

4051/19

203508/2019



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL
 2/1/165518/19

AC 135530

Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document

Additional Registrar of Assurance-II
 Kolkata
 9/7/19



[Signature]
 Additional Registrar
 of Assurance-II, Kolkata

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that we, MANPRAKASH PROJECTS PRIVATE LIMITED (CIN No. U70102WB2013PTC192951) (PAN No. AAICM5726G), a Company incorporated under the Companies Act, 1956 and having its registered office at 18B, Ram Mohan Dutta Road, P.O. Lala Lajpatrai Sarani, Police Station - Bhawanipore, Kolkata-700 020 and represented through its Director Sri Santosh Kumar Singhania (PAN AJUPS9156L) (Aadhaar 629543087606) son of Sri Mannalal Singhania, by faith - Hindu, by occupation - Business, by nationality - Indian Citizen, residing at 18B, Ram Mohan Dutta Road, P.O. Lala Lajpatrai Sarani, Police Station - Bhawanipore, Kolkata-700 020, authorised by Companies resolution dated 9th July, 2019 (hereinafter referred to as the "APPOINTER") SEND GREETINGS;

[Signature]

[Signature]

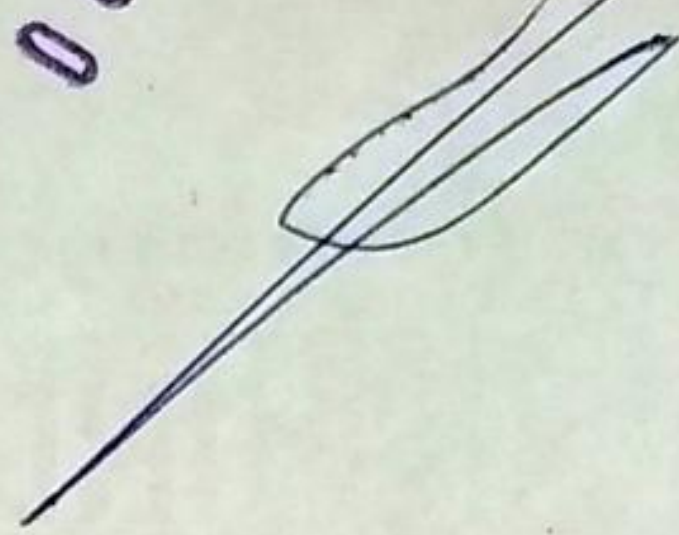
[Signature]

B. K. Jain & Co.
(Advocates)
6A, K. S. Roy Rd.
Kolkata-1

36568
357568

NAME B. K. Jain & Co.
ADD. 6A, K. S. Roy Rd.
KOL-1
08 MAY 2019
S. CHATTERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kol-1

08 MAY 2019



Handwritten signature

Handwritten notes and scribbles



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
19 JUL 2019

Handwritten signature

SANDEEP JAIN
(Advocate)
6A, K. S. Roy Road,
Gr. Floor, Calcutta-1

WHEREAS:

A. By virtue of Deed of Conveyance dated the 1st day of November, 2013 being Deed No.14708 for the year 2013 registered at the office of the Additional Registrar of Assurances-II, Kolkata, Messrs Manprakash Projects Pvt. Ltd., the Appointer herein is seized and possessed of or otherwise well and sufficiently entitled as the absolute Owner in respect of **All That** the piece or parcel of plot of land containing by measurement a more or less area of **8 (eight) Chottahs 12 (Twelve) Chittacks** be the same a little more or less together with tin shed structures lying erected thereat situate lying at and being **Municipal Premises No.25, Gangadhar Babu Lane (formerly Nos.24/1 and 25, Gangadhar Babu Lane), KMC Ward No. 47, Police Station and Post Office Baubajar, Kolkata-700 012**, more fully described in the *Schedule* hereunder written (herein after referred to as the "said Premises").

B. By Development Agreement dated the 19th July, 2019, registered in Book No. I, being No. 03493 for the Year 2019 at the office of Additional Registrar of Assurances-II, Kolkata, the Appointer herein has retained and appointed **Prajapati Builders** as the Developer and have further entrusted the development of the "said Premises" by erecting new residential-cum-commercial building complex in or upon the land comprised in the "said Premises", after having obtained necessary plan duly sanctioned by the Kolkata Municipal Corporation, on the terms therein recorded.

