

04224/21 VC-1070/21

I 04112/2021



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

AA 926537

7.5.21
3.15
G-8/898496

10 MAY 2021

[Handwritten signature]

POWER OF ATTORNEY

THIS POWER OF ATTORNEY is granted at Kolkata on this 7th day of May 2021

Sl. No. **29428** DATE
G.I. No.
-20
-20

BAPI DAS (Advocate)
Alipore Police Court
Kot-27

Any. no.

T. 9-3502

For Texmaco Infrastructure & Holdings Limited

Any. no.

CFO

(KISHOR KUMAR RAIGARIA)

Mousumi Ghosh

MOUSUMI GHOSH
LICENSED STAMP VENDOR
KOLKATA REGISTRATION OFFICE

for sh. ID-3503
Aera pelin ul.
6-20



DISTRICT SUB REGISTRAR -III
SOUTH 24 PARGANAS
7 MAY 2021

BY

TEXMACO INFRASTRUCTURE & HOLDINGS LIMITED (formerly **TEXMACO LIMITED**) (CIN : L70101WB1939PLC009800) (PAN : AABCT0814B) a company within the meaning of the Companies Act 1956 as extended by the Companies Act 2013 having its registered office situated at Belgharia, Post Office and Police Station Belgharia, Kolkata - 700056 and represented by its Chief Financial Officer K. K. Rajgaria (PAN ADHPR7377P) son of Late M. P. Rajgaria residing at T-113A, Tegharia Main Road, Kolkata - 700157 P.S. Baguiati P.O. Hatiara in pursuance of a Resolution of the Board of Directors dated 19.10.2020, hereinafter referred to as "**OWNER**" (which expression shall mean and include each of their respective successors-in-interest and/or permitted assigns)

In favour of

PS GROUP REALTY PRIVATE LIMITED(Income Tax PAN No. AABCP5390E), a company existing under the provisions of the Companies Act, 2013, having its registered office at 1002, E.M.Bye Pass, Kolkata - 700 105, Police Station Pragati Maidan, Post Office Dhapa, acting through its authorized representatives, (1) **MR. RADHESHYAM PANCHARIA**(Income Tax PAN AEQPP5365K), son of Mr. Bhanwarlal Pancharia, residing at 1/11, Arbinda Nagar, Post Office Bijoygarh, Police Station Jadavpur, Kolkata - 700 032 and (2) **MR. KAMLESH GANDHI** [Income Tax PAN: AAZPG0492K), son of Late Himmat Lal Gandhi, residing, at "Citrus Clove", 278, Dakhin Kumarkhali, Block-IV, Flat 3G, 3rd Floor, Police Station Sonarpur, Post Office-Narendrapur, Kolkata - 700 103, hereinafter referred to as the "**Developer**" (which expression shall mean and include its successors-in-interest and/or permitted assigns).

WHEREAS:

- A. The Owner is the absolute owner ALL THAT messuages tenements dwelling houses out houses sheds and premises measuring about 70000 sqft (more or less) together with the piece and parcel of land containing an area of 6(six) Bighas 17(Seventeen) Cottahs 6(six) Chittacks and 3(three) sq.ft more or less situate lying at and being premises No. 17, Radhanath Chowdhury Road (on amalgamation of 17 & 20/2 Radhanath Chowdhury Road) . Kolkata – 700 015, Police Station – Entally, within Ward No. 56 of the Kolkata Municipal Corporation and Sub-Registration office – Sealdah in the District of South 24-Parganas (morefully described in the **First Schedule** hereunder written (hereinafter referred to as , "**Said Property**").
- B. The Owner is also the Sub Lessee of ALL THAT piece and parcel of land containing an area 13.34Cottahs more or less situate lying at and being Premises No. 18 Radhanath Chowdhury Road, (formerly Tangra Road), Kolkata 700015, Police Station-Entally, within Ward No.56 of the Kolkata Municipal Corporation being Holding No. 139 in Grand Division No. 1 Sub Division -II, Dihi- Panchannagram within Thana Entally and Sub Registration Office-Sealdah, in the District of South 24-Parganas (morefully described in the **Second Schedule** hereunder written ,hereinafter referred to as , "**Private Passage Area**")
- C. By a Development Agreement, registered in the office of D.S.R III, Alipore in Book No I Volume No 1603 - 2021, Pages 110018 to 110082, Being No.160303633 for the year



