

3115/2020

D. 2894/2020

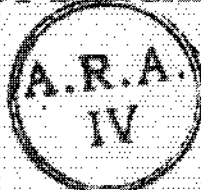


19/6

पश्चिमबंग पश्चिम बंगाल WEST BENGAL

AC 413846

100/-



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

623219/20

[Signature]

Additional Registrar of Assurance-IV, Kolkata

22 JUN 2020

Additional Registrar of Assurance-IV, Kolkata

5757
19-6-20

THIS DEVELOPMENT POWER OF ATTORNEY made this 19th day of June, Two Thousand Twenty (2020)

[Signature]

[Signature]

Visa Copy No. 1065 19.06.20

J (1)	250
J (2)	140
Total	390

[Signature]
A.R.A. IV

19 AUG 2019

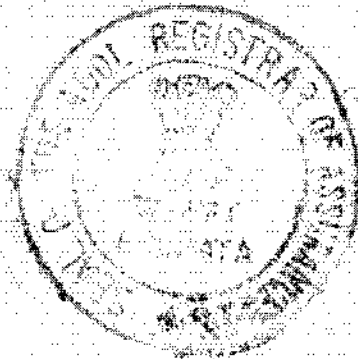
43111

DATE 19 AUG 2019
 SOLD TO VICTOR MOSES & CO.
 Solicitors & Advocates
 ADDRESS 6, Old Post Office Street
 Kolkata-700 001
 RS

CODE NO. (1067)
 LICENCED NO.
 70 & 20A / 1973

ANJUSHREE BANERJEE
 L. S. VENDOR (O.S.)
 HIGH COURT, KOLKATA-700 001

19 AUG 2019



[Signature]
 ADDITIONAL REGISTRAR
 OF ASSURANCES-IV, KOLKATA
 7.9 JUN 2021


*Alamgir Reza
 5/0, Jalkhali, Reza
 28/1, Bridges cant bond
 P. O. L.P.S. Alipore
 Kol-27*

BY ELEGANT PROFIN PVT LTD, a company incorporated under the Companies Act, 1956, having **CIN U70200WB1996PTC079875**, having **PAN AAACE7642M**, having its registered office situated at No. 2, Anandilal Poddar Sarani (formerly known as Russel Street), 1st floor, Post Office Middleton Row, Police Station Shakespeare Sarani, Kolkata 700 071, represented by its Director **Ashish Dalmia**, son of Santosh Kumar Dalmia, having PAN AFAPD3109G, having Aadhar 6363-3109-2915, having Mobile No.9831137407, residing at 18, Pankaj Mullick Sarani (formerly known as Ritchie Road), Post Office Ballygunge, Police Station Ballygunge, Kolkata 700019 **AND (2) BELVEDERE ENTERPRISES P LTD**, a company incorporated under the Companies Act, 1956, having **CIN U45201WB1996PTC079874**, having **PAN AABCB4284D**, having its registered office situated at No. 2, Anandilal Poddar Sarani (formerly known as Russel Street), Post Office Middleton Row, Police Station Shakespeare Sarani, Kolkata 700 071, represented by its Director **Mahesh Kumar Prahladka**, son of Late Manturam Prahladka, having PAN AESPP1850R, having Aadhar 3440-5400-4033, having Mobile No.9831041647, residing at BA-10, Salt Lake City, Post Office CC Block, Police Station Bidhannagar North, Kolkata 700064, hereinafter jointly referred to as the **OWNERS** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective successor or successors-in-interest and assigns) **IN FAVOUR OF ZIRCON DEALERS PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956, having **CIN U51109WB1996PTC081950**, having **PAN AAACZ1160H**, having its registered office situated at Premises No.122/1R, Satyendra Nath Majumder Sarani, Post Office Kalighat, Police Station Tollygunge, Kolkata 700 026, represented by its Director **Umesh Kyal**, son of the Late Govind Ram Kyal, having PAN AGCPK9667R, having Aadhaar 3221-6780-6519, having Mobile No.9831151592, by Nationality Indian, by Caste Hindu, by Occupation Business, residing at 30C South End Park, Post Office Sarat Bose Road, Police Station Rabindra Sarobar (Formerly Lake), Kolkata 700029, hereinafter referred to as the

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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
11 9 JUN 2020

ATTORNEY (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective successor or successors-in-interest and assigns).