C. In pursuance of the said Development Agreement dated the 19th July, 2019, the said Developer **Prajapati Builders** has nominated its Partner **Sri Sandeep Kumar Saraogi** and also its authorised signatory **Sri Pawan Kumar Agarwal** as its nominees for the purpose of grant of Power of Attorney by the Appointer herein for doing various acts deeds matters and things for the development of the "said Premises" and/or construction of the proposed building complex as also disposal of Units/Flats/Spaces of the proposed building complex forming part of the Developer's Allocation.

D. We, the Appointer abovenamed have agreed and decided to retain appoint and constitute the said **Sri Sandeep Kumar Saraogi (PAN AIIPS2104F) (Aadhaar No. 390030226095)** son of Sri Shyam Sundar Saraogi, by faith - Hindu, by occupation - Business, by nationality - Indian Citizen, residing at 41A, Tara Chand Dutta Street, P.O. & P.S. Chittaranjan Avenue, Kolkata-700 073 **And Sri Pawan Kumar Agarwal (PAN ADAPA4911H)**

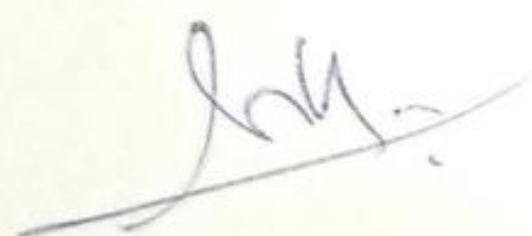




(Aadhaar No. 868651378146) son of Sri Basudeb Agarwal, by faith - Hindu, by occupation - Business, by nationality - Indian Citizen, residing at Alcove Gloria, Tower-2, 3rd Floor, Flat GH, 403/1, Dakshindari Road, P.O. & P.S. Sreebhumi, North 24 Parganas, Kolkata-700 048, West Bengal both nominees of the said **Prajapati Builders** as our true and lawful attorneys to act jointly and/or severally in our name and on our behalf and on our account and to do all or any of the acts deeds matters and things hereafter stated.

NOW KNOW YE ALL MEN BY THESE PRESENTS that we, MANPRAKASH PROJECTS PRIVATE LIMITED, the **Appointer** abovenamed do hereby make nominate constitute retain and appoint and have made nominated constituted retained and appointed the said **Sri Sandeep Kumar Saraogi (PAN AIIPS2104F) (Aadhaar No. 390030226095)** son of Sri Shyam Sundar Saraogi, by faith - Hindu, by occupation - Business, by nationality - Indian Citizen, residing at 41A, Tara Chand Dutta Street, P.O. & P.S. Chittaranjan Avenue, Kolkata-700 073 **And Sri Pawan Kumar Agarwal (PAN ADAPA4911H) (Aadhaar No. 868651378146)** son of Sri Basudeb Agarwal, by faith - Hindu, by occupation - Business, by nationality - Indian Citizen, residing at Alcove Gloria, Tower-2, 3rd Floor, Flat GH, 403/1, Dakshindari Road, P.O. & P.S. Sreebhumi, North 24 Parganas, Kolkata-700 048, West Bengal, (hereinafter referred to as the said "**Attorneys**") as our true and lawful Attorneys to act jointly or severally in our name, on our behalf and on our account and to do all or any of the acts deeds matters and things namely:

- a) To appear and represent the Appointer before the Kolkata Municipal Corporation, Police authorities, Fire Brigade Authority, Electricity authorities, Urban Land Ceiling Authorities and other concerned Government authorities and/or departments, Central or State in connection with the development of the "said Premises" and/or construction of the proposed new building and further to sign execute and deliver all necessary letters, statements, applications, declarations and other papers and documents and to submit the same and further to do all acts deeds matters and things as our said Attorneys or either of them shall think proper;
- b) To demolish or cause to be demolished the existing structures lying erected at the "said Premises" or portions thereof and for the said purpose to retain





and appoint any contractor and to do all acts deeds matters and things as our said Attorneys or either of them shall think proper;

