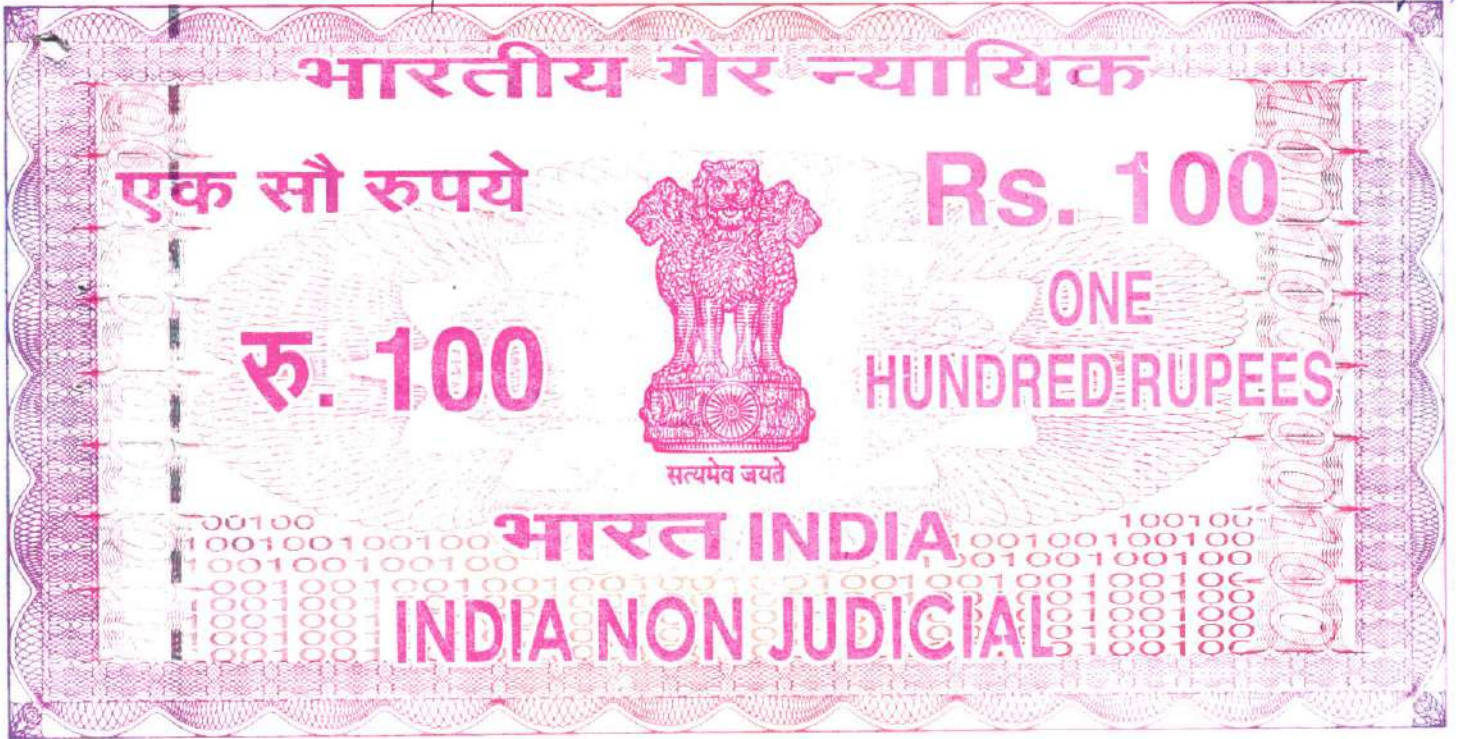


16738/2021

I

15225/21



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AL 056385

150 1903-2 - 2658353 / 2021

18/12/21

Additional Registrar
Assurances-III, Kolkata

[Signature]



Additional Registrar of
Assurances-III Kolkata

18 DEC 2021

POWER OF ATTORNEY

THIS POWER OF ATTORNEY granted at Kolkata this 15th day of December, 2021 by ROCHITA and registered on 18th December 2021
CONSTRUCTION PRIVATE LIMITED an existing company within the meaning of the Companies Act, 2013, having CIN U70101WB1994PTC066642, and having its registered office at 43/3, Hazra Road Kolkata 700019 P.S. & P.O. Ballygunge, and having Income Tax PAN AADCS6692Q, duly represented by its director **Mr. Ishan Jhunjunwala**, son of Mr. Saroj Kumar Jhunjunwala, residing at Deodar Apartment, 4th Floor, Flat No. 4C, 2, Deodar Street, Police Station and Post Office – Ballygunge, Kolkata – 700019 and having Income Tax PAN No. AVRPJ2393R, hereinafter referred to as the “Grantor” (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors-in-interest and/or permitted assigns)

IN FAVOUR OF

[Signature]

134421

R. High Ave

Ware Str

17/1

NAME.....
 ADD.....
 Ref.....

