

5621/2019

IV - 50119/19



Handwritten signature and date: 01/6/2019

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



AB 518992

1906

Handwritten number: 120246/19

Handwritten signature
 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.

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 Additional Registrar
 of Assurances-IV, Kolkata

09 JUN 2019

06 JUN 2019

GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, I, SRI BRIJESH KUMAR AGRAWAL *alias* BRIJESH KUMAR AGARWAL (PAN: ACYPA6430G) son of Late Baijnath Agrawal, by nationality- Indian, by faith-

Handwritten signature: Brijesh Kumar

MSI 04/01/19

S. Pal
Advocate Calcutta High Court
Value 100
Vendor of Cont
SANKAR MOHANTY
Bar/ps Civil & Criminal

A.9.1
VI



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
= 6 JUN 2019

Somnath Khater
81c Jagdish Chatterjee
6, old Post office St.
Kali Cl.

Hindu by occupation Business Mobile No. 9339839551, residing at 10/14, Brijdhm Housing Complex, 211, Canal Street, Post Office Sreebhumi, Police Station Lake Town, Kolkata-700048, District North 24 Parganas, **SEND GREETINGS:**

WHEREAS

1. By and through a registered Deed of Conveyance dated 10th November, 1982, one Sri Lakshmi Kanta Mondal sold, transferred, conveyed, assigned and assured of all that land measuring 16.50 decimals equivalent to 10 Cottahs more or less forming part of C.S. Dag No. 1029 under C.S. Khatian No. 73, J.L. No. 33, R.S. 205½, Touji No. 145 at present 10, of Mouza – Chakpanchuria, P.S. New Town, District North 24 Parganas, (hereinafter referred to as the '**Said Larger Property**') unto and in favour of one Sri Sushil Kumar Naskar, Sri Samir Naskar and Sri Sushanta Naskar at or for a consideration as mentioned therein. The said deed was registered in the Office of the Sub Registrar, Cossipore, Dum Dum, recorded in Book No. I, Volume No. 402. Pages from 26 to 30, Being No. 10511 for the year 1982
2. Said Sushil Kumar Naskar, Samir Naskar and Sushanta Naskar while seized and possessed of and otherwise well and sufficiently entitled to the Said Larger Property mutated their names in the record of the BL & L.R.O, Rajarhat
3. By and through a registered Deed of Conveyance dated 10th November, 1982, one Sushil Kumar Naskar, Samir Naskar and Sushanta Naskar sold, transferred, conveyed, assigned and assured of all that land measuring 7 Cottahs 8 chitacks more or less forming part of C.S. Dag No. 1029, corresponding to R.S./L.R. Dag No. 1061 under C.S. Khatian No. 73, corresponding to L.R. Khatian Nos. 1850/2, 1717/2 and 1624/3 J.L. No. 33, R.S. 205½, Touji No. 145 at present 10 of Mouza – Chakpanchuria, P.S. New Town, District North 24 Parganas. (hereinafter

referred to as the 'Said Properties' morefully described in the Schedule hereunder) unto and in favour of one Smt Sarawati Devi Agarwala since deceased at or for a consideration as mentioned therein. The said deed was registered in the Office of the Additional District Sub Registrar, Rajarhat, recorded in Book No. I, Volume No. 122, Pages from 6456 to 6472, Being No. 08261 for the year 2013