- c) To apply for and obtain all necessary sanctions, permissions, No Objections and clearances from the appropriate Government authorities and/or departments including necessary sanction of plan from the Kolkata Municipal Corporation for development of the "said Premises" and/or construction of the proposed residential-cum-commercial building complex at or upon the land comprised in the "said Premises" or portion thereof and for the said purpose to do all acts deeds matters and things as our said Attorneys or either of them shall think proper;
- d) To apply for and obtain all necessary maps, plans, sketches, diagrams, elevations and other specifications duly sanctioned and/or approved by the Kolkata Municipal Corporation, Fire Brigade authorities, Police authorities and other Government authorities and/or departments as may from time to time be necessary or required for the development of the "said Premises" and/or demolition of the existing building and other structures comprised in the "said Premises" and/or construction of new building or other structures in or upon the land comprised in the "said Premises" and for the said purpose to sign execute and deliver all applications, maps, plans or other papers and documents as also to do all acts deeds matters and things as our said Attorneys or either of them shall think proper;
- e) To apply for and obtain water, sewerage, telephone, telex, electricity, gas and other public utility services, in or upon the "said Premises" and/or the proposed new building and other structures as may hereafter be erected and the same in such name or names as our said Attorneys or either of them shall think proper and for the said purpose to sign execute and deliver necessary applications, papers, letters and documents, declarations, undertakings and Bonds as also to do all acts deeds matters and things as our said Attorneys or either of them shall think proper;
- f) To undertake and carry out construction of the proposed building complex as per the plan as may be sanctioned by the Kolkata Municipal Corporation and for the said purpose to sign execute and deliver all papers and documents as also to do all acts deeds matters and things;
- g) To institute and/or prosecute all or any suits, appeals, Revisions, writ petitions and other legal proceedings or litigations civil or criminal in the appropriate courts of law in connection with the "said Premises" and/or construction of the proposed new building in or upon the land comprised

John SS James

in the "said Premises" as per the plan to be sanctioned by the Kolkata Municipal Corporation and for the said purpose, to do all acts deeds matters and things as our said Attorneys or either of them shall think proper;

- h) To defend and/or contest all or any suits, appeals, revisions, applications and other litigations and legal proceedings civil or criminal in any court of law concerning or relating to the "said Premises" and/or construction of the proposed new building and for the said purpose to do all acts deeds matters and things as our said Attorneys or either of them shall think proper;
- i) To sign execute affirm and verify all plaints, Written statements, affidavits, applications, writ petitions and other papers and documents as may from time to time be necessary or required for prosecuting and/or defending all or any legal proceedings and/or litigations as our said Attorneys or either of them shall think proper;
- j) To pay the sanction fee and other costs charges and expenses for obtaining the sanction and/or permission and/or clearances and No Objection Certificates including the sanction of plan as also obtaining public utility services;
- k) To retain and appoint Advocates and lawyers for prosecuting and/or defending all or any legal proceedings and/or litigations and for the said purpose to sign execute and deliver Vakalatnama and other authority letters and further to revoke such appointment as our said Attorneys or either of them shall think proper;
- l) To retain and appoint Architects, Engineers, Contractors, Masons, Mistries, Electricians, plumbers and Chowkidars, Durwans, Security Guards and other employees or staff for carrying out the development of the "said Premises" and construction of the proposed building complex thereat and the same for such salaries or remuneration or charges and on such terms and conditions as our said Attorneys or either of them shall think proper;
- m) From time to time to apply for and have the sanctioned plan modified, renewed, varied, rectified, renewed and/or extended by the Kolkata Municipal Corporation and for the said purpose to pay necessary charges as also to do all acts deeds matters and things as our said Attorneys or either of them shall think proper;



- n) To sell, transfer or otherwise dispose of the units/residential flats and other spaces of the proposed Building Complex forming part of the Developer's Allocation and for the said purposes, to sign execute and deliver the Agreements for Sale, Sale Deeds, Transfer deeds, Lease deeds and other deeds, documents and Agreements as may from time to time be required and as our said Attorneys or either of them shall think proper;
- o) To appear before the appropriate Registering authorities and to present the Agreements for Sale, Sale Deeds, lease deeds, Transfer Deeds and other deeds, documents and Agreements in respect of the showrooms, shop rooms, office spaces, residential flats and other spaces forming part of the Developers' allocation, after execution of the same and further to admit the execution of the same and do all acts, deeds matters and things for completion of Registration thereof and as our said Attorneys or either of them shall think proper;
- p) To receive realise and recover the amounts of earnest moneys and/or part payments and/or consideration moneys for and on account of sale and/or transfer of commercial spaces, residential flats and other spaces forming part of the Developers' allocation of the proposed building complex and also to issue valid and effective receipts and discharges for the same and for the said purpose to do all acts deeds matters and things as our said Attorneys or either of them shall think proper;
- q) **AND GENERALLY** to do all that is or may be necessary for carrying out the development of the "said Premises" and/or construction of the proposed building thereat and as our said Attorneys or either of them shall think proper;

A N D it is clarified that nothing herein contained shall authorize the said Attorneys to represent the Appointer in the matters, where the Appointer has reserved the express right to do personally nor to give consent on behalf of the Appointer to the Developer in respect of any matter contained in the Development Agreement which require the Developer to take consent of the Appointer nor to represent the Appointer in any claim, dispute or legal proceeding by or against the Developer or persons claiming through it.