WHEREAS :

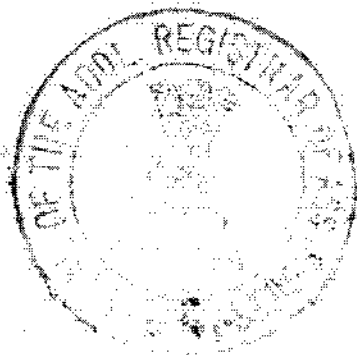
A. By a Supplementary Agreement dated the 19th June, 2020 registered with The Additional Registrar of Assurances IV and recorded in Book I, Being No. 2892 for the year 2020 (hereinafter referred to as the **said Development Agreement**), made between the Owners herein, therein jointly referred to as the Owners of the One Part and the Attorney herein therein referred to as the Developer of the Other Part, the Owners therein had appointed the Developer therein to construct erect and commercially exploit by developing building/s upon **ALL THAT** the piece and parcel of land containing an area of 1 Bigha 10 Cottahs 8 Chittacks and 31 Sq. Ft., be the same a little more or less, **TOGETHER WITH** five storied buildings, hereditaments, tenements, courtyards and other structures whatsoever lying erected and/or built thereon situate lying at and being municipal Premises No.149, Mahatma Gandhi Road (formerly known as Harrison Road), Police Station Jorasanko, Kolkata 700 007, Ward No.43 within the limits of the Kolkata Municipal Corporation more fully and particularly described in the Schedule thereunder written (hereinafter referred to as the **said land**) on the terms and conditions recorded therein.

B. In terms of the said Development Agreement the Owners intend to nominate constitute and appoint the said **ZIRCON DEALERS PRIVATE LIMITED** to act do and perform the following acts deeds and things, that is to say :

NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH that we, the said **OWNERS**, do and each of us doth hereby nominate, constitute and appoint the said **ZIRCON DEALERS PRIVATE LIMITED** to be

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[Handwritten signature]

ADDITIONAL REGISTRAR
OF COMPANIES, PONDICHERY

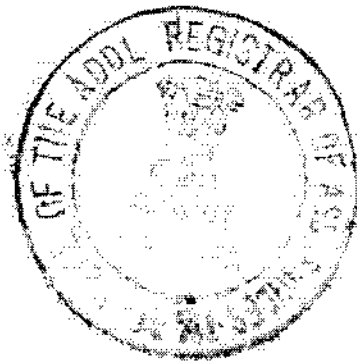
17 JUN 2020

our true and lawful Attorney to act, do and perform the following acts, deeds, matters and things that is to say :-

1. To look after, manage, supervise and administer the said land.
2. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said land or any part thereof.
3. To apply for and obtain sanction of a building(s) plan from the Kolkata Municipal Corporation or any other sanctioning authority in respect of the said land and to further apply for and obtain any modification or alterations thereto from time to time and at all times hereafter at its own costs and expenses.
4. To sign and execute 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 said land.
5. To obtain delivery of the sanction plan from the Kolkata Municipal Corporation or any other authority or authorities.
7. To apply for and obtain necessary permissions, registrations and/or approvals and/or sanctions and/or licence from any statutory authority including the Kolkata Municipal Corporation, Kolkata Metropolitan Development Authority, West Bengal Fire Services, Kolkata Police, West Bengal Police, Municipal Engineering Directorate, Competent Authority under the Urban Land (Ceiling & Regulations) Act, 1976, Authorized Officer under the West Bengal Building (Regulation of Promotion of Construction and Transfer by Promoters) Act, 1993, West Bengal Housing Regulatory Act, 2017 and all licencing authorities and any other statutory authority.
8. To appear and represent us before the necessary authorities including the Kolkata Municipal Corporation, Kolkata Metropolitan Development

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[Signature]



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ADDITIONAL REGISTRAR
OF ASSURANCES IN KOLKATA

17.9 JUN 2020

Authority, West Bengal Fire Services, Kolkata Police, West Bengal Police, Municipal Engineering Directorate, Competent Authority under the Urban Land (Ceiling & Regulations) Act, 1976, Authorized Officer under the West Bengal Building (Regulation of Promotion of Construction and Transfer by Promoters) Act, 1993, West Bengal Housing Regulatory Act, 2017 and all licencing authorities and any other statutory authority in connection with the sanction, modification and/or alteration of plans for the new building(s).

