

2601/2021 Block-3

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2549/2021



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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AE 265730

R NO. (8) 673537/2021.

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.

[Signature]
Additional Registrar
of Assurances, Kolkata



30 MAR 2021

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that, We, (1) M/S. RITURAJ COMPLEX PRIVATE LIMITED, holding (PAN : AACCR9742H) AND (2) M/S. AZAD DEALER PRIVATE LIMITED, holding (PAN : AACCA5415G), both Private Limited Companies, incorporated under the Provisions of the Companies Act, 1956, as extended by Companies Act, 2013, having their respective Registered Offices at 17/1, Lansdowne Terrace, Kolkata – 700 026, P. O. – Kalighat, P. S. – Rabindra Sarobar (Formerly - Lake), West Bengal, duly represented by their Authorized Signatory, SHRI ANUP GUPTA, son of Late , holding (PAN : AHMPG3857C), working for gain at 17/1, Lansdowne Terrace, Kolkata – 700 026, P. O. – Kalighat, P. S. – Rabindra Sarobar (Formerly), West Bengal, for the sake of brevity hereinafter called, referred and identified

054563

Sl. No.....Date.....

Name.....

Add.....

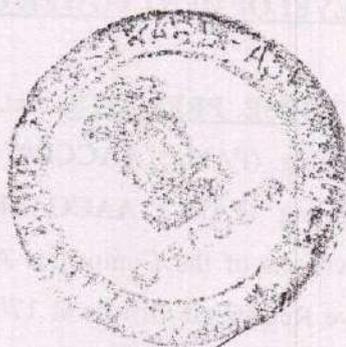
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06 FEB 2021

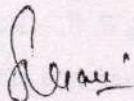
06 FEB 2021

SANJAY KUMAR JAIN
ADVOCATE
HIGH COURT, CALCUTTA

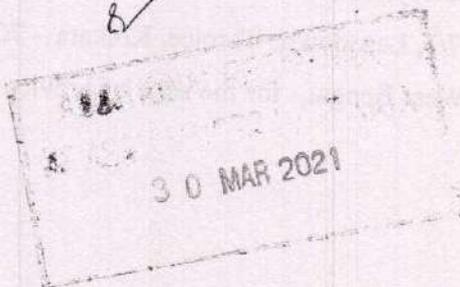

SOUMITRA CHANDA
Licensed Stamp Vendor
8/2, K. S. Roy Road, Kol-1



Identified by one



SANJAY KUMAR JAIN
ADVOCATE
HIGH COURT, CALCUTTA



hereby nominate, appoint and constitute **M/S. NORTECH PROPERTY PRIVATE LIMITED**, holding (PAN : **AACCN0602N**), a Private Limited Company, incorporated under the Provisions of the Companies Act, 1956, as extended by Companies Act, 2013, having its Registered Office at 17/1, Lansdowne Terrace, Kolkata – 700 026, P. O. – Kalighat, P. S. – Rabindra Sarobar (Formerly), West Bengal, duly represented by its Authorized Signatory, **SHRI ADITYA AGARWAL**, son of Sri Sunil Agarwal, holding (PAN : **AFEPA7678D**), working for gain at 17/1, Lansdowne Terrace, Kolkata – 700 026, P. O. – Kalighat, P. S. – Rabindra Sarobar (Formerly), West Bengal, hereinafter for the sake of brevity called, referred and identified as the **CONSTITUTED ATTORNEY/DEVELOPER**, (which term and/or expression, unless repugnant to the context or meaning thereof, shall mean, imply and include its successors in office and permitted assigns etc.) as our true and lawful Attorney.

WHEREAS

A. In terms of the basic understanding between the Owner and the Developer which stands with regard to the development of the Property/Land admeasuring **04 (Four) Kattahs 14 (Fourteen) Chittaks 38 (Thirty Eight) Sft**; situate lying at and being **Premises No. 73/34B, Ramchandrapur (Julpia Road), Mouza – Ramchandrapur**, under R. S. Dag No. 197, 198 R. S. Khatian No. 526, corresponding to L. R. Dag No. 238, 240 under L. R. Khatian No. 3604 & 3605, Touzi No. 416B1, R. S. No. – 334, J. L. No. – 31, Paragana – Magura, previously under Joka - I Gram Panchayet, presently under **Kolkata Municipal Corporation Ward No. 142, P. S. – Haridevpur**, Dist : South 24 Parganas, West Bengal, together with all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Owner in the above property by constructing new residential/commercial buildings thereon (**Project**) with the object of selling the units/ apartments/ shops/ offices/ car parks/ constructed area comprised therein the said Project agreed among the Parties entered into a 'Joint Development Agreement' dated 26/03/2021 duly registered at the office of Additional Registrar of Assurances – I, Kolkata, vide Deed No. 2441 and for the year 2021.