15 DEC 2021

SURANJAN KUMARJEE
 Licensed Vendor
 2 & 3, K. Street Road, Kot 1

[Handwritten signature]

15 DEC 2021

DEC 2021



[Handwritten signature]



BELANI NPR HOUSING LLP (formerly known as **Belani Housing LLP**), a limited liability partnership incorporated existing under the provisions of the Limited Liability Partnership Act, 2008, having identification No. AAD-0306 and its registered office 257/A, Deshpriya Sasmal Road, Police Station – Jadavpur, Post Office – Tollygunge, Kolkata – 700 033, and having Income Tax PAN No. AAOFB7023Q, hereinafter referred to as the “**Developer**” (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors-in-interest and/or permitted assigns), duly represented by its authorized signatories, **Mr. Nandu K. Belani**, son of Late Kishinchand P. Belani, residing at 5B, Debendra Lal Khan Road, Kolkata – 700 027, P.S. and P.O. Alipore, and having Income Tax PAN No.: ADJPB3418P, Aadhaar No. 582923446541 and **Mr. Rishi Todi**, son of Mr. Pawan Kumar Todi, residing at 2, Queens Park, Kolkata – 700 019, P.S. and P.O. Ballygunge, and having Income Tax PAN No.: ABUPT6543N, Aadhaar No. 392355871048

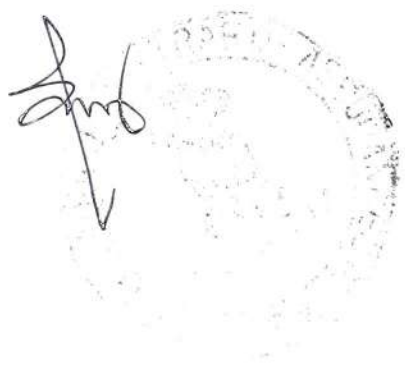
WHEREAS:

- A. By and under a development agreement dated 15th December, 2021 executed and registered on 18th December, 2021 with the Office of the Additional Registrar of Assurances - III, Kolkata, in Book No. I, being No. 190315219 for the year 2021 (“**Development Agreement**”), the Grantor has granted *inter alia* the Development Rights over/in respect of the property measuring around 3 (three) Bighas 10 (ten) Cottahs 10 (ten) Chittacks 36 (thirty six) square feet more or less, situate, lying at and being Premises No. 52D, Bondel Road, Kolkata 700019, Police Station Karaya, Post Office Ballygunge, together with structures standing thereon, and more particularly described in the **Schedule** hereunder written (“**Scheduled Property**”) in favour of the Developer.
- B. In pursuance and furtherance of the Development Agreement, the Grantor is desirous of appointing the Attorney (*as defined hereinafter*) as its true and lawful attorney and agent and authorized representative, as and for the purposes relating to the Scheduled Property and the development thereon as contained hereafter.

THEREFORE, THIS POWER OF ATTORNEY WITNESSETH and ROCHITA CONSTRUCTION PRIVATE LIMITED, the Grantor herein hereby nominates, appoints and constitutes the said Developer, namely **BELANI NPR HOUSING LLP**, acting itself and/or through any one or more of its personnel/authorized representative(s), with power to act jointly and/or severally (“**Attorney**”) as its true and lawful attorney and agent and authorized representative for and in the name of and on behalf of the Grantor to do, exercise, carry out, execute or perform or cause to be done, executed, carried out or performed all or any of the acts, deeds, things, powers or authorities relating to the Scheduled Property and/or the development thereon including as contained hereafter, that is to say:-

1. To appear for and represent the Grantor before all local, State or Central Government statutory bodies for all intents and purposes in connection with construction, development, execution, implementation and completion of the Project at the Scheduled Property and to sign, execute and deliver all letters, undertakings, indemnities etc. and submit the same as may be required or necessary for carrying out construction, development, execution, implementation and completion of the Project at the Scheduled Property.
2. To facilitate the Grantor to deal with any or all of the Occupants in the event the Grantor fails to remove them within the timeline defined in the Development Agreement but without the Developer assuming any liabilities in respect thereof.
3. To represent the Grantor before the concerned local authority, West Bengal Fire Services Department, the Kolkata Municipal Corporation, Urban Land (Ceiling & Regulation) Department, concerned police authority, town planning authorities, income tax authority, the





concerned authorities in terms of and/or under the provisions of the RERA, and all other Governmental Authorities and/or government departments and to file necessary papers, documents, undertakings, indemnities in respect of any matter relating to construction of the Project at the Scheduled Property.

4. To apply for and obtain permission or approval from the concerned sanctioning and/or planning authority and/or other Governmental Authority as may be required for the development, construction, execution, implementation and completion of the Project at the Scheduled Property in accordance with the Development Agreement and for that purpose to sign, execute and deliver such applications, papers, writings, undertakings, appeals, etc., as may be required.
5. To enter upon the Scheduled Property with men and material as may be required for the purpose of development work and erect the buildings as per the building plans to be sanctioned by the concerned sanctioning authority and/or local authority.
6. To hold and defend possession of the Scheduled Property and every part thereof and also to develop, manage, maintain, deal with and administer the Project being developed thereon and all buildings and constructions to be constructed thereon and every part thereof.
7. To sign, execute and deliver all contracts and orders and other documents, letters, receipts, papers and writings whatsoever and to conclude all bargains and deals, to accept all estimates, tenders, quotations etc. on such terms and conditions as the Developer shall deem fit and proper and to settle all disputes and differences in connection thereto for construction and completion of the Project at the Scheduled Property.
8. To appoint and terminate the appointment of architects, engineers, surveyors and others for survey and soil testing at the Scheduled Property.
9. To sign, execute, deliver and register if required all plans, sketches, maps, declarations, including boundary declaration, forms, petitions, letters or any other documents relating to or in connection with the applying for and obtaining sanction of plan in respect of the development of the Scheduled Property.
10. To prepare or cause to be prepared, apply for and submit the plans with the concerned sanctioning and/or planning authority and other Governmental Authorities as may be required for sanction of the building plans and if required, to have the same modified and/or altered from time to time.
11. To obtain delivery of the sanction plan from the concerned sanctioning authority/local authority or any other authority or authorities.
12. To appear on behalf of and represent the Grantor before and apply for and obtain clearance certificate, NoCs, permissions and consents, if required, from the West Bengal Pollution Control Board and/or the environment department and all licensing authorities and/or any other statutory authority and/or any other authorities appointed under the law for the time being in force, for any matter connected with the Scheduled Property and the development thereof including for sanction of building plan/s in respect of the development and construction of the Project at the Scheduled Property.



