nicco House
 2, Hare Street
 Kolkata - 700001

Drafted by me:-

Pratik Bhowmik, Advocate
 C/O DSP LAW ASSOCIATES
 4D, Nicco House
 1B & 2, Hare Street
 Kolkata-700001
 F-1415/2010

1. RISHI TRADECOM PRIVATE LIMITED
2. ASAL DEALCOM PRIVATE LIMITED
3. ATITHI TRADECOM PRIVATE LIMITED
4. NIKHIL VINIMAY PRIVATE LIMITED
5. ORANGESKY DEALERS PRIVATE LIMITED
6. POWERFUL TRADECOM PRIVATE LIMITED
7. ACTUAL COMMIDEAL PRIVATE LIMITED
8. LIFEIMAGE REAL ESTATES PRIVATE LIMITED
9. NIRMALKUNJ DEALCOM PRIVATE LIMITED
10. LOCALIKE DEALCOM PRIVATE LIMITED


 Authorized Signatory

For VINIMAY TRADECOM LLP


 Authorized Signatory

For FORTNOX BUILDWELL LLP


 Designated Partner
 For STARNOX DEAL TRADE LLP


 Designated Partner
 RISHINOX BUILDWELL LLP


 Authorized Signatory
 RISHINOX BUILDWELL LLP


 Authorized Signatory
 WE ACCEPT












FOR THE REGISTRAR OF ASSAM












DEPARTMENT OF REVENUE












DISBURSEMENT SECTION



ADDITIONAL REGISTRAR
KOLKATA
10 DEC 2022

<i>Finger prints of the executant</i>					
 <i>[Signature]</i>					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little

<i>Finger prints of the executant</i>					
 <i>[Signature]</i>					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little

<i>Finger prints of the executant</i>					
 <i>[Signature]</i>					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little



ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
10 DEC 2022

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DATED THIS 10th DAY OF December 2022

FROM

RISHI TRADECOM PRIVATE LIMITED & ORS.

... PRINCIPALS

TO

RAHUL BAGARIA & ANR.

... ATTORNEYS

POWER OF ATTORNEY

DSP LAW ASSOCIATES
ADVOCATES
1B, HARE STREET
4D, NICCO HOUSE
KOLKATA - 700001

Major Information of the Deed

Deed No :	I-1904-19854/2022	Date of Registration	10/12/2022
Query No / Year	1904-8003469334/2022	Office where deed is registered	
Query Date	08/12/2022 2:33:35 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	SUBHASH NASKAR 1B AND 2, HARE STREET, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9123314639, Status : Solicitor firm		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 8,03,59,941/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 700/- (Article:48(g))	Rs. 73/- (Article:E, M(a),)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190419231/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Barasat, Municipality: MADHYAMGRAM, Road: Vivekananda Sarani, Mouza: Udayrajpur, Premises No: 14, , Ward No: 12 Pin Code : 700129

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2198	LR-14215	Bastu	Danga	0.0038 Acre		2,70,180/-	Property is on Road , Project Name :
L2	LR-2220	LR-14215	Bastu	Bastu	0.0954 Acre		57,65,504/-	Property is on Road , Project Name :
L3	LR-2198	LR-14212	Bastu	Danga	0.0038 Acre		2,70,180/-	Property is on Road , Project Name :
L4	LR-2220	LR-14212	Bastu	Bastu	0.0954 Acre		57,65,504/-	Property is on Road , Project Name :
L5	LR-2198	LR-14209	Bastu	Danga	0.0038 Acre		2,70,180/-	Property is on Road , Project Name :
L6	LR-2220	LR-14209	Bastu	Bastu	0.0954 Acre		57,65,504/-	Property is on Road , Project Name :
L7	LR-2198	LR-14214	Bastu	Danga	0.0038 Acre		2,70,180/-	Property is on Road , Project Name :
L8	LR-2220	LR-14214	Bastu	Bastu	0.0954 Acre		57,65,504/-	Property is on Road , Project Name :
L9	LR-2198	LR-14160	Bastu	Danga	0.0044 Acre		3,12,840/-	Property is on Road , Project Name :

...

