

13/95/2023

12878/2023

भारतीय गैर न्यायिक

पचास  
रुपये  
रु.50FIFTY  
RUPEES  
Rs.50

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

A.R.A.  
IV

AK 050507

21/201 2986/23  
12/00  
769  
Additional Registrar of  
Assurances-IV, Kolkata

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

Additional Registrar of  
Assurances-IV, Kolkata

7 SEP 2023

## POWER OF ATTORNEY

1. Date: 05-09-2023

2. Place: Kolkata

3. Parties:

3.1 Spring City Nirman LLP [PAN AABCP4951F] (formerly known as Paks Trade Centre LLP having the same PAN AABCP4951F and more formerly known as Paks Trade Centre Private Limited), a limited liability partnership firm, constituted and registered under the Limited Liability Partnership Act, 2008, having its registered office at Room No. 9, 4<sup>th</sup> floor, Shantiniketan Building, 8, Camac Street, Kolkata-700017, Police Station Shakespeare Sarani, Post Office Circus Avenue, District Kolkata, West Bengal.

3.2 Springcity Buildcon LLP [PAN ADCFS7083G] (formerly known as Springcity Buildcon Private Limited and more formerly known as Nishant Fiscal Services Private Limited), a limited

123851

27 JUL 2023

S.L. No.....Sold To.....

Rs.....Addr.....

SIDDHA REAL ESTATE DEVELOPMENT PVT. LTD.  
99A, PARK STREET  
KOL - 16

**G.C. SAHA**

(Govt.) LICENSED STAMP VENDOR  
11A, Mirza Galib Street, Kol-87

Issue Date.....Sign.....

27 JUL 2023



to be used for stamping of documents only

to be used for stamping of documents only

2023 932



Handwritten signature





Govt. of West Bengal  
Directorate of Registration & Stamp  
Revenue  
GRIPS eChallan



192023240197431898

GRN Details

GRN:	192023240197431898	Payment Mode:	SBI Epay
GRN Date:	31/08/2023 13:03:02	Bank/Gateway:	SBIePay Payment Gateway
BRN :	1262681033419	BRN Date:	31/08/2023 13:03:30
Gateway Ref ID:	122512195	Method:	Federal Bank NB
GRIPS Payment ID:	310820232019743188	Payment Init. Date:	31/08/2023 13:03:02
Payment Status:	Successful	Payment Ref. No:	2002219986/2/2023

[Query No\*/Query Year]

Depositor Details

Depositor's Name:	Mr Sushanta Basu
Address:	99A Park Street kolkata
Mobile:	9007009383
Period From (dd/mm/yyyy):	31/08/2023
Period To (dd/mm/yyyy):	31/08/2023
Payment Ref ID:	2002219986/2/2023
Dept Ref ID/DRN:	2002219986/2/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002219986/2/2023	Property Registration- Stamp duty	0030-02-103-003-02	75000
2	2002219986/2/2023	Property Registration- Registration Fees	0030-03-104-001-16	7
Total				75007

IN WORDS: SEVENTY FIVE THOUSAND SEVEN ONLY.



liability partnership firm, constituted and registered under the Limited Liability Partnership Act, 2008, having its registered office at Room No. 9, 4<sup>th</sup> floor, Shantiniketan Building, 8, Camac Street, Kolkata-700017, Police Station Shakespeare Sarani, Post Office Circus Avenue, District Kolkata, West Bengal.

3.3 **Spring City Realtors LLP [PAN AAJFH5883R] (formerly known as Harmony Merchants LLP having the same PAN AAJFH5883R and more formerly known as Harmony Merchants Private Limited)**, a limited liability partnership firm, constituted and registered under the Limited Liability Partnership Act, 2008, having its registered office at Room No. 9, 4<sup>th</sup> floor, Shantiniketan Building, 8, Camac Street, Kolkata-700017, Police Station Shakespeare Sarani, Post Office Circus Avenue, District Kolkata, West Bengal.

3.4 **Spring City Ecobuilders LLP [PAN AABCV0956Q] (formerly known as Vardhaman Gears LLP having the same PAN AABCV0956Q and more formerly known as Vardhaman Gears Private Limited)**, a limited liability partnership firm, constituted and registered under the Limited Liability Partnership Act, 2008, having its registered office at Room No. 9, 4<sup>th</sup> floor, Shantiniketan Building, 8, Camac Street, Kolkata-700017, Police Station Shakespeare Sarani, Post Office Circus Avenue, District Kolkata, West Bengal.

All being represented by their Designated Partner **Shreyash Goyal [PAN BKSPG3553K]** son of Vijay Kumar Goyal, of Room No. 9, 4<sup>th</sup> floor, Shantiniketan Building, 8, Camac Street, Kolkata-700017, Police Station Shakespeare Sarani, Post Office Circus Avenue, District Kolkata, West Bengal

(hereinafter collectively referred to as **Grantors**)

**And**

3.5 **Siddha Real Estate Development Private Limited**, a company within the meaning of the Companies Act, 2013 (**PAN AAJCS6830L**), having its registered office at Siddha Park, 99A, Park Street, Kolkata-700016, Police Station Park Street, Post Office Part Street, District Kolkata, West Bengal, represented by its Director, **Aayushman Jain [PAN AQFPJ4896E]**, son of Sanjay Jain, of Siddha Park, 99A, Park Street, Kolkata-700016, Police Station Park Street, Post Office Park Street, District Kolkata, West Bengal, vide attached Board Resolution dated 7<sup>th</sup> July, 2023

(**Developer**, includes successors-in-interest and/or permitted assigns).

The Grantors and Attorney are hereinafter individually referred to as such or as **Party** and collectively as **Parties**.

#### **NOW THIS POWER OF ATTORNEY WITNESSES AS FOLLOWS:**

#### **4. Background, Representations, Warranties:**

4.1 **Ownership of the Said Property:** The Grantors are joint and absolute owners of land measuring 2 (two) bigha 16 (sixteen) *cottah* 1 (one) *chittack* and 7 (seven) square feet, more or less, equivalent to 3750 (three thousand seven hundred Fifty) square meter, more or less, situate, lying at and being a divided and notionally demarcated portion of Municipal Premises No. 33A (formerly 33A, 33B and 33C) Canal South Road, Kolkata-700015, Police Station Tangra, within Ward No. 57 of the Kolkata Municipal Corporation (**KMC**), Sub-Registration District Scaldah, District South 24 Parganas, such divided and notionally demarcated portion being



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delineated on the **Plan** annexed hereto and bordered in hatched in **Orange** thereon and described in **Part III** of the **1<sup>st</sup> Schedule** below (**Said Property**).