[Handwritten signature]



[Faint, illegible text, possibly a date or reference number]

13. To receive the excess amount of fees, if any, paid to any authority or authorities for the purpose of sanction, modification and/or alteration of the building plans in respect of the Project at the Scheduled Property and to distribute such excess amount of fees so refunded to the respective Parties, to the extent of such Party's share if any in the amount contributed, if at all.
14. To have the Scheduled Property measured/surveyed and to have the soil tested for the proposed construction and development of the Project at the Scheduled Property.
15. To pay all fees and expenses (save those payable by the Grantor in terms of the Development Agreement) and obtain sanction and such other order or orders or permissions or consents or NOCs from the necessary authorities and to do all other necessary acts, deeds and things as be expedient for sanction, modification and/or alteration of the plans in respect of the Project at the Scheduled Property.
16. To apply for and obtain, electricity, gas, water, sewerage, drainage, tube-well, generator, lift, and/or other connections of any other utility or facility in the Scheduled Property and/or the Project including any infrastructural facilities thereat from the concerned companies or sanctioning and/or planning authority and other appropriate authorities and/or to make alteration therein and to close down and/or have disconnected the same.
17. To install all electricity, gas, water and surface and foul water drainage systems, including electrical sub-station, septic tank, storm water drains on/at the Scheduled Property and to serve such notices and enter into such agreements with statutory authorities or other companies as may be necessary for installation of the aforesaid services.
18. To do all necessary acts, deeds and things for the purpose of complying with all Applicable Laws for the time being in force with regard to sanctioning, modifications and/or alteration of the plans in respect of the Project at the Scheduled Property.
19. To appoint architects, engineers, specialists, contractors, sub-contractors, consultants, surveyors, agencies, service providers and other professionals/ Persons as may be required and to revoke his/her/their/its appointment and re-appoint any other person in his/her/their/its place and stead, and to supervise the development and construction work of the Project on the Scheduled Property.
20. To apply for and obtain, in the name of the Grantor, the service connections including water, sewerage and electricity for carrying out and completing the development of the Scheduled Property.
21. To make deposits with the concerned sanctioning and/or planning authorities and other authorities for the purpose of carrying out the development work and construction of the Project on the Scheduled Property and to claim refunds of such deposits and to give valid and effectual receipt and discharge on behalf of the Grantor in connection therewith.
22. To ask, demand, sue for recovery and receive, of and from all persons and/or governmental authorities and/or bodies/authorities (statutory or otherwise), any claims or demands or actions or rights or otherwise, of or relating to or concerning any part or portion of the Scheduled Property and/or the proposed development thereof howsoever.





23. To construct upon and develop the Scheduled Property and to undertake the financing and designing of the Project without any claim or interference from any Person in any manner whatsoever.
24. To excavate the Scheduled Property and demolish all structures thereupon, undertake sale of debris and appropriate proceeds thereof.
25. To create Encumbrances over the Scheduled Property and constructions thereon as permitted in/under the Development Agreement.
26. To take such steps as are necessary to divert all pipes, cables or other conducting media in, under or above the Scheduled Property or any adjoining or neighbouring properties and which need to be diverted as a result of the Project.
27. To obtain and give rights of way, access, rights to lay drains, water mains, electric cables, telephone, fax lines, telegraph cables, data cables, fibre-optic cables etc., underground and overhead (as the case may be) and for that purpose to obtain, give, sign, execute and deliver all deeds, undertakings, writings, etc. as may be necessary or required from time to time.
28. To give all necessary notices under Applicable Law for the demolition and clearance of the Scheduled Property and development thereof, as contemplated in the Development Agreement.
29. Not allow any Person to encroach nor permit any further encroachment by any Person into or upon the Scheduled Property or any part or portion thereof and take all steps as may be required for removing trespassers, unauthorized occupants and/or tenants from the Scheduled Property.
30. After completion of the construction of the Project or any phase thereof, to apply for and obtain occupation and completion certificate in respect thereof or parts thereof from the concerned sanctioning and/or planning authorities.
31. To negotiate and/or book and/or allot and/or hand over any part or portion of the Developer's Allocation, and to ask for, receive and recover from all the Allottees all consideration, rents, service charges and other taxes and sums of moneys in respect of the Units and all Saleable Areas in the Project forming part of the Developer's Allocation and appropriate and the same and ask for, receive and recover from all the Allottees Extra Charges and Deposits as specified in Schedule III of the Development Agreement in respect of the Units and all Saleable Areas in the Project with grant of valid and effectual receipts with respect thereto, and appropriate the same.
32. To from time to time all sign, execute, enter into, modify, cancel, alter, draw all contracts, agreements, and deeds of transfer for such Saleable Areas in the Project and/or the Scheduled Property which forms part of the Developer's Allocation along with or without the proportionate undivided impartible share in the land comprised in the Scheduled Property attributable to such Saleable Areas forming part of the Developer's Allocation as permitted in the Development Agreement, and to receive and appropriate consideration, rents, deposits thereof and grant valid and effectual receipts to the payer and present the above documents/instruments for registration and admit the execution of such documents/instruments before the appropriate authorities.

A handwritten signature in black ink, appearing to be 'J. S. S.', is located at the bottom left of the page.