L10	LR-2220	LR-14160	Bastu	Bastu	0.1112 Acre		67,20,378/-	Property is on Road , Project Name :
L11	LR-2198	LR-14157	Bastu	Danga	0.0038 Acre		2,70,180/-	Property is on Road , Project Name :
L12	LR-2220	LR-14157	Bastu	Bastu	0.0954 Acre		57,65,504/-	Property is on Road , Project Name :
L13	LR-2198	LR-14158	Bastu	Danga	0.0032 Acre		2,27,520/-	Property is on Road , Project Name :
L14	LR-2220	LR-14158	Bastu	Bastu	0.0836 Acre		50,52,370/-	Property is on Road , Project Name :
L15	LR-2198	LR-14155	Bastu	Danga	0.0038 Acre		2,70,180/-	Property is on Road , Project Name :
L16	LR-2220	LR-14155	Bastu	Bastu	0.0954 Acre		57,65,504/-	Property is on Road , Project Name :
L17	LR-2198	LR-14210	Bastu	Danga	0.0038 Acre		2,70,180/-	Property is on Road , Project Name :
L18	LR-2220	LR-14210	Bastu	Bastu	0.0954 Acre		57,65,504/-	Property is on Road , Project Name :
L19	LR-2198	LR-14213	Bastu	Danga	0.0038 Acre		2,70,180/-	Property is on Road , Project Name :
L20	LR-2220	LR-14213	Bastu	Bastu	0.0954 Acre		57,65,504/-	Property is on Road , Project Name :
L21	LR-2198	LR-14156	Bastu	Danga	0.0038 Acre		2,70,180/-	Property is on Road , Project Name :
L22	LR-2220	LR-14156	Bastu	Bastu	0.0954 Acre		57,65,504/-	Property is on Road , Project Name :
L23	LR-2198	LR-14208	Bastu	Danga	0.0044 Acre		3,12,840/-	Property is on Road , Project Name :
L24	LR-2220	LR-14208	Bastu	Bastu	0.1112 Acre		67,20,378/-	Property is on Road , Project Name :
L25	LR-2198	LR-14211	Bastu	Danga	0.0038 Acre		2,70,180/-	Property is on Road , Project Name :
L26	LR-2220	LR-14211	Bastu	Bastu	0.0954 Acre		57,65,504/-	Property is on Road , Project Name :
		TOTAL :			131Dec	0 /-	797,03,166 /-	
		Grand Total :			131Dec	0 /-	797,03,166 /-	



Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4, L5, L6, L7, L8, L9, L10, L11, L12, L13, L14, L15, L16, L17, L18, L19, L20, L21, L22, L23, L24, L25, L26	1400 Sq Ft.	0/-	6,56,775/-	Structure Type: Structure
Gr. Floor, Area of floor : 1400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 48 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1400 sq ft	0 /-	6,56,775 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	RISHI TRADECOM PRIVATE LIMITED 1,Old Court House Corner, Tobacco House, 1st Floor, Room No-104, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx4E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	ASAL DEALCOM PRIVATE LIMITED 1,Old Court House Corner, Tobacco House, 1st Floor, Room No-104, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx3E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
3	ATITHI TRADECOM PRIVATE LIMITED 1,Old Court House Corner, Tobacco House, 1st Floor, Room No-104, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx2F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
4	NIKHIL VINIMAY PRIVATE LIMITED 1,Old Court House Corner, Tobacco House, 1st Floor, Room No-104, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx9L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
5	ORANGESKY DEALERS PRIVATE LIMITED 1,Old Court House Corner, Tobacco House, 1st Floor, Room No-104, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx9R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
6	POWERFUL TRADECOM PRIVATE LIMITED 1,Old Court House Corner, Tobacco House, 1st Floor, Room No-104, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx8M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative




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7	ACTUAL COMMODEAL PRIVATE LIMITED 1,Old Court House Corner, Tobacco House, 1st Floor, Room No-104, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx1E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
8	LIFEMAKE REAL ESTATES PRIVATE LIMITED 1,Old Court House Corner, Tobacco House, 1st Floor, Room No-104, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx4J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
9	NIRMALKUNJ DEALCOMM PRIVATE LIMITED 1,Old Court House Corner, Tobacco House, 1st Floor, Room No-104, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx8J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
10	LOOKLIKE DEALCOM PRIVATE LIMITED 1,Old Court House Corner, Tobacco House, 1st Floor, Room No-104, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx3R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
11	VINIMAY TRADECOM LLP Unit-19F, Tower-B, 46B, Matheswartola Road, City:- , P.O:- Tangra, P.S:-Tangra, District:-South 24-Parganas, West Bengal, India, PIN:- 700046 , PAN No.:: AAxxxxxx9C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
12	FORTNOX BUILDWELL LLP Unit-19F, Tower-B, 46B, Matheswartola Road, City:- , P.O:- Tangra, P.S:-Tangra, District:-South 24-Parganas, West Bengal, India, PIN:- 700046 , PAN No.:: AAxxxxxx5C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
13	STARNOX DEAL TRADE LLP Unit-19F, Tower-B, 46B, Matheswartola Road, City:- , P.O:- Tangra, P.S:-Tangra, District:-South 24-Parganas, West Bengal, India, PIN:- 700046 , PAN No.:: AExxxxxx8L,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	RISHINOX BUILDWELL LLP Unit 306, DLF Galleria, New Town, Rajarhat, City:- , P.O:- Rajarhat, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700156 , PAN No.:: AAxxxxxx2Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Navin Jhunjunwala Son of Sushil Kumar Jhunjunwala Date of Execution - 10/12/2022, , Admitted by: Self, Date of Admission: 10/12/2022, Place of Admission of Execution: Office	 Dec 10 2022 12:31PM	 LT1 10/12/2022	 10/12/2022

P-199, CIT Road, Scheme-VII, City:- Kolkata, P.O:- Kankurgachi, P.S:-Maniktala, District:-Kolkata, West Bengal, India, PIN:- 700054, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: ACxxxxxx1H,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : RISHI TRADECOM PRIVATE LIMITED (as Authorised Signatory), ASAL DEALCOM PRIVATE LIMITED (as Authorised Signatory), ATITHI TRADECOM PRIVATE LIMITED (as Authorised Signatory), NIKHIL VINIMAY PRIVATE LIMITED (as Authorised Signatory), ORANGESKY DEALERS PRIVATE LIMITED (as Authorised Signatory), POWERFUL TRADECOM PRIVATE LIMITED (as Authorised Signatory), ACTUAL COMMODEAL PRIVATE LIMITED (as Authorised Signatory), LIFEMAKE REAL ESTATES PRIVATE LIMITED (as Authorised Signatory), NIRMALKUNJ DEALCOMM PRIVATE LIMITED (as Authorised Signatory), LOOKLIKE DEALCOM PRIVATE LIMITED (as Authorised Signatory)