4. Thereafter, with the desire of developing the Said Properties Smt Sarawati Devi Agarwala (since deceased) alongwith twelve other entities collectively the owners therein entered into a Development Agreement dated 17th February, 2017, registered in the Office of the Additional Registrar of Assurance, IV, recorded in Book No. I, Volume No. 1904-2017, at Pages 51386 to 51450, being 190401328 for the year 2017 (hereinafter referred to as the 'Said Development Agreement') with Neelkanth Nirman Private Limited for construction of a housing complex on the land of the said properties as per the sanctioned building plan of the concerned local authority, on the terms and conditions contained therein.
5. Smt Saraswati Devi Agarwala also granted a registered Power of Attorney dated 17th February 2017 in favour of the said Neelkanth Nirman Private Limited for doing various acts and things in contemplation of the said Development Agreement and the said power of attorney was registered in the office of Additional Registrar of Assurance, III, recorded in Book No. IV, Volume No. 1903-2017, at Pages 21982 to 22035, being 190300885 for the year 2017
6. On or about 5th January, 2018, the said Smt. Saraswati Devi Agarwala died intestate leaving behind surviving her two sons namely (1) Rajesh Kumar Agarwal (2) Brijesh Kumar Agrawal *alias* Brijesh Kumar Agarwal (the Grantor herein) and two daughters namely (1) Rajbala Gupta and (2) Santosh Agarwal as her legal heirs and heiresses who inherited the right, title and interest of the Said properties each having undivided one-fourth share and interest in the said Properties.



7. By and through a registered Deed of Gift dated 16th January, 2018, one Rajesh Kumar Agarwal, Rajbala Gupta and Santosh Agarwal out of their natural love and affection gifted, conveyed, assigned and assured their 3/4th share of the Said Properties unto and in favour of one Brijesh Kumar Agrawal *alias* Brijesh Kumar Agarwal. The said deed was registered in the Office of the Additional Registrar of Assurances IV, Kolkata, recorded in Book No. I, Volume No. 1904-2018, at Pages from 35334 to 35365, Being No. 190400499 for the year 2018.
8. Thus the Principal herein is seized and possessed of the entire land measuring **7 Cottahs 8 chittacks** more or less forming part of C.S. Dag No. 1029, corresponding to R.S./L.R. Dag No. 1061 under C.S. Khatian No. 73, corresponding to L.R. Khatian Nos. 1850/2, 1717/2 and 1624/3 J.L. No. 33, R.S. 205½, Touji No. 145 at present 10, of Mouza – Chakpanchuria, P.S. New Town, District North 24 Parganas and the said Development Agreement is still persisting as the legal heirs of Smt. Saraswati Devi Agarwala have accepted all the terms and conditions of the said development procedure in exact.
9. Thereafter, it has become expedient and necessary to execute a Power of Attorney so as to suit my convenience as I cannot personally be present to do any acts and things.

NOW THEREFORE KNOW YE AND THESE PRESENTS WITNESSETH

That I, the said **SRI BRIJESH KUMAR AGRAWAL** *alias* **BRIJESH KUMAR AGRAWAL (PAN: ACYPA6430G)**, son of Late Baijnath Agrawal, by nationality Indian, by faith Hindu by occupation Business, residing at 10/14, Brijdhm Housing Complex, 211, Canal Street, Post Office Sreebhumi, Police Station Lake Town, Kolkata-700048, District North 24 Parganas, hereby nominate, constitute and appoint, **M/s Neelkanth Nirman Pvt. Ltd.** (PAN: AACCN0826A), a company duly registered and incorporated under the Provisions of the Companies Act, 1956 and governed by the Companies Act 2013, having its registered office at the premises No. 17/H/8, Bala Singh Lane.



1st Floor, Post Office - Amherst Street, Police Station - Amherst Street, Kolkata - 700009 represented by its Director **SHRI BRIJESH KUMAR AGRAWAL (PAN : ACYPA6430G)**, son of Late Baijnath Agrawal, by faith Hindu, by occupation - Business, by Nationality - Indian, residing at 10/14, Brijdham Housing Complex, Sreebhumi, 211, Canal Street, Post Office - Sreebhumi, Police Station - Lake Town, Kolkata 700048 as my true and lawful attorney to act in my name and on my behalf in connection with the said Properties and all matters relating thereto for doing the following acts, deeds and things namely,:

