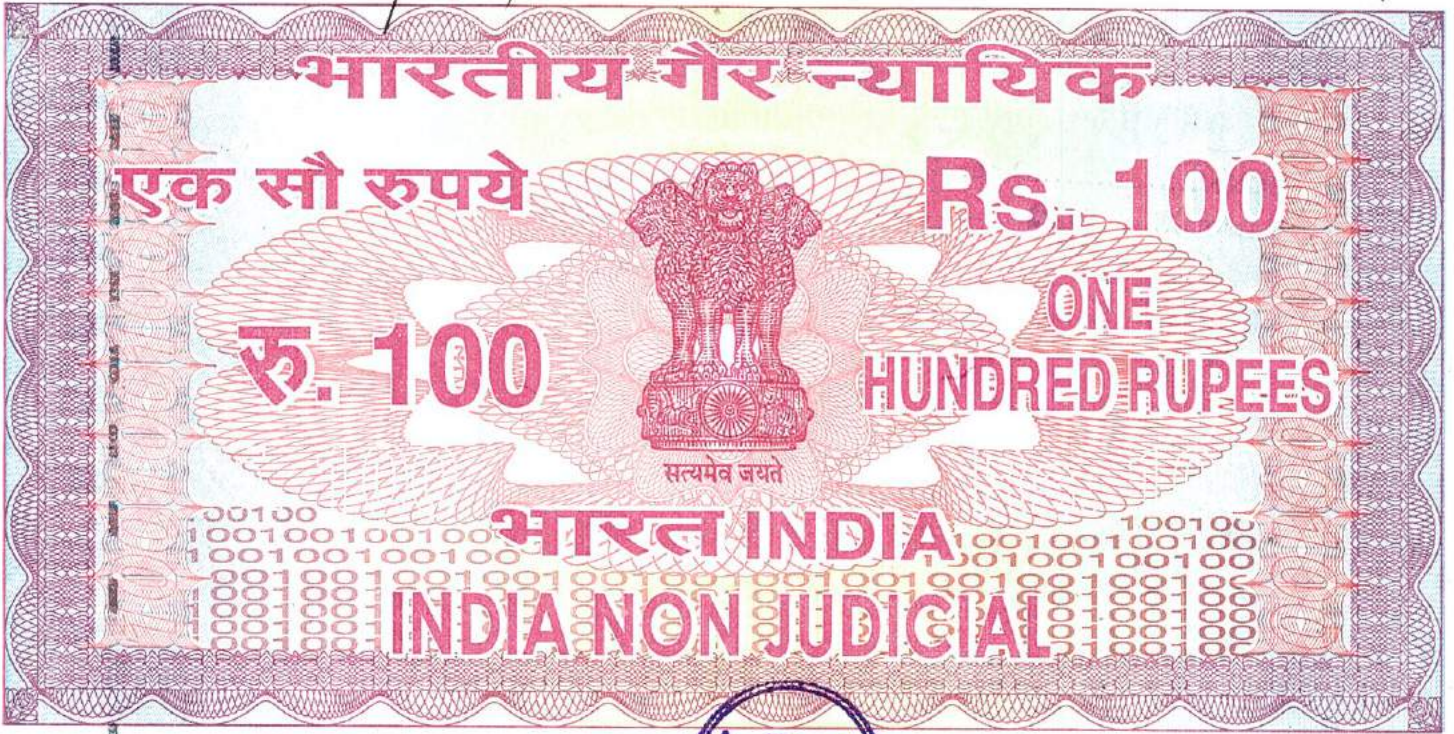


10996/2019

10644/19



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



AC 538307

1904

1

238421/19

*Signature*  
22/11/19  
Additional Registrar of Assurances-IV, Kolkata

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

*Signature*

Additional Registrar of Assurances-IV, Kolkata

**POWER OF ATTORNEY**

**22 NOV 2019**

THIS POWER OF ATTORNEY is granted at Kolkata on this *22nd* day of November 2019.

BY:

**VEDANT FASHIONS PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 and having its registered office at 19, Canal South Road, Module No. A-501 & A-502 in the 4<sup>th</sup> Floor of SDF-I, P.O. Tangra, P.S. Tangra, Kolkata-700015 having Permanent Account No. AABCV4646B, acting through its authorized representative **MR. NAVIN PAREEK**, son of Mr Bajrang Lal Pareek, residing at Flat No.4E, Block 2, Ekta Floral, 27 Christopher Road, P.O Tangra, P.S Tangra, Kolkata- 700046, having Permanent Account No.AOPPP7050Q, hereinafter referred to as "**APPOINTER**" (which expression shall, unless repugnant to the context or meaning thereof, be deemed to include its successors and permitted assigns) of the **ONE PART**.

**IN FAVOUR OF:**

**PS GROUP REALTY PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 and having its registered office at 1002 E.M. Bye Pass, Kolkata 700105, P.S Pragati Maidan (previously Tiljala), P.O Dhapa, having Permanent Account



065961

Sl. No..... Date.....  
Name.....  
Add.....  
AMT.....100.....

21 NOV 2019

KHAITAN & CO LLP  
Advocates & Notaries  
1B, Old Post Office Street  
Kolkata-700001

Soumitra Chanda  
Licensed Stamp Vendor  
8/2, K. S. Roy Road, Kol-1



ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
22 NOV 2019

Identified by

N Gupta  
Advocate  
s/o Late J P Gupta  
1B, old Post office St.  
R.O. GPO P.S. Hare Street  
Kolkata-700001  
Encl. no. WB/602/1980

No.AABCP5390E, acting through its authorized representatives (1) **MR. RADHESHYAM PANCHARIA** [Income Tax PAN:AEQPP5365K], son of Sri 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 Cove" 278, Dakhin Kumarkhali, Near Kamalgachi More, Block IV, Flat 3G, 3rd Floor, Kolkata - 700 103, hereinafter referred to as the "ATTORNEY" (which expression shall, unless repugnant to the context or meaning thereof, be deemed to include its successor and permitted assigns) of the **OTHER PART**.

**WHEREAS:**

- A. The Appointer is the lessee of and is possessed of or otherwise well and sufficiently entitled to ALL THAT piece and parcel of the land measuring 10117.63 square meters equivalent to 2.5 acres, more or less, being Plot No. IIE/23 in Action Area -IIE situated on Street No. IIII and Street No. 0777 in the New Town, Kolkata, Police Station- New Town, District North 24 Parganas, West Bengal (hereinafter referred to as the "Land") which is more fully described in **Schedule** herein. The Appointer had acquired the leasehold interest of the said Land vide Indenture of Lease dated 8 April 2014 ("Lease Deed") executed by West Bengal Housing Infrastructure Development Corporation Limited ("WBHIDCO"), therein referred to as the lessor, in favour of Appointer herein, therein referred to as the lessee and registered at the office of the Additional Registrar of Assurances -II, Kolkata and recorded in Book No-I; CD Volume no. 21, pages from 669 to 699, being no. 04467 for the year 2014.
- B. By a development agreement dated 6 July 2018 (hereinafter referred to as the "Principal Agreement") duly stamped and registered at the office of Additional Registrar of Assurances-IV in Book No I, CD Volume No 1904-2018, Pages from 304528 to 304575, Being No. 190407558 for the year 2018, Appointer, inter alia, granted Development Rights to the Attorney with respect to the Land for the purpose of developing the Project on the terms and conditions contained therein and on 10 July 2018 the Appointer had granted various powers in favour of the Attorney vide a registered Power of Attorney dated 10 July 2018 and registered with the office of the Additional Registrar of Assurances-III in Book No IV, CD Volume No 1903-2018, Pages from 120587 to 120616, Being No. 190304167 for the year 2018 ("Principal Power of Attorney")
- C. By a supplementary development agreement dated 23 October 2019 ("Amendment Agreement") registered at the office of Additional Registrar of Assurances- IV, Kolkata in Book No I, Volume No 1904-2019, Pages from 493447 to 493485, Being No. 190410042 for the year 2019 the Appointer and Attorney had amended the Principal Agreement on the terms and conditions as mentioned therein.



ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
22 NOV 2019

- D. The Parties have now agreed to amend the Principal Power of Attorney in the manner set out hereunder in terms of the Amendment Agreement.

**NOW THEREFORE KNOW YE ALL AND THESE PRESENTS WITNESSETH** that the said Appointer having nominated, constituted, appointed and empowered the Attorney as its lawful Attorney, vide the Principal Power of Attorney, with the power and authority to do all or any of the acts, things, deeds, and matters as stated in the Principal Power of Attorney, do hereby further empower the Attorney to do all or any of the following acts, things, deeds, and matters in order to achieve the purpose and objectives of the said Principal Agreement and Amendment Agreement, that is to say:

**1. AMENDMENT TO THE PRINCIPAL POWER OF ATTORNEY**

The Principal Power of Attorney shall stand amended in the manner as under:

**1.1 Substitution of Clause 17 to the Principal Power of Attorney:**

The existing clause 17 to the Principal Power of Attorney shall stand substituted and replaced by the following new clause 17:

*"17. to market the Project and for that purpose appoint marketing agents, brokers, and any other person and to advertise in the newspapers or such other media as the Attorney may deem fit and to enter into agreements for transfer of such Units with the prospective transferees at and for such price or consideration and upon such terms and conditions as the Attorney shall deem fit and proper in accordance with the Amendment Agreement and for the same also to enter into for themselves and for and on behalf of the Appointer the agreements for transfer of the Units and to do all such necessary acts and things as may be necessary or proper in that behalf;"*

**1.2 Substitution of Clause 18 to the Principal Power of Attorney:**

The existing clause 18 to the Principal Power of Attorney shall stand substituted and replaced by the following new clause 18:

*"18. to launch the Project in accordance with Applicable Laws and make booking, take advances and, or, make transfer of all the Unit(s) and to exercise full, exclusive right and authority for marketing, leasing, licensing or transfer in respect of all the Unit(s) of the Project to be developed on the Land by way of transfer, lease, sub lease, assignment, license or any other manner of transfer or creation of third-party rights therein, and enter into agreements with such Intending Transferees, and on such marketing, transferring, leasing, licensing or assignment or transfer, to receive considerations as per the terms of the Amendment Agreement and give receipts and hand over, possession, use or*



ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA

22 NOV 2019

*occupation all of the Units ;"*

**1.3 Substitution of Clause 20 to the Principal Power of Attorney:**

The existing clause 20 to the Principal Power of Attorney shall stand substituted and replaced by the following new clause 20:

*"20. execute all necessary, legal and statutory writings, agreements and documentations for the exercise of the Development Rights and in connection with all the marketing, leasing, licensing, assignment or any other manner of transfer or creation of third party rights therein of all the Unit(s) as envisaged in the Amendment Agreement and appear before the jurisdictional sub registrar towards registration of the documents and to admit the execution thereof and to complete the registration procedure before the registering authority;"*

**2. REST OF PRINCIPAL POWER OF ATTORNEY UNALTERED**

In all other respects the terms of the Principal Power of Attorney remain unaltered.

**3. MISCELLANEOUS**

**3.1** This Amendment Power of Attorney shall be deemed to form part of the Principal Power of Attorney. Accordingly, all references in the Amendment Power of Attorney shall be construed as references to the Principal Power of Attorney as supplemented and amended by this Amendment Power of Attorney. Subject to the provisions of this Amendment Power of Attorney, the Principal Power of Attorney and the Amendment Power of Attorney shall remain in full force and effect. This document though an Amendment Power of Attorney shall be registered in the form of a Power of Attorney to abide by the requirements of such registration.

**3.2** The words used in capital letter but not defined herein but defined in the Amendment Agreement shall have their meanings respectively ascribed to them in the said Agreement.

**SCHEDULE**

**DESCRIPTION OF THE LAND**

Leasehold right in ALL THAT piece and parcel of the land measuring 10117.63 square meters equivalent to 2.5 acres (150 cottah more or less), more or less, being Plot No.IIE/23 in Action Area-IIIE situated on Street No.III and Street No.0777 in the New Town, Kolkata, Police Station- New Town, District North 24 Parganas, being butted and bounded as follows:-





ON THE NORTH : By Street No. IIII (73.0 M Wide)  
 ON THE SOUTH : By Street No. 0777 (30 M Wide)  
 ON THE EAST : By Plot No. IIE/17 and IIE/22  
 ON THE WEST : By Plot No. IIE/24

IN WITNESS WHEREOF, APPOINTER have caused their common seals to be affixed hereto on the day of November 2019.

SIGNED SEALED AND DELIVERED by  
 APPOINTER, acting through their duly  
 authorized signatories

VEDANT FASHIONS PVT. LTD.

*[Signature]*  
 Authorised Signatory

ACCEPTED AND CONFIRMED by the  
 ATTORNEY

PS GROUP REALTY PVT. LTD.

*[Signature]*  
 Director / Authorised Signatory

PS GROUP REALTY PVT. LTD.

*[Signature]*

In the presence of Director / Authorised Signatory

In the presence of:

Signature : *[Signature]*  
 Name : Nirmal Gupta  
 Advocate  
 Address : High Court Calcutta











Signature : *[Signature]*  
 Name : Manoj Kumar Agarwal  
 Address : 15 B.P. Road, Kolkata











Drafted by:











*[Signature]*  
 Nirmal Gupta, Advocate  
 High Court, Calcutta  
 Enrl. No. WB/602/1980



**FORM FOR TEN FINGERPRINTS**

<p>PHOTO</p> 	<p><i>Shuk</i></p>	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
		Left Hand				
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand						

<p>PHOTO</p> 	<p><i>Rajesh Suryanarayana</i></p>	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
		Left Hand				
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand						

<p>PHOTO</p> 	<p><i>Kanesh Gandhi</i></p>	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
		Left Hand				
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand						