A N D we, the Appointer above named do hereby ratify and confirm and agree to ratify and confirm all and whatsoever our said Attorneys or either of them acting jointly or severally as aforesaid, lawfully do **AND WE DECLARE THAT** this Power of Attorney shall at all times be revocable for all purposes.



THE SCHEDULE ABOVE REFERRED TO

"said Premises"

All That piece and parcel of land measuring more or less 8 (Eight) Cottahs 12 (Twelve) Chittacks together tin/asbestos shed 3000 Square Feet structure standing thereon being premises No.25, Gangadhar Babu Lane (formerly Nos.24/1 and 25, Gangadhar Babu Lane), within the KMC Ward No.47, Police Station and Post Office Baubajar, Kolkata - 700 012 along with all user and easement rights and all other rights and facilities appurtenant thereto. The said land is butted and bounded by: -

On the North : By premises No.23, Gangadhar Babu Lane;
 On the South : By premises No.27, Gangadhar Babu Lane;
 On the East : By Gangadhar Babu Lane;
 On the West : By premises No.26, Gangadhar Babu Lane;

IN WITNESS WHEREOF We, the said Manprakash Projects Private Limited, the Appointer abovenamed have hereunto set and subscribed our hand and signature on this 19.... day of July, Two Thousand and Nineteen;

SIGNED SEALED AND DELIVERED

by the Appointer abovenamed at Kolkata in the presence of:

- 1) Sharan pal Chopra
 FE-266 SECTOR III
 SALT LAKE KOL-700106
- 2) Jai Hind S/N
 FE-13 Salt Lake city sec. III
 Kolkata 700106

For Manprakash Projects (P) Ltd
 Santosh Kumar Sanyal
 Director

SIGNED SEALED AND DELIVERED

by the Attorneys abovenamed at Kolkata in the presence of:

- 1) Sharan pal Chopra
- 2) Jai Hind S/N

Sandeep Kumar Sarangi

Tanuj Kumar Anand
 Authorised Signatory

Prepared & Drafted By:
 B.K.Jain & Co. (Advocates)
 6A,K.S.Roy Road, Kolkata-700001
 Sandeep Jain, Advocate
 Enrolment No. F-961/1373/96



EXISTING PLAN OF C.I. SHED AT PREMISES NO-25,
 GANGA DHAR BABU LANE, KOLKATA-70002, WARD NO-47;
 SCALE: 1" = 80'

TOTAL LAND AREA (AS PER SITE
 MEASUREMENT) = 8 K. 12 CH. 0 SFT. COLOUR-RED/BYER.
 (MORE OR LESS)

P.R. NO-



For Manprakash Projects (P) Ltd












Santosh Kumar Singhania
 Director












Sandeep Kumar Sarangi












Tanuj Kumar Ghosh
 Authorised Signatory

SPECIMEN FORM FOR TEN FINGERPRINTERS

8

Sl. No.	Signature of the executants/and/ or purchaser Presentants	Little	Ring	Middle (Left Hand)	Fore	Thumb
	<p style="font-size: 2em; transform: rotate(-90deg);">Santosh Kumar Singhania</p>					
		Thumb	Fore	Middle (Right Hand)	Ring	Little
						

Sl. No.	Signature of the executants/and/ or purchaser Presentants	Little	Ring	Middle (Left Hand)	Fore	Thumb
	<p style="font-size: 2em; transform: rotate(-90deg);">Sandeep Kumar Sarewaj</p>					
		Thumb	Fore	Middle (Right Hand)	Ring	Little
						

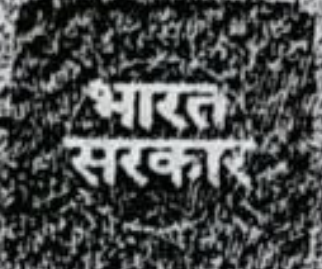
Sl. No.	Signature of the executants/and/ or purchaser Presentants	Little	Ring	Middle (Left Hand)	Fore	Thumb
	<p style="font-size: 2em; transform: rotate(-90deg);">Pawan Kumar Agrawal</p>					
		Thumb	Fore	Middle (Right Hand)	Ring	Little
						

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MANPRAKASH PROJECTS PRIVATE
LIMITED



02/05/2013

Permanent Account Number

AAICM5726G

02/05/2013

For Manprakash Projects (P) Ltd

Sanjay Kumar Singhania
Director

इस कार्ड के खाने/पाने पर कृपया सुरक्षित करें/जोटाए।
आयकर पैन सेवा इकाई, एन एस डी यूएल
5 वीं मंजिल, मत्री स्ट्रीटिंग
प्लॉट नं. 341, सर्वे नं. 997/8
मॉडल कॉलोनी, दीप बंगला चौक के पास
पुणे - 411 016

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

Income Tax PAN Services Unit, NSDL
5th Floor, Matri Sterling
Plot No. 341, Survey No. 997/8
Model Colony, Near Deep Bungalow Chowk
Pune - 411 016
Tel: 91 20 2721 8081
e-mail: pan@nsdl.com

For Manprakash Projects (P) Ltd.