9. To apply for and obtain clearance certificate, if required, from the West Bengal Pollution Control Board for sanction of plan of the said Land.

10. To pay fees for obtaining sanction and such other orders and permissions from the necessary authorities as be expedient for modification and/or alteration of the sanctioned plans and also to submit and take delivery of title deeds concerning the said land and also other papers and documents as may be required by the necessary authorities and to appoint Architects and other Agents for the aforesaid purposes as the said Attorney shall think, fit and proper.

11. To pay fees to obtain such other orders and permissions from the necessary authorities as be expedient for sanction, modification and/or alterations of the plans and also to submit and take delivery of title deeds concerning the said land and other papers and documents as may be required by the necessary authority or authorities.


12. To receive the excess amount of fees, if any, paid for the purpose of sanction, modification and/or alteration of the plans to any authority or authorities.

13. To apply for and obtain electricity, gas, water, sewerage, drainage, telephone or other connections of any other utility to the said land and/or to make alterations therein and to close down and/or have dis-

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ADDITIONAL REGISTRAR
OF ASSURANCES IN KOLKATA

11.9 JUN 2020

connected the same and for that purpose to sign, execute and submit all papers, applications, documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the said Attorney.

14. To commence, prosecute, enforce, defend, answer and oppose all actions and other legal proceedings and demands touching any of the matters concerning the said land or any part thereof including relating to acquisition and/or requisition in respect of the said land or any part thereof and if think fit to compromise settle, refer to arbitration, abandon, any such action or proceeding as aforesaid before any Court, Civil or Criminal or Revenue.

15. To sign, declare and/or affirm any plaint, written statement, petition, affidavit, verification, vakalatnama, warrant of Attorney, Memo of Appeal or any other documents or papers in any proceedings or in any way connected with the said land or part thereof.

16. To deposit and withdraw fees, documents and moneys in and from any Court or Courts and/or any other person or authority and give valid receipts and discharges therefor.

17. To accept any service of writ of summons or other legal process on our behalf and in our name and to appear in any court of authority as our Attorney deems appropriate and to commence any action or legal proceedings in any court or before any authority and to prosecute, discontinue or become non-suited and to settle, compromise or refer any dispute to arbitration as our Attorney may think fit and proper and for such purpose to appoint any Solicitor, Advocate, Lawyer in the name and on our behalf or in the name of our Attorney and pay the costs, expenses, fee and other outgoings. Further to depose in the court of law or authority, sign, declare and/or affirm any plaint, written statement, petition, affidavit, verification, vakalatnama and warrant of Attorney, Memo of Appeal or any other documents or papers in any proceedings or in any way connected therewith.

M. R.

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ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA

11.09 JUN 2023

18. To enter upon the said land with men and material as may be required for the purpose of development work and for that purpose to demolish the existing building(s) and structures standing thereon and erect the New Building(s) as per the Building(s) Plan sanctioned and to remove the debris and other materials of the demolished structures.

19. To appoint architects, contractors, sub-contractors and surveyors as may be required and to supervise the development and construction work of the New Building(s) on the said land or part thereof.

20. To make, sign and submit applications and Petitions, letters and other documents to the appropriate Government (State and Central) Departments, Local Authorities or other competent or Appropriate Authorities or bodies for all and any licenses, permissions, consents, approvals, no objection certificates and clearances as may be required by any Central or State legislation for the time being in force, in connection with the said Land for construction of building(s) and structure thereon and pay such fees, charges, deposits and give security that may be required in respect thereof and for that purpose to give all necessary writings, instruments, affidavits, declarations, indemnities, undertakings, as may be required to be given to the various authorities concerned.

21. To make deposits with the Planning Authorities and other authorities for the purpose of carrying out the development work and construction of the new building(s) on the said land and to claim refunds of such deposits and to give valid and effectual receipt and discharge on our behalf.

22. To arrange for financing of the project (project finance), in terms of the said Development Agreement, from any Banks and/or Financial Institutions for construction and development of the project upon such terms and conditions as may be applicable. Such finance may be secured by mortgaging the said land in favour of any bank/financial institution by

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ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA

11.9 JUN 2020

depositing the original title deeds of the said land together with the Attorneys/Developers Revenue or allocation in the Project by way of Equitable Mortgage and/or by executing a Simple Mortgage and/or by creating English mortgage. Further, the Developer may execute any document or documents in furtherance of the above objective, including executing letter evidencing deposit of title deeds, confirmation of deposit of title deeds, deliver the title deeds and to receive back the title deeds, etc.,. Notwithstanding the same, the Developer shall take the project finance without creating any charge/liability in respect of Owners' revenue or allocation in the project.