DISTRICT SUB REGISTRAR III
SOUTH 24 PARGANAS
7 MAY 2021

2021 ("**Development Agreement**"), the Owner granted in favour of the Developer, *inter alia* comprehensive and exclusive development rights to develop a Project (*as defined Development Agreement*) on *inter alia* the Said Property, and to deal with the same together with *inter alia* the sole and exclusive right to/over the Private Passage Area (*as defined Development Agreement*), each in accordance with terms recorded in the Development Agreement.

- D. In pursuance of the Development Agreement, the Owner is desirous of the appointing the Developer as their true and lawful attorney and agent, for the purpose relating to the Said Property and the Private Passage Area, as recorded hereinafter, on the unequivocal understanding that each of the capitalized terms used herein shall have the same meaning as respectively ascribed to each of such terms in the Development Agreement.

NOW THEREFORE KNOW YE ALL AND THESE PRESENTS WITNESSETH that we, the Owner herein, namely **TEXMACO INFRASTRUCTURE & HOLDINGS LIMITED** do hereby nominate, constitute, appoint and empower the Developer herein, namely **PS Group Realty Private Limited**, as our respective true and lawful attorney and agent, for and in the name of and on behalf of each of the Owner, to do, exercise, carry out, execute or perform or cause to be done, executed, carried out or performed (by itself or through its nominee(s), delegatee(s), representative(s) etc.) all or any of the acts, deeds, things, powers or authorities relating to the Said Property and the Private Passage Area, including as contained hereafter, that is to say:-

1. To defend possession of the Said Property and every part thereof and the Private Passage Area, and also to manage, maintain and administer the Project and all the building(s), improvement(s), structure(s) to be constructed thereon and every part thereof.
2. To ward off, prohibit, and if necessary, proceed in/before the appropriate forum of law against trespassers and/or encroachers, if any, and to take appropriate legal steps.
3. To have the soil tested and to measure/survey of the Said Property.
4. To appoint and engage architects, engineers, specialists, consultants, valuers, surveyors, contractors, agencies, service providers, etc. and other Person or Persons as may be required from time to time, and to revoke his/their/its appointment and re-appoint any other Person in his/their/its place and stead for the aforesaid purposes, and to settle and pay their fees and/or compensation.
5. To prepare or cause to be prepared plans for construction of building(s) on Said Property together with any modifications/amendments/revisions/alterations from time to time, to submit the same before the concerned authorities including but not limited to the concerned municipality/municipal corporation and/or panchayat, as the case may be, and to have the same sanctioned and modified and/or amended and/or revised and/or altered,



REGISTRAR - III
BANGALORE
7 MAY 2021

and for the aforesaid purpose to sign, execute, deliver and submit all applications, papers, documents, statements, affidavits, forms, undertakings, declarations etc. as may be necessary and/or required from time to time.

6. To appear and represent each of the Owners before any and/or all authorities (statutory or otherwise) and/or any government and/or semi-government authorities, revenue authorities, including but not limited to Kolkata Municipal Corporation, Block Land & Land Reforms Office, Collector, Additional Collector Survey Authorities, Town Planning Authorities, Development Trust & Authority, West Bengal Fire Services, police, the 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 any of the Said Property and/or the Private Passage Area, and further to apply for and obtain any approvals, sanctions, permissions, etc. and for the aforesaid purpose to sign, execute, submit and deliver all letters, applications, agreements, documents, undertaking, forms, affidavits and papers as may be necessary or required from time to time.
7. To pay the fees, obtain sanctions and/or approvals and/or consents and such other orders and/or permissions from the concerned authorities as may be necessary and/or expedient for the sanction and/or modification, alteration etc. of the building plan, to receive refund of the excess amount of fees, if any paid for the same, and also to apply for and obtain from the concerned authorities, the occupancy certificate(s) and/or the completion certificate(s).
8. To submit and take delivery of the Title Deeds (*as defined in the Development Agreement*) and all papers and documents as be required by any of the necessary authorities including but not limited to for any of the aforesaid purposes.
9. To apply for and obtain electricity, gas, water, sewerage, drainage, tube-well, generator, lift and/or connections of any other facility and/or utility in and/or to the Said Property and/or the Project and/or to make alterations therein, and to close down and/or to have the same disconnected, and for such purpose to sign, execute, submit and deliver all deeds, papers, applications, documents and plans, and do all others acts, deeds and things as may be deemed fit and proper by the Developer.
10. To obtain and/or give right of way, access, right to lay drains, water mains, electric cables, telephone, fax lines and telegraph cables etc., underground and over-head (as the case may be) on such terms and conditions as may be determined by the Developer, and for such purpose to obtain and give, sign, execute and deliver all deeds, undertakings, writings, etc. as may be necessary or required from time to time.
11. 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 Said Property and/or the proposed development thereof howsoever.