Sanjay Kumar Singhania
Director

For Manprakash Projects (P) Ltd

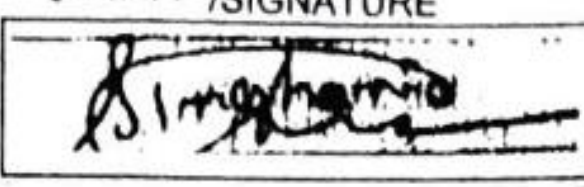
Sanjay Kumar Singhania
Director


स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AJUPS9156L


नाम /NAME
SANTOSH KUMAR SINGHANIA

पिता का नाम /FATHER'S NAME
MANNA LAL SINGHANIA

जन्म तिथि /DATE OF BIRTH
30-03-1955

हस्ताक्षर /SIGNATURE






आयकर आयुक्त, प.बं.-II
COMMISSIONER OF INCOME-TAX, W.B. - II

Santosh Singhania
Santosh Kumar Singhania

इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें
सहायक आयकर आयुक्त,
पी-7,
चौरंगी स्क्वायर,
कलकत्ता - 700 069.

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Assistant Commissioner of Income-tax,
P-7,
Chowringhee Square,
Calcutta- 700 069.

Santosh Singhania
Santosh Kumar Singhania

ভারত সরকার
Government of India




সন্তোষ সিংহানিয়া
Santosh Singhania
পিতা : মন্নালাল সিংহানিয়া
Father : Mannalal Singhania
জন্মতারিখ / DOB : 30/03/1955
পুরুষ / Male




6295 4308 7606

আধার - সাধারণ মানুষের অধিকার

Santosh Singhania
Santosh Kumar Singhania


ভারতীয় পরিচয় পরিচয় প্রাধিকরণ
Unique Identification Authority of India





ঠিকানা:
18বি রাম মোহন দত্ত রোড,
পি.ও-এল.এল.আর সারনী,
এল.আর.সারনী, এল.আর.সারনী,
কোলকাতা, পশ্চিমবঙ্গ, 700020

Address:
18B RAM MOHAN DUTTA ROAD,
P.O-L.L.R SARANI, L.R.Sarani,
L.r.sarani, Kolkata, West Bengal,
700020

6295 4308 7606

 1947
1800 300 1947

 help@uidai.gov.in

 www.uidai.gov.in

Santosh Singhania
Santosh Kumar Singhania

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAXFP3994P



नाम / Name
PRAJAPATI BUILDERS

19052019

निगमन / गठन की तारीख
Date of Incorporation / Formation
13/05/2019

Sandeep Kumar Sarvag

आयकर विभाग
INCOME TAX DEPARTMENT


भारत सरकार
GOVT. OF INDIA

SANDEEP KUMAR SARAOGI
SHYAM SUNDER SARAOGI

16/02/1974
Permanent Account Number
AIIPS2104F

S. Saraogi
Signature

27062008



Sandeep Kumar Saraogi



भारत सरकार



आधार

भारत सरकार
Unique Identification Authority of India
Government of India

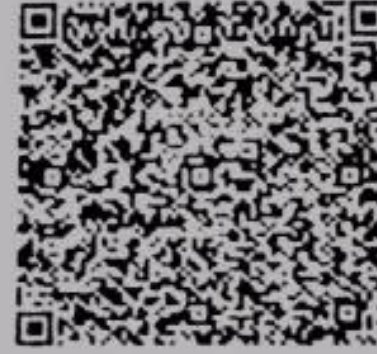
Enrollment No.: 0000/00422/85150

To
Sandeep Kumar Saraogi
S/O Shyamsundar Saraogi
41/A Tara Chand Dutta Street
Near Md. Ali Park C R Avenue
Kolkata
Chittaranjan Avenue
Kolkata
West Bengal 700073
9830035958

21/09/2011
81572830



MD815728300FH



आपका आधार क्रमांक / Your Aadhaar No. :