- 4.2 The Owners are the joint and absolute owners of Municipal Premises No. 33A (formerly 33A, 33B and 33C) Canal South Road, Kolkata-700015, delineated on the **Plan** annexed hereto and bordered in colour **Red** thereon and described in **Part I** of the **1<sup>st</sup> Schedule** below (**Said Premises**).
- 4.3 By a Development Agreement dated 15<sup>th</sup> September, 2016, registered in the Office of the Additional Registrar of Assurances-I, Kolkata, in Book No. I, Volume No. 1901-2016, at Pages 279202 to 279248, being Deed No. 190108608 for the year 2016 as modified by the Modification Agreement dated 4<sup>th</sup> September, 2019, registered in the Office of the Additional Registrar of Assurances-IV, Kolkata, in Book No. I, Volume No. 1904-2019, at Pages 408805 to 408837, being Deed No. 190408634 for the year 2019 and further modified by the Supplementary Development Agreement dated 3<sup>rd</sup> December, 2021, registered in registered in the Office of the Additional Registrar of Assurances-IV, Kolkata, in Book No. I, CD Volume No. 1904-2021, at Pages 764577 to 764647, being Deed No. 190416800 for the year 2021 (collectively **Siddha Infradev Development Agreement**), the Owners appointed Siddha Infradev LLP to develop the entirety of the Said Premises, by constructing a residential project to be known as "**Siddha Sky**" (**Entire Project**).
- 4.4 The Entire Project originally consisted of 4 (four) Blocks, i.e. (i) **Block A** comprising of 3 (three) residential buildings, namely Building Nos. 1, 2 and 3 consisting of various residential unit/s and Sky Walk (ii) **Block B** comprising of 1 (one) building for Multi-Level Car Parking (iii) **Block D** comprising of 1 (one) Multi Storied building for Club and (iv) **Block C** comprising of 1 (one) residential building, namely Building No. 4 consisting of various residential unit/s.
- 4.5 Pursuant to the Siddha Infradev Development Agreement, Siddha Infradev LLP obtained sanction of a building plan from the Kolkata Municipal Corporation, vide Building Sanction Plan No. 2016070060 dated 7<sup>th</sup> June, 2016, which has further been submitted under Section 394 of KMC Act read with UR26 (2a) and 26 (2b) of KMC Building Rule, 2009 (**Said Building Plans**) in respect of the Entire Project (including Block C/Building No.4) and thereafter commenced construction of Block A, Block B and Block D (collectively **First Phase Project**) on a notionally demarcated portion of the Said Premises, being land measuring 16 (sixteen) *bigha* 13 (thirteen) *cottah* 10 (ten) *chittack* and 38 (thirty-eight) square feet, more or less, equivalent to 22320 (twenty two thousand three hundred twenty) square meter, more or less, delineated on the **Plan** annexed hereto and bordered in hatched in **Blue** thereon and described in **Part II** of the **1<sup>st</sup> Schedule** below (**First Phase Land**).
- 4.6 The notionally demarcation/division of the Said Premises into the First Phase Land, (described in **Part II** of the **1<sup>st</sup> Schedule** below) and the Said Property (described in **Part III** of the **1<sup>st</sup> Schedule** below) is only notional and only being done to facilitate the construction and completion of the Entire Project into 2 (two) separate phases as envisaged hereinabove. Notwithstanding the aforesaid demarcation/division of the Said Premises, upon the completion of the Entire Project, the transferees of the First Phase Project shall, as members of the Association (defined in Clause 17.3 of Development Agreement), have undivided, impartible, proportionate and variable share in all common areas (including the land share) comprised in the entirety of the Said Premises/Entire Project and similarly the transferees of Block C/Building No.4 shall, as members of the Association, have undivided, impartible, proportionate and variable share in all common areas (including the land share) comprised in the entirety of the Said Premises/Entire Project, including the First Phase Land. In this regard it



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is further clarified that the notional demarcation of the Said Property being made to facilitate the construction of Block C/Building No.4 shall empower, authorize and permit the Developer herein to mortgage the Said Property for the purpose of obtaining loan required for the construction of Block C/Building No.4.

- 4.7 Subsequently by the Second Supplementary Development Agreement dated 5th September 2023, registered in the Office of the Additional Registrar of Assurances- W, Kolkata, in Book No. I, Volume No. —, at Pages — to —, being Deed No. 12876 for the year 2023, made and executed *inter-alia* between Siddha Infradev LLP and the Owners, it was *inter-alia* agreed and recorded that **Block C** comprising of 1 (one) residential building, namely Building No. 4 (**New Building**) shall not be developed/constructed by Siddha Infradev LLP and the area of the aggregate land to be developed by Siddha Infradev LLP shall stand restricted and limited to the First Phase Land, described in **Part II** of the **1<sup>st</sup> Schedule** below.
- 4.8 **Said Project:** The Grantors have decided to (1) develop the Said Property by way of construction of new residential building, comprising of 1 (one) residential building, namely **Block C** Building No. 4 (**New Building**), on the notionally demarcated portion of Said Premises and (2) sell independent flats and saleable spaces (collectively Units) in the Said Property to prospective purchasers (collectively Transferees) (such development of the Said Property by way of construction of the New Building and sale of Units therein to Transferees, collectively Said Project).
- 4.9 **Development Agreement:** By an Agreement dated 5th September, 2023, presented for registration under Query No. 2002119298/2023 (Said **Development Agreement**), the Grantors have appointed the Attorney as the developer of the Said Property for execution of the Said Project, in the manner and on the terms and conditions contained in the Said Development Agreement.
- 4.10 **Owner's Entitlement in Said Project:** Under the Said Development Agreement, in the New Building, based on the Said Building Plans with benefit of the Green Building Additional FAR to be obtained, the Owners shall be entitled to (1) 34 (Thirty Four) Units measuring to 86,842 (Eighty Six Thousand Eight Hundred and Forty Two) SBA which is morefully defined in "**Annexure B**" below, exclusively (2) 100 (one hundred) car parking spaces described in "**Annexure D-1; D-2; D-3**", exclusively (3) proportionate undivided share in the Common Portions and (4) undivided, impartible, proportionate and variable share in the land comprised in the Said Premises, described in **Part I** of the **1<sup>st</sup> Schedule** below (collectively **Owners' Allocation**).
- 4.11 **Developer's Entitlement in Said Project:** In the New Building, based on the Said Building Plans with benefit of the Green Building Additional FAR to be obtained, the Developer shall be entitled to (1) 56 ( Fifty Six) Units measuring 1,39,778 (One Lac Thirty Nine Thousand Seven Hundred Seventy Eight) SBA which is morefully defined in "**Annexure C**" below, exclusively (2) 98 (ninety eight ) car parking spaces which is morefully defined in "**Annexure D-1; D-2; D-3**" below, exclusively (3) proportionate undivided share in the Common Portions and (4) undivided, impartible, proportionate and variable share in the land comprised in the Said Premises, described in **Part I** of the **1<sup>st</sup> Schedule** below (collectively **Attorney's Allocation**).
- 4.12 **Reason for Granting of Powers:** Under Clause 10.1 of the Said Development Agreement, it has been agreed that the Grantors shall grant a Power of Attorney to the Attorney for the purposes of (1) getting the Said Building Plans modified/alterd by KMC in terms of the said Development Agreement (2) doing all acts deeds and things required for construction of the New Building in terms of the said Development Agreement (3) booking and entering into Sale



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GOVERNMENT OF KARNATAKA  
DEPARTMENT OF AGRICULTURE, ANIMAL HUSBANDRY AND FISHERIES  
BANGALORE  
- 7 SEP 2023

Agreements and Deeds of Conveyance of the Units comprised in the Attorney's Allocation. In pursuance of the above, the Grantors are granting certain powers and authorities to the Attorney, by this Power of Attorney.

**5. Subject Matter of Power of Attorney**

- 5.1 **Acts Under Said Development Agreements:** Powers and authorities (1) for getting the Building Plans of the New Building but not limited to revised/revalidated/modified/alterd by the KMC and the Planning Authorities (2) for construction of the New Building and overall development of the Said Property and (3) for taking booking, entering into agreements and granting conveyances of Units comprised in the Attorney's Allocation in the New Building to the Transferees.