Office of the Dist. Sec. Registrar - III
Lucknow, U.P.

7 MAY 2021

12. To file, initiate, prosecute, enforce, defend, oppose etc. all suits, writ petitions, actions, demands, legal proceedings (whether civil or criminal), appeals etc. in any court of law and/or tribunal and/or any quasi-judicial authority and/or any other forum in any manner concerning any Said Property and/or the Private Passage Area (*as defined in the Development Agreement*), including acquisition/requisition/vesting of any part or portion of the Said Property, and if deemed fit by the Developer, to make a counter claim and/or compromise and/or settle and/or abandon each of such suits, writ petitions, actions, legal proceedings etc. and/or to refer any dispute to arbitration as the Developer may deem fit and proper, and further to depose, give evidence and make submissions for and on behalf of each of the Owner in each of such legal proceedings etc.
13. To sign, execute, verify, affirm, file, submit, serve etc. all statements, affidavits, applications, undertakings, plaints, petitions, written statement, memo of appeal etc. and all and any other papers, deeds, documents as may be necessary to be executed for and/or on behalf of the Owner in pursuance of the powers granted herein.
14. To sign, issue, deliver, serve, receive and accept all notices, writ of summons, letters and correspondence as may be required from time to time in connection with all or any of the matters contained herein and/or in the Development Agreement.
15. To negotiate and sell and/or transfer and/or convey any undivided share and/or interest in Said Property and/or any building(s)/improvement(s) etc. which may be constructed thereon and/or any part or portion thereof and/or any of the several areas/spaces (open and/or covered) thereat, in accordance with the terms of the Development Agreement, and to receive and appropriate the entirety of the consideration in lieu thereof as per the terms of the Development Agreement. It being agreed that power in respect of sale or conveyance in respect of the building(s)/improvement(s) etc. which may be constructed along with undivided share of the said Property shall only be exercised after completion of the Project and Owner's share of revenue has been paid to the Owner for such unit as provided in the Development Agreement.
16. To grant rights over/in respect of the Private Passage Area in favour of the Intending Purchaser/Identified Person(s) for the purpose stipulated in the Development Agreement.
17. To do, execute and perform all acts, deeds and things pertaining to Title Rectification.
18. To sign, execute, modify, cancel, draw, approve, present for registration and admit the execution of all deeds, documents, agreements, conveyance deeds, applications, declarations and all other documents in connection with any of the Said Property and the Private Passage Area, for the sale and/or transfer of any undivided share and/or interest therein and/or any building(s)/improvement(s) etc. which may be constructed thereon and/or any part or portion thereof and/or any of the several areas/spaces (open and/or covered) thereat, in accordance with the terms of the Development Agreement.
19. To arrange for financing of the project (project finance) from any banks and/or financial institutions for construction and completion of the project upon such terms and conditions



DISTRICT SUB REGISTRAR AN
SOUTH 2, PGS. P. S.
7 MAY 2021

as may be applicable and to secure such finance on the Developer Share and by mortgaging the Said Property in favour of any bank/financial institution by deposit of original title deeds (including the Title Deed) of the Said Property and documents by way of equitable mortgage as also by creating a charge in respect of the Developer's Share, without creating any liability on the Owner's Share and thus to execute any document or documents in furtherance of the above objective including executing letters evidencing deposit of title deeds, confirmation of deposit of title deeds, delivery of the title deeds and to receive back the title deeds, etc.