[Handwritten signature]

Additional Ministry of
Insurance of the Republic of Kazakhstan
15.05.2021

33. To appear and represent the Grantor and execute as its nominated attorney any document, for transfer of the proportionate undivided impartible share in the land comprised in the Scheduled Property, to an Allottee of the Developer's Allocation.
34. To take all such action as may be required under the Development Agreement to protect the interest of the Developer, including upon an event of default by the Grantor, or a breach of obligation by the Grantor, which shall *inter alia* include the right to deal with Grantor's allocation in the Project, defined/ described as the Owner's Allocation in/under the Development Agreement, to the extent of the Non Disposable Area as defined under the Development Agreement.
35. To cause the name of Allottee of Units, pertaining to the Developer's Allocation, to be mutated in the records of the concerned municipal authorities, and for the aforesaid purpose to sign and execute all applications, papers, deeds, documents and instruments as the Developer in its absolute discretion may deem fit and proper.
36. To do, execute and carry out all acts, deeds, matters and things as may be found necessary and expedient for the purpose of effective development of the Scheduled Property and the Project and dealing with the Project and/or the constructions on the Scheduled Property in terms of the Development Agreement.
37. To appear and represent the Grantor before any Notary Public, Registrar of Assurances and/or any other Registrar having jurisdiction over the Scheduled Property, Metropolitan Magistrate, Executive Magistrate, oath commissioner(s), any other officers and/or government body(ies) and/or department(s), and to make submissions for and on behalf of the Grantor, as also for the purpose of and in connection with the enforcement of all powers and authorities contained/granted herein and/or under the Development Agreement.
38. To execute any deed of declaration, deed of confirmation and/or any deed of modification with respect to the Developer's Allocation and to register the same with the Sub Registrar, Additional District Sub-Registrar, District Sub Registrar, District Registrar, Additional Registrar of Assurances, Kolkata, Registrar of Assurances, Kolkata as the Developer may at its sole discretion desire or deem fit and proper.
39. To do and perform all acts, deeds, matters and things necessary for all or any of the purposes aforesaid and for giving full effect to the powers and authorities herein before contained, as fully and effectually as the Grantor could do in person through its directors/personnel/authorized signatories.
40. To make representations and warranties for and on behalf of the Grantor in respect of the Grantor and the Scheduled Property to the extent of restating and reiterating the representations and warranties made/given by the Grantor in/under the Development Agreement.
41. To do all such acts, deeds and things as may be required to be done for the purpose of accomplishment of the terms, goals and objectives of the Development Agreement and/or in pursuance/furtherance of the Development Agreement and/or for exercising the rights granted to/in favour of the Developer under the Development Agreement.



4



Additional Registrar of
Assurances in Kolkata
18 DEC 2021

42. That this Power of Attorney shall be treated co-terminus with the Development Agreement, and upon termination of the said Development Agreement subject to and on the terms stipulated therein, this Power of Attorney shall also stand terminated and all the powers and authorities granted by the Grantor in favour of the Developer shall stand revoked on and from the termination of the said Development Agreement subject to and on the terms stipulated therein.

AND Generally to do or cause to be done every other act, deed, matter or things which the Attorney may deem necessary or expedient for the purpose of or in relation to the Development Agreement and this Power of Attorney, and the Grantor does hereby ratify and confirm and agrees to ratify and all acts, deeds and things done by the Developer under or by virtue of the Development Agreement.

Ratification: The Grantor doth hereby ratifies and confirms and agrees to ratify and confirm, all and whatsoever the said Attorney shall lawfully do or cause to be done by virtue of these presents and in terms of the provisions contained in the Development Agreement.

Power Irrevocable: The powers granted as aforesaid shall remain irrevocable in terms of the Development Agreement and till the validity of the Development Agreement.

Further Powers: Notwithstanding the grant of the said powers and authorities, the Grantor shall grant further powers and authorities as may be necessary to fully effectuate this power of attorney and/or the Development Agreement.

Substitution: The said Attorney/Developer shall be entitled to appoint one or more substitutes under them for exercise of all or any of the powers and authorities and they will further have the right to remove such substitutes and make further or other substitutions and further to delegate the powers and authorities granted hereby in the capacity of the developer and/or hereunder and/or under the Development Agreement in part or in whole, and to revoke the same.

Be it noted that this Power of Attorney is being granted only in terms of the said Development Agreement and it is specifically understood by the Attorney and is being confirmed by the Grantor that in case of any incongruity between the Development Agreement and this Power of Attorney, the Development Agreement shall prevail without any demur or protest from either the Attorney or the Grantor herein.

The capitalized terms used herein, but not defined, shall have the meaning respectively ascribed to each of such terms in the Development Agreement.

This power of attorney shall be governed by the laws of India.

SCHEDULE: SCHEDULED PROPERTY

ALL THAT piece and parcel of land containing an area of 3 (three) Bighas 10 (ten) Cottahs 10 (ten) Chittacks 36 (thirty six) square feet equivalent to 4727.515 square meters or 50,886 (Fifty thousand eight hundred eighty six) square feet, more or less, situate, lying at and being Municipal premises no. 52D, Bondel Road under Assessee No.11-065-06-0124-5, Police Station: Karaya, Post Office: Ballygunge, Kolkata 700019 within the Municipal limits of Kolkata Municipal Corporation under ward no 065, Borough VII **together with** all the structures standing thereon, delineated in the map annexed hereto as **Annexure A** and bordered **red** thereon and butted and bounded in the manner as following:-



Handwritten signature or mark.



Additional Registrar of
Assurances III Kolkata
13 Dec 2021

ON THE NORTH: By Premises No. 8, Rifle Range Road, Kolkata;
ON THE SOUTH: By K.M.C. road known as Bondel Road;
ON THE EAST: Partly by common passage, partly by Premises No. 56, Bondel Road, Kolkata, partly by Premises No. 7/3, Rifle Range Road, Kolkata and partly by Premises No. 8, Rifle Range Road, Kolkata;
ON THE WEST: Partly by Premises No. 52B, Bondel Road, Kolkata, partly by Premises No. 46/2E, Bondel Road, Kolkata, partly by Premises No. 47/B, Bondel Road, Kolkata, partly by Premises No. 38H, Bondel Road, Kolkata, and partly by Premises No. 38/D, Bondel Road, Kolkata.