**6. Appointment**

- 6.1 **Hereby Made:** The Grantors hereby nominate, constitute and appoint the Attorney as the lawful Attorney of the Grantors, to do all acts, deeds and things mentioned below in accordance with the terms of the Development Agreement, for, in the name of and on behalf of the Grantors.

**7. Powers and Authorities**

- 7.1 **Modification of Said Building Plans and Other Statutory Compliances:** For the construction of the New Building and overall development of the Said Property, to get the Said Building Plans revised/revalidated/modified/alter by the KMC and the Planning Authorities by appointing a licensed architect and structural engineer and to pay fees, costs and charges for the same and upon completion of work, to obtain drainage connection, water connection, occupancy certificate and other certificates from the KMC and the Planning Authorities.
- 7.2 **Dealing with Authorities:** To deal with the KMC and the Planning Authorities for getting the Said Building Plans revised/revalidated/modified/alterd and for obtaining drainage connection, water connection, occupancy certificate and other certificates in this regard to appear before all or any authorities and also to prepare, sign and submit plans, papers, documents, statements, undertakings, declarations, applications, indemnities and other ancillary papers as be required and to do all other acts, deeds and things as be deemed fit and proper by the Attorney.
- 7.3 **Connection of Utilities:** To apply for and obtain electricity, water, sewerage, drainage and/or other connections of any other utility or facility such as lift, generator etc. in the Said Premises from the appropriate authorities and/or to make alterations therein and to close down and/or have disconnected the same and in this regard to appear before all or any authorities and also to prepare, sign and submit plans, papers, documents, statements, undertakings, declarations, applications, indemnities and other ancillary papers, as be required and to do all other acts, deeds and things as be denied fit and proper by the Attorney.
- 7.4 **Regulatory Clearances:** To apply for and obtain all requisite statutory clearances, permissions and approvals under various Acts, including but not limited to clearances under the Urban Land Ceiling & Regulations) Act, 1976 and in this regard to appear before all or any authorities and also to prepare, sign and submit plans, papers, documents, statements, undertakings, declarations, applications indemnities and other ancillary papers, as be required and to pay and/or deposit moneys including fees, interest etc. and/or to receive refund in connection with the aforesaid statutory clearances, permissions and approvals and to do all other acts, deeds and things as be deemed fit and proper by the Attorney.





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REGISTRAR  
OF COMPANIES, KOLKATA  
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- 7.5 **Property Tax:** To make payment of up-to-date property tax 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.
- 7.6 **Preparatory Work:** To cause survey, test soil, do excavation and other preparatory works for construction of the New Building on the Said Property.
- 7.7 **Building Materials:** To apply for and obtain such permissions as be necessary for obtaining steel, cement, bricks and other building materials and construction equipment for the purpose of construction of the New Building on the Said Property in accordance with the Said Development Agreement.
- 7.8 **Construction:** To take all steps for construction of the New Building comprised in the Said Property and in this regard to construct temporary sheds and godowns for storage of building materials and running of site office on the Said Property.
- 7.9 **Contracts for Construction:** In relation to construction of the New Building, to sign, execute and deliver all kind of contracts with any third party under the terms and conditions as be deemed fit by the Attorney in accordance with the Said Development Agreement and without creating any liability or obligation on the Grantors.
- 7.10 **License for Lifts:** To apply for and obtain permissions and licenses to install and run/operate one or more lifts in the New Building and to place orders for supply and installation of such lift or lifts on the manufacturer thereof and also to give contract to the manufacturer for maintenance of lift or lifts and concerned machineries.
- 7.11 **Insurance:** To insure and keep insured the New Building or any part thereof against loss or damage by fire, earthquake and/or other risks as be deemed necessary and/or desirable by the Attorney and to pay all premium for such insurance
- 7.12 **Project Finance:** To arrange for financing of the Said Project by Bank/Financial Institution/other entity and obtain loan for the Said Project and to deposit the Original Title Documents and other documents of title relating to the entirety of the Said Property with such Bank/Financial Institution/other entity as security (and/or create mortgage of the Said Property by registered deed of mortgage) for the purpose of such Project Finance and to create a mortgage/charge in favour of such Bank/Financial Institution/other entity for availing such Project Finance only in respect of the Attorney's Allocation, without in any manner fastening any liability (including liability of repayment) on the Grantors and/or the Grantors' Allocation.
- 7.14 **Buyers' Finance:** To arrange for financing/loans for the Transferees of the New Building (Buyers' Finance) by Bank/Financial Institution/other entity and to do all acts, deeds and things to facilitate the Transferees to obtain the Buyers' Finance and to sign and execute necessary documents on behalf of the Grantors in connection with the Buyers' Finance and to create a mortgage/charge in favour of such Bank/Financial Institution/other entity for the Transferee(s) availing the Buyers' Finance.
- 7.15 **Negotiation and Sales:** To negotiate for sale and sell Units comprised in the Attorney's Allocation in the New Building to the Transferees and to prepare and enter into agreements, conveyances and other instruments in this regard (collectively **Transfer Documents**).
- 7.16 **Execution and Registration:** To sign, execute, deliver, modify, cancel, alter, draw, submit and present for registration and have registered before the concerned authorities the papers and documents referred to in Clauses 7.2, 7.3 and 7.4 above (collectively **Development Related Documents**) as also the Transfer Documents and to present for registration, admit execution,



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ADDITIONAL REGISTRAR  
OF ASSURANCES - IV, KOLKATA  
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have registered and obtain originals of the same and in this regard to appear before Notary Public, Sub- Registrars, Registrars, Magistrates and all other officers and authorities.

- 7.17 **Acceptance of Papers:** To accept notices and service of papers from KMC, Directorate of Fire Services, Competent Authority under the Urban Land (Ceiling & Regulations) Act, 1976, Police Authorities, Civil and Criminal Courts and/or any other statutory authorities and/or other persons.
- 7.18 **Appointment:** To appoint architects, structural engineers, civil engineers, overseers, contractors, solicitors, advocates, chartered accountants and/or such other agents as may be required for effectually discharging the powers and authorities granted herein.
- 7.19 **Granting Receipts:** To pay and/or deposit moneys including fees, statutory charges, etc. payable in the name of the Grantors from any authority or authorities and receive the excess amount receivable by the Grantors from such authority or authorities and in such case to grant valid receipts and discharges in respect thereof as be required.
- 7.20 **Watch and Ward:** To employ and appoint watchmen, guards and other security personnel for the Said Property.
- 7.21 **Termination of Contracts:** To terminate any contract, agreement, right of occupancy, user and/or enjoyment with any Transferees of the Attorney's Allocation and to deal with the Unit comprised in the Attorney's Allocation of such Transferee in such manner as the Attorney may deem fit and proper.
- 7.22 **Payments:** To receive the Extras described in the Said Development Agreement from the Transferees (as defined in Clause 8.6 of the Said Development Agreement) in terms of the Said Development Agreement.
- 7.23 **Receive Payments:** To receive, on behalf of itself, all payments with regard to sale and/or transfer of the Units comprised in the Attorney's Allocation in the New Building from the Transferees and acknowledge receipt of the payments. It is clarified that the Attorney shall deposit the Attorney's Entitlement in the bank accounts of the Attorney. Further, to receive the Extras Charges as described in the Said Development Agreement from the Owners' transferees in terms of the Said Development Agreement.
- 7.24 **Legal Action:** To take any legal action against third parties (which shall include and/or deem to include all persons except the Grantors) or to defend any legal proceeding instituted/initiated by third parties (which shall include and/or deem to include all persons except the Grantors) including arbitration proceeding arising out of any matter in respect of the Said Property and to accept any notice and service of papers from any Court, Tribunal, Arbitral Tribunal, Postal and/or other authorities and to receive and pay all moneys, including Court Fees etc.
- 7.25 **Outgoings:** To pay all outgoings, including property taxes etc. in respect of the Said Property and to collect receipts therefor.