20. To appear and represent each of the Owner before all authorities for fixation and/or finalization of the municipal taxes and/or valuation of Said Property, and for such purpose to sign, execute, submit and deliver necessary papers and documents, and to do, execute and perform all other acts, deeds and things as the Developer may deem fit and proper.
21. 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 Said Property and/or the Project and/or the constructions thereon and/or the Private Passage Area.
22. To appoint substitute or substitutes and delegate the powers and authorities granted hereby in part or in whole and to revoke any of such appointments.

And Generally to do all other acts, deeds and things concerning Said Property which the Owner could have done under its respective hands and seals.

And the Owners do hereby ratify and confirm and agree to ratify and confirm all and whatsoever the aforesaid attorney shall lawfully do or cause to be done in or about *inter alia* Said Property and the Private Passage Area, and further confirm that the powers granted as aforesaid as also under the Development Agreement, are coupled with interest and shall not at any time be revoked during the subsistence of the Development Agreement.

THE SCHEDULE ABOVE REFERRED TO
SAID PROPERTY

ALL THAT messuages tenements dwelling houses out houses sheds and premises measuring about 70000 sqft (more or less) together with the piece and parcel of land containing an area of 6(six) Bighas 17(Seventeen) Cottahs 6(six) Chittacks and 3(three) sq.ft more or less situate lying at and being premises N^o. 17, Radhanath Chowdhury Road (on amalgamation of 17 & 20/2 Radhanath Chowdhury Road) , Kolkata – 700 015, Police Station – Entally, within Ward No. 56



DISTRICT SUB REGISTRAR JK
SOUTH 24 PGS., ALIFAN
7 MAY 2021

of the Kolkata Municipal Corporation and Sub-Registration office – Sealdah in the District of South 24-Parganas and butted and bounded as follows:

- On the North : Partly by Premises No. 14/1 Bibi Bagan Lane & 5ft common wide passage
- On the South : Partly by Premises No. 23, Radhanath Chowdhury Road and Partly by Premises No. 24, Radhanath Chowdhury Road,
- On the East : Partly Premises No. 19, Radhanath Chowdhury Road and partly by Premises No. 14/1, Radhanath Chowdhury Road
- On the West : Partly by Premises No.18, Radhanath Chowdhury Road, By Premises No. 20B Radhanath Chowdhury Road, By Premises No. 21/1 Radhanath Chowdhury Road and partly by 16ft. wide common passage.

THE SECOND SCHEDULE ABOVE REFERRED TO :

(PRIVATE PASSAGE AREA)

ALL THAT piece and parcel of land containing an area 13.34Cottahs more or less situate lying at and being Premises No. 18 Radhanath Chowdhury Road, (formerly Tangra Road), Kolkata 700015, Police Station-Entally, within Ward No.56 of the Kolkata Municipal Corporation being Holding No. 139 in Grand Division No. 1 Sub Division -H, Dihi-Panchannagram within Thana Entally and Sub Registration Office-Sealdah, in the District of South 24-Parganas and butted ad bounded as follows:-

- ON THE NORTH : By Portion of Premises No 18 Radhanath Choudhary Road
- ON THE SOUTH : Premises No.20A, Radhanath Choudhary Road;
- ON THE EAST : Premises No 17 Radhanath Choudhary Road;
- ON THE WEST : Radhanath Chowdhury Road;



DISTRICT SUB REGISTRAR III
SOUTH 24 PGS, ALIPORE

- 7 MAY 2021

In WITNESS WHEREOF, each of the Owners have respectively set and subscribed their respective hands and seals on the date, month and year first above written.

EXECUTED AND DELIVERED by
OWNER at Kolkata in the presence of:

1) Jayanti Paudyal
Chowkati (Nepali Bfocly)
Co. - 700149

For Texmaco Infrastructure & Holdings Limited

(Signature)
CFO
(Kishor K. Barigada)

2) Arit Naskar
1002, EM B4 Puss.
Kol - 700105.