*[Handwritten signature]*



**ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA**  
**2 NOV 2019**

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

आयकर विभाग का कार्ड  
Permanent Account Number Card

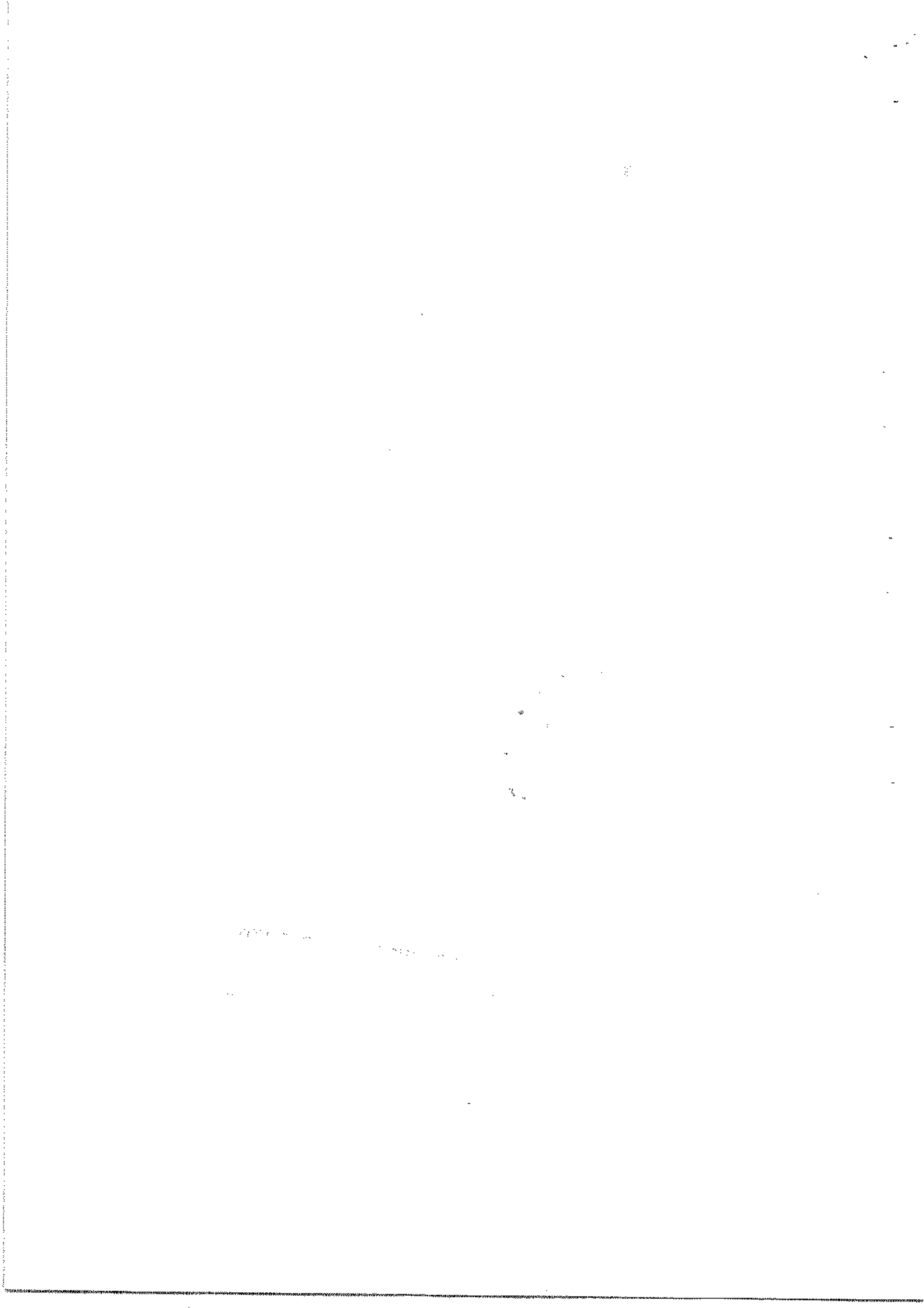
AAECP5390E

नाम : स्व. प्रा.  
PS GROUP REALTY PRIVATE  
LIMITED

स्थापना / स्थापना की तिथि  
Date of Incorporation / Foundation  
02/08/1988



PS GROUP REALTY PVT. LTD.  
*Radhe Shyam Panchaia*  
Director / Authorised Signatory





आयकर विभाग  
INCOME TAX DEPARTMENT  
KAMLESH GANDHI  
HIMATLAL GANDHI  
03/03/1966  
Permanent Account Number  
AAZPG0492K  
Kamlesh Gandhi  
Signature

भारत सरकार  
GOVT OF INDIA



1255011

Kamlesh Gandhi

इस कार्ड के साथ / With this card is issued / जारी  
आयकर का सेवा कार्ड / Tax PAN Card  
दीर्घसे प्रयोग / प्रयोग के लिए  
दोनों परिचयन संकेतों के समूह  
को देखें / पृष्ठ - 431-045

*If this card is lost / someone's card card is found,  
Please inform us to  
Income Tax PAN Services Unit, NSDL,  
3rd Floor, Sapphire Chambers,  
Near Bhand Telephone Exchange,  
Bandra, Pune - 411 045.*

Tel: 91-20-2724 3000, Fax: 91-20-2724 8000  
e-mail: [nsdl@nsdl.co.in](mailto:nsdl@nsdl.co.in)



ভারতের নির্বাচন কমিশন  
পরিচয় পত্র  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

LFB0097006



নির্বাচকের নাম : কমলেশ গান্ধী  
Elector's Name : Kamlesh Gandhi  
পিতার নাম : হিমত লাল গান্ধী  
Father's Name : Himat Lal Gandhi  
লিঙ্গ/সেখ : পুং/M  
জন্ম তারিখ : 03/03/1966  
Date of Birth :

*Kamlesh Gandhi*

LFB0097006

ঠিকানা:

1/22, অশোক নগর, কলকাতা সিটিমিউনিসিপাল কর্পোরেশন,  
জাদাবপুর, দক্ষিণ 24 পরগণা-700040

Address:

1/22, ASHOKE NAGAR, KOLKATA  
MUNICIPAL CORPORATION,  
JADAVPUR, SOUTH 24  
PARGANAS-700040

Date: 10/01/2011

152-টোলীগঞ্জ নির্বাচন কেন্দ্রের নির্বাচন নিয়ন্ত্রক

আধিকারিকের স্বাক্ষরের অনুলিপি

Facsimile Signature of the Electoral

Registration Officer for

152-Tollyganj Constituency

কিছুর পরিবর্তন হলে প্রাপ্ত বিজ্ঞপন ফর্মের খিটে বসে ফর্ম No. 389  
নম্বর গুলি সঠিক পরিবর্তন করে আন ফির্মে করে এই  
পরিচয়পত্রের নথিটি উল্লেখ করুন।

In case of change in address mention the 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.

2/2/11





भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार  
Unique Identification Authority of India  
Government of India

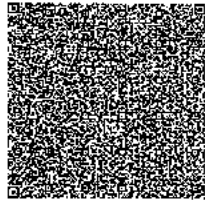
Enrolment No.: 0000/00527/24465

Download Date: 29/08/2018

To  
Kamlesh Gandhi  
S/O Late Himattal Gandhi  
Citrus Cove  
278 Dakshin Kumrakhal  
Narendrapur  
Near Kamalgaazi More  
Rajpur Sonarpur(M)  
Narendrapur  
South 24 Parganas West Bengal - 700103  
9836299940

Generation Date: 29/08/2018

Validly unknown  
REASON: NO DATA  
SINGLE PHOTO POLICY  
AUTHORITY: UIDAI  
Date: 29/08/2018



QR Code with Photograph

आपका आधार क्रमांक / Your Aadhaar No. :

4926 3079 3995  
VID: 9171 9878 3245 8023

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India



Kamlesh Gandhi  
Date of Birth/DOB: 03/03/1966  
Male/ MALE

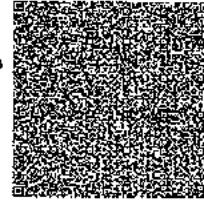
4926 3079 3995  
VID: 9171 9878 3245 8023

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

Address:  
S/O Late Himattal Gandhi, Citrus Cove, 278  
Dakshin Kumrakhal, Narendrapur, Near  
Kamalgaazi More, Rajpur Sonarpur(M), South  
24 Parganas,  
West Bengal - 700103



QR Code with Photograph

4926 3079 3995  
VID: 9171 9878 3245 8023



http://uidai.gov.in

www.uidai.gov.in

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।




INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
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- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

Kamlesh Gandhi



आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT. OF INDIA
RADHE SHYAM PANCHARIA BHANWAR LAL PANCHARIA		
15/06/1968 Permanent Account Number AEQPP5365K		
<i>Radhe Shyam Pancharia</i> Signature		15/06/2007

*Radhe Shyam Pancharia*





ভারত সরকার

Government of India

ভুক্তিকার আই ডি / Enrollment No.: 1040/21210/00556

To  
রাদে শ্যাম পাঞ্চারিয়া  
Radhe Shyam Pancharia  
1/11 ARABINDA NAGAR  
Jadavpur University  
Jadavpur University  
Circus Avenue Kolkata  
West Bengal 700032



MN677440875FT

আপনার সংখ্যা / Your No. :

6761 0059 7035

- সাধারণ মানুষের অধিকার



ভারত সরকার  
Government of India



রাদে শ্যাম পাঞ্চারিয়া  
Radhe Shyam Pancharia  
পিতা : ভমর লাল পাঞ্চারিয়া  
Father : Bhanwar Lal Pancharia  
জন্মতারিখ / DOB : 15/06/1968  
পুরুষ / Male

6761 0059 7035

- সাধারণ মানুষের অধিকার



ভূত্ব

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ 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 .