## **8. Covenants and Ratification**

- 8.1 **Covenants:** The Attorney agrees and covenants with the Grantors that (1) all the costs, charges and expenses for the exercise of any power or authority under this Power of Attorney shall be borne and paid by the Attorney (2) no financial or other liability shall be created on the Grantors by virtue of grant of this Power of Attorney or by the exercise of any power or authority under this Power of Attorney and the Attorney hereby indemnifies and agrees to keep the Grantors saved, harmless and indemnified of, from and against all losses (excluding any indirect or consequential losses), costs, damages, actions, suits, claims or demands, which the Grantors or any of them may suffer or be put to because of any exercise of the powers and



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ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
- 7 SEP 2023

authorities contained in this Power Of Attorney granted by the Grantors in favour of the Attorney, (3) the Attorney will keep the Grantors informed of all documents signed on the basis of this Power of Attorney and provide copies thereof to the Grantors and (4) the liabilities and obligations of the Grantors shall continue to remain the same as mentioned in the Development Agreement, irrespective of grant of this Power of Attorney.

- 8.2 **Hereby Made:** Subject to the above, the Grantors hereby ratify and confirm and agree to ratify and confirm all lawful actions of the Attorney in pursuance of this Power of Attorney.

**1<sup>st</sup> Schedule**  
**Part-I**  
**(Said Premises)**

Land measuring 19 (nineteen) *bigha* 9 (nine) *cottah* 12 (twelve) *chittack* and 0.71 (zero point seven one) square feet equivalent to 26070.3 (twenty six thousand seventy point three) square meter, more or less **together with** structures erected thereon, situate, lying at and being Municipal Premises No. 33A (formerly 33A, 33B and 33C) Canal South Road, Kolkata-700015, Police Station Tangra, within Ward No. 57 of the Kolkata Municipal Corporation, Sub-Registration District Sealdah, District South 24 Parganas, delineated on the **Plan** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

- On the North** : By Government Surplus *Khasmahal* Land  
**On the East** : By Premises No. 3, 15, 16, 17, Pagladanga Road and Premises No. 34, Canal South Road  
**On the South** : By KMC Land  
**On the West** : By KMC Road

**Part-II**  
**(First Phase Land)**

All That the piece and parcel of notionally demarcated portion of land measuring 16 (sixteen) *bigha* 13 (thirteen) *cottah* 10 (ten) *chittack* and 38 (thirty-eight) square feet, more or less, equivalent to 22320 (twenty two thousand three hundred twenty) square meter, more or less, **together with** structures erected thereon, situate, lying at and being Municipal Premises No. 33A (formerly 33A, 33B and 33C) Canal South Road, Kolkata-700015, Police Station Tangra, Post Office Tangra, within Ward No. 57 of the Kolkata Municipal Corporation (KMC), Sub-Registration Sealdah, District South 24 Parganas, delineated in the **Plan** attached herewith bordered in colour **Blue** thereon, butted and bounded as follows:

- On the North** : By Khasmahal Land  
**On the East** : By Premises No. 3, 15, 16, 17, Pagladanga Road and also by Premises No. 34, Canal South Road  
**On the South** : By KMC Land  
**On the West** : By KMC Land and Phase-II Land



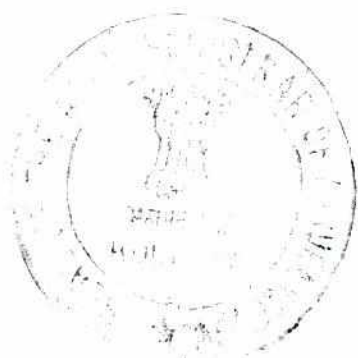
ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
- 7 SEP 2023

**Part-III**  
**(Said Property)**  
**Subject matter of this Power of Attorney**

All That the piece and parcel of notionally demarcated portion measuring about 2 (two) bigha 16 (sixteen) cottah 1 (one) chittack and 7 (seven) square feet, more or less, equivalent to 3750 (three thousand seven hundred Fifty) square meter, more or less, together with structures erected thereon, situate, lying at and being Municipal Premises No. 33A (formerly 33A, 33B and 33C) Canal South Road, Kolkata-700015, Police Station Tangra, Post Office Tangra, within Ward No. 57 of the Kolkata Municipal Corporation (KMC), Sub-Registration Sealdah, District South 24 Parganas, delineated in the **Plan** attached herewith bordered in colour **Red** thereon, butted and bounded as follows:

**On the North** : By Phase-I Land  
**On the East** : By Phase-I Land  
**On the South** : By KMC Land  
**On the West** : By KMC Land





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Signature Register  
7 SEP 2023

9. Execution And Delivery

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

Spring City Nirman LLP (formerly known as Paks Trade Center LLP and more formerly known as Parks Trade Center Private Limited)


Springcity Buildcon LLP (formerly known as Springcity Buildcon Private Limited and more formerly known as Nishant Fiscal Services Private Limited)


Spring City Realtors LLP (formerly known as Harmony Merchants LLP and more formerly known as Harmony Merchants Private Limited)

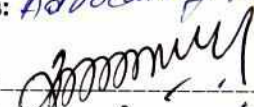
Spring City Ecobuilders LLP (formerly known as Vardhaman Gears LLP and more formerly known as Vardhaman Gears Private Limited)


  
(Shreyash Goyal)  
[Designated Partner]  
[Grantors]

Siddha Real Estate Development Private Limited

  
[Aayushman Jain]  
[Director]  
[Attorney]

Drafted By   
F11390/1245/2018  
Witnesses: Advocate of High Court, Calcutta

Signature   
Name S.S. Choudhary  
Father's Name S.N. Choudhary  
Address 99A, Park Street  
Kolkata - 700016