3900 3022 6095

मेरा आधार, मेरी पहचान



भारत सरकार

Government of India



Sandeep Kumar Saraogi
DOB : 16/02/1974
Male



3900 3022 6095

मेरा आधार, मेरी पहचान

Sandeep Kumar Saraogi



सूचना

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

INFORMATION

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

देश भर में मान्य है।
 भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।

- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



महानगर, कोलकाता, भारत
Unique Identification Authority of India

Address:
S/O Shyamsundar Saraogi, 41/A, Tara Chand Dutta Street,
Near Md. Ali Park, C R Avenue, Kolkata, Chittaranjan
Avenue, West Bengal, 700073

3900 3022 6095



1917

help@uidai.gov.in

www.uidai.gov.in

ADDITIONAL REGISTRAR
 OF ASSURANCE-II, KOLKATA
 19 JUL 2019

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ADAPA4911H

नाम / Name
PAWAN KUMAR AGARWAL

पिता का नाम / Father's Name
BASUDEO AGARWAL

जन्म की तारीख / Date of Birth
02/06/1968

हस्ताक्षर / Signature



29082017

इस कार्ड के खोने / पाने पर कृपया सूचित करें। लौटाएं:
आयकर पैन सेवा इकाई, एन एस डी एल
5 वीं मंजिल, मंत्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कालोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

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Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

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

Pawan Kumar Agarwal



भारत सरकार
GOVERNMENT OF INDIA



पवन कुमार आगरवाल
Pawan Kumar Agarwal
जन्म तिथि/ DOB: 02/06/1968
पुरुष / MALE



8686 5137 8146

-साधारण मानुष्येण अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
S/O बासुदेब आगरवाल, अलकोवे
ग्लोरिया, टवर-2, तीसरा फ्लोर, फ्लैट-
3एच, 403/1, दक्षिणदारी रोड,
श्रीभूमि, नॉर्थ 24 पार्गानास,
वेस्ट बंगाल - 700048

Address:
S/O Basudeb Agarwal, Alcove
Gloria, Tower-2, 3rd Floor, Flat-
3H, 403/1, Dakshindari Road,
Shreebhumi, North 24 Parganas,
West Bengal - 700048



1947
1800 300 1947

1947

1947

1947

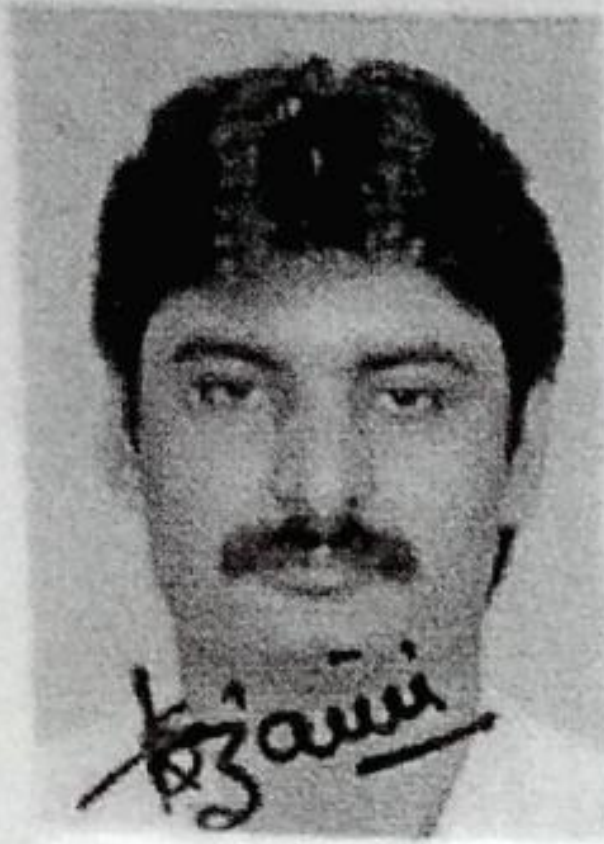
Pawan Kumar Agarwal



BAR COUNCIL OF WEST BENGAL

(STATUTORY BODY UNDER THE ADVOCATES ACT, 1961)
2 & 3, KIRANSANKAR ROY ROAD, CALCUTTA-700 001
PHONES : 248-8956/7233

IDENTITY CARD



Name.....
SANDEEP JAIN

.....
Advocate

Father's/Husband's Name.....