ভারত সরকারের পরিচয় প্রমাণীকরণ  
প্রতিষ্ঠান  
Government of India

ঠিকানা:  
1/11, অরবিন্দ নগর, যাদবপুর  
বিশ্ববিদ্যালয়, যাদবপুর  
ইউনিভার্সিটি, কোলকাতা, পশ্চিম  
বঙ্গ, 700032

Address:  
1/11, ARABINDA NAGAR,  
Jadavpur University, Jadavpur  
University, Kolkata, West Bengal,  
700032

6761 0059 7035

1647  
1800 300 1947

help@uktel.gov.in

www.uktel.gov.in

Radhe Shyam Pancharia







THIS PHOTOCOPY IS SUBMITTED

To:.....

On 22/11/2013 @ 10:00 AM/TA

For: Registration of Supplemental Po

IF IT IS USED FOR PURPOSES OTHER THAN MENTIONED ABOVE,  
THE DOCUMENT TO BE TREATED AS CANCELLED WITH NO  
LIABILITY WHATSOEVER FROM THE ATTESTING PERSON

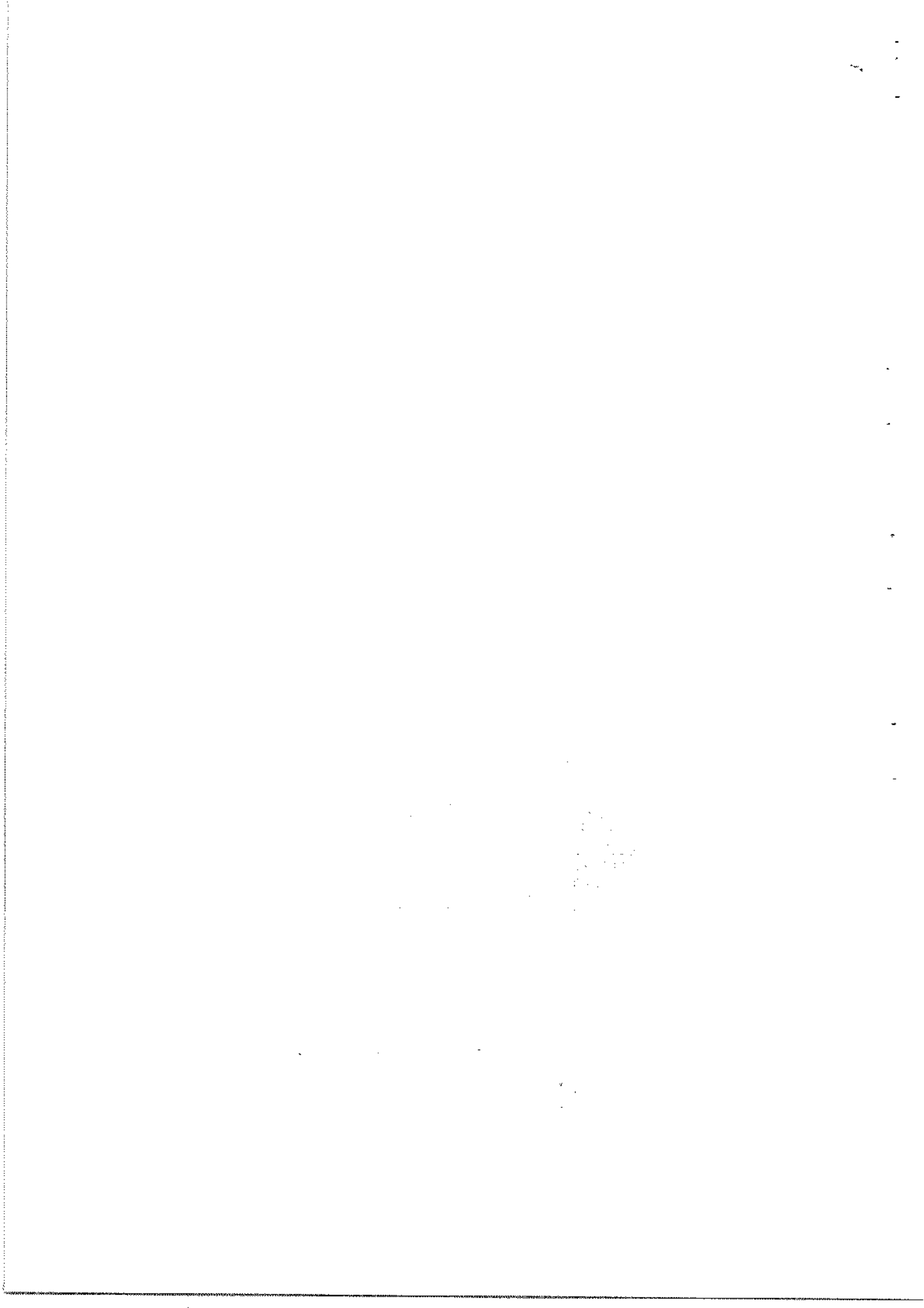
VEDANT FASHIONS PVT. LTD.

Authorised Signatory



आयकर विभाग  
INCOME TAX DEPARTMENT  
NAVIN PAREEK  
BAJRANG LAL PAREEK  
23/05/1986  
Permanent Account Number  
AOPPP7050Q  
Signature  
भारत सरकार  
GOVT. OF INDIA  
11052005

**THIS PHOTOCOPY IS SUBMITTED**  
To:.....  
On: 22/11/2019 @ 10:02 AM/PM  
For: Reproduction of Sample return POA  
IF IT IS USED FOR PURPOSE OTHER THAN MENTIONED ABOVE  
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भारतीय विशिष्ट पहचान प्राधिकरण  
 भारत सरकार  
 Unique Identification Authority of India  
 Government of India

नामांकन क्रम / Enrollment No. : 1067/20190/03536

To  
 Navin Pareek  
 नवीन परीक  
 S/O: Bajrang Lal Pareek  
 Flat No- 4E Block 02 Ekta Floral 27 Christopher Road  
 Gobinda Khatick Road  
 Gobinda Khatick Road, Kolkata  
 West Bengal - 700046  
 9831798161

12/08/2015



KH524608443FT

52460844



आपका आधार क्रमांक / Your Aadhaar No. :

**7461 5273 1832**

आधार - आम आदमी का अधिकार



भारत सरकार

Government of India



नवीन परीक  
 Navin Pareek

जन्म तिथि / DOB: 23/05/1985  
 पुरुष / Male

**7461 5273 1832**



आधार आम आदमी का अधिकार

THIS PHOTOCOPY IS SUBMITTED

To:.....

On: 22/11/2017 @ 11:40 AM IPW

For: Registration at Supplemental PoA

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 THE DOCUMENT TO BE TREATED AS CANCELLED WITH NO  
 LIABILITY WHATSOEVER FROM THE ATTESTING PERSON





## सूचना

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

## INFORMATION

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

- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारतीय विशिष्ट पहचान प्राधिकरण

Unique Identification Authority of India

पता: आत्मज: बाजरंग लाल परीक  
फ्लैट नं- 4ई ब्लॉक 02 एकता फ्लोरल  
27 क्रिस्टोफर रोड  
गोविन्दा खटीक रोड  
गोविन्दा खटीक रोड, कोल्कता  
वेस्ट बंगाल, 700046

Address: S/O: Bajrang Lal  
Pareek, Flat No- 4E Block 02  
Ekta Floral 27 Christopher  
Road, Gobinda Khatick  
Road, Kolkata, Gobinda  
Khatick Road, West Bengal,  
700046

7461 5273 1832

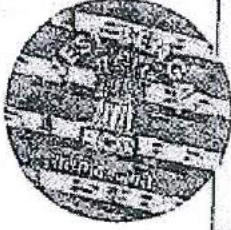
1947  
1800 300 1947

THIS PHOTOCOPY IS SUBMITTED	
To: <a href="http://uidai.gov.in">uidai.gov.in</a>	www. <a href="http://uidai.gov.in">uidai.gov.in</a>
On 22/11/2019 @ 10:00 AM/PM	
For Registration of Supplemental PoA	
IF IT IS USED FOR PURPOSE OTHER THAN MENTIONED ABOVE THE DOCUMENT TO BE TREATED AS CANCELLED WITH NO LIABILITY WHATSOEVER FROM THE ATTESTING PERSON	