B. In terms of **clause 12.1** of the said 'Joint Development Agreement', a 'Power of Attorney' is required to be granted to the Developer to take all necessary steps for the purpose of getting the Building Plan sanctioned/revalidated/ modified/ altered by the Planning Authorities as well as for construction of the Complex in terms of the said development agreement.

... (mirrored text from reverse side) ...

... (mirrored text from reverse side) ...



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30 MAR 2021

C. It is also agreed between the parties in terms of the Development Agreement, that the Developer shall be entitled to deal with the entire constructed areas or saleable spaces including Developer's Allocation and Owner's Allocation of the said property in terms of the 'Joint Development Agreement' and the Developer shall sale the entire constructed areas or saleable spaces including car parking space/ store room, etc. and shall divide the entire proceeds as morefully specified in the said Joint Development Agreement.

D. It has also been mutually agreed between the parties herein that in terms of the instant Power of Attorney the Developer shall be entitled to negotiate for sale, lease or otherwise transfer of the flats, units, car parking spaces or rights and other constructed areas or saleable spaces to enter into any contract, agreement, right of occupancy user and/or enjoyment with any person or persons intending to own and/or acquire flats, units, car parking spaces and other constructed areas/saleable spaces or enforce any covenant in any Agreement for Sale, Deed or any other Agreement or Contract of in respect of Flats, Units, Car Parking and other constructed areas/saleable spaces in the said complex.

E. The Developer also undertakes to obtain prior written consent of the Owner / Executor in the event of effecting any transfer of the Flats, Units, Car Parking Spaces or rights and other constructed areas or saleable spaces to enter into any contract, agreement, right of occupancy user and/or enjoyment with any person or persons intending to own and/or acquire Flats, Units, Car Parking spaces and other constructed areas/saleable spaces or To enforce any covenant in any Agreement for Sale, Deed or any other Agreement or Contract of in respect of Flats, Units, Car Parking spaces and other constructed areas/saleable spaces in respect of the entire Project.

F. In terms of such clause in the 'Joint Development Agreement' we, the **Executant / Owner** do and each of us doth hereby nominate, constitute and appoint **M/S. NORTECH PROPERTY PRIVATE LIMITED**, represented by its authorized representative, **SHRI ADITYA AGARWAL**, son of Shri Sunil Agarwal working for gain at 17/1, Lansdowne Terrace, Kolkata – 700 026, hereinafter for the sake of brevity called, referred and identified as "**THE CONSTITUTED ATTORNEY/DEVELOPER**", to be our true and lawful attorneys in our name and on our behalf to, do jointly or severally and/or execute all or any of the following acts, deeds, matters and things for us and on our behalf and in our name in respect of land admeasuring **04 (Four) Kattahs 14 (Fourteen) Chittaks 38 (Thirty Eight) Sft**; situate lying at and being **Premises No. 73/34B, Ramchandrapur (Julpia Road), Mouza – Ramchandrapur**, under R. S. Dag No. 197, 198 R. S. Khatian No. 526, corresponding to L. R. Dag No. 238, 240 under L. R. Khatian No. 3604 & 3605, Touzi No. 416B1, R. S. No. – 334, J. L. No. – 31, Paragana – Magura, previously under Joka - I



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ADDITIONAL REGISTRAR
OF ASSURANCE - TATA
30 MAR 2021

Gram Panchayet, under **Kolkata Municipal Corporation Ward No. 142, P. S. – Haridevpur, Dist** : South 24 Parganas, West Bengal, morefully and particularly described in the schedule herein below :