23. To apply for and obtain part-occupation/occupation and completion certificate in respect of the New Building(s) or parts thereof from the Planning Authorities after completion of the construction of the New Building(s).


24. To negotiate for allot, sale/transfer in respect of the units/parking spaces in terms of the said Development Agreement to be constructed on the said land or part thereof and to enter into or make agreement for sale, supplementary agreement to sale, cancellation agreement or any other document with the intending Purchaser or Transferee in respect thereof and to receive the earnest money or consideration from time to time and to sign and give valid and effectual receipts or discharges thereof and to present such agreement(s)/document(s) for registration before the registering authority and to admit execution thereof.

25. To execute conveyance(s) in respect of the constructed spaces to be constructed on the said land in terms of the said Development Agreement after obtaining Completion Certificate from the Kolkata Municipal Corporation or any other sanctioning authority to the Intending Purchaser and to receive consideration money and sign and give valid and effectual receipts or discharges thereof and to present such conveyance(s) for registration before the registering authority and to admit execution thereof.

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ADDITIONAL REGISTRAR
OF ASSURANCES IN KERALA
11 JUN 2011

26. To hand over and deliver possession of the units, parking spaces, etc. in the building(s) constructed on the said land, therein, to the intending Purchasers of the said premises after receiving the entire consideration.

27. To insure the New Building(s) and fittings and fixtures against damage, fire, tempest, riots, civil commotion, floods, earthquakes, bomb blasts, malicious damage or destruction and against other risks as our Attorney may think sufficient to protect the interests of all concerned therein.

28. To ask for, receive and recover from all the transferees/purchasers the entire consideration, charges, service charges and other charges and sums of moneys in respect of the units, parking space in the New Building(s), in any manner whatsoever and also on non-payment thereof to enter upon and restrain and/or and take legal steps for the recovery thereof as our Attorney may think fit.

29. To deposit the Owners' share of revenue received from all the transferees/purchasers in respect of the constructed spaces in terms of the said Development Agreement to be constructed on the said land or part thereof in the Bank Account of the Owners.

30. 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 we could do in person.

31. The Attorney agrees and covenants with the Owners that all the costs, charges and expenses for Development of the said land and construction of a new building thereat shall be borne and paid by the Attorney and that no financial or other liability of any nature shall be created on or be payable by the Owners by virtue of this Power of Attorney or by the exercise of any power or authority under this Power of Attorney and

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ADDITIONAL REGISTRAR
OF ASSURANCES IN KOLKATA

11.9 JUN 2020

the liabilities and obligations of the Owners shall be limited to those as mentioned in the Development Agreement, irrespective of grant of Power of Attorney unless specifically mentioned in the Development Agreement.

Be it noted here that this Power of Attorney does not construe any right, title, interest in favour of the Attorney herein, it is made without any consideration. All receivables, payable with respect to the Owner's share of revenue shall be received by the Owners herein.

AND GENERALLY to act as our Attorney in relation to the said land and the development thereof for and on our behalf and to do and execute all instruments, acts, deeds, matters and things as fully and effectually as we could have done if personally present and we hereby agree to ratify and confirm whatever our said Attorney shall do or purport to be done by virtue of these presents in or about the said land as aforesaid.

THE SCHEDULE ABOVE REFERRED TO:

(Said Land)

ALL THAT an area of 1 Bighas 10 Cottahs 8 Chittacks and 31 Sq. Ft., be the same a little more or less, situate lying at and being municipal premises no. 149, Mahatma Gandhi Road (formerly known as Harrison Road), Police Station Jorasanko, Kolkata 700 007; Ward No.43 within the limits of the Kolkata Municipal Corporation and butted and bounded in the manner as follows:-

On the North by : Syed Sally Lane,

On the South by : Mahatma Gandhi Road,

On the East by : Premises no. 147, Mahatma Gandhi Road and

On the West by : Premises no. 151, Mahatma Gandhi Road.

M.K.

[Signature]



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

7.9 JUN 2020

IN WITNESS WHEREOF the Parties have hereunto set and subscribed their respective hands and seals the day, month and year first above written.