ভারতের নির্বাচন কমিশন  
পরিচয় পত্র  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

WB/23/151/363761



নির্বাচকের নাম : নির্মল গুপ্তা

Elector's Name : Nirmal Gupta

পিতার নাম : জগদীশ প্রসাদ গুপ্তা

Father's Name : Jagadish Prasad Gupta

লিঙ্গ / Sex : পুং / M

জন্ম তারিখ : 14/03/1955  
Date of Birth

WB/23/151/363761

ঠিকানা:

85/2, ইব্রাহিমপুর রোড, কোলকাতা মিউনিসিপাল  
কর্পোরেশন: যাদবপুর দক্ষিণ 24 পরগণা 700032

Address:

85/2, IBRAHIMPUR ROAD, KOLKATA  
MUNICIPAL CORPO: JADAVPUR  
SOUTH 24 PARGANAS 700032

Date: 20/11/2008

150-যাদবপুর নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন  
আধিকারিকের স্বাক্ষরের অনুকৃতি

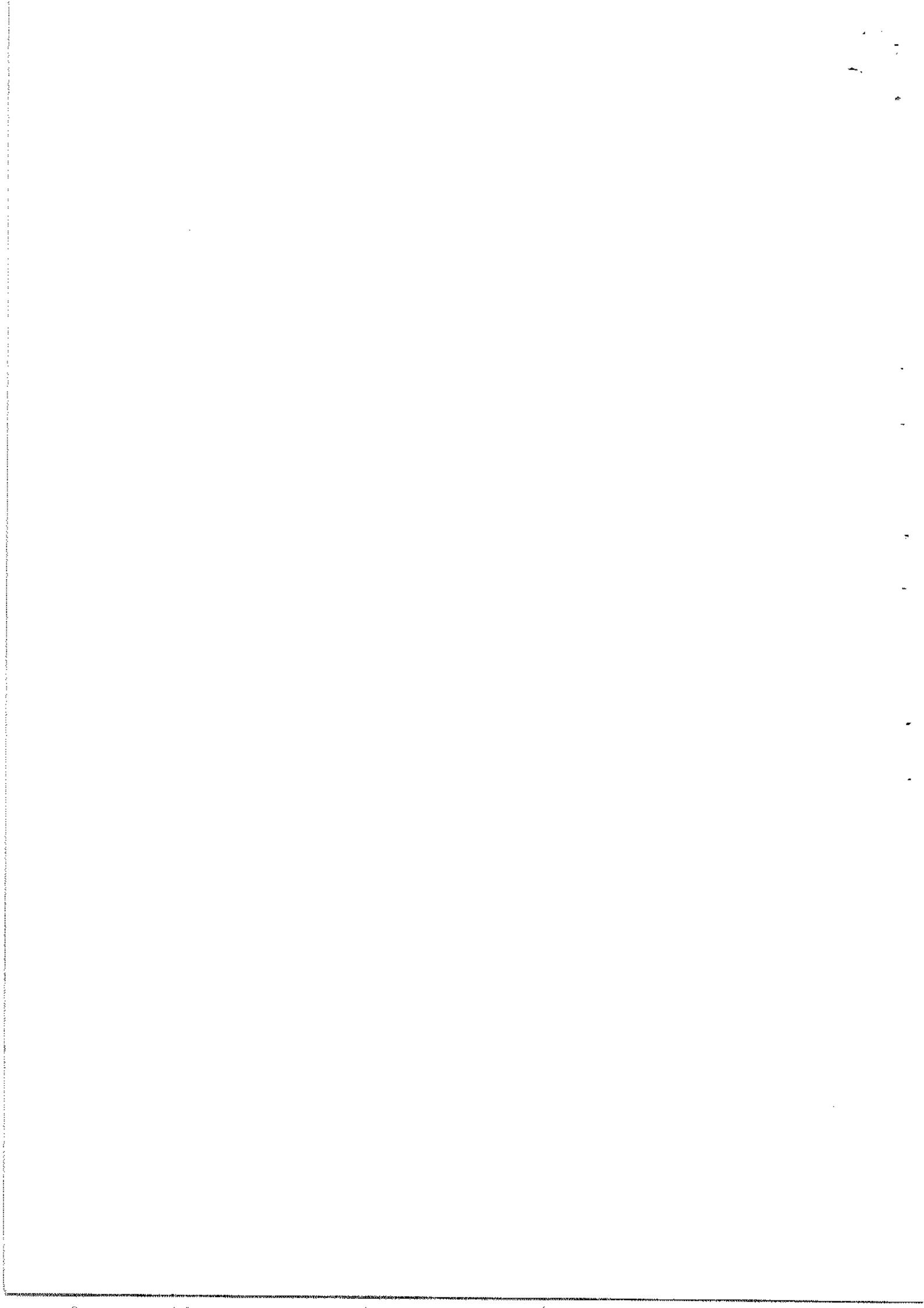
Facsimile Signature of the Electoral  
Registration Officer for  
150-Jadavpur Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার লিষ্টে নাম  
তোলা ও একই নম্বরের 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.

113/0479

N Gupta  
22/11/2019





### Major Information of the Deed

Deed No :	I-1904-10644/2019	Date of Registration	22/11/2019
Query No / Year	1904-1000238421/2019	Office where deed is registered	
Query Date	15/11/2019 2:19:56 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	KHAITAN AND CO 1B, OLD POST OFFICE STREET, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9831735478, Status : Solicitor firm		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 48,40,22,842/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 73/- (Article:E, M(a), M(b), I)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190410042/2019 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

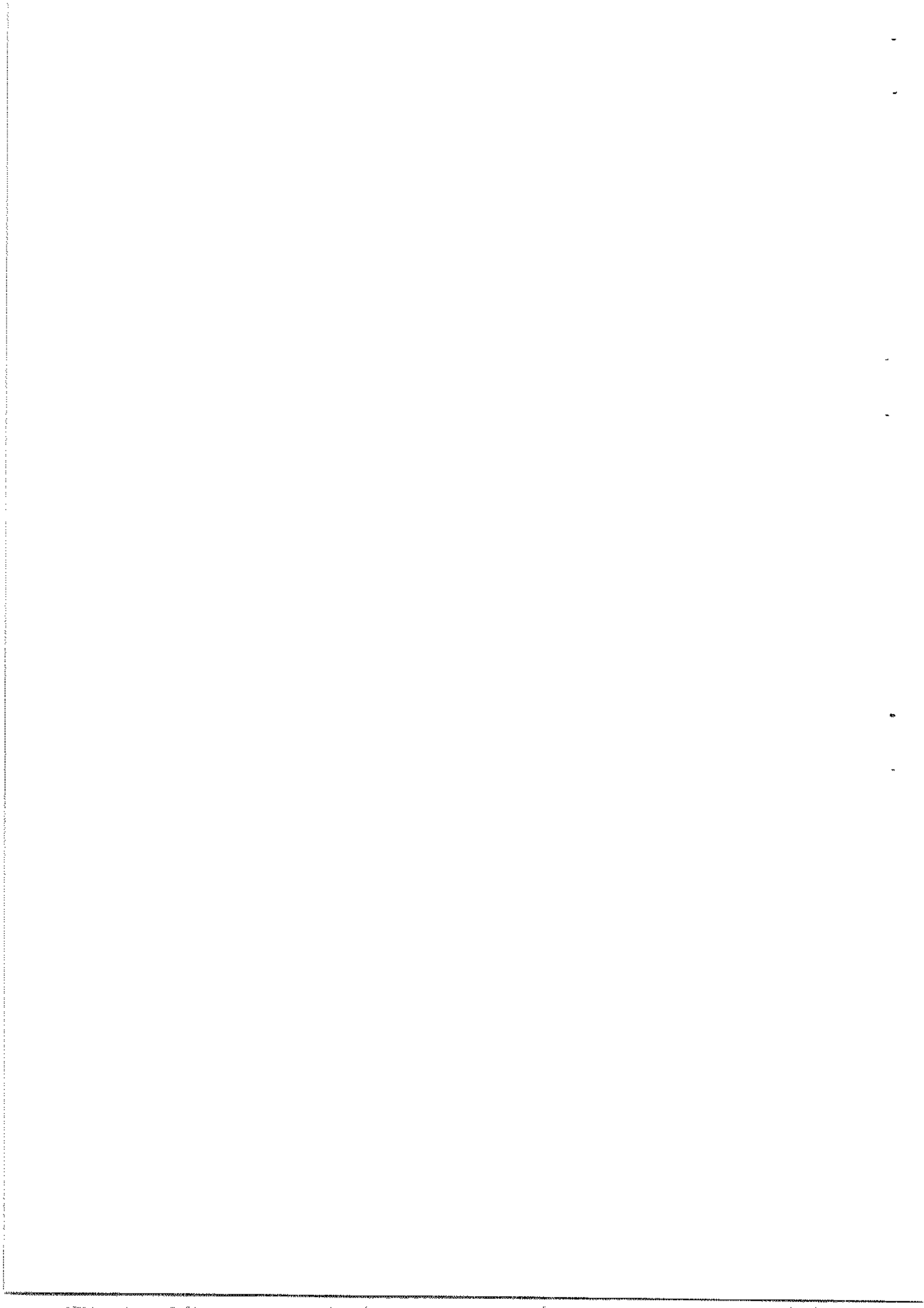
#### Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Hidco-II-E, Mouza: Hidco(ii) - E, Pin Code : 700136