BIJOY KUMAR JAIN

.....
CHAIRMAN EX-COMMITTEE

.....
CHAIRMAN

Card No..... **A-6749**

Address Recorded on the Roll... **6/1C, Palm Avenue,**.....
4th Floor, Calcutta-700 019

Present Address **Same as above**

Enrolment No **F-961/1373/96**

Date of Enrolment **09.04.99** Date of Birth **08.12.70**

AS Date **07.5.99**

.....
Secretary/Assistant Secretary

[Handwritten signature]

Major Information of the Deed

Deed No :	I-1902-03508/2019	Date of Registration	19/07/2019
Query No / Year	1902-1000165518/2019	Office where deed is registered	
Query Date	19/07/2019 1:00:54 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	SANDEEP JAIN HIGH COURT CALCUTTA, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9830083414, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 3,73,11,955/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190203493/2019 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Kolkata, P.S:- Bowbazar, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Gangadhar Babu Lane, , Premises No: 25, , Ward No: 047 Pin Code : 700012

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	4 Katha 12 Chatak		1,26,85,464/-	Property is on Road , Project Name :
L2			Commercial use	4 Katha		2,35,01,491/-	Property is on Road , Project Name :
		TOTAL :		14.4375Dec	0 /-	361,86,955 /-	
	Grand Total :			14.4375Dec	0 /-	361,86,955 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2500 Sq Ft.	0/-	7,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 2500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
S2	On Land L2	500 Sq Ft.	0/-	3,75,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
	Total :	3000 sq ft	0 /-	11,25,000 /-	



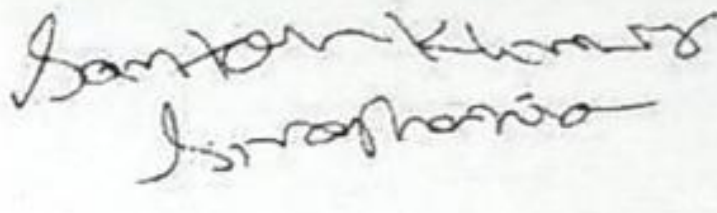


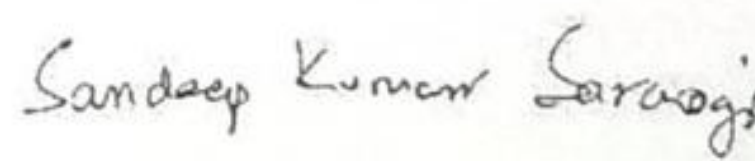
Principal Details :



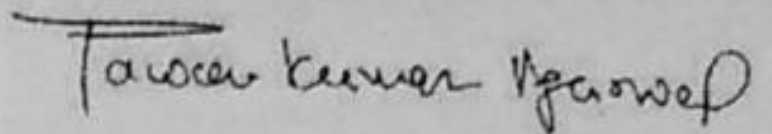
SI No	Name,Address,Photo,Finger print and Signature
1	MANPRAKASH PROJECTS PRIVATE LIMITED 18B, Ram Mohan Dutta Road, P.O:- Lala Lajpatrai Sarani, P.S:- Bhagwanpur, District:-Purba Midnapore, West Bengal, India, PIN - 700020 , PAN No.:: AAICM5726G, Status :Organization, Executed by: Representative, Executed by: Representative

Attorney Details :



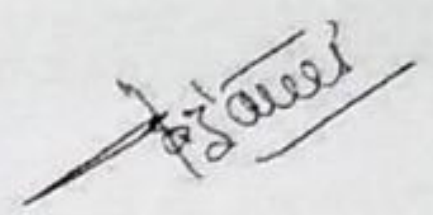
SI No	Name,Address,Photo,Finger print and Signature
1	PRAJAPATI BUILDERS 41/A, Tarachand Dutta Street, 1st Floor, P.O:- Collotolla, P.S:- Jorasanko, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700073 , PAN No.:: AAXFP3994P, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Shri Santosh Kumar Singhania Son of Shri Mannalal Singhania Date of Execution - 19/07/2019, , Admitted by: Self, Date of Admission: 19/07/2019, Place of Admission of Execution: Office	 <small>Jul 19 2019 2:01PM</small>	 <small>LTI 19/07/2019</small>	 <small>19/07/2019</small>
	18B, Ram Mohan Dutta Road, P.O:- Lala Lajpatrai, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJUPS9156L Status : Representative, Representative of : MANPRAKASH PROJECTS PRIVATE LIMITED (as Director)			
2	Name Shri Sandeep Kumar Saraogi (Presentant) Son of Shri Shyam Sundar Saraogi Date of Execution - 19/07/2019, , Admitted by: Self, Date of Admission: 19/07/2019, Place of Admission of Execution: Office	 <small>Jul 19 2019 2:00PM</small>	 <small>LTI 19/07/2019</small>	 <small>19/07/2019</small>
	41A, Tara Chand Dutta Street, P.O:- Chittaranjan Avenue, P.S:- Bowbazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700073, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AIIPS2104F Status : Representative, Representative of : PRAJAPATI BUILDERS (as Partner)			