2	Name	Photo	Finger Print	Signature
	Rahul Bagaria Son of Ashok Kumar Bagaria Date of Execution - 10/12/2022, , Admitted by: Self, Date of Admission: 10/12/2022, Place of Admission of Execution: Office	 <small>Dec 10 2022 12:32PM</small>	 <small>LTI 10/12/2022</small>	 <small>10/12/2022</small>
	Unit-19F, Tower-B, 46B, Matheswartola Road, City:- , P.O:- Tangra, P.S:-Tangra, District:-South 24-Parganas, West Bengal, India, PIN:- 700046, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: AFxxxxxx4K,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : VINIMAY TRADECOM LLP (as Authorized Signatory), FORTNOX BUILDWELL LLP (as Designated Partner), STARNOX DEAL TRADE LLP (as Designated Partner)			
3	Name	Photo	Finger Print	Signature
	Biswajit Bhattasali (Presentant) Son of Birendra Chandra Bhattasali Date of Execution - 10/12/2022, , Admitted by: Self, Date of Admission: 10/12/2022, Place of Admission of Execution: Office	 <small>Dec 10 2022 12:33PM</small>	 <small>LTI 10/12/2022</small>	 <small>10/12/2022</small>
	Zeosh Kutir, Kodbetala, Kali Mandir, Patulia, City:- , P.O:- Patulia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700119, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: AKxxxxxx4H,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : RISHINOX BUILDWELL LLP (as Authorised Signatory)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr DILEEP MAHATO Son of Late N MAHATO , ZAVATOLA, City:- Not Specified, P.O:- T CHAPRA, P.S:-BELSAND, District:- Sitamarhi, Bihar, India, PIN:- 843316	 <small>10/12/2022</small>	 <small>10/12/2022</small>	 <small>10/12/2022</small>
Identifier Of Navin Jhunjhunwala, Rahul Bagaria, Biswajit Bhattasali			



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	RISHI TRADECOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.38 Dec
Transfer of property for L10		
Sl.No	From	To. with area (Name-Area)
1	FORTNOX BUILDWELL LLP	RISHINOX BUILDWELL LLP-11.12 Dec
Transfer of property for L11		
Sl.No	From	To. with area (Name-Area)
1	LIFEMAKE REAL ESTATES PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.38 Dec
Transfer of property for L12		
Sl.No	From	To. with area (Name-Area)
1	LIFEMAKE REAL ESTATES PRIVATE LIMITED	RISHINOX BUILDWELL LLP-9.54 Dec
Transfer of property for L13		
Sl.No	From	To. with area (Name-Area)
1	LOOKLIKE DEALCOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.32 Dec
Transfer of property for L14		
Sl.No	From	To. with area (Name-Area)
1	LOOKLIKE DEALCOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-8.36 Dec
Transfer of property for L15		
Sl.No	From	To. with area (Name-Area)
1	NIKHIL VINIMAY PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.38 Dec
Transfer of property for L16		
Sl.No	From	To. with area (Name-Area)
1	NIKHIL VINIMAY PRIVATE LIMITED	RISHINOX BUILDWELL LLP-9.54 Dec
Transfer of property for L17		
Sl.No	From	To. with area (Name-Area)
1	NIRMALKUNJ DEALCOMM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.38 Dec
Transfer of property for L18		
Sl.No	From	To. with area (Name-Area)
1	NIRMALKUNJ DEALCOMM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-9.54 Dec
Transfer of property for L19		
Sl.No	From	To. with area (Name-Area)
1	ORANGESKY DEALERS PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.38 Dec



Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	RISHI TRADECOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-9.54 Dec
Transfer of property for L20		
Sl.No	From	To. with area (Name-Area)
1	ORANGESKY DEALERS PRIVATE LIMITED	RISHINOX BUILDWELL LLP-9.54 Dec
Transfer of property for L21		
Sl.No	From	To. with area (Name-Area)
1	POWERFUL TRADECOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.38 Dec
Transfer of property for L22		
Sl.No	From	To. with area (Name-Area)
1	POWERFUL TRADECOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-9.54 Dec
Transfer of property for L23		
Sl.No	From	To. with area (Name-Area)
1	STARNOX DEAL TRADE LLP	RISHINOX BUILDWELL LLP-0.44 Dec
Transfer of property for L24		
Sl.No	From	To. with area (Name-Area)
1	STARNOX DEAL TRADE LLP	RISHINOX BUILDWELL LLP-11.12 Dec
Transfer of property for L25		
Sl.No	From	To. with area (Name-Area)
1	VINIMAY TRADECOM LLP	RISHINOX BUILDWELL LLP-0.38 Dec
Transfer of property for L26		
Sl.No	From	To. with area (Name-Area)
1	VINIMAY TRADECOM LLP	RISHINOX BUILDWELL LLP-9.54 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	ACTUAL COMMODEAL PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.38 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	ACTUAL COMMODEAL PRIVATE LIMITED	RISHINOX BUILDWELL LLP-9.54 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	ASAL DEALCOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.38 Dec



Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	ASAL DEALCOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-9.54 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	ATITHI TRADECOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-0.38 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	ATITHI TRADECOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-9.54 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	FORTNOX BUILDWELL LLP	RISHINOX BUILDWELL LLP-0.44 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	RISHI TRADECOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-107.69230800 Sq Ft
2	ASAL DEALCOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-107.69230800 Sq Ft
3	ATITHI TRADECOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-107.69230800 Sq Ft
4	NIKHIL VINIMAY PRIVATE LIMITED	RISHINOX BUILDWELL LLP-107.69230800 Sq Ft
5	ORANGESKY DEALERS PRIVATE LIMITED	RISHINOX BUILDWELL LLP-107.69230800 Sq Ft
6	POWERFUL TRADECOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-107.69230800 Sq Ft
7	ACTUAL COMMODEAL PRIVATE LIMITED	RISHINOX BUILDWELL LLP-107.69230800 Sq Ft
8	LIFEMAKE REAL ESTATES PRIVATE LIMITED	RISHINOX BUILDWELL LLP-107.69230800 Sq Ft
9	NIRMALKUNJ DEALCOMM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-107.69230800 Sq Ft
10	LOOKLIKE DEALCOM PRIVATE LIMITED	RISHINOX BUILDWELL LLP-107.69230800 Sq Ft
11	VINIMAY TRADECOM LLP	RISHINOX BUILDWELL LLP-107.69230800 Sq Ft
12	FORTNOX BUILDWELL LLP	RISHINOX BUILDWELL LLP-107.69230800 Sq Ft
13	STARNOX DEAL TRADE LLP	RISHINOX BUILDWELL LLP-107.69230800 Sq Ft



Land Details as per Land Record

District: North 24-Parganas, P.S:- Barasat, Municipality: MADHYAMGRAM, Road: Vivekananda Sarani, Mouza: Udayrajpur, Premises No: 14, , Ward No: 12 Pin Code : 700129

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2198, LR Khatian No:- 14215	Owner:ঋষি টেক্সট প্রাইভেট লিমিটেড, Gurdian:পক্ষে ডাইরেক্টর, Address:ওল্ডকোর্ট হাউস কর্নার , Classification:ডাঙ্গা, Area:0.00380000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 2220, LR Khatian No:- 14215	Owner:ঋষি টেক্সট প্রাইভেট লিমিটেড, Gurdian:পক্ষে ডাইরেক্টর, Address:ওল্ডকোর্ট হাউস কর্নার , Classification:বাস্তু, Area:0.09540000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 2198, LR Khatian No:- 14212	Owner:একচুম্বাল কমডিল প্রাইভেট লিমিটেড, Gurdian:পক্ষে ডাইরেক্টর, Address:ওল্ডকোর্ট হাউস কর্নার , Classification:ডাঙ্গা, Area:0.00380000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 2220, LR Khatian No:- 14212	Owner:একচুম্বাল কমডিল প্রাইভেট লিমিটেড, Gurdian:পক্ষে ডাইরেক্টর, Address:ওল্ডকোর্ট হাউস কর্নার , Classification:বাস্তু, Area:0.09540000 Acre,	Owner Name not selected by applicant.
L5	LR Plot No:- 2198, LR Khatian No:- 14209	Owner:আসল ডিলকম প্রা:পি:, Gurdian:ডাইরেক্টর , Address:ওল্ড কোর্ট হাউস , Classification:ডাঙ্গা, Area:0.00380000 Acre,	Owner Name not selected by applicant.
L6	LR Plot No:- 2220, LR Khatian No:- 14209	Owner:আসল ডিলকম প্রা:পি:, Gurdian:ডাইরেক্টর , Address:ওল্ড কোর্ট হাউস , Classification:বাস্তু, Area:0.09540000 Acre,	Owner Name not selected by applicant.
L7	LR Plot No:- 2198, LR Khatian No:- 14214	Owner:অভিধি টেক্সট প্রাইভেট লিমিটেড, Gurdian:পক্ষে ডাইরেক্টর, Address:ওল্ডকোর্ট হাউস কর্নার , Classification:ডাঙ্গা, Area:0.00380000 Acre,	Owner Name not selected by applicant.
L8	LR Plot No:- 2220, LR Khatian No:- 14214	Owner:অভিধি টেক্সট প্রাইভেট লিমিটেড, Gurdian:পক্ষে ডাইরেক্টর, Address:ওল্ডকোর্ট হাউস কর্নার , Classification:বাস্তু, Area:0.09540000 Acre,	Owner Name not selected by applicant.
L9	LR Plot No:- 2198, LR Khatian No:- 14160	Owner:ফোর্টনক্স বিল্ডিং এল. এল. পি., Gurdian:ডাইরেক্টর , Address:ট্যাংরা , Classification:ডাঙ্গা, Area:0.00440000 Acre,	Owner Name not selected by applicant.