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In.Rs.)	Market Value (In.Rs.)	Other Details
L1	RS-23		Bastu	Bastu	108905 Sq Ft		48,40,22,842/-	Width of Approach Road: 241 Ft., Adjacent to Metal Road, , Project Name :
<b>Grand Total :</b>					249.5743Dec	0 /-	4840,22,842 /-	

#### Principal Details :






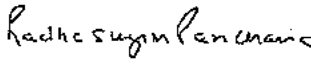


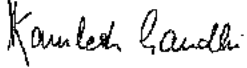
Sl No	Name,Address,Photo,Finger print and Signature
1	<b>VEDANT FASHIONS PRIVATE LIMITED</b> 19, Canal South Road, P.O:- Tangra, P.S:- Tangra, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700015 , PAN No.:: AABCV4646B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

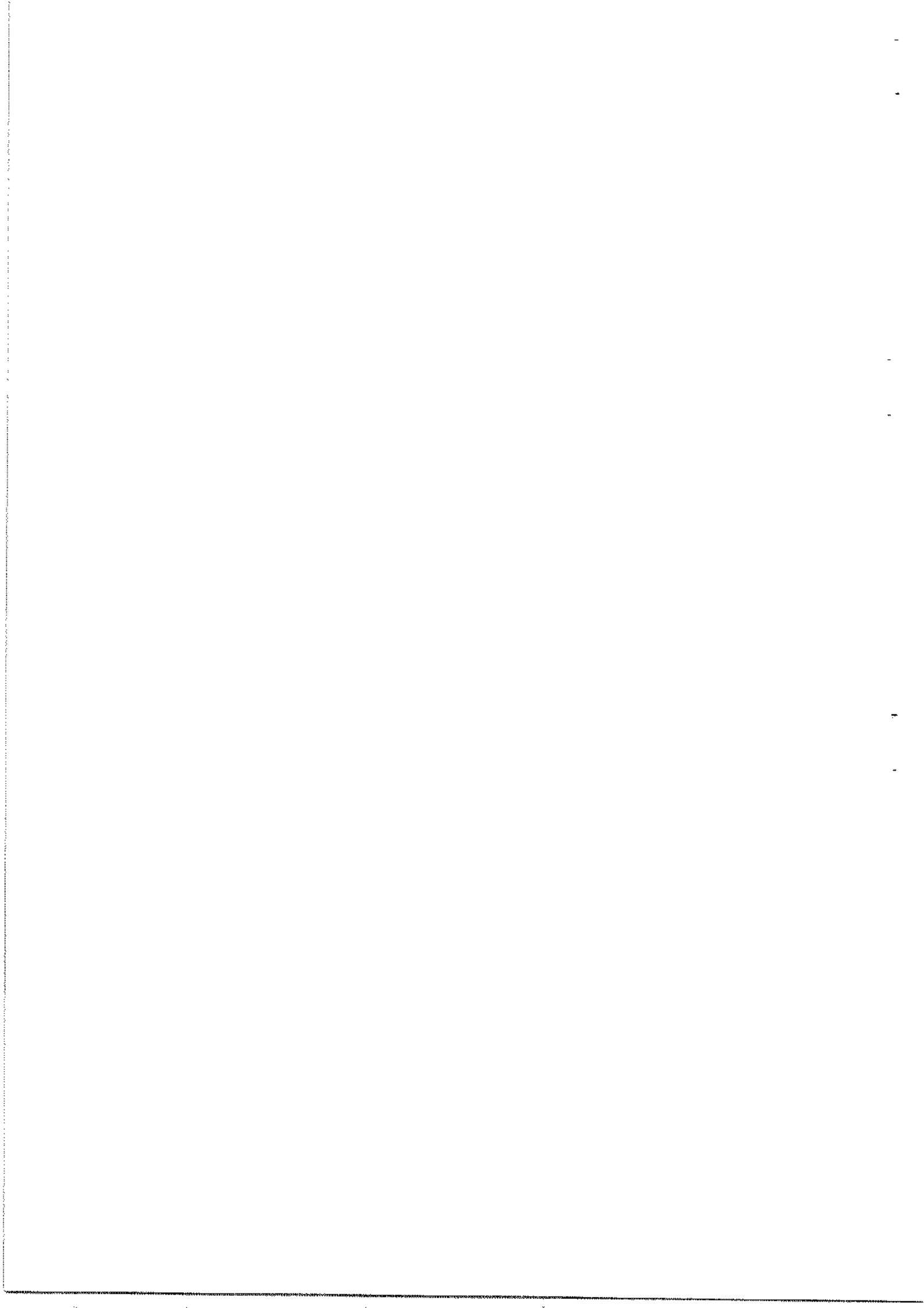


**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>P S GROUP REALTY PRIVATE LIMITED</b> 1002, E M Bypass, P.O:- Dhapa, P.S:- Tiljala, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700105 , PAN No.:: AABCP5390E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative



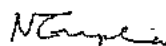
**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr NAVIN PAREEK</b> (Presentant) Son of Mr BAJRANG LAL PAREEK Date of Execution - 22/11/2019, , Admitted by: Self, Date of Admission: 22/11/2019, Place of Admission of Execution: Office	 Nov 22 2019 5:00PM	 LTI 22/11/2019	 22/11/2019
	, 27, CHRISTOPHER ROAD, BL-2, EKTA FLORAL, Flat No: 4E, P.O:- TANGRA, P.S:- Tangra, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700046, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: AOPPP7050Q, Aadhaar No: 74xxxxxxxx1832 Status : Representative, Representative of : VEDANT FASHIONS PRIVATE LIMITED (as Authorized Signatory)			
2	<b>Name</b> <b>Mr RADHESHYAM PANCHARIA</b> Son of Mr BHANWARILAL PANCHARIA Date of Execution - 22/11/2019, , Admitted by: Self, Date of Admission: 22/11/2019, Place of Admission of Execution: Office	 Nov 22 2019 5:01PM	 LTI 22/11/2019	 22/11/2019
	, 1/11, ARBINDA NGAR, P.O:- BIJAYGARH, P.S:- Jadavpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700032, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: AEQPP5365K, Aadhaar No: 67xxxxxxxx7035 Status : Representative, Representative of : P S GROUP REALTY PRIVATE LIMITED (as Authorized Representative)			
3	<b>Name</b> <b>Mr KAMLESH GANDHI</b> Son of Late HEMANT LAL GANDHI Date of Execution - 22/11/2019, , Admitted by: Self, Date of Admission: 22/11/2019, Place of Admission of Execution: Office	 Nov 22 2019 5:01PM	 LTI 22/11/2019	 22/11/2019