Or howsoever the same may be butted, bounded known and numbered.

IN WITNESS WHEREOF the Grantor has caused this power of attorney to be duly executed hereto on the day, month and year first above written.

EXECUTED AND DELIVERED by the said **ROCHITA CONSTRUCTION PRIVATE LIMITED** at Kolkata in the presence of:

ROCHITA CONSTRUCTION PVT. LTD.

Jshon Thujhuvwala
DIRECTOR

Witness:

Maresch Chandra Das.
(MARESHCHANDRA DAS)
Vill. Sangramgarh, Palta
P.O. Bengal Bnamel
Dist. North 24 Prgs.

Jayanta Choudhury
BB, Seetiness -
64, G.P. Road -
Tare Gardens
Kolkata - 700045

Suresh W. Agarwal
The Common Seal of Rochita Construction Private Limited has been affixed pursuant to a resolution passed by its directors at a meeting held on 21st October, 2021, in the presence of Mr. Syresh Kumar Agarwal who has signed these presents in their presence. Accepted by:

BELANI NPR HOUSING LLP

Nandu K. Belani
Authorized Signatory

BELANI NPR HOUSING LLP

Rim Todi
Authorized Signatory

BELANI NPR HOUSING LLP

Witness:

Drafted by :

Radhika Singh

Ms. Radhika Singh
Advocate,
High Court,
Calcutta.

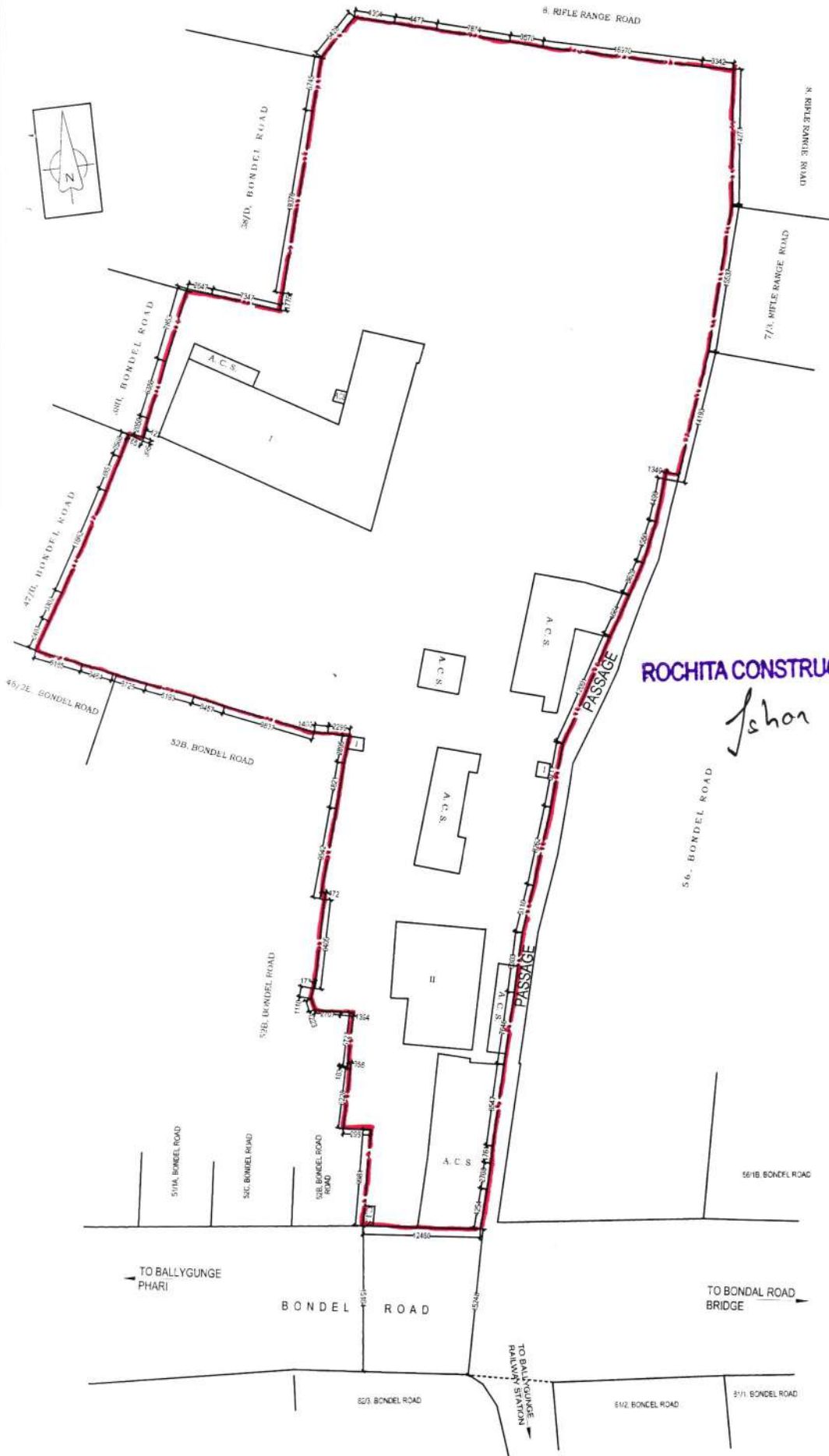
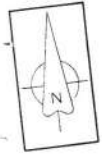
Regn. No. WB/1249/1999

Handwritten symbol resembling a stylized 'S' or 'B' with a vertical line extending downwards.