1. To take all necessary steps and to sign all papers, documents as to be required and to apply for conversion, mutation, amalgamation, etc. of the nature of the said property before the concerned, Block Land and Land Reforms Officer and to appear before all or any authorities for such clearances and to sign and submit all papers, applications and documents in connection with the same for us and on our behalf.
2. To make payment of up to date land revenue/ Panchayat / local authority taxes in respect of the said property by way of approaching the concerned authorities and. obtaining necessary orders for such payment and to collect receipts thereof for us and on our behalf.
3. To prepare building plan or plans for the construction of a suitable building on the said landed property and to submit the same to the Kolkata Municipal Corporation signed by representative of the concern companies for obtaining approval to the same and to submit further proposals from time to time for any amendments of such building plans to the said Municipal Corporation and other concerned authorities for the purpose of obtaining approval to such amendments.
4. To cause the submission of plans for the said property to be prepared and submitted before the concerned Block Land and Land Reforms Officer and then to have the same sanctioned/modified/alterd/revised/re-validated by the planning authorities with the consent of the executants/owners and to pay fees, costs and charges for such sanction/ modification/ alteration/revision/invalidation/amendments and upon completion of work, to obtain electricity connection form CESC and to execute the necessary documents if any, in respect of a portion of the said property for installation of electrical equipment for electric supply, drainage connection, water connection and completion certificates from the planning authorities for us and on our behalf.
5. To carry out, manage, attend to and deal with and, transact all works of consolidation of holdings and / or the Premises and any affairs in which we now or shall hereafter be interested or concerned at all times in such manner as our said Attorney shall deem fit and proper.
6. To deal with all authorities including but not limited to the Block Land and Land Reforms Officer and the concerned Municipality and other statutory authorities including but not limited to

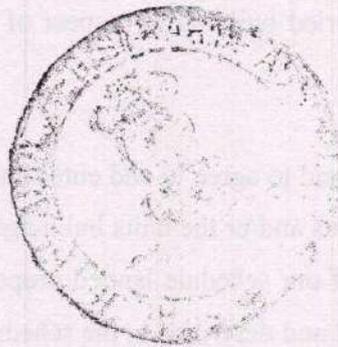


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ADDITIONAL REGISTRAR
OF ASSURANCES - KARNATAKA
30 MAR 2021

Kolkata Metropolitan Development Authority, Town and Country Planning authorities, MED, Metro Railway Authority and W.B. Fire Department authorities, Airport Authority of India, as to be required for the said property, obtaining regulatory clearances from, various department, obtaining drainage correction, water connection and certificate of the concerned authority and to prepare, sign and submit all plans, papers, documents, statements, undertakings, declarations, affidavits, applications, returns, confirmations, consents, indemnities and other ancillary papers, as be required, in this regard for us and on our behalf and to appear and represent us in KMDA and to file necessary application or petition to obtain N.O.C. from thereon, if required, and to take necessary steps there in respect of N.O.C. or any other step or steps require before the said authority as and when our said lawful Attorney thinks, fit and proper.

7. To develop and construct a multistoried building in our property measuring more or **04 (Four) Kattahs 14 (Fourteen) Chittaks 38 (Thirty Eight) Sft**; situate lying at and being **Premises No. 73/34B, Ramchandrapur (Julpia Road), 700 104, Mouza – Ramchandrapur**, under R. S. Dag No. 197, 198 R. S. Khatian No. 526, corresponding to L. R. Dag No. 238, 240 under L. R. Khatian No. 3604 & 3605, Touzi No. 416B1, R. S. No. – 334, J. L. No. – 31, Paragana – Magura, previously under Joka - I Gram Panchayet, under **Kolkata Municipal Corporation Ward No. 142, P. S. – Haridevpur**, Dist : South 24 Parganas, West Bengal, which is specifically mentioned in the schedule hereunder.
8. To appoint Architects, Contractors, Sub-Contractors, Electricians, Plumbers or any other person/s, organizations as may be required from time to time for the purpose of development and construction of proposed multistoried building in respect of the schedule property and settle their accounts on our behalf.
9. To negotiate on terms for and to agree to and enter into and conclude any agreement for sale and sell in respect of proposed flats and/or the units buildings/ car parking/other spaces at proposed multistoried building in respect of our schedule landed property lying at Mouza - Ramchandrapur, P.S - Haridevpur, fully mentioned and described in the schedule hereto to any bonafide purchaser or purchasers at such price which our said Attorney, in his absolute discretion, thinks fit and proper and / or to cancel and / or to repudiate the same and to take advances or payments in respect of "Agreement for Sale" and Deed of Conveyance/s in respect of Flats/units/car parking space to be constructed in the said property and to give possession in respect of proposed flats/units/car parking space to be constructed in the said schedule property as and when necessary on such terms and



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ADDITIONAL REGISTRAR
OF ASSURANCES, LAATA
30 MAR 2021

conditions as our said Attorney may think fit and proper and to sign all documents in respect of the said sale of the flat to the purchaser, including 'Allotment letter', 'Agreement for Sale', 'Deed of Conveyance', 'Possession letter', 'Demand letter', 'No-objection- certificate', etc. and to appear before any Registrar or Sub-Registrar or Registrar of Assurances and/or every office authorized by the law to accept a document for registration.