1. To look after, manage, protect and defend possession of the said properties or any part thereof and for the aforesaid purposes to take all steps as may be required and as my attorney may think fit and proper for safeguarding my interest in the Said Properties.
2. To sell, transfer, dispose of, exchange, grant lease, let out, grant tenancy, license with respect to the Said Properties or any part thereof on such terms and on such consideration as my attorneys may think fit and proper and for the aforesaid purposes to sign all papers, documents, affidavits, declaration, agreements, deed of conveyance on my behalf and receive all issues, profits, rents, license fees, lease rentals and give receipt in valid discharge.
3. To receive consideration, sale proceeds, rent, issues and profits and all other sums with respect to the Said Properties or any part thereof in their names on my behalf and to give effectual receipts and discharges for all or any money which shall come to the hands of the said attorney by virtue of the powers herein contained.
4. To enter into agreement for sale on my behalf to sell the said properties or any part thereof at such consideration and on such terms as my attorney may deem fit and proper and to cancel and /or repudiate the same.



5. To hand over vacant possession of said properties or any part thereof and all documents relating to the title of the said premises in respect of the said properties to the intending purchaser/s simultaneously with the execution and registration of the Deed of Conveyance.

6. To sign and give notice or notices to any tenant or tenants and other occupiers with respect to the said properties or any part thereof to evict, quit and vacate or to repair any damage or to abate any nuisance or to remedy a breach of covenant or contract or for any other purpose or purposes whatsoever and to avail of and enforce all remedies that may be available to me in respect thereof.

7. To make, sign and verify all applications or objections to the appropriate authorities for all and any license, permission or consent etc. required by law in connection with the management, supervision and administration with respect to the said properties or any part thereof.

8. To accept and withdraw on my behalf any compensation payable to me in connection with the said properties or any part thereof for acquisition or compulsory purchase requisition by the government or any competent body or authority.

9. To receive money and considerations in connection with transfer of my interest in the properties or any part thereof on my behalf and give proper discharge of the same and against proper and valid receipts

10. To sign and execute all deeds, instruments, documents and assurances which he will consider necessary and to enter into and/or agree to such covenants and conditions as may be required for fully and effectually conveying the said properties or any part thereof including any modification, rectification and cancellation required to be done with respect to my interest in the said properties or any part thereof as I could do myself, if personally present.

11. To present any such conveyance or conveyances for registration, to admit execution and receipt of consideration before the concerned Sub-Registrar or Registrar having authority for and to have the said conveyance registered and to do all acts, deeds and things which my said attorney shall consider necessary for conveying the said properties or any part thereof to any purchaser or purchasers as fully and effectually in all respects as I could do the same myself.

12. To institute, defend and prosecute, enforce or resist any suit or other action and proceedings, appeals, in any court of India, Civil, criminal, revenue, revision or before any tribunal or arbitration or Income Tax Authorities or any other quasi-judicial authorities on my behalf with respect to the said properties or any part thereof including pending cases before any Court of Law or before any Forum, Tribunals or any other appropriate authority and to execute and sign Vakalatnama and other authorities to act and plead, to sign and verify plaints, written statements petitions and other pleading including pleadings under Article 226 of the Constitution of India and also to present any memorandum of appeal and other legal processes, enforce judgment, execute any decree or order, to appoint and engage on my behalf any advocate, attorney, counsel as my said attorney would think fit and proper and to adjust, settle, compromise, withdraw the same.

13. To appoint and engage any lawyer, advocate or counsel in any court in connection with any suit or legal proceedings with respect to the said properties or any part thereof.

14. To represent me before the Municipal Authority/Local Authority, Land Revenue Authority, Urban Land Ceiling Authority, or any other authority/authorities and to sign all papers, documents and writings in connection with the said properties or any part thereof.



15. To appear and represent me before any Notary Public, Inspector General of Registration, Dist. Registrar or Sub-Registrar of Assurance or other officer or Authority having jurisdiction in that behalf and present or registration and acknowledge and register all deeds, deed of conveyance, agreements, instruments and writings executed, signed or made either by it personally or by the said attorney under authority of these presents or which I could present for registration and to admit the execution thereof and to do all other acts and things in that behalf as may be or to the said attorney may seem necessary, expedient and proper in respect of my said properties or any part thereof.