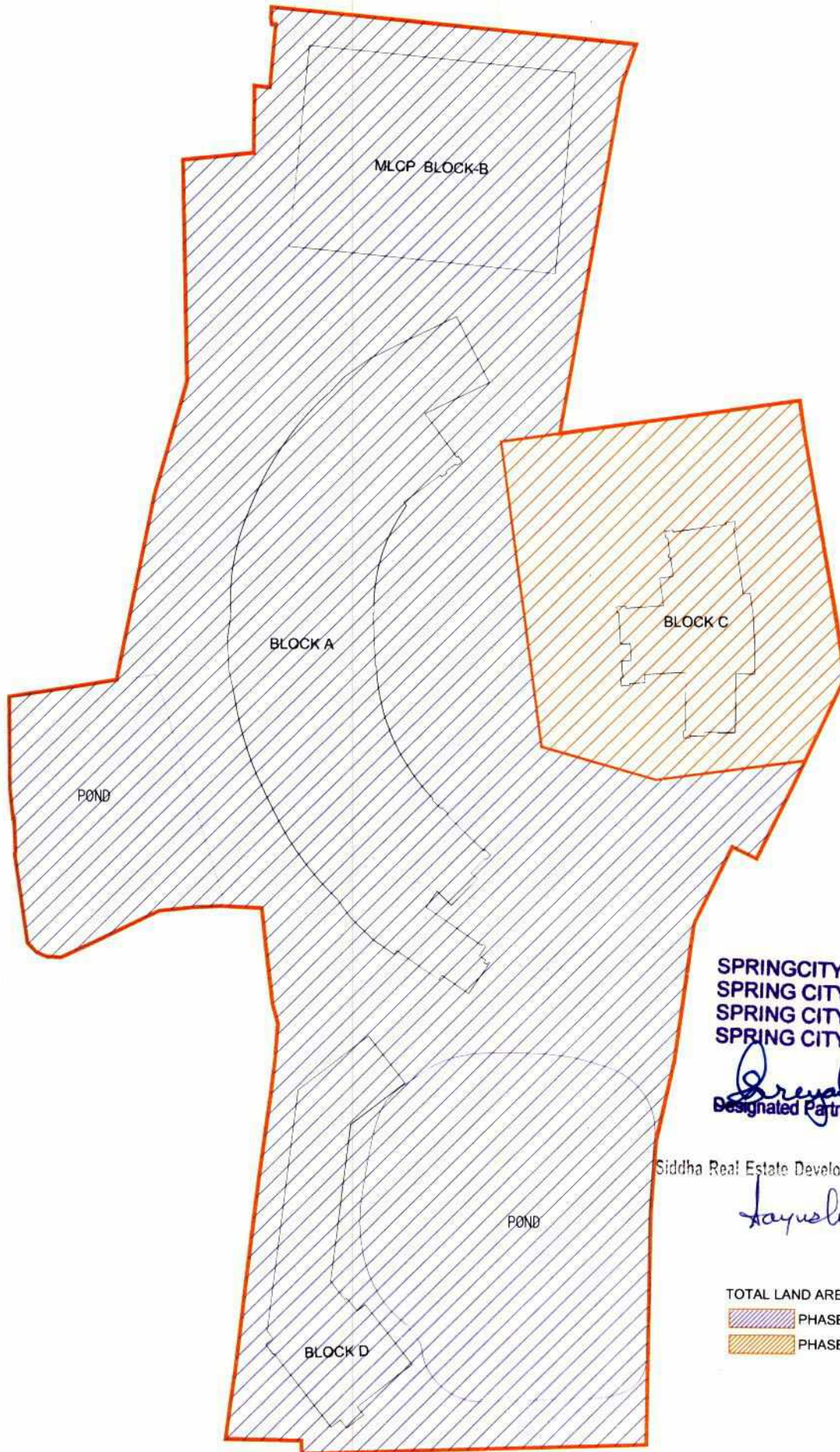
Signature   
Name TARAK CHANDRA DAS  
Father's Name H.H. P. DAS  
Address B, Camara Street  
Kolkata - 700017



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SITE PLAN OF PREMISES NO. 33A,CANAL SOUTH ROAD




SPRINGCITY BUILDCON LLP  
SPRING CITY NIRMAN LLP  
SPRING CITY REALTORS LLP  
SPRING CITY ECOBUILDERS LLP


*[Signature]*  
Designated Partner / Authorized Signatory

Siddha Real Estate Development Private Limited

*[Signature]*  
Director.

TOTAL LAND AREA = 19B 9K 12CH (A + B)

 PHASE - I = 16B 13K 10CH 38SFT

 PHASE - II = 2B 16K 1CH 7SFT



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**ANNEXURE - B - Owner Allocation - Building 4 - With Green Building**

Sl No	Allocation	Block	Unit No	Built Up Area	Carpet Area	Balcony Area	SBU Area
1	Land Owner	Block 4	SS/4/201	1496	1159	157	2022
2	Land Owner	Block 4	SS/4/1001	1408	1159	68	1903
3	Land Owner	Block 4	SS/4/1201	1408	1159	68	1903
4	Land Owner	Block 4	SS/4/1501	1496	1159	157	2022
5	Land Owner	Block 4	SS/4/1701	1408	1159	68	1903
6	Land Owner	Block 4	SS/4/2101	1496	1159	157	2022
7	Land Owner	Block 4	SS/4/2301	1408	1159	68	1903
8	Land Owner	Block 4	SS/4/2501	1408	1159	68	1903
9	Land Owner	Block 4	SS/4/2701	1496	1159	157	2022
10	Land Owner	Block 4	SS/4/2901	1408	1159	68	1903
11	Land Owner	Block 4	SS/4/402	1680	1334	124	2271
12	Land Owner	Block 4	SS/4/602	1680	1334	124	2271
13	Land Owner	Block 4	SS/4/802	1772	1334	217	2394
14	Land Owner	Block 4	SS/4/1002	1680	1334	124	2271
15	Land Owner	Block 4	SS/4/1202	1680	1334	124	2271
16	Land Owner	Block 4	SS/4/1502	1772	1334	217	2394
17	Land Owner	Block 4	SS/4/1702	1680	1334	124	2271
18	Land Owner	Block 4	SS/4/1902	1680	1334	124	2271
19	Land Owner	Block 4	SS/4/2102	1772	1334	217	2394
20	Land Owner	Block 4	SS/4/2302	1680	1334	124	2271
21	Land Owner	Block 4	SS/4/2702	1772	1334	217	2394
22	Land Owner	Block 4	SS/4/2902	1680	1334	124	2271
23	Land Owner	Block 4	SS/4/803	2496	1997	253	3372
24	Land Owner	Block 4	SS/4/1003	2415	1997	171	3263
25	Land Owner	Block 4	SS/4/1203	2415	1997	171	3263
26	Land Owner	Block 4	SS/4/1503	2496	1997	253	3372
27	Land Owner	Block 4	SS/4/1703	2415	1997	171	3263
28	Land Owner	Block 4	SS/4/1903	2415	1997	171	3263
29	Land Owner	Block 4	SS/4/2103	2496	1997	253	3372
30	Land Owner	Block 4	SS/4/2303	2415	1997	171	3263
31	Land Owner	Block 4	SS/4/2503	2415	1997	171	3263
32	Land Owner	Block 4	SS/4/2703	2496	1997	253	3372
33	Land Owner	Block 4	SS/4/2903	2415	1997	171	3263
34	Land Owner	Block 4	SS/4/3103	2415	1997	171	3263
<b>Total</b>				<b>64263</b>	<b>51560</b>	<b>5274</b>	<b>86842</b>





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Ministère de l'Intérieur  
Direction des Services  
7 SEP 2023