10. To enter into any contract, agreement, right of occupancy user and/or enjoyment with any person or persons intending to own and/or acquire Flats, Units, Car Parking spaces and other constructed areas/saleable spaces comprised in the sale of the said property and for that to sign execute and deliver all papers deeds cancellations documents instruments and writings and do all acts deeds and things, including to make refunds and payments to thorn on any account whatsoever and also to deal with the space and rights of such person or persons in such manner as the said Attorney may deem fit and proper.
11. To ask, demand, sue for, recover, realize and collect all money, earnest money, considerations, premiums, rent, construction costs, deposits, advances, compensations, interests, damages, payments whatsoever etc. in respect of flats, units, car parking spaces and other constructed areas/saleable spaces.
12. To enforce any covenant in any Agreement for Sale, Deed or any other Agreement or Contract in respect of Flats, Units, Car Parking spaces and other constructed areas/saleable spaces by virtue of the authorities hereby conferred, in favour of the person or persons interested in owning, purchasing, taking on lease and/or otherwise acquiring Flats, Units, Car Parking spaces or rights and other constructed areas or saleable spaces in the new Building or Buildings to be constructed at the said Property and if any right to re-enter arises under such covenants or under notice to determine or quit then to exercise such right, amongst others;
13. To deliver possession and/or make over the constructed Flats/Units portions and issue letters of possession, and other constructed areas/saleable spaces and to do all and everything that shall be necessary for completing all sales, transfers, leases or tenancies or otherwise for saleable areas.
14. To take any legal action or to defend any legal proceeding including arbitration proceeding arising out of any matter in respect of the said property and to appoint Solicitors, Advocates, Consultants as may be required and to accept any notice and service of papers of papers from any



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30 MAR 2021

Court, Tribunal, Arbitral Tribunal, Postal and/or other authorities and to receive and pay all moneys, including Court Fees etc for us and on our behalf.

15. All charges and expenses of and incidental to any act, deed, matter or thing done or caused to be done by our said Attorney(s) in exercise of any power or powers herein contained shall be borne and paid and provided for by our said attorney(s) alone and we shall not be responsible for the same and the said Attorney(s) shall indemnify and keep indemnified our estate and effects from and against the payment of the aforesaid costs, charges, that may have to be paid by us by reason of our Attorney(s) doing or causing to be done any act, deed, matter or thing by virtue of these presents.
16. To accept Writ of Summons or other legal process or notices, appear before any Officer, Authority, Department, Magistrate, Court, Tribunal, Judicial or Quasi Judicial Officer and represent us and in connection therewith file appeals or revision or any representation and appoint Advocates or Lawyers to appear and act in all matters connected with or in relation to or arising out of the said development and construction and sale of the said Flats and/or the said units/spaces/car parking spaces.
18. To sign and verify and execute all pleadings, affidavits, petitions, review petitions in connection with any suit proceeding, appeals, revisions, reviews before any Officer, Authority, Court, Tribunal, Magistrate or any other person for an on our behalf.
19. To appear and represent us in Urban Land Ceiling Authority and to file necessary application or petition to obtain N.O.C. if any from thereon and to take necessary steps thereon in respect of said N.O.C. or any other step or steps require before the said authority as and when our lawful Attorney thinks, fit and proper.
20. To present any such deed or deeds of sale, conveyance or conveyances or other document or documents for registration when required and to admit execution thereof and receive of consideration money before the Sub- Registrar or Registrar of Assurances having authority for and to have the said conveyances registered according to law and to do all other acts, deeds and things which our said Attorney shall consider necessary for the transferring and/or conveying the schedule property.

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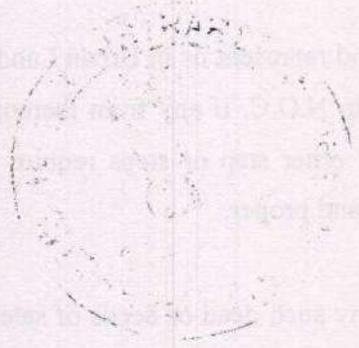
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30 MAR 2021

21. To appear for and represent us and to sign, execute any requisite documents before the Board of Revenue, Collector of local District, Sub-Divisional Officer, any Magistrate, Judge, Munsiff and in all Central and State Government offices, Kolkata Municipal Corporation, Kolkata Improvement Trust, K.M.D.A, Fire Brigade Authority, Commissioners of local Division in all matters and things relating to management and development of our schedule property.