SIGNED AND DELIVERED by the said OWNERS at Kolkata in the presence of:-

1. *Dipankar Ghosh*
122/1R, S. N. M. Sarani,
Kolkata 700026

For BELVEDERE ENTERPRISES (P) LTD.

M. K. Prabhakar
Director

2. *Jayanta Ray*
122/1R, S. N. M. Sarani,
Kolkata 700026

For ELEGANT FROEN PVT. LTD.

A. D.
Director

Accepted by:

ZIRCON DEALERS PRIVATE LIMITED

Unir Uyel
DIRECTOR

Drafted by,

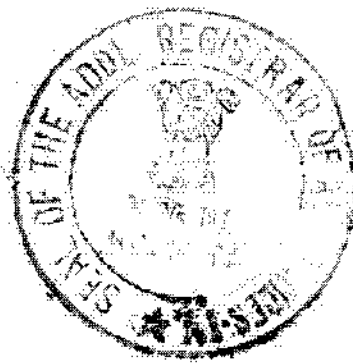
Alamgir Reza

(Alamgir Reza, Advocate)

Enrollment No. WB/1366/03

Alipore Judges Court,

Kolkata 700 027

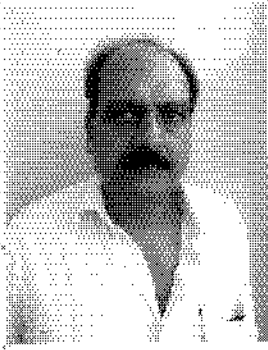










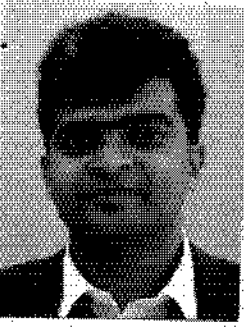










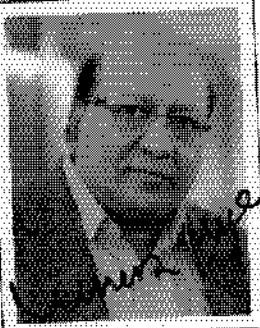












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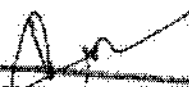
ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA

7.9 JUN 2021

SPECIMEN FORM FOR TEN FINGER PRINTS

	<i>Ar. 1157 Fost. Lake</i>					
		Little Ring Middle Fore Thumb (Left Hand)				
						
		Thumb Fore Middle Ring Little (Right Hand)				
	<i>A 1157</i>					
		Little Ring Middle Fore Thumb (Left Hand)				
						
		Thumb Fore Middle Ring Little (Right Hand)				
	<i>Ar. 1157</i>					
		Little Ring Middle Fore Thumb (Left Hand)				
						
		Thumb Fore Middle Ring Little (Right Hand)				

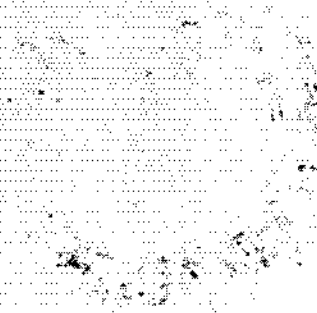



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
30 JUN 2020



For ELEGANT PROFIN PVT. LTD.