, CITRUS COVE, 278, DAKHIN KUMARKHALI, BL-IV, Flat No: 3G, 3RD FLOOR, P.O:- SONARPUR, P.S:- Sonarpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700103, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.: AAZPG0492K, Aadhaar No: 49xxxxxxx3995 Status : Representative, Representative of : P S GROUP REALTY PRIVATE LIMITED (as AUTHORISED REPRESENTATIVE)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr NIRMAL GUPTA</b> Son of Late J P GUPTA 1B, OLD POST OFFICE STREET, P.O:- GPO, P.S:- Hare Street, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700001			
	22/11/2019	22/11/2019	22/11/2019
Identifier Of Mr NAVIN PAREEK, Mr RADHESHYAM PANCHARIA, Mr KAMLESH GANDHI			

**Transfer of property for L1**


Sl.No	From	To. with area (Name-Area)
1	VEDANT FASHIONS PRIVATE LIMITED	P S GROUP REALTY PRIVATE LIMITED-249.574 Dec

**Endorsement For Deed Number : I - 190410644 / 2019**

**On 16-11-2019**

**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 48,40,22,842/-



**Tridip Misra**

**ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA**

**Kolkata, West Bengal**

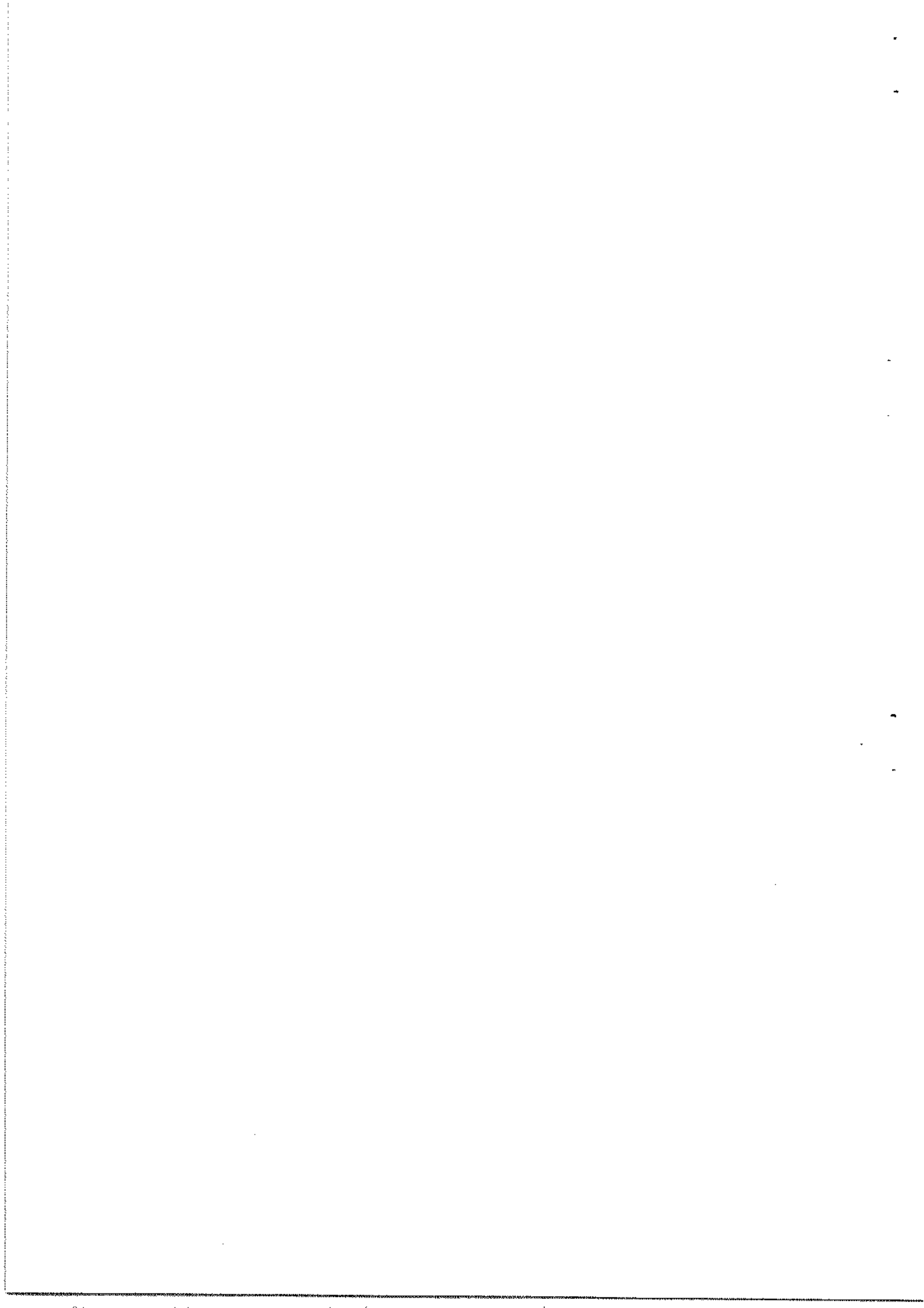
**On 22-11-2019**

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

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

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

Presented for registration at 16:50 hrs on 22-11-2019, at the Office of the A.R.A. - IV KOLKATA by Mr NAVIN PAREEK ,



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

Execution is admitted on 22-11-2019 by Mr NAVIN PAREEK, Authorized Signatory, VEDANT FASHIONS PRIVATE LIMITED, 19, Canal South Road, P.O:- Tangra, P.S:- Tangra, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700015

Indetified by Mr NIRMAL GUPTA, , , Son of Late J P GUPTA, 1B, OLD POST OFFICE STREET, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 22-11-2019 by Mr RADHESHYAM PANCHARIA, Authorized Representative, P S GROUP REALTY PRIVATE LIMITED, 1002, E M Bypass, P.O:- Dhapa, P.S:- Tiljala, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700105

Indetified by Mr NIRMAL GUPTA, , , Son of Late J P GUPTA, 1B, OLD POST OFFICE STREET, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 22-11-2019 by Mr KAMLESH GANDHI, AUTHORISED REPRESENTATIVE, P S GROUP REALTY PRIVATE LIMITED, 1002, E M Bypass, P.O:- Dhapa, P.S:- Tiljala, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700105

Indetified by Mr NIRMAL GUPTA, , , Son of Late J P GUPTA, 1B, OLD POST OFFICE STREET, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

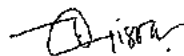
**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 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**