22. To appear in all courts in the Union of India including the Supreme Court and High Courts and District Courts in all their jurisdiction Civil, Criminal, Testamentary of Insolvency, Company matters also in the Court of small Causes Calcutta and Sealdah, Howrah, Alipore and also in all Civil and Original courts subordinate to the several High courts its States before all judicial or executive officers, ministerial officers, Magistrates and other authorities whatsoever Union Boards, Union Court, Debt-settlement Board, House Rent Controller's court, Agricultural Income Tax court, Income Tax officer's Court, Board of Revenue, Sales Tax Officer's Court, Central Board of Revenue, Land acquisition officer's Court in all states now established or to be established within the aforesaid Union of India and to sue arrest condemn, restrain, sequester, seize, imprison and to acquit and discharge all and every person or persons companies, corporations whatsoever and whatsoever who are and hereafter may or shall be indebted to us AND also to compromise submit to arbitration conclude and agree all such matters, dealings and transactions and for the purpose to enter into make execute documents, agreements releases and discharges and also to nominate and appoint advocate, attorneys, solicitors, pleaders, auditors, revenue agents or other statutory agents or other persons or person and to give delivery or sign and warrant to prosecute or defend in the several premises aforesaid more specifically to execute Vakalatnamas, all such power or powers as occasion may require also to sign and verify plaints, petitioners, written statements, valuation statement for the purpose of Court Fees and suit valuation of accounts or information required to be signed or verified and also all such statements accounts information returns that are or may or shall be required of us from time to time under laws regulations and rules enacted or hereinafter to be enacted by the Central or Local Legislation to be lodged served or filed on our behalf in our personal capacity.

23. To demand sue for enforce payment of recover & receive and give effectual receipts and discharge for all securities for money, debts, goods, merchandise, wares, chattels effects and things of or to which we will or may become possess of or entitled to or which are or may become due owing payable deliverable or transferable to us from or by any person or persons whomsoever or any firm or firms body or bodies of corporation whatsoever.

24. To appear, adjust, settle and submit at arbitration any accounts, debts, claims and demands, disputes and matters touching any of the matters which are now subsisting or may hereafter arise between us and any other person or persons or firm or firms or body or bodies or corporation whatsoever.

25. Generally to do and perform all acts, deeds, things, matters necessary for all or any of the aforesaid purposes and to give full effect thereto.

BE IT IS EXPRESSLY stated that this power of attorney does not create, constitute or assume any kind of transfer in favour of the said Attorney and the attorney has the right to enter into any conveyances /assurances, agreements etc in respect of transfer of any Flats, Units, Car Parking spaces and other constructed areas/saleable spaces of the said project.

AND GENERALLY to do execute and perform all other lawful acts, matters and things as our said Attorney shall consider necessary in connection with the said premises and hereby agree that all acts, deeds and things in respect of the schedule property lawfully done by the said Attorney on our behalf, shall be construed as acts, deeds and things done by us and we, undertake to ratify and confirm all and whatsoever the said Attorney shall lawfully do or cause to be done by virtue of this **POWER OF ATTORNEY.**

SCHEDULE OF THE PROPERTY

ALL THAT Piece and Parcel of land measuring more or less 04 (FOUR) KATTAH 14 (FOURTEEN) CHITTAKS 38 (THIRTY EIGHT) SFT. situated within MOUZA - RAMCHANDRAPUR, under R. S. Dag No. 197, 198, R. S. Khatian No. 526, Corresponding to L. R. dag No. 238, 240 under L. R. Khatian No. 3604 & 3605, R. S. - 334, Collectorate Touzi No. 416B1, J. L. No. - 31, Borough - XVI, Under Kolkata Municipal Corporation Ward No. 142, P. S. - HARIDVPUR, being PREMISES NO. -73/34B, RAMCHANDRAPUR (JULPIA ROAD) KOLKATA - 700 104, District- 24 Parganas (South), West Bengal, which is butted and bounded as follows:-

ON THE NORTH : Premises No. 73/34, Ramchandrapur (Julpia Road)

ON THE SOUTH : Land of Other.

ON THE EAST : 3.066 Mtr. Wide Municipal Road

ON THE WEST : 5.025 Mtr. Wide Common Passage.