Faint rectangular stamp or seal impression, possibly containing text or a logo, though the details are illegible.

ANNEXURE A



ROCHITA CONSTRUCTION PVT. LTD.












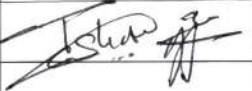










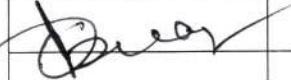











John Thuyhuvuala
DIRECTOR

[Handwritten signature]



Ақпарат және Ғылым
Министрлігінің
18.09.2021

SPECIMEN FORM FOR TEN FINGER PRINTS

	Ishon Thuyhunjwala					
		(Left Hand)				
						
		(Right Hand)				
	Nandan K. Bera					
		(Left Hand)				
						
		(Right Hand)				
	Rimjodi					
		(Left Hand)				
						
		(Right Hand)				
	PHOTO					
		(Left Hand)				
		(Right Hand)				

[Handwritten signature]



Additional Registrar of
Assurances (I) Kolkata

18 DEC 2021

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ROCHITA CONSTRUCTION PRIVATE
LIMITED

15/12/1994

Permanent Account Number

AADCS6692Q

15032012

ROCHITA CONSTRUCTION PVT. LTD.
Jshan Jhunjhunwala
DIRECTOR

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं:
आयकर पैन सेवा इकाई, एन एस डी एल
तीसरी मंजील, सफायर चेंबरस,
बानेर टेलिफोन एक्सचेंज के नजदीक,
बानेर, पुना - 411 045

If this card is lost / someone's lost card is found,
please inform / return to:
Income Tax PAN Services Unit, NSDL
3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045

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

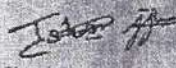
ROCHITA CONSTRUCTION PVT. LTD.
Jshan Jhunjhunwala
DIRECTOR


आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ISHAN JHUNJHUNWALA
SAROJ KUMAR JHUNJHUNWALA

02/12/1994
Permanent Account Number
AVRPJ2393R


Signature



24192015

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

If this card is lost / someone's lost card is found,
please inform / return to :-
Income Tax PAN Services Unit, NSDL
5th floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

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

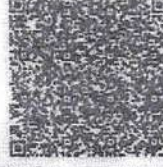
Ishan Jhunjhunwala



भारत सरकार
GOVERNMENT OF INDIA



ईशान जूँजूवला
Ishan Jhunjunwala
जन्म तिथि / DOB : 02-12-1994
पुरुष / MALE



4811 9882 7256

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
S/O: Saroj Kumar
Jhunjunwala, Flat no 4B,
Deodar Apartment, 2,
Deodar Street,
Ballygunge, Kolkata, West
Bengal - 700019

Address
S/O: Saroj Kumar
Jhunjunwala, Flat no 4B,
Deodar Apartment, 2,
Deodar Street, Ballygunge,
Kolkata, West Bengal -
700019



1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

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

Ishan Jhunjunwala

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AAOFB7023Q



नाम/Name
BELANI NPR HOUSING LLP

06102021

निगमन / गठन की तारीख
Date of Incorporation / Formation
09/12/2014

इस कार्ड के खोने/पाने पर कृपया सूचित करें/सौंपें:
आयकर पैन सेवा इकाई, एन एस् डी एल
चौथी मंजिल, ममी स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप बंगला चौक, पुणे,
पुणे - 411 016.



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

Income Tax PAN Services Unit, NSDL
4th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

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

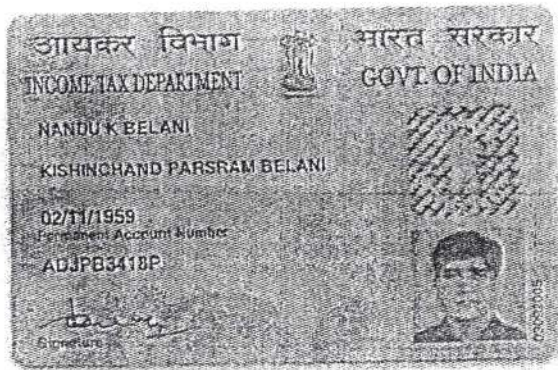
BELANI NPR HOUSING LLP

Nande K Belani

Authorised Signatory

BELANI NPR HOUSING LLP

Himanshu
Authorised Signatory



Nandu K. Belani



भारत सरकार
GOVERNMENT OF INDIA



नन्दू कुमार बिबानी

Nandu Kumar Belani

जन्मतिथि/ DOB: 02/11/1959

पुरुष / MALE



5829 2344 6541

आमार आधार, आमार परिचय



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाना:

5बि, डि.एल.खान रोड,
अलिपुर, कोलकाता,
पश्चिम बङ्ग - 700027

Address:

5B, D.L.KHAN ROAD, Alipore,
Kolkata, West Bengal - 700027



5829 2344 6541

1947
1800 300 1947

help@uidai.gov.in

www
www.uidai.gov.in

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

Nandu K. Belani

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

ABUPT6543N



नाम / NAME

RISHI TODI

पिता का नाम / FATHER'S NAME

PAWAN KUMAR TODI

जन्म तिथि / DATE OF BIRTH

01-04-1980

हस्ताक्षर / SIGNATURE

Rishi Todt

Rishi Todt

आयकर अधिकारी, पृष्ठ - XI

COMMISSIONER OF INCOME-TAX, W.B. - XI

Rishi Todt



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
ভারত সরকার
Unique Identification Authority of India
Government of India