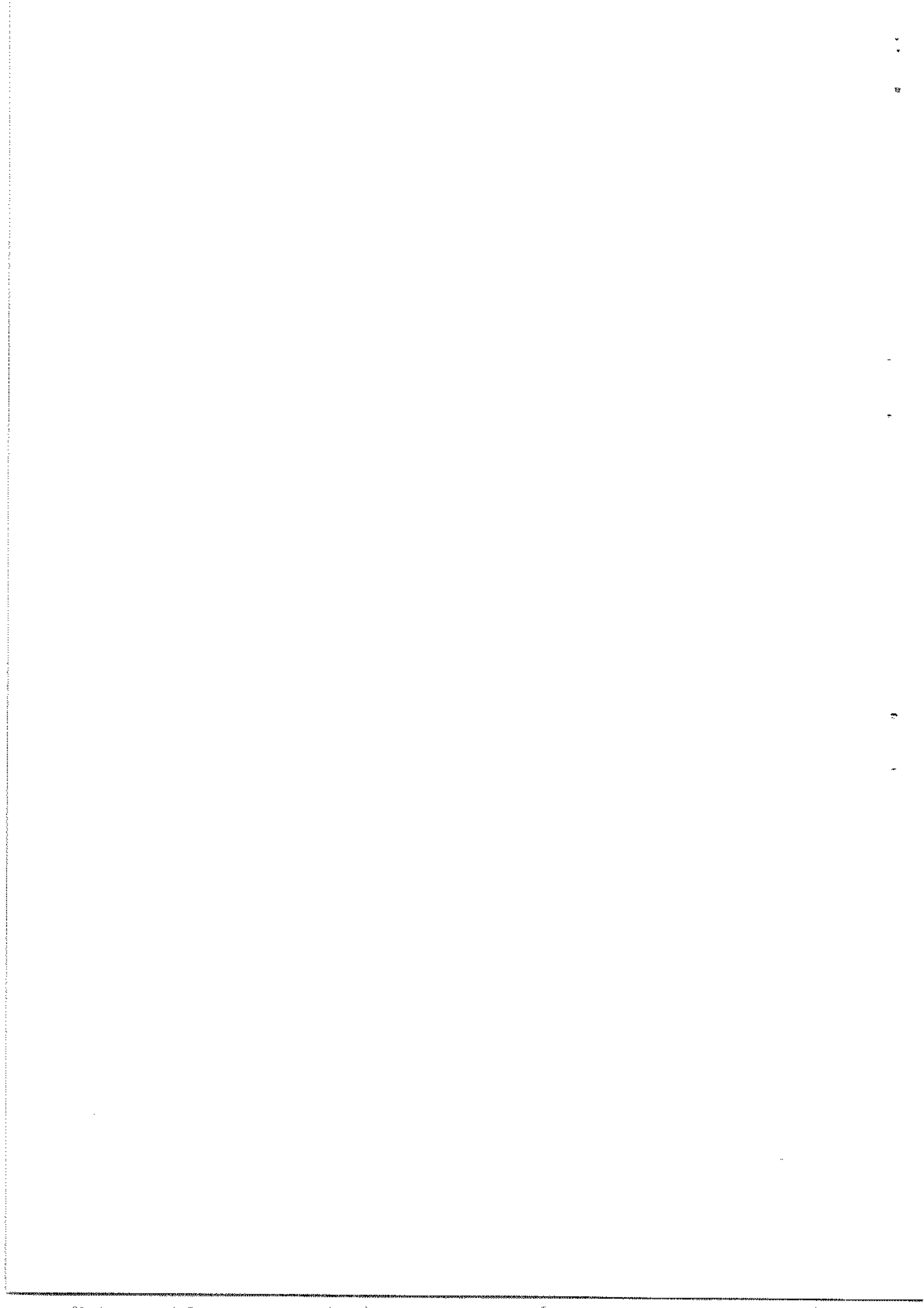
Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100/-  
Description of Stamp

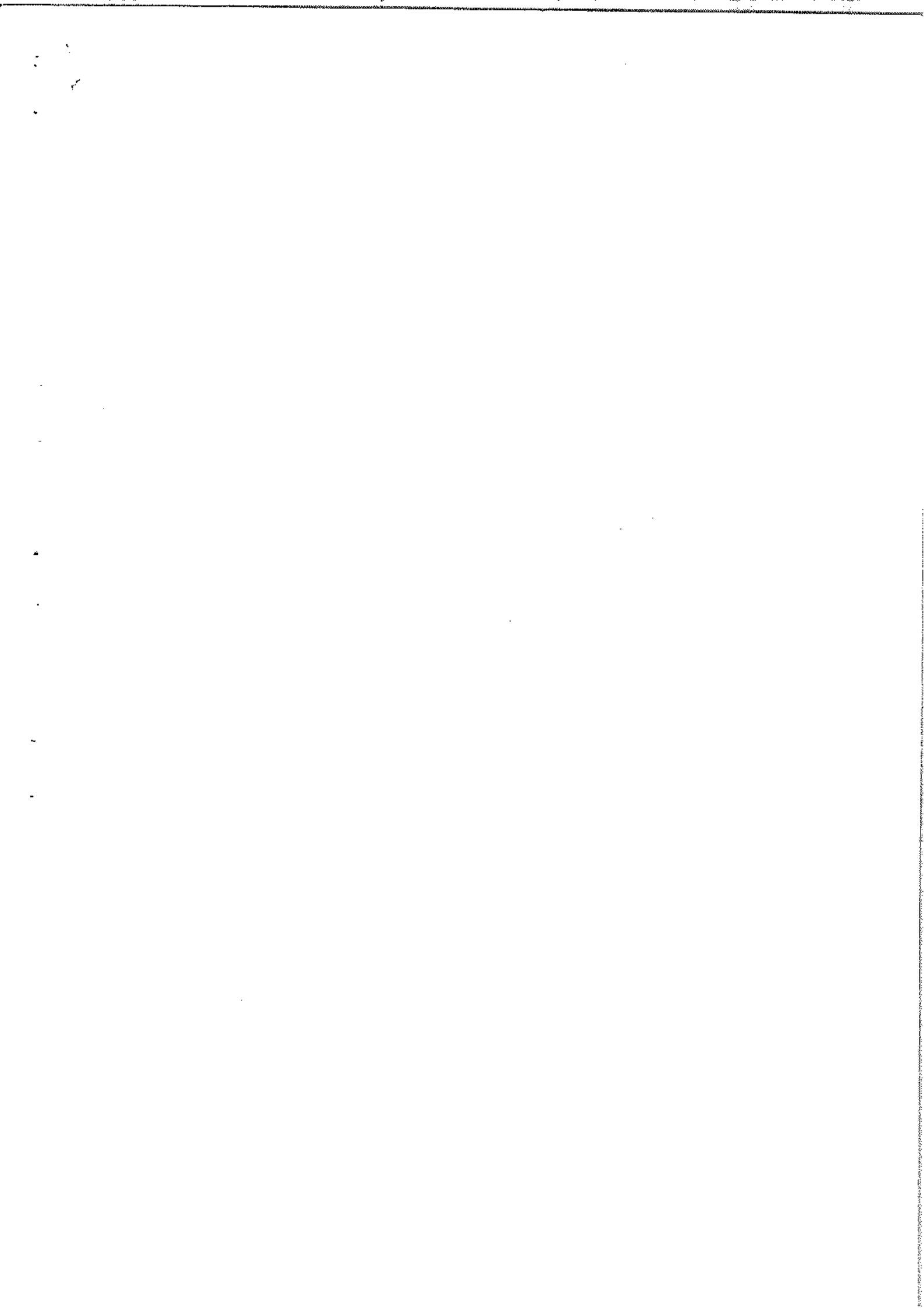
1. Stamp: Type: Impressed, Serial no 65961, Amount: Rs.100/-, Date of Purchase: 21/11/2019, Vendor name: S Chanda



**Tridip Misra**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - IV KOLKATA**  
**Kolkata, West Bengal**







**DATED THIS 22<sup>nd</sup> DAY OF NOVEMBER 2019**

BY:

**VEDANT FASHIONS PRIVATE LIMITED ("APPOINTER")**  
Through its authorized representative  
**MR. NAVIN PAREEK**

IN FAVOUR OF:

**PS GROUP REALTY PRIVATE LIMITED ("ATTORNEY")**  
Through its authorized representatives  
(1) **MR. RADHESHYAM PANCHARIA** and  
(2) **MR. KAMLESH GANDHI**

**POWER OF ATTORNEY**

**KHAITAN & CO LLP**  
Advocates, Notaries, Patent & Trademark Attorneys  
Emerald House  
1B, Old Post Office Street  
Kolkata 700001  
Ref: NGK/SWS/NRG



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2019, Page from 533291 to 533317  
being No 190410644 for the year 2019.



Digitally signed by TRIDIP MISRA  
Date: 2019.12.02 19:45:23 +05:30  
Reason: Digital Signing of Deed.

(Tridip Misra) 02-12-2019 19:45:06  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
West Bengal.

(This document is digitally signed.)