## ANNEXURE - C

## Developer Allocation - Building 4 - With Green Building

Sl No	Allocation	Block	Unit No	Built Up Area	Carpet Area	Balcony Area	SBU Area
1	Developer	Block 4	SS/4/101	1408	1159	68	1903
2	Developer	Block 4	SS/4/301	1408	1159	68	1903
3	Developer	Block 4	SS/4/401	1408	1159	68	1903
4	Developer	Block 4	SS/4/501	1496	1159	157	2022
5	Developer	Block 4	SS/4/701	1408	1159	68	1903
6	Developer	Block 4	SS/4/901	1408	1159	68	1903
7	Developer	Block 4	SS/4/1101	1496	1159	157	2022
8	Developer	Block 4	SS/4/1401	1408	1159	68	1903
9	Developer	Block 4	SS/4/1601	1408	1159	68	1903
10	Developer	Block 4	SS/4/1801	1496	1159	157	2022
11	Developer	Block 4	SS/4/2001	1408	1159	68	1903
12	Developer	Block 4	SS/4/2201	1408	1159	68	1903
13	Developer	Block 4	SS/4/2401	1496	1159	157	2022
14	Developer	Block 4	SS/4/2601	1408	1159	68	1903
15	Developer	Block 4	SS/4/2801	1408	1159	68	1903
16	Developer	Block 4	SS/4/3001	1496	1159	157	2022
17	Developer	Block 4	SS/4/3101	1408	1159	68	1903
18	Developer	Block 4	SS/4/102	1680	1334	124	2271
19	Developer	Block 4	SS/4/302	1680	1334	124	2271
20	Developer	Block 4	SS/4/502	1772	1334	217	2394
21	Developer	Block 4	SS/4/702	1680	1334	124	2271
22	Developer	Block 4	SS/4/902	1680	1334	124	2271
23	Developer	Block 4	SS/4/1102	1772	1334	217	2394
24	Developer	Block 4	SS/4/1402	1680	1334	124	2271
25	Developer	Block 4	SS/4/1602	1680	1334	124	2271
26	Developer	Block 4	SS/4/1802	1772	1334	217	2394
27	Developer	Block 4	SS/4/2002	1680	1334	124	2271
28	Developer	Block 4	SS/4/2202	1680	1334	124	2271
29	Developer	Block 4	SS/4/2402	1772	1334	217	2394
30	Developer	Block 4	SS/4/2602	1680	1334	124	2271
31	Developer	Block 4	SS/4/2802	1680	1334	124	2271
32	Developer	Block 4	SS/4/3002	1772	1334	217	2394
33	Developer	Block 4	SS/4/3102	1680	1334	124	2271
34	Developer	Block 4	SS/4/103	2415	1997	171	3263
35	Developer	Block 4	SS/4/203	2496	1997	253	3372
36	Developer	Block 4	SS/4/303	2415	1997	171	3263
37	Developer	Block 4	SS/4/503	2496	1997	253	3372
38	Developer	Block 4	SS/4/703	2415	1997	171	3263
39	Developer	Block 4	SS/4/903	2415	1997	171	3263
40	Developer	Block 4	SS/4/1103	2496	1997	253	3372
41	Developer	Block 4	SS/4/1403	2415	1997	171	3263
42	Developer	Block 4	SS/4/1603	2415	1997	171	3263
43	Developer	Block 4	SS/4/1803	2496	1997	253	3372
44	Developer	Block 4	SS/4/2003	2415	1997	171	3263
45	Developer	Block 4	SS/4/2203	2415	1997	171	3263
46	Developer	Block 4	SS/4/2403	2496	1997	253	3372
47	Developer	Block 4	SS/4/2603	2415	1997	171	3263
48	Developer	Block 4	SS/4/2803	2415	1997	171	3263
49	Developer	Block 4	SS/4/3003	2496	1997	253	3372
50	Developer	Block 4	SS/4/601	1408	1159	68	1903
51	Developer	Block 4	SS/4/801	1496	1159	157	2022
52	Developer	Block 4	SS/4/1901	1408	1159	68	1903
53	Developer	Block 4	SS/4/202	1772	1334	217	2394
54	Developer	Block 4	SS/4/2502	1680	1334	124	2271
55	Developer	Block 4	SS/4/403	2415	1997	171	3263
56	Developer	Block 4	SS/4/603	2415	1997	171	3263
<b>Total</b>				<b>103435</b>	<b>83188</b>	<b>8252</b>	<b>139778</b>



REGISTRAR  
BRITISH COLUMBIA

- 7 SEP 2023

Annexure D-1  
Owners/Developers and Jointly Sold Car Parking Allotment / Allocation

		Common for entire project		Phase I		Phase II	
Parking Type	Total Proposed Sanctioned	Club Allotment	Handicap Parking	Allocated to Towers 1-3	Balance Remaining	Allocated to Tower 4	
Open Parking	175	44	5	67	59	DA	OA
Gr. Covered	108	-		87	21	32	27
MLCP - LG	76	-		76	-	11	10
MLCP - UG	70	-		70	-	-	-
MLCP - 1	74	-		74	-	-	-
MLCP - 2	74	-		74	-	-	-
MLCP - 3	74	-		30	44	18	26
MLCP - 4	74	-		-	74	37	37
Total	725	44	5	478	198	98	100

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REGISTRAR  
KOLLAM

- 7 SEP 2023

# Annexure D - 2

## Car Parking Allotment/Allocation for Tower 4

Tower	Nature	Sub Nature	Parking No	Allocation
T4	Open	Open	102	OA
T4	Open	Open	103	OA
T4	Open	Open	104	OA
T4	Open	Open	126	OA
T4	Open	Open	127	OA
T4	Open	Open	128	OA
T4	Open	Open	129	OA
T4	Open	Open	130	OA
T4	Open	Open	131	OA
T4	Open	Open	132	OA
T4	Open	Open	133	OA
T4	Open	Open	146	OA
T4	Open	Open	147	OA
T4	Open	Open	148	OA
T4	Open	Open	163	OA
T4	Open	Open	164	OA
T4	Open	Open	165	OA
T4	Open	Open	166	OA
T4	Open	Open	167	OA
T4	Open	Open	168	OA
T4	Open	Open	169	OA
T4	Open	Open	170	OA
T4	Open	Open	171	OA
T4	Open	Open	172	OA
T4	Open	Open	173	OA
T4	Open	Open	174	OA
T4	Open	Open	175	OA
T4	Covered	Covered	88	OA
T4	Covered	Covered	90	OA
T4	Covered	Covered	93	OA
T4	Covered	Covered	94	OA
T4	Covered	Covered	97	OA
T4	Covered	Covered	99	OA
T4	Covered	Covered	102	OA
T4	Covered	Covered	103	OA
T4	Covered	Covered	176	OA
T4	Covered	Covered	179	OA
T4	MLCP	MLCP - 3	MLCP 3 - 49	OA
T4	MLCP	MLCP - 3	MLCP 3 - 50	OA
T4	MLCP	MLCP - 3	MLCP 3 - 51	OA
T4	MLCP	MLCP - 3	MLCP 3 - 52	OA
T4	MLCP	MLCP - 3	MLCP 3 - 53	OA
T4	MLCP	MLCP - 3	MLCP 3 - 54	OA
T4	MLCP	MLCP - 3	MLCP 3 - 55	OA
T4	MLCP	MLCP - 3	MLCP 3 - 56	OA
T4	MLCP	MLCP - 3	MLCP 3 - 57	OA
T4	MLCP	MLCP - 3	MLCP 3 - 58	OA