Director



THE UNIVERSITY OF CHICAGO

1964


आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

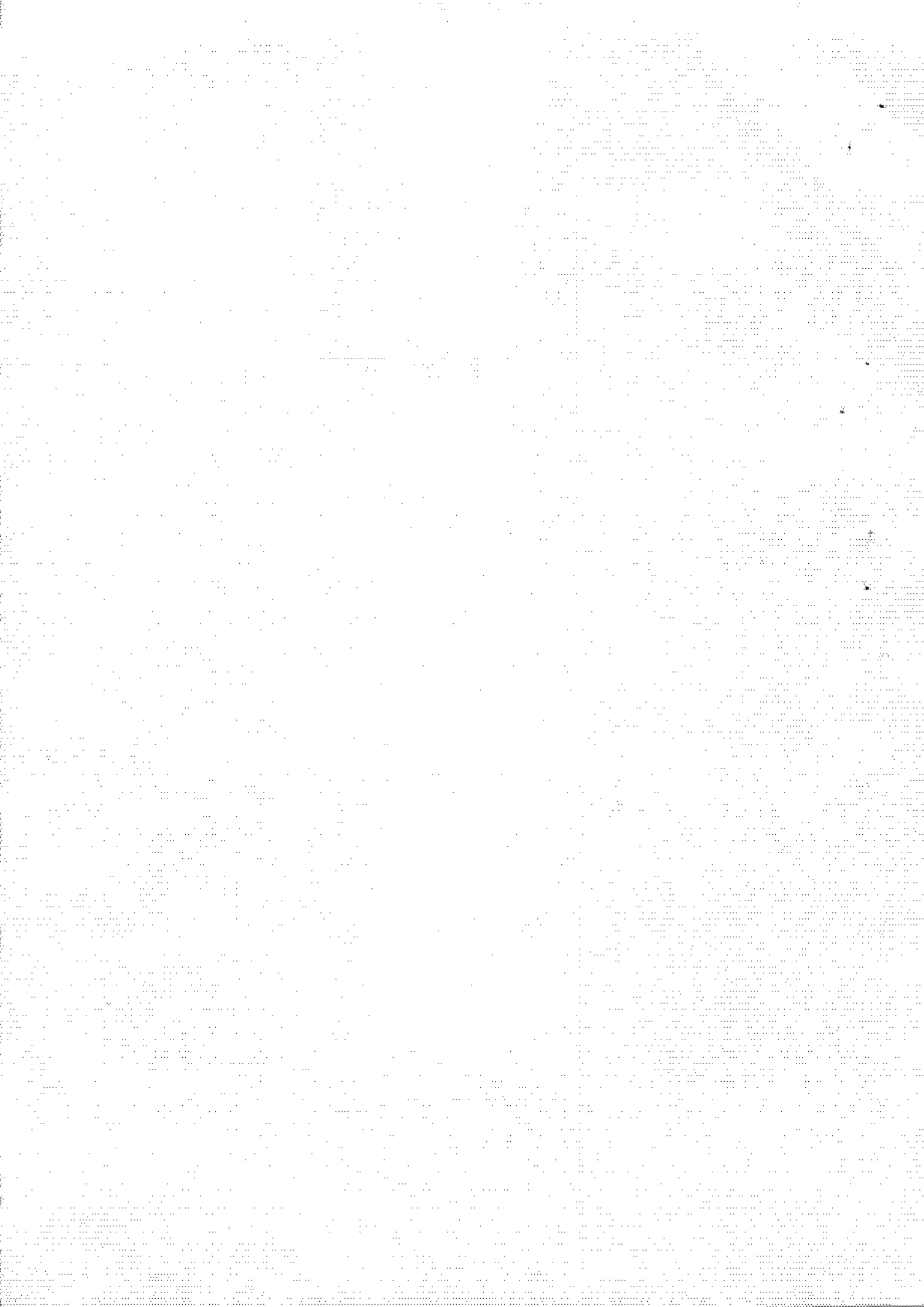
ASHISH DALMIA
SANTOSH KUMAR DALMIA

29/07/1983
Permanent Account Number
AFAPD3109G

Ashish Dalmia
Signature



A. D. -





ভারতীয় বিদ্যুৎ পরিচয় প্রদান করণ
ভারত সরকার
 Unique Identification Authority of India
 Government of India

ভবিকাঙ্কিত অই ডি / Enrolment No.: 1040/21040/05339

To:
 অশিশ দালমিয়া
 Ashish Dalmia
 13 RITGHIE ROAD
 Ballygunge
 Ballygunge
 Circus Avenue Kolkata
 West Bengal 700019



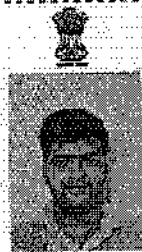
MN518030875FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