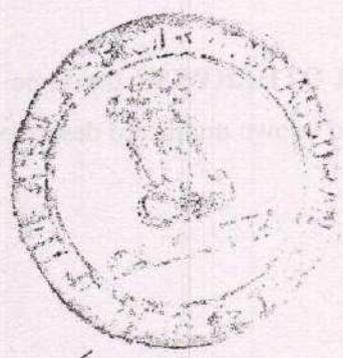
OR HOWSOEVER OTHERWISE the same now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished.



STATEMENT OF THE PROPERTY

THE UNDERSIGNED, the Additional Registrar of Assurances for Kolkata, do hereby certify that the above is a true and correct copy of the original as submitted to me by the applicant on the date mentioned above.

FOR THE NORTH
FOR THE SOUTH
FOR THE EAST
FOR THE WEST



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ADDITIONAL REGISTRAR
OF ASSURANCES FOR KOLKATA
30 MAR 2021

IN WITNESS WHEREOF, We have executed this **POWER OF ATTORNEY** on this 20th day of March, Two Thousand and Twenty One (2021 A.D.).

SIGNED AND DELIVERED by the within named Executors in the presence of:

1. *Paramita Chakraborty*
17/1, Lansdowne Terrace
Kol-700 026

M/S RITURAJ COMPLEX PVT. LTD.

Anup Gupta
Authorized Signatory / Director
JAZAD DEALER PVT LTD.

2. *Arvind Das*

17/1, Lansdowne Terrace
Kol-700 026

Anup Gupta

Authorized signatory / Director

SIGNATURE OF EXECUTOR/OWNER

Nortech Property Pvt. Ltd.

Aditya Agarwal
Director Authorized Signatory

SIGNATURE OF ATTORNEY

Drafted by me on the basis of information furnished by the Parties herein

Sanjay

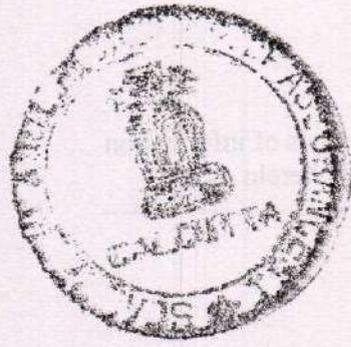
Sanjay Kumar Jain
Advocate, High Court, Calcutta.
WB/444/2005.



IN WITNESS WHEREOF, I have hereunto set my hand and the seal of my office at Kolkata, this 30th day of March, 2021.

SIGNATURE OF EXECUTOR

SIGNATURE OF ATTORNEY



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ADDITIONAL REGISTRAR
OF ASSURANCES-KOLKATA
30 MAR 2021

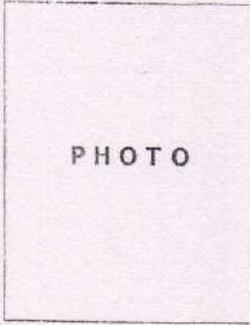
SPECIMEN FORM FOR TEN FINGERPRINTS



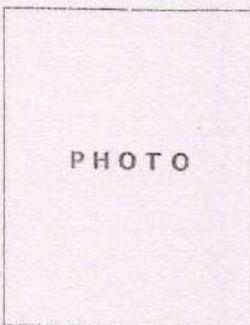
<i>Aditya Agarwal</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



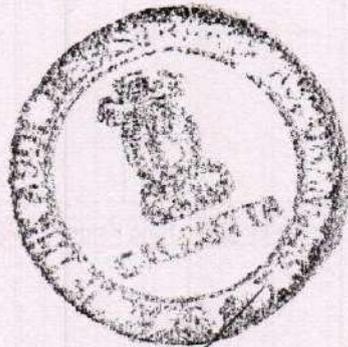
<i>Anup Singh</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



2

ADDITIONAL REGISTRAR
OF ASSURANCE - KOLKATA
30 MAR 2021

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RITURAJ COMPLEX PRIVATE LIMITED



15/03/2005
Permanent Account Number

AACCR9742H

28/04/2005

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

AZAD DEALER PRIVATE LIMITED



17/06/1997
Permanent Account Number

AACCA5415G

23/22010

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

NORTECH PROPERTY PRIVATE LIMITED



07/01/2005

Permanent Account Number

AACCN0602N

24042015



भारत सरकार
GOVERNMENT OF INDIA



Arup Gupta
Date of Birth/DOB: 15/01/1960
Male/ MALE



8648 1881 5513

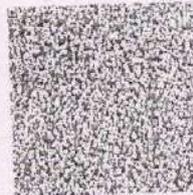
VID : 9116 4267 2717 2060

-Aam Admi ka Adhikar

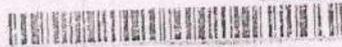


भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:
S/O Sital Prasad Gupta, 2ND FLR, FLAT NO-
201, 998, MOTILAL GUPTA ROAD,
Haridevpur, South 24 Parganas,
West Bengal - 700085.