তালিকাভুক্তির আইডি / Enrollment No. : 1040/20003/00044

To
Rishi Todi
 গ্রিনি টোডি
 TODI NIKET
 2 QUEENS PARK
 Ballygunge S.O
 Ballygunge, Kolkata
 West Bengal - 700019

17/10/2012



KL173665035DF

17366503



আপনার আধার সংখ্যা/ Your Aadhaar No. :

3923 5587 1048

আধার - সাধারণ মানুষের অধিকার

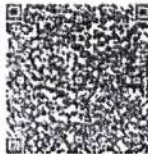


গ্রিনি টোডি
Rishi Todi
 পিতা: পawan কুমার টোডি
 Father: PAWAN KUMAR TODI

www Year of Birth: 1980

পুল: Male

3923 5587 1048



আধার - সাধারণ মানুষের অধিকার

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা প্রাপ্ত করুন।

INFORMATION

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

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



টেকনা, টোডি নিকট, ২ কুইন্স পার্ক
 বালীগঞ্জ, কোলকাতা, পশ্চিমবঙ্গ, ৭০০০১৯

Address: TODI NIKET, 2
 QUEENS PARK, Ballygunge
 S.O, Ballygunge, Kolkata,
 West Bengal, 700019

1947
 1600 160 1947

help@uidai.gov.in

www.uidai.gov.in

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

Mm14



ভারত সরকার
Government of India



পীযুষ কান্তি সিনহা
Pijush Kanti Sinha
পিতা : নির্মলেন্দু সিনহা
Father : NIRMALENDU SINHA
জন্মতারিখ / DOB : 10/07/1976
পুরুষ / Male



8351 6219 9854

আধার - সাধারণ মানুষের অধিকার



অধার

ঠিকানা:
বিস্বনাথপুট, দক্ষিণ ডাউকী, পূর্ব
মেদিনীপুর, পশ্চিমবঙ্গ, 721464

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকারক
Unique Identification Authority of India

Address:
Biswanathput, Dakshin Dauki,
East Midnapore, West Bengal
721464

8351 6219 9854

1947
1800 300 1947

✉
help@uidai.gov.in

www
www.uidai.gov.in

Pijush Kanti Sinha,

Dated this the 15th day of December, 2021

FROM

ROCHITA CONSTRUCTION PRIVATE LIMITED

... Grantor

IN FAVOUR OF

BELANI NPR HOUSING LLP

... Developer

POWER OF ATTORNEY

Radhika Singh & Co.
Advocates,
Nicco House
2nd Floor,
2, Hare Street,
Kolkata - 700 001

Major Information of the Deed

Deed No :	I-1903-15225/2021	Date of Registration	18/12/2021
Query No / Year	1903-8002658353/2021	Office where deed is registered	
Query Date	18/12/2021 12:09:40 PM	1903-8002658353/2021	
Applicant Name, Address & Other Details	R SINGH Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9831090675, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 42,87,12,210/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 73/- (Article:E, M(a),)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190315219/2021 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Karaya, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Bondel Road, Road Zone : (Ashutosh Ch Avenue -- Bamun Para Lane) , , Premises No: 52D, , Ward No: 065 Pin Code : 700019

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	3 Bigha 10 Katha 10 Chatak 36 Sq Ft		42,33,20,647/-	Property is on Road , Project Name :
Grand Total :				116.6138Dec	0 /-	4233,20,647 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	9000 Sq Ft.	0/-	53,91,563/-	Structure Type: Structure
Gr. Floor, Area of floor : 9000 Sq Ft.,Commercial Use, Cemented Floor, Age of Structure: 25 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		9000 sq ft	0 /-	53,91,563 /-	












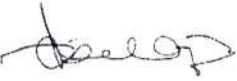


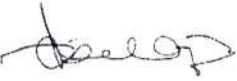


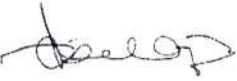


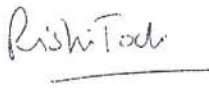


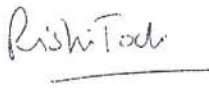


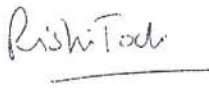
Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	ROCHITA CONSTRUCTION PRIVATE LIMITED 43/3, Hazra Road, City:- Not Specified, P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: AAxxxxx2Q,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative

Attorney Details :