Prepared by me

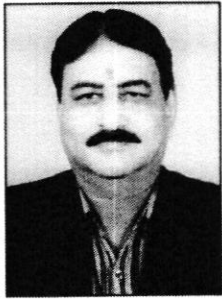
(Signature)

BAPI DAS
Advocate
Alipore Police Court
Kolkata-700 027
Regd. No.-WB-613/2001



DISTRICT SUB REGISTRAR -III
SOUTH 24 PGS., ALIPORE
- 7 MAY 2021

SPECIMEN FORM FOR TEN FINGERPRINTS



RADHE SHYAM PANCHANAB

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

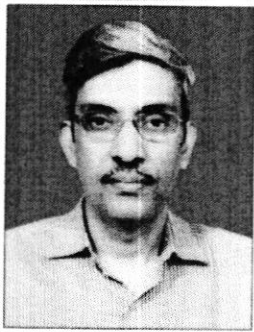
Signature Radhe Shyam Panchanab



KAMLESH GANDHI

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

Signature



KISHOR KUMAR RAJGARIA



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

Signature



DISTRICT SUB REGISTRAR -III
SOUTH 24 PGS., ALIPORE

7 MAY 2021

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name BAPS DAS

Signature [Handwritten Signature]

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name

Signature

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name

Signature



DISTRICT SUB REGISTRAR -III
SOUTH 24 PGS., ALIPORE
7 MAY 2021

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RADHE SHYAM PANCHARIA
BHANWAR LAL PANCHARIA

15/06/1968
Permanent Account Number

AE GPF 5365K

Radhe Shyam Pancharia
Signature





आयकर विभाग

INCOME TAX DEPARTMENT

KAMLESH GANDHI

HIMATLAL GANDHI

03/03/1966

Permanent Account Number

AAZPG0492K

Kamlesh Gandhi
Signature



भारत सरकार

GOVT. OF INDIA



1209031



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AABCP5390E

नाम / Name
PS GROUP REALTY PRIVATE
LIMITED

सिगंधन / स. द. न. की तारीख
Date of Incorporation / Formation
02/08/1968

125122017



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

TEXMACO INFRASTRUCTURE &
HOLDINGS LIMITED

04/08/1939
Permanent Account Number

AABCT0814B

07062012



आयकर विभाग
INCOME TAX DEPARTMENT

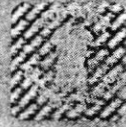


भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ADHPR7377P



नाम / Name
KISHOR KUMAR RAJGARIA

पिता का नाम / Father's Name
MAHABIR PRASAD RAJGARIA

जन्म की तारीख / Date of Birth
18/01/1969

[Handwritten Signature]



A PAN Application Digitally Signed, Card Not Valid unless Physically Signed

25062017





ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

KNH6583660



নির্বাচকের নাম : বপি ডাস

Elector's Name : Bapi Das

পিতার নাম : সুনীল ডাস

Father's Name : Sunil Das

লিঙ্গ/Sex : পুং / M

জন্ম তারিখ : 24/11/1974

Date of Birth

KNH6583660

সিদ্ধান্ত

127 শরৎ গোস্বামী গার্ডেন রোড, প্রে. নং
১২৩ ১৩৩৬, কালকাতা মিউনিসিপাল
কর্পোরেশন, কাসবা, কলকাতা-700031

Address:

127 SARAT GHOSH GARDEN ROAD, PR NO
120 1306, P.M.C, KASBA, KOLKATA-700031

Date: 26/11/2019

149 কাসবা নির্বাচন ক্ষেত্রের নির্বাচক নিবন্ধন
আধিকারিকের স্বাক্ষরের অনুকৃতি

Facsimile Signature of the Electoral
Registration Officer for

149 Kasba Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার লিষ্টে নাম
হোলা ও একই সময়ের নতুন সচিব পরিচয়পত্র পাওয়ার
জন্য নির্দিষ্ট ফর্মে এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।

In case of change in address mention this Card No.
in the relevant form for including your name in the
roll at the changed address and to obtain the card
with same number.