2D Code with Barcode



1847
1234567890

www.uidai.gov.in

www.uidai.gov.in

P.O. Box No: 947
New Delhi-110001

Arup Gupta

भारत सरकार
GOVERNMENT OF INDIA



Sanjay Kumar Jain
DOB: 01/04/1966
Male / MALE

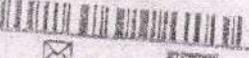


2476 8879 9042

आधार - सामान्य मानुष्येण अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address
S/O: Dalamchand Jain, Ideal Towers,
Block-B, Flat - 9B., 57 Diamond Harbour
Road, Khidirpore, Kolkata,
West Bengal - 700023



1800 300 1047 help@uidai.gov.in www.uidai.gov.in P.O. Box No. 1047, Bengaluru-560 081

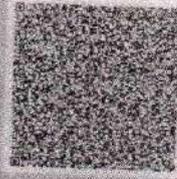
Sanjay Jain

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AHMPG3857C



नाम / Name
ANUP GUPTA

पिता का नाम / Father's Name
SITAL PRASAD GUPTA

जन्म की तारीख
Date of Birth
16/01/1960

Anup Gupta

23022020

हस्ताक्षर / Signature

Anup Gupta

आयकर विभाग
INCOME TAX DEPARTMENT
ADITYA AGARWAL
SUNIL AGARWAL
12/10/1985
Permanent Account Number
AFEPA7678D
Signature
भारत सरकार
GOVT OF INDIA
30-3010

Aditya Agarwal

भारत सरकार
Government of India
आदिता कागल
ADITYA AGARWAL
पिता : सुनिल अगल
Father: SUNIL AGARWAL
जन्मदिनांक / DOB: 12/10/1985
पुरुष / Male
8252 4437 8016

आमार आधार, आमार परिचय

Aditya Agarwal

आधार
Unique Identification Authority of India
ठिकाण:
16/1, पाम एडिनिट, बालिगुंग,
बालिगुंग, कोलकाता, पश्चिम बंग,
700019
Address:
16/1, PALM AVENUE,
Ballygunge, Ballygunge, Kolkata,
West Bengal, 700019

8252 4437 8016



1947



net@uidai.gov.in



www.uidai.gov.in

Major Information of the Deed

Deed No :	I-1901-02549/2021	Date of Registration	30/03/2021
Query No / Year	1901-8000673537/2021	Office where deed is registered	
Query Date	26/03/2021 5:04:03 PM		1901-8000673537/2021
Applicant Name, Address & Other Details	SANJAY KUMAR JAIN HIGH COURT, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9051222000, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 1]		
Set Forth value	Market Value		
Rs. 10,00,000/-	Rs. 32,76,970/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 87/- (Article:E, E, M(a))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190102441/2021 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Haridevpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Ramchandrapur (Julpia Road), Road Zone : (Premises Located On Road --) , , Premises No: 73/34B, , Ward No: 142
Pin Code : 700104

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 14 Chatak 38 Sq Ft	10,00,000/-	32,76,970/-	Width of Approach Road: 20 Ft. , , Project Name :
Grand Total :				8.1308Dec	10,00,000 /-	32,76,970 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	RITURAJ COMPLEX PRIVATE LIMITED 17/1, Lansdowne Terrace,, P.O:- KALIGHAT, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700026 , PAN No.:: AAxxxxx2H,Aadhaar No Not Provided, Status :Organization, Executed by: Representative
2	AZAD DEALER PRIVATE LIMITED 17/1, Lansdowne Terrace,, P.O:- KALIGHAT, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700026 , PAN No.:: AAxxxxx5G,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