L10	LR Plot No:- 2220, LR Khatian No:- 14160	Owner:ফোর্টনর বিল্ডওয়েল এল. এল. সি., Gurdian:ডাইরেক্টর , Address:ঢাংরা , Classification:বাস্তু, Area:0.11120000 Acre,	Owner Name not selected by applicant.
L11	LR Plot No:- 2198, LR Khatian No:- 14157	Owner:লাইফমেক রিয়েলস্টেট প্রা:লি:, Gurdian:ডাইরেক্টর , Address:ওল্ড কোর্ট হাউস , Classification:ডাঙ্গা, Area:0.00380000 Acre,	Owner Name not selected by applicant.
L12	LR Plot No:- 2220, LR Khatian No:- 14157	Owner:লাইফমেক রিয়েলস্টেট প্রা:লি:, Gurdian:ডাইরেক্টর , Address:ওল্ড কোর্ট হাউস , Classification:বাস্তু, Area:0.09540000 Acre,	Owner Name not selected by applicant.
L13	LR Plot No:- 2198, LR Khatian No:- 14158	Owner:লুকলাইক ডিলকম প্রা:লি:, Gurdian:ডাইরেক্টর , Address:ওল্ড কোর্ট হাউস , Classification:ডাঙ্গা, Area:0.00320000 Acre,	Owner Name not selected by applicant.
L14	LR Plot No:- 2220, LR Khatian No:- 14158	Owner:লুকলাইক ডিলকম প্রা:লি:, Gurdian:ডাইরেক্টর , Address:ওল্ড কোর্ট হাউস , Classification:বাস্তু, Area:0.08360000 Acre,	Owner Name not selected by applicant.
L15	LR Plot No:- 2198, LR Khatian No:- 14155	Owner:নিখিল ভিনিময় প্রা:লি:, Gurdian:ডাইরেক্টর , Address:ওল্ড কোর্ট হাউস , Classification:ডাঙ্গা, Area:0.00380000 Acre,	Owner Name not selected by applicant.
L16	LR Plot No:- 2220, LR Khatian No:- 14155	Owner:নিখিল ভিনিময় প্রা:লি:, Gurdian:ডাইরেক্টর , Address:ওল্ড কোর্ট হাউস , Classification:বাস্তু, Area:0.09540000 Acre,	Owner Name not selected by applicant.
L17	LR Plot No:- 2198, LR Khatian No:- 14210	Owner:নির্মলকুমার ডিলকম প্রাইভেট লিমিটেড, Gurdian:পক্ষে ডাইরেক্টর, Address:ওল্ডকোর্ট হাউস কর্নার , Classification:ডাঙ্গা, Area:0.00380000 Acre,	Owner Name not selected by applicant.
L18	LR Plot No:- 2220, LR Khatian No:- 14210	Owner:নির্মলকুমার ডিলকম প্রাইভেট লিমিটেড, Gurdian:পক্ষে ডাইরেক্টর, Address:ওল্ডকোর্ট হাউস কর্নার , Classification:বাস্তু, Area:0.09540000 Acre,	Owner Name not selected by applicant.
L19	LR Plot No:- 2198, LR Khatian No:- 14213	Owner:অরেক্সহাই ডিলারস প্রাইভেট লিমিটেড, Gurdian:পক্ষে ডাইরেক্টর, Address:ওল্ডকোর্ট হাউস কর্নার , Classification:ডাঙ্গা, Area:0.00380000 Acre,	Owner Name not selected by applicant.
L20	LR Plot No:- 2220, LR Khatian No:- 14213	Owner:অরেক্সহাই ডিলারস প্রাইভেট লিমিটেড, Gurdian:পক্ষে ডাইরেক্টর, Address:ওল্ডকোর্ট হাউস কর্নার , Classification:বাস্তু, Area:0.09540000 Acre,	Owner Name not selected by applicant.