146 / 132

Major Information of the Deed

Deed No :	I-1603-04112/2021	Date of Registration	10/05/2021
Query No / Year	1603-8000898496/2021	Office where deed is registered	
Query Date	05/05/2021 2:38:51 PM	1603-8000898496/2021	
Applicant Name, Address & Other Details	Bapi Das Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9836980696, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 65,53,76,660/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 39/- (Article:E, M(b), H)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160303633/2021 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Entaly, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Radhanath Chowdhury Road, Road Zone : (R. N. Chowdhury -- Rest Portion) , , Premises No: 17, , Ward No: 056 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			Bastu	6 Bigha 17 Katha 6 Chatak 3 Sq Ft		54,95,16,661/-	Property is on Road , Project Name :

District: South 24-Parganas, P.S:- Entaly, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Radhanath Chowdhury Road, Road Zone : (R. N. Chowdhury -- Rest Portion) , , Premises No: 18, , Ward No: 056 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
L2			Bastu	13.34 Katha		5,33,59,999/-	Property is on Road , Project Name :
Grand Total :				248.6866Dec	0 /-	6028,76,660 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	70000 Sq Ft.	0/-	5,25,00,000/-	Structure Type: Structure

Gr. Floor, Area of floor : 70000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete

Total :	70000 sq ft	0 /-	525,00,000 /-	
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Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	TEXMACO INFRASTRUCTURE & HOLDINGS LIMITED BELGHARIA, P.O:- BELGHARIA, P.S:- Belghoria, District:-North 24-Parganas, West Bengal, India, PIN - 700056 , PAN No.:: AAxxxxxx4B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	P S GROUP REALTY PRIVATE LIMITED 1002, E M BYPASS, P.O:- DHAPA, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700105 , PAN No.:: AAxxxxxx0E,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Kishor Kumar RAJGARIA (Presentant) Son of Late M P RAJGARIA T-113A, TEGHARIA MAIN ROAD, P.O:- HATIARA, P.S:- Baguiati, District:- North 24-Parganas, West Bengal, India, PIN - 700157, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: ADxxxxxx7P,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : TEXMACO INFRASTRUCTURE & HOLDINGS LIMITED (as CHIEF FINANCIAL OFFICER)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Bapi Das Son of Late Sunil Das Alipore Police Court, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027			
Identifier Of Mr Kishor Kumar RAJGARIA, ,			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	TEXMACO INFRASTRUCTURE & HOLDINGS LIMITED	P S GROUP REALTY PRIVATE LIMITED-226.676 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	TEXMACO INFRASTRUCTURE & HOLDINGS LIMITED	P S GROUP REALTY PRIVATE LIMITED-22.011 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	TEXMACO INFRASTRUCTURE & HOLDINGS LIMITED	P S GROUP REALTY PRIVATE LIMITED-70000.00000000 Sq Ft

Endorsement For Deed Number : I - 160304112 / 2021

On 07-05-2021

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

Presented for registration at 15:10 hrs on 07-05-2021, at the Private residence by Mr Kishor Kumar RAJGARIA ,

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 65,53,76,660/-

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

Execution is admitted on 07-05-2021 by Mr Kishor Kumar RAJGARIA, CHIEF FINANCIAL OFFICER, TEXMACO INFRASTRUCTURE & HOLDINGS LIMITED, BELGHARIA, P.O:- BELGHARIA, P.S:- Belghoria, District:-North 24-Parganas, West Bengal, India, PIN - 700056

Indetified by Mr Bapi Das. . . Son of Late Sunil Das, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate



Debasish Dhar

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

South 24-Parganas, West Bengal

On 10-05-2021

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39/- (E = Rs 7/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 39/-

Payment of Stamp Duty

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

1. Stamp: Type: Impressed, Serial no AA6537, Amount: Rs.50/-, Date of Purchase: 20/01/2021, Vendor name: Mousumi Ghosh



Debasish Dhar

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2021, Page from 118127 to 118147

being No 160304112 for the year 2021.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2021.05.13 18:06:49 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2021/05/13 06:06:49 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

PS GROUP REALTY PVT. LTD.
[Signature]
Director/Authorised Signatory

(This document is digitally signed.)