Name	Photo	Finger Print	Signature
Shri Pawan Kumar Agarwal Son of Shri Basudeb Agarwal Date of Execution - 19/07/2019, , Admitted by: Self, Date of Admission: 19/07/2019, Place of Admission of Execution: Office			
	Jul 19 2019 2:00PM	LTI 19/07/2019	19/07/2019
Alcove Gloria, 3rd Fl., Fl. GH, 403/1, Dakshindari Road, P.O:- Sheebhumi, P.S:- Lake Town, District:- North 24-Parganas, West Bengal, India, PIN - 700048, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADAPA4911H Status : Representative, Representative of : PRAJAPATI BUILDERS (as AUTHORISED SIGNATORY)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SANDEEP JAIN Son of Mr B K JAIN HIGH COURT CALCUTTA, P.O:- GPO, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001			
	19/07/2019	19/07/2019	19/07/2019

Identifier Of Shri Santosh Kumar Singhania, Shri Sandeep Kumar Saraogi, Shri Pawan Kumar Agarwal

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	MANPRAKASH PROJECTS PRIVATE LIMITED	PRAJAPATI BUILDERS-7.8375 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	MANPRAKASH PROJECTS PRIVATE LIMITED	PRAJAPATI BUILDERS-6.6 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	MANPRAKASH PROJECTS PRIVATE LIMITED	PRAJAPATI BUILDERS-2500.00000000 Sq Ft
Transfer of property for S2		
Sl.No	From	To. with area (Name-Area)
1	MANPRAKASH PROJECTS PRIVATE LIMITED	PRAJAPATI BUILDERS-500.00000000 Sq Ft

Endorsement For Deed Number : I - 190203508 / 2019

19-07-2019

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

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

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

Presented for registration at 13:05 hrs on 19-07-2019, at the Office of the A.R.A. - II KOLKATA by Shri Sandeep Kumar Saraogi ,.

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 3,73,11,955/-

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

Execution is admitted on 19-07-2019 by Shri Santosh Kumar Singhania, Director, MANPRAKASH PROJECTS PRIVATE LIMITED, 18B, Ram Mohan Dutta Road, P.O:- Lala Lajpatrai Sarani, P.S:- Bhagwanpur, District:-Purba Midnapore, West Bengal, India, PIN - 700020

Indetified by Mr SANDEEP JAIN, , , Son of Mr B K JAIN, HIGH COURT CALCUTTA, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 19-07-2019 by Shri Sandeep Kumar Saraogi, Partner, PRAJAPATI BUILDERS, 41/A, Tarachand Dutta Street, 1st Floor, P.O:- Collotolla, P.S:- Jorasanko, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700073

Indetified by Mr SANDEEP JAIN, , , Son of Mr B K JAIN, HIGH COURT CALCUTTA, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 19-07-2019 by Shri Pawan Kumar Agarwal, AUTHORISED SIGNATORY, PRAJAPATI BUILDERS, 41/A, Tarachand Dutta Street, 1st Floor, P.O:- Collotolla, P.S:- Jorasanko, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700073

Indetified by Mr SANDEEP JAIN, , , Son of Mr B K JAIN, HIGH COURT CALCUTTA, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7/- (E = Rs 7/-) and Registration Fees paid by Cash Rs 7/-

Payment of Stamp Duty

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

Description of Stamp

1. Stamp: Type: Impressed, Serial no 34568, Amount: Rs.100/-, Date of Purchase: 08/05/2019, Vendor name: S Chatterjee

Tushar Kanti Mandal

Tushar Kanti Mandal
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 1902-2019, Page from 133080 to 133104
being No 190203508 for the year 2019.**



Tushar Kanti Mandal

Digitally signed by TUSHAR KANTI
MANDAL
Date: 2019.08.01 16:34:05 -07:00
Reason: Digital Signing of Deed.

**(Tushar Kanti Mandal) 8/1/2019 4:33:51 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.**

(This document is digitally signed.)

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DATED THIS DAY OF JULY, 2019

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FROM

MANPRAKASH PROJECTS PRIVATE LIMITED

... .. APPOINTER

TO

SRI SANDEEP KUMAR SARAOGI

AND

SRI PAWAN KUMAR AGARWAL

... ATTORNEYS

POWER OF ATTORNEY