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REGISTRAR  
- 7 SEP 2023

## Annexure D - 2

## Car Parking Allotment/Allocation for Tower 4

Tower	Nature	Sub Nature	Parking No	Allocation
T4	MLCP	MLCP - 3	MLCP 3 - 59	OA
T4	MLCP	MLCP - 3	MLCP 3 - 60	OA
T4	MLCP	MLCP - 3	MLCP 3 - 61	OA
T4	MLCP	MLCP - 3	MLCP 3 - 62	OA
T4	MLCP	MLCP - 3	MLCP 3 - 63	OA
T4	MLCP	MLCP - 3	MLCP 3 - 64	OA
T4	MLCP	MLCP - 3	MLCP 3 - 65	OA
T4	MLCP	MLCP - 3	MLCP 3 - 66	OA
T4	MLCP	MLCP - 3	MLCP 3 - 67	OA
T4	MLCP	MLCP - 3	MLCP 3 - 68	OA
T4	MLCP	MLCP - 3	MLCP 3 - 69	OA
T4	MLCP	MLCP - 3	MLCP 3 - 70	OA
T4	MLCP	MLCP - 3	MLCP 3 - 71	OA
T4	MLCP	MLCP - 3	MLCP 3 - 72	OA
T4	MLCP	MLCP - 3	MLCP 3 - 73	OA
T4	MLCP	MLCP - 3	MLCP 3 - 74	OA
T4	MLCP	MLCP - 4	MLCP 4 - 1	OA
T4	MLCP	MLCP - 4	MLCP 4 - 2	OA
T4	MLCP	MLCP - 4	MLCP 4 - 3	OA
T4	MLCP	MLCP - 4	MLCP 4 - 4	OA
T4	MLCP	MLCP - 4	MLCP 4 - 5	OA
T4	MLCP	MLCP - 4	MLCP 4 - 6	OA
T4	MLCP	MLCP - 4	MLCP 4 - 7	OA
T4	MLCP	MLCP - 4	MLCP 4 - 8	OA
T4	MLCP	MLCP - 4	MLCP 4 - 9	OA
T4	MLCP	MLCP - 4	MLCP 4 - 10	OA
T4	MLCP	MLCP - 4	MLCP 4 - 11	OA
T4	MLCP	MLCP - 4	MLCP 4 - 12	OA
T4	MLCP	MLCP - 4	MLCP 4 - 13	OA
T4	MLCP	MLCP - 4	MLCP 4 - 14	OA
T4	MLCP	MLCP - 4	MLCP 4 - 15	OA
T4	MLCP	MLCP - 4	MLCP 4 - 16	OA
T4	MLCP	MLCP - 4	MLCP 4 - 17	OA
T4	MLCP	MLCP - 4	MLCP 4 - 18	OA
T4	MLCP	MLCP - 4	MLCP 4 - 19	OA
T4	MLCP	MLCP - 4	MLCP 4 - 20	OA
T4	MLCP	MLCP - 4	MLCP 4 - 21	OA
T4	MLCP	MLCP - 4	MLCP 4 - 22	OA
T4	MLCP	MLCP - 4	MLCP 4 - 23	OA
T4	MLCP	MLCP - 4	MLCP 4 - 24	OA
T4	MLCP	MLCP - 4	MLCP 4 - 25	OA
T4	MLCP	MLCP - 4	MLCP 4 - 26	OA
T4	MLCP	MLCP - 4	MLCP 4 - 27	OA
T4	MLCP	MLCP - 4	MLCP 4 - 28	OA
T4	MLCP	MLCP - 4	MLCP 4 - 29	OA
T4	MLCP	MLCP - 4	MLCP 4 - 30	OA
T4	MLCP	MLCP - 4	MLCP 4 - 31	OA



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ADDITIONAL REGISTRAR  
OF ASSURED PROPERTY, KOLKATA  
- 7 SEP 2023

**Annexure D - 2****Car Parking Allotment/Allocation for Tower 4**

<b>Tower</b>	<b>Nature</b>	<b>Sub Nature</b>	<b>Parking No</b>	<b>Allocation</b>
T4	MLCP	MLCP - 4	MLCP 4 - 32	OA
T4	MLCP	MLCP - 4	MLCP 4 - 33	OA
T4	MLCP	MLCP - 4	MLCP 4 - 34	OA
T4	MLCP	MLCP - 4	MLCP 4 - 35	OA
T4	MLCP	MLCP - 4	MLCP 4 - 36	OA
T4	MLCP	MLCP - 4	MLCP 4 - 37	OA



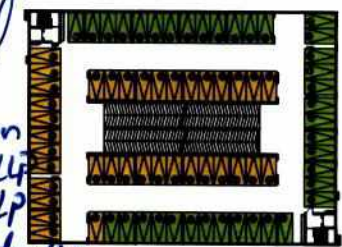
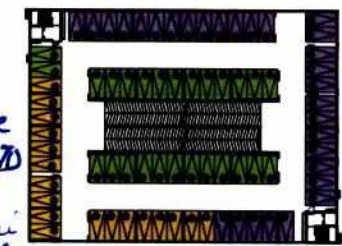
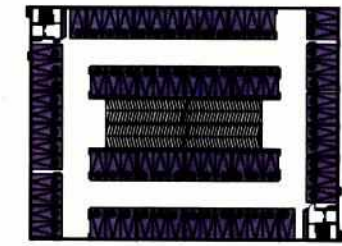
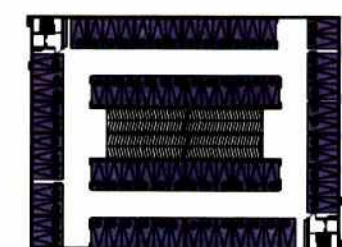
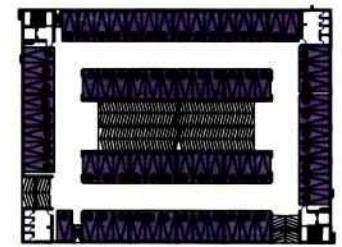
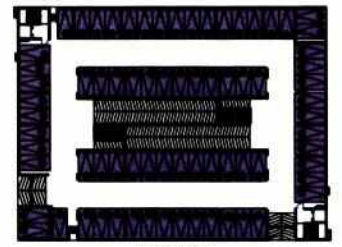


ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
- 7 SEP 2023

Annexure D-3: PROPOSED CAR PARKING ALLOCATION



- COMMON FOR PHASE - I & II (49 NOS.)
- FOR PHASE - I (478 NOS.)
- PHASE - II (T4) DEVELOPER ALLOCATION (98 NOS.)
- PHASE - II (T4) OWNER ALLOCATION (106 NOS.)






