16. AND GENERALLY to do exercise, execute and perform all other acts, deeds, matters or things whatsoever which ought to be done executed or performed or which in the opinion of my said attorney ought to be done executed or performed in respect of the said properties in which I am now or may be hereafter interest or concerned as fully and effectually as I could do if I would have been personally present.

17. This power of attorney is revocable in nature.

THE SCHEDULE REFERRED TO AS ABOVE
(THE SAID PROPERTIES)

All that piece and parcel of land measuring **7 Cottahs 8 chittacks** more or less forming part of C.S. Dag No. 1029, corresponding to R.S./L.R. Dag No. 1061 under C.S. Khatian No. 73, corresponding to L.R. Khatian Nos. 1850/2, 1717/2 and 1624/3 J.L. No. 33, R.S. 205½, Touji No. 145 at present 10, of Mouza – Chakpanchuria, P.S. New Town, District North 24 Parganas and butted and bounded as under:

- On the North** : By part of R.S. Dag No. 1061
- On the South** : By R.S. Dag No. 1062
- On the East** : By R.S. Dag No. 3914
- On the West** : By R.S. Dag No. 1060

Attested

IN WITNESS WHEREOF, I, SRI BRIJESH KUMAR AGRAWAL *alias*
 BRIJESH KUMAR AGARWAL (PAN: ACYPA6430G) son of Late Baijnath
 Agrawal, execute this Power of Attorney on this 6th day of June, 2019

WITNESS:

1. *Somnath Khanna*
 6, old Post office St.
 Kot-01.

2. *Sukumar Pal*
 Adv.
 High Court, Calcutta

Brijesh Kumar Agrawal

(*Brijesh Kumar Agrawal*)

(EXECUTANT)

Drafted and prepared by :

Sukumar Pal

MR. SUKUMAR PAL

Advocate

High Court, Calcutta

Bar No. : 13

Enrolment No. : F-650/169/1999

Ph. : 2432-5368 / 9831144627

ATA

Form No. 19 (Civil)
Rule 4(4), Chap. XIV
A.S. Rules.

Somnath Khatri



Licence for Advocates' Clerks, other than Articled Clerks

High Court

Regl. No. (J.S.)
High Court, Calcutta
Appellate Side

**LICENCE
(Not transferable)**

No. P23

This is to authorise Somnath Khatri
son of Jagadish Khatri, residing at
32/7, Baidik Park Lane, PO - Hindmaton, Dist - Hooghly,
to act as the licensed clerk of P. No. - 712233
Mr. Sukumar Pal, Advocate, during the year
2013 No- F/650/169/99

Dated 26.6.2013

Licensing Authority.

To be produced when required and returned for renewal every year.

Registrar (J.S.)
High Court, A.S., Calcutta

SPL-2013 (1,000)

Somnath Khatri



भारत सरकार
GOVERNMENT OF INDIA



ब्रिजेश कुमार आगरवाल
Brijesh Kumar Agrawal
जन्मतिथि/ DOB: 03/04/1964
पुरुष / MALE



9163 5833 7726

आधार - साधारण मानुषेण अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाना:
२०१४, २११ कानल स्ट्रीट, ब्रिजधाम
हाउसिंग कॉम्प्लेक्स, साउथ दमदम (म),
उत्तर २४ पारगना, पश्चिम बंगाल - ७०००४४

Address
10/14, 211 CANAL
STREET, BRIDHAM
HOUSING COMPLEX,
South Dum Dum (M),
North 24 Parganas,
West Bengal - 700044



1947
1800 300 1947

1947@uidai.gov.in

www.uidai.gov.in

PC No: 1947
Bengaluru 56 321

Handwritten signature

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ACYPA6430G

नाम / Name
BRUSH KUMAR AGRAWAL

पिता का नाम / Father's Name
BAUNATH AGRAWAL

जन्म की तारीख / Date of Birth
03/04/1984

हस्ताक्षर / Signature



19062017

Handwritten signature

SPECIMEN FORM FOR TEN FINGER PRINTS





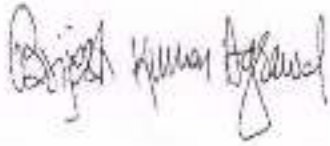
Srinivasa Kumar

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				
Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				
Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