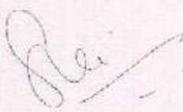
Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	NORTECH PROPERTY PRIVATE LIMITED 17/1, Lansdowne Terrace,, P.O:- KALIGHAT, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700026 , PAN No.:: AAxxxxx2N,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature											
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr ANUP GUPTA (Presentant) Son of Mr SITAL PRASAD GUPTA Date of Execution - 30/03/2021, , Admitted by: Self, Date of Admission: 30/03/2021, Place of Admission of Execution: Office </td> <td>  Mar 30 2021 3:28PM </td> <td>  LTI 30/03/2021 </td> <td>  30/03/2021 </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr ANUP GUPTA (Presentant) Son of Mr SITAL PRASAD GUPTA Date of Execution - 30/03/2021, , Admitted by: Self, Date of Admission: 30/03/2021, Place of Admission of Execution: Office	 Mar 30 2021 3:28PM	 LTI 30/03/2021	 30/03/2021	998 Motilal Gupta Road, P.O:- Haridevpur, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700082, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: AHxxxxx7C,Aadhaar No Not Provided Status : Representative, Representative of : RITURAJ COMPLEX PRIVATE LIMITED (as Authorized Signatory), AZAD DEALER PRIVATE LIMITED (as Authorized Signatory)		
Name	Photo	Finger Print	Signature									
Mr ANUP GUPTA (Presentant) Son of Mr SITAL PRASAD GUPTA Date of Execution - 30/03/2021, , Admitted by: Self, Date of Admission: 30/03/2021, Place of Admission of Execution: Office	 Mar 30 2021 3:28PM	 LTI 30/03/2021	 30/03/2021									
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr ADITYA AGARWAL Son of Mr Sunil Agarwal Date of Execution - 30/03/2021, , Admitted by: Self, Date of Admission: 30/03/2021, Place of Admission of Execution: Office </td> <td>  Mar 30 2021 3:29PM </td> <td>  LTI 30/03/2021 </td> <td>  30/03/2021 </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr ADITYA AGARWAL Son of Mr Sunil Agarwal Date of Execution - 30/03/2021, , Admitted by: Self, Date of Admission: 30/03/2021, Place of Admission of Execution: Office	 Mar 30 2021 3:29PM	 LTI 30/03/2021	 30/03/2021	16/1, Palm Avenue, P.O:- Ballygunge, P.S:- Karaya, District:-South 24-Parganas, West Bengal, India, PIN - 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxx8D,Aadhaar No Not Provided Status : Representative, Representative of : NORTECH PROPERTY PRIVATE LIMITED (as Authorized Signatory)		
Name	Photo	Finger Print	Signature									
Mr ADITYA AGARWAL Son of Mr Sunil Agarwal Date of Execution - 30/03/2021, , Admitted by: Self, Date of Admission: 30/03/2021, Place of Admission of Execution: Office	 Mar 30 2021 3:29PM	 LTI 30/03/2021	 30/03/2021									

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SANJAY KUMAR JAIN Son of Late D JAIN HIGH COURT, P.O:- G P O, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001	 30/03/2021	 30/03/2021	 30/03/2021
Identifier Of Mr ANUP GUPTA, Mr ADITYA AGARWAL			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	RITURAJ COMPLEX PRIVATE LIMITED	NORTECH PROPERTY PRIVATE LIMITED-4.06542 Dec
2	AZAD DEALER PRIVATE LIMITED	NORTECH PROPERTY PRIVATE LIMITED-4.06542 Dec

On 30-03-2021

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 : 4 (g) of Indian Stamp Act 1899.

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

Presented for registration at 14:30 hrs on 30-03-2021, at the Office of the A.R.A. - I KOLKATA by Mr ANUP GUPTA

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 32,76,970/-

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

Execution is admitted on 30-03-2021 by Mr ANUP GUPTA, Authorized Signatory, RITURAJ COMPLEX PRIVATE LIMITED, 17/1, Lansdowne Terrace,, P.O:- KALIGHAT, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700026; Authorized Signatory, AZAD DEALER PRIVATE LIMITED, 17/1, Lansdowne Terrace,, P.O:- KALIGHAT, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700026

Identified by Mr SANJAY KUMAR JAIN, , Son of Late D JAIN, HIGH COURT, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 30-03-2021 by Mr ADITYA AGARWAL, Authorized Signatory, NORTECH PROPERTY PRIVATE LIMITED, 17/1, Lansdowne Terrace,, P.O:- KALIGHAT, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700026

Identified by Mr SANJAY KUMAR JAIN, , Son of Late D JAIN, HIGH COURT, P.O: G P O, 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 87/- (E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 14/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 87/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 60/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 054563, Amount: Rs.100/-, Date of Purchase: 06/02/2021, Vendor name: Soumitra Chanda



Debasis Patra
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2021, Page from 154691 to 154717
being No 190102549 for the year 2021.



Digitally signed by DEBASIS PATRA
Date: 2021.04.05 16:31:05 +05:30
Reason: Digital Signing of Deed.

Debasis Patra

(Debasis Patra) 2021/04/05 04:31:05 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.

(This document is digitally signed.)