L21	LR Plot No:- 2198, LR Khatian No:- 14156	Owner:পাওয়ারফুল ট্রেডকম প্রা:পি:, Gurdian:ডাইরেক্টর , Address:ওল্ড কোর্ট হাউস , Classification:ডাঙ্গা, Area:0.00380000 Acre,	Owner Name not selected by applicant.
L22	LR Plot No:- 2220, LR Khatian No:- 14156	Owner:পাওয়ারফুল ট্রেডকম প্রা:পি:, Gurdian:ডাইরেক্টর , Address:ওল্ড কোর্ট হাউস , Classification:বাঙ্গু, Area:0.09540000 Acre,	Owner Name not selected by applicant.
L23	LR Plot No:- 2198, LR Khatian No:- 14208	Owner:স্টারনক্স ডিল ট্রেড এল.এল.পি, Gurdian:পক্ষে ডাইরেক্টর, Address:৪৬বি কোলকাতা ৪৬ , Classification:ডাঙ্গা, Area:0.00440000 Acre,	Owner Name not selected by applicant.
L24	LR Plot No:- 2220, LR Khatian No:- 14208	Owner:স্টারনক্স ডিল ট্রেড এল.এল.পি, Gurdian:পক্ষে ডাইরেক্টর, Address:৪৬বি কোলকাতা ৪৬ , Classification:বাঙ্গু, Area:0.11120000 Acre,	Owner Name not selected by applicant.
L25	LR Plot No:- 2198, LR Khatian No:- 14211	Owner:ভিনিময় ট্রেডকম এল.এল.পি, Gurdian:পক্ষে ডাইরেক্টর, Address:৪৬বি কোলকাতা ৪৬ , Classification:ডাঙ্গা, Area:0.00380000 Acre,	Owner Name not selected by applicant.
L26	LR Plot No:- 2220, LR Khatian No:- 14211	Owner:ভিনিময় ট্রেডকম এল.এল.পি, Gurdian:পক্ষে ডাইরেক্টর, Address:৪৬বি কোলকাতা ৪৬ , Classification:বাঙ্গু, Area:0.09540000 Acre,	Owner Name not selected by applicant.