Major Information of the Deed

Deed No :	IV-1904-00119/2019	Date of Registration	06/06/2019
Query No / Year	1904-1000120246/2019	Office where deed is registered	
Query Date	23/05/2019 3:22:51 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	SUKUMAR PAL H C CAL, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9831144627, Status : Advocate		
Transaction	Additional Transaction		
[4002] Power of Attorney, General Power of Attorney			
Set Forth value	Market Value		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(d))	Rs. 7/- (Article:E)		
Remarks			

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr BRIJESH KUMAR AGRAWAL, (Alias: Mr BRIJESH KUMAR AGARWAL) (Presentant) Son of Late BAIJNATH AGRAWAL Executed by: Self, Date of Execution: 06/06/2019 , Admitted by: Self, Date of Admission: 06/06/2019 ,Place : Office	 <small>06/06/2019</small>	 <small>LTI 06/06/2019</small>	 <small>06/06/2019</small>
10/14, BRIJDHAM HSG COMPLEX, 211, CANAL STREET, P.O:- SREEBHUMI, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700048 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACYPA6430G, Status :Individual, Executed by: Self, Date of Execution: 06/06/2019 , Admitted by: Self, Date of Admission: 06/06/2019 ,Place : Office				



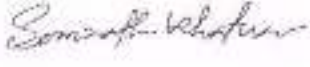
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	NEELKANTH NIRMAN PRIVATE LIMITED 17/H/8, BALAI SINGHI LANE, P.O:- AMHERST ST, P.S:- Amharst Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700009 , PAN No.:: AACCN0826A, Status :Organization, Status : Not Executed

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr BRIJESH KUMAR AGRAWAL, (Alias Name: BRIJESH KUMAR AGARWAL) Son of Late BAIJNATH AGARWAL , 211 CANAL STREET, P.O:- SREEBHUMI, P.S:- Lake Town, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700048, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACYPA6430G Status : Representative, Representative of : NEELKANTH NIRMAN PRIVATE LIMITED (as DIRECTOR)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SOMNATH KHATUA Son of Mr JAGADISH KHATUA 6, OLD POST OFFICE STREET, P.O:- G P O, P.S:- Hare Street, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700001	 <small>05/06/2019</small>	 <small>06/06/2019</small>	 <small>05/06/2019</small>
Identifier Of Mr BRIJESH KUMAR AGRAWAL,			

Endorsement For Deed Number : IV - 190400119 / 2019

On 06-06-2019

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 (d) of Indian Stamp Act 1899.

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

Presented for registration at 12:29 hrs on 06-06-2019, at the Office of the A.R.A. - IV KOLKATA by Mr BRIJESH KUMAR AGRAWAL Alias Mr BRIJESH KUMAR AGARWAL Executant.

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

Execution is admitted on 06/06/2019 by Mr BRIJESH KUMAR AGRAWAL, Alias Mr BRIJESH KUMAR AGARWAL, Son of Late BAIJNATH AGRAWAL, 10/14, BRIJDHAM HSG COMPLEX, 211, CANAL STREET, P.O: SREEBHUMI, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by Profession Business

Identified by Mr SOMNATH KHATUA, , Son of Mr JAGADISH KHATUA, 6, OLD POST OFFICE STREET, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Law Clerk

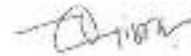
Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7/- (E = Rs 7/-) and Registration Fees paid by Cash Rs 7/-

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 2451, Amount: Rs.100/-, Date of Purchase: 04/01/2019, Vendor name: S H Gazi



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - IV

Volume number 1904-2019, Page from 3032 to 3052

being No 190400119 for the year 2019.



Digitally signed by TRIDIP MISRA
Date: 2019.06.19 18:07:23 +05:30
Reason: Digital Signing of Deed.

(Tridip Misra) 19-06-2019 18:07:10
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)