SI No	Name,Address,Photo,Finger print and Signature
1	BELANI NPR HOUSING LLP 257, Deshpran Sasmal Road, City:- Not Specified, P.O:- Jadavpur, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700033 , PAN No.:: AAXxxxxx3Q,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 Ishan Jhunjunwala (Presentant) Son of Mr Saroj Kumar Jhunjunwala Date of Execution - 15/12/2021, , Admitted by: Self, Date of Admission: 18/12/2021, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>Dec 18 2021 12:15PM</td> <td>LTI 18/12/2021</td> <td>18/12/2021</td> <td></td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr Ishan Jhunjunwala (Presentant) Son of Mr Saroj Kumar Jhunjunwala Date of Execution - 15/12/2021, , Admitted by: Self, Date of Admission: 18/12/2021, Place of Admission of Execution: Office				Dec 18 2021 12:15PM	LTI 18/12/2021	18/12/2021		Deodar Apartment, 2, Deodar Street, Flat No: 4C, 4th Floor, City:- Not Specified, P.O:- Ballygunge, P.S:- Ballygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AVxxxxxx3R,Aadhaar No Not Provided Status : Representative, Representative of : ROCHITA CONSTRUCTION PRIVATE LIMITED (as Director)		
Name	Photo	Finger Print	Signature													
Mr Ishan Jhunjunwala (Presentant) Son of Mr Saroj Kumar Jhunjunwala Date of Execution - 15/12/2021, , Admitted by: Self, Date of Admission: 18/12/2021, Place of Admission of Execution: Office																
Dec 18 2021 12:15PM	LTI 18/12/2021	18/12/2021														
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 Nandu K Belani Son of Late Kishinchand P Belani Date of Execution - 15/12/2021, , Admitted by: Self, Date of Admission: 18/12/2021, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>Dec 18 2021 12:15PM</td> <td>LTI 18/12/2021</td> <td>18/12/2021</td> <td></td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr Nandu K Belani Son of Late Kishinchand P Belani Date of Execution - 15/12/2021, , Admitted by: Self, Date of Admission: 18/12/2021, Place of Admission of Execution: Office				Dec 18 2021 12:15PM	LTI 18/12/2021	18/12/2021		5B, Debendra Lal Khan Road, City:- Not Specified, P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx8P,Aadhaar No Not Provided Status : Representative, Representative of : BELANI NPR HOUSING LLP (as Authorized Signatory)		
Name	Photo	Finger Print	Signature													
Mr Nandu K Belani Son of Late Kishinchand P Belani Date of Execution - 15/12/2021, , Admitted by: Self, Date of Admission: 18/12/2021, Place of Admission of Execution: Office																
Dec 18 2021 12:15PM	LTI 18/12/2021	18/12/2021														
3	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Rishi Todi Son of Mr Pawan Kumar Todi Date of Execution - 15/12/2021, , Admitted by: Self, Date of Admission: 18/12/2021, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>Dec 18 2021 12:14PM</td> <td>LTI 18/12/2021</td> <td>18/12/2021</td> <td></td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr Rishi Todi Son of Mr Pawan Kumar Todi Date of Execution - 15/12/2021, , Admitted by: Self, Date of Admission: 18/12/2021, Place of Admission of Execution: Office				Dec 18 2021 12:14PM	LTI 18/12/2021	18/12/2021				
Name	Photo	Finger Print	Signature													
Mr Rishi Todi Son of Mr Pawan Kumar Todi Date of Execution - 15/12/2021, , Admitted by: Self, Date of Admission: 18/12/2021, Place of Admission of Execution: Office																
Dec 18 2021 12:14PM	LTI 18/12/2021	18/12/2021														

2, Queens Park, City:- Not Specified, P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ABxxxxxx3N,Aadhaar No Not Provided Status : Representative, Representative of : BELANI NPR HOUSING LLP (as Authorized Signatory)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Pijush Kanti Sinha Son of Nirmalendu Sinha Vill- Biswanathput, City:- , P.O:- Dakshin Dauki, P.S:-Egra, District:-Purba Midnapore, West Bengal, India, PIN:- 721464			
	18/12/2021	18/12/2021	18/12/2021

Identifier Of Mr Ishan Jhunjunwala, Mr Nandu K Belani, Mr Rishi Todi

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	ROCHITA CONSTRUCTION PRIVATE LIMITED	BELANI NPR HOUSING LLP-116.614 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	ROCHITA CONSTRUCTION PRIVATE LIMITED	BELANI NPR HOUSING LLP-9000.00000000 Sq Ft

On 18-12-2021

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 : 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 12:11 hrs on 18-12-2021, at the Office of the A.R.A. - III KOLKATA by Mr Ishan Jhunjunwala ,.

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 42,87,12,210/-

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

Execution is admitted on 18-12-2021 by Mr Ishan Jhunjunwala, Director, ROCHITA CONSTRUCTION PRIVATE LIMITED, 43/3, Hazra Road, City:- Not Specified, P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019

Indetified by Mr Pijush Kanti Sinha, , , Son of Nirmalendu Sinha, Vill- Biswanathput, P.O: Dakshin Dauki, Thana: Egra, , Purba Midnapore, WEST BENGAL, India, PIN - 721464, by caste Hindu, by profession Service

Execution is admitted on 18-12-2021 by Mr Nandu K Belani, Authorized Signatory, BELANI NPR HOUSING LLP, 257, Deshpran Sasmal Road, City:- Not Specified, P.O:- Jadavpur, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700033

Indetified by Mr Pijush Kanti Sinha, , , Son of Nirmalendu Sinha, Vill- Biswanathput, P.O: Dakshin Dauki, Thana: Egra, , Purba Midnapore, WEST BENGAL, India, PIN - 721464, by caste Hindu, by profession Service

Execution is admitted on 18-12-2021 by Mr Rishi Todi, Authorized Signatory, BELANI NPR HOUSING LLP, 257, Deshpran Sasmal Road, City:- Not Specified, P.O:- Jadavpur, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700033

Indetified by Mr Pijush Kanti Sinha, , , Son of Nirmalendu Sinha, Vill- Biswanathput, P.O: Dakshin Dauki, Thana: Egra, , Purba Midnapore, WEST BENGAL, India, PIN - 721464, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 73/- (E = Rs 7/- ,I = Rs 55/- ,M(a) = Rs 7/- ,M (b) = Rs 4/-) and Registration Fees paid by Cash Rs 73/-

Payment of Stamp Duty

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

1. Stamp: Type: Impressed, Serial no 134421, Amount: Rs.100/-, Date of Purchase: 15/12/2021, Vendor name: SURANJAN MUKHERJEE



Probir Kumar Golder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1903-2022, Page from 69829 to 69855

being No 190315225 for the year 2021.



Digitally signed by PROBIR KUMAR
GOLDER

Date: 2022.01.28 11:09:36 +05:30

Reason: Digital Signing of Deed.

(Probir Kumar Golder) 2022/01/28 11:09:36 AM

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - III KOLKATA

West Bengal.

(This document is digitally signed.)