On 08-12-2022

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 8,03,59,941/-



Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA

Kolkata, West Bengal

On 10-12-2022

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 11:46 hrs on 10-12-2022, at the Office of the A.R.A. - IV KOLKATA by Biswajit Bhattasali ,

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

Execution is admitted on 10-12-2022 by Navin Jhunjhunwala, Authorised Signatory, RISHI TRADECOM PRIVATE LIMITED, 1,Old Court House Corner, Tobacco House, 1st Floor, Room No-104, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; Authorised Signatory, ASAL DEALCOM PRIVATE LIMITED, 1,Old Court House Corner, Tobacco House, 1st Floor, Room No-104, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; Authorised Signatory, ATITHI TRADECOM PRIVATE LIMITED, 1,Old Court House Corner, Tobacco House, 1st Floor, Room No-104, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; Authorised Signatory, NIKHIL VINIMAY PRIVATE LIMITED, 1,Old Court House Corner, Tobacco House, 1st Floor, Room No-104, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; Authorised Signatory, ORANGESKY DEALERS PRIVATE LIMITED, 1,Old Court House Corner, Tobacco House, 1st Floor, Room No-104, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; Authorised Signatory, POWERFUL TRADECOM PRIVATE LIMITED, 1,Old Court House Corner, Tobacco House, 1st Floor, Room No-104, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; Authorised Signatory, ACTUAL COMMOMODEAL PRIVATE LIMITED, 1,Old Court House Corner, Tobacco House, 1st Floor, Room No-104, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; Authorised Signatory, LIFEMAKE REAL ESTATES PRIVATE LIMITED, 1,Old Court House Corner, Tobacco House, 1st Floor, Room No-104, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; Authorised Signatory, NIRMALKUNJ DEALCOMM PRIVATE LIMITED, 1,Old Court House Corner, Tobacco House, 1st Floor, Room No-104, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; Authorised Signatory, LOOKLIKE DEALCOM PRIVATE LIMITED, 1,Old Court House Corner, Tobacco House, 1st Floor, Room No-104, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001

Indetified by Mr DILEEP MAHATO, . . Son of Late N MAHATO, , ZAVATOLA, P.O: T CHAPRA, Thana: BELSAND, , Sitamarhi, BIHAR, India, PIN - 843316, by caste Hindu, by profession Service

Execution is admitted on 10-12-2022 by Rahul Bagaria, Authorized Signatory, VINIMAY TRADECOM LLP, Unit-19F, Tower-B, 46B, Matheswartola Road, City:- , P.O:- Tangra, P.S:-Tangra, District:-South 24-Parganas, West Bengal, India PIN:- 700046; Designated Partner, FORTNOX BUILDWELL LLP, Unit-19F, Tower-B, 46B, Matheswartola Road, City:- , P.O:- Tangra, P.S:-Tangra, District:-South 24-Parganas, West Bengal, India, PIN:- 700046; Designated Partner, STARNOX DEAL TRADE LLP, Unit-19F, Tower-B, 46B, Matheswartola Road, City:- , P.O:- Tangra, P.S:-Tangra, District:-South 24-Parganas, West Bengal, India, PIN:- 700046

Indetified by Mr DILEEP MAHATO, . . Son of Late N MAHATO, , ZAVATOLA, P.O: T CHAPRA, Thana: BELSAND, , Sitamarhi, BIHAR, India, PIN - 843316, by caste Hindu, by profession Service

Execution is admitted on 10-12-2022 by Biswajit Bhattasali, Authorised Signatory, RISHINOX BUILDWELL LLP, Unit 306, DLF Galleria, New Town, Rajarhat, City:- , P.O:- Rajarhat, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700156

Identified by Mr DILEEP MAHATO, . . Son of Late N MAHATO, , ZAVATOLA, P.O: T CHAPRA, Thana: BELSAND, , Sitamarhi, BIHAR, India, PIN - 843316, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 73.00/- (E = Rs 7.00/- ,I = Rs 55.00/- ,M(a) = Rs 7.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 73.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 700.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 138636, Amount: Rs.700.00/-, Date of Purchase: 18/11/2022, Vendor name: S Mukherjee



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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2022, Page from 1150423 to 1150458
being No 190419854 for the year 2022.



Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2022.12.15 16:26:42 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2022/12/15 04:26:42 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)