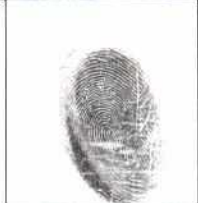


Siddha Real Estate  
Development Pvt Ltd  
Jayashree Jain  
Director  
Sreyas Jain  
as director of  
Spring city Nirman  
Spring city Builders LLP  
Spring city Realtors LLP  
Spring city Ecobuilders LLP



ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
- 7 SEP 2023

# SPECIMEN FORM FOR TEN FINGERPRINTS

	<p><i>Brijesh Choudhary</i></p>					
<p>Little</p>		<p>Ring</p>	<p>Middle</p>	<p>Fore</p>	<p>Thumb</p>	
<p>(Left Hand)</p>						
						
<p>Thumb</p>		<p>Fore</p>	<p>Middle</p>	<p>Ring</p>	<p>Little</p>	
<p>(Right Hand)</p>						
	<p><i>Kayushwar Jain</i></p>					
<p>Little</p>		<p>Ring</p>	<p>Middle</p>	<p>Fore</p>	<p>Thumb</p>	
<p>(Left Hand)</p>						
						
<p>Thumb</p>		<p>Fore</p>	<p>Middle</p>	<p>Ring</p>	<p>Little</p>	
<p>(Right Hand)</p>						
<p>PHOTO</p>						
<p>Little</p>		<p>Ring</p>	<p>Middle</p>	<p>Fore</p>	<p>Thumb</p>	
<p>(Left Hand)</p>						
<p>Thumb</p>		<p>Fore</p>	<p>Middle</p>	<p>Ring</p>	<p>Little</p>	
<p>(Right Hand)</p>						



ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
- 7 SEP 2023

### Major Information of the Deed

Deed No :	I-1904-12878/2023	Date of Registration	07/09/2023
Query No / Year	1904-2002219986/2023	Office where deed is registered	
Query Date	30/08/2023 6:21:43 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Saha And Ray 7C, K.S. Roy Road,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 7003630583, Status :Solicitor firm		
Transaction		Additional Transaction	
[0139] Sale, Development Power of Attorney			
Set Forth value		Market Value	
		Rs. 34,22,33,455/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 75,050/- (Article:48(g))		Rs. 73/- (Article:E)	
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Tiljala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Canal South Rd, Road Zone : (Adjacent To E M By Pass -- Adjacent To E M By Pass) , , Premises No: 33A, , Ward No: 057 Pin Code : 700015

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :- )		Bastu	2 Bigha 16 Katha 1 Chatak 7 Sq Ft		34,22,33,455/-	Property is on Road
Grand Total :				92.5192Dec	0 /-	3422,33,455 /-	

### Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Spring City Nirman LLP</b> Room No.9,4th Floor, Shantiniketan Building 8, Camac Street, City:- Kolkata, P.O:- Circus Avenue, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxxx9E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	<b>Springcity Buildcon LLP</b> Room No. 9, 4th Floor, Shantiniketan Building, 8, Camac Street, City:- Kolkata, P.O:- Circus Avenue, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017 , PAN No.:: ADxxxxxx3G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
3	<b>Spring City Realtors LLP</b> Room No.9,4th Floor,Shantiniketan Building 8, Camac Street, City:- Kolkata, P.O:- Circus Avenue, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxxx3R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative









4	<b>Spring City Ecobuilders LLP</b> Room No.9,4th Floor, Shantiniketan Building 8, Camac Street, City:- Kolkata, P.O:- Circus Avenue, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxxx7C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
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#### Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Siddha Real Estate Development Private Limited</b> Siddha Park 99A Park Street, City:- Kolkata, P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016 , PAN No.:: AAxxxxxx0L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

#### Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
-1	<b>Name</b> <b>Shreyash Goyal</b> Son of Vijay Kumar Goyal Date of Execution - 05/09/2023, , Admitted by: Self, Date of Admission: 07/09/2023, Place of Admission of Execution: Office	<b>Photo</b>  Sep 7 2023 1:33PM	<b>Finger Print</b>  LTI 07/09/2023	<b>Signature</b>  07/09/2023
	Room No. 9, 4th Floor, Shantiniketan Building, 8, Camac Street,, City:- Kolkata, P.O:- Circus Avenue, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: bkxxxxxx3k,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Spring City Nirman LLP (as Partner), Springcity Buildcon LLP (as Partner), Spring City Realtors LLP (as Partner), Spring City Ecobuilders LLP (as Partner)			
2	<b>Name</b> <b>Aayushman Jain (Presentant)</b> Son of Sanjay Jain Date of Execution - 05/09/2023, , Admitted by: Self, Date of Admission: 07/09/2023, Place of Admission of Execution: Office	<b>Photo</b>  Sep 7 2023 1:35PM	<b>Finger Print</b>  LTI 07/09/2023	<b>Signature</b>  07/09/2023
	Siddha Park, 99A, Park Street, City:- Kolkata, P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: aqxxxxxx6e,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Siddha Real Estate Development Private Limited (as Director)			

...

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Swapn Kar</b> Son of R N Kar 7c K S Roy Road, City:- Kolkata, P.O:- Gpo, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001			
	07/09/2023	07/09/2023	07/09/2023
Identifier Of Shreyash Goyal, Aayushman Jain			



**Endorsement For Deed Number : I - 190412878 / 2023**

**On 07-09-2023**

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

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

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

Presented for registration at 12:00 hrs on 07-09-2023, at the Office of the A.R.A. - IV KOLKATA by Aayushman Jain ,.

**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 34,22,33,455/-

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

Execution is admitted on 07-09-2023 by Aayushman Jain, Director, Siddha Real Estate Development Private Limited (Private Limited Company), Siddha Park 99A Park Street, City:- Kolkata, P.O:- Park Street, P.S:-Park Street, District:- Kolkata, West Bengal, India, PIN:- 700016

Indetified by Swapan Kar, , Son of R N Kar, 7c K S Roy Road, P.O: Gpo, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

Execution is admitted on 07-09-2023 by Shreyash Goyal, Partner, Spring City Nirman LLP (LLP), Room No.9,4th Floor, Shantiniketan Building 8, Camac Street, City:- Kolkata, P.O:- Circus Avenue, P.S:-Shakespeare Sarani, District:- Kolkata, West Bengal, India, PIN:- 700017; Partner, Springcity Buildcon LLP (LLP), Room No. 9, 4th Floor, Shantiniketan Building, 8, Camac Street, City:- Kolkata, P.O:- Circus Avenue, P.S:-Shakespeare Sarani, District:- Kolkata, West Bengal, India, PIN:- 700017; Partner, Spring City Realtors LLP (LLP), Room No.9,4th Floor, Shantiniketan Building 8, Camac Street, City:- Kolkata, P.O:- Circus Avenue, P.S:-Shakespeare Sarani, District:- Kolkata, West Bengal, India, PIN:- 700017; Partner, Spring City Ecobuilders LLP (LLP), Room No.9,4th Floor, Shantiniketan Building 8, Camac Street, City:- Kolkata, P.O:- Circus Avenue, P.S:-Shakespeare Sarani, District:- Kolkata, West Bengal, India, PIN:- 700017

Indetified by Swapan Kar, , Son of R N Kar, 7c K S Roy Road, P.O: Gpo, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, 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 66.00/-, by online = Rs 7/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 31/08/2023 1:03PM with Govt. Ref. No: 192023240197431898 on 31-08-2023, Amount Rs: 7/-, Bank: SBI  
EPay ( SBlePay), Ref. No. 1262681033419 on 31-08-2023, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 75,000/- and Stamp Duty paid by Stamp Rs 50.00/-, by online = Rs 75,000/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 123851, Amount: Rs.50.00/-, Date of Purchase: 27/07/2023, Vendor name: G C Saha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 31/08/2023 1:03PM with Govt. Ref. No: 192023240197431898 on 31-08-2023, Amount Rs: 75,000/-, Bank: SBI  
EPay ( SBlePay), Ref. No. 1262681033419 on 31-08-2023, Head of Account 0030-02-103-003-02

  
**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 1904-2023, Page from 653828 to 653856  
being No 190412878 for the year 2023.**



*mm*

Digitally signed by MOHUL MUKHOPADHYAY  
Date: 2023.09.21 18:14:21 +05:30  
Reason: Digital Signing of Deed.

**(Mohul Mukhopadhyay) 21/09/2023  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
West Bengal.**