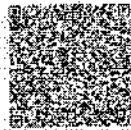
6363 3109 2915

আধার - সাধারণ মানুষের অধিকার



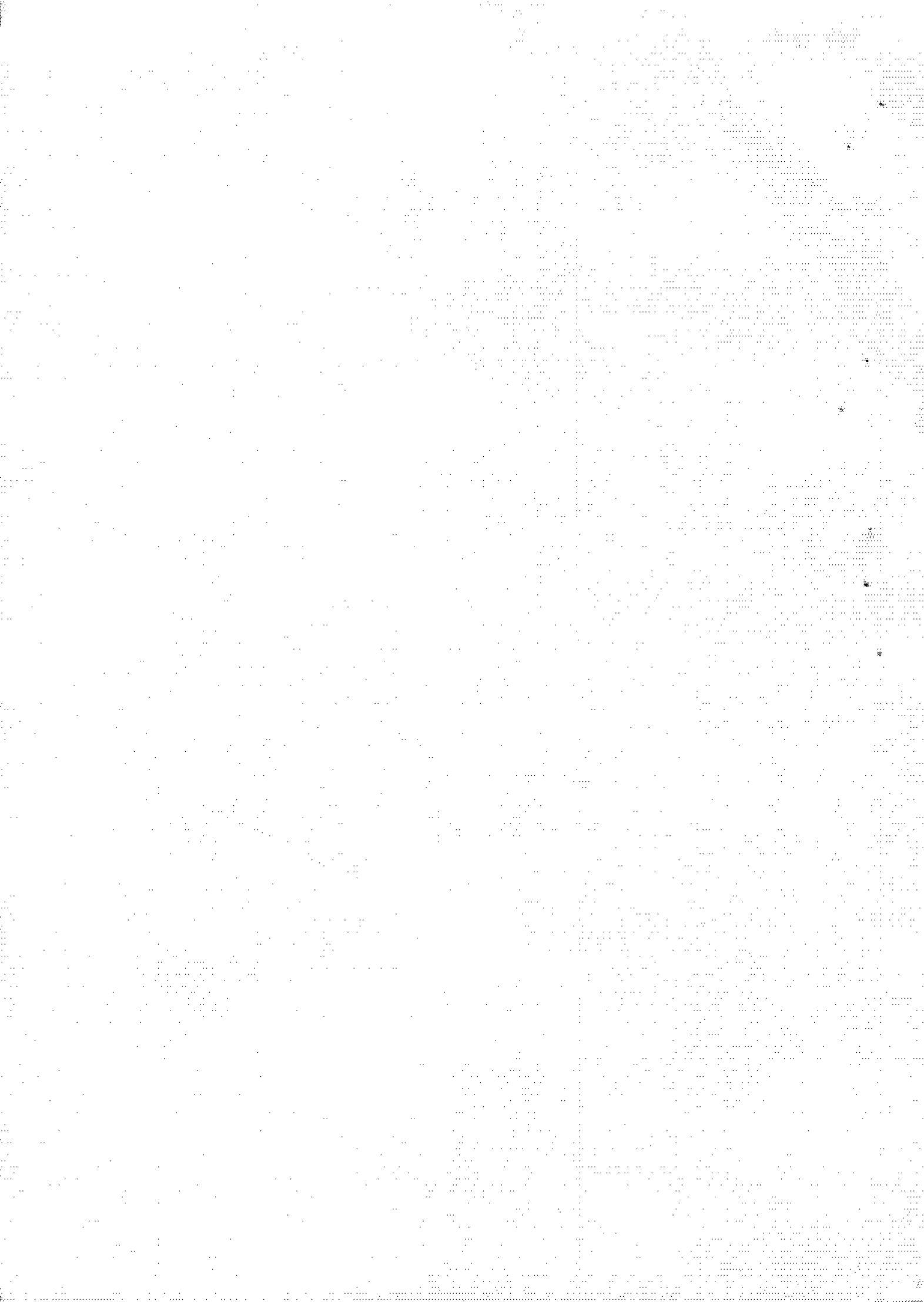
ভারত সরকার
 Government of India
 অশিশ দালমিয়া
 Ashish Dalmia
 পিতা : সন্তোষ কুমার দালমিয়া
 Father : Santosh Kr. Dalmia
 জন্মতারিখ / DOB : 28/07/1983
 লিঙ্গ / Male

A.S.D.



6363 3109 2915

আধার - সাধারণ মানুষের অধিকার



स्थायी खाते संख्या / PERMANENT ACCOUNT NUMBER
AABCB4284D



व्यक्ति का नाम
BELVEDERE ENTERPRISES P LTD

स्थापना/संस्थापना की तिथि / DATE OF INCORPORATION/FORMATION
31-05-1998

B. Has

आयकर अधिनियम, 1961



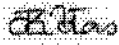

COMMISSIONER OF INCOME TAX, W.B. & M.

FOR BELVEDERE ENTERPRISES (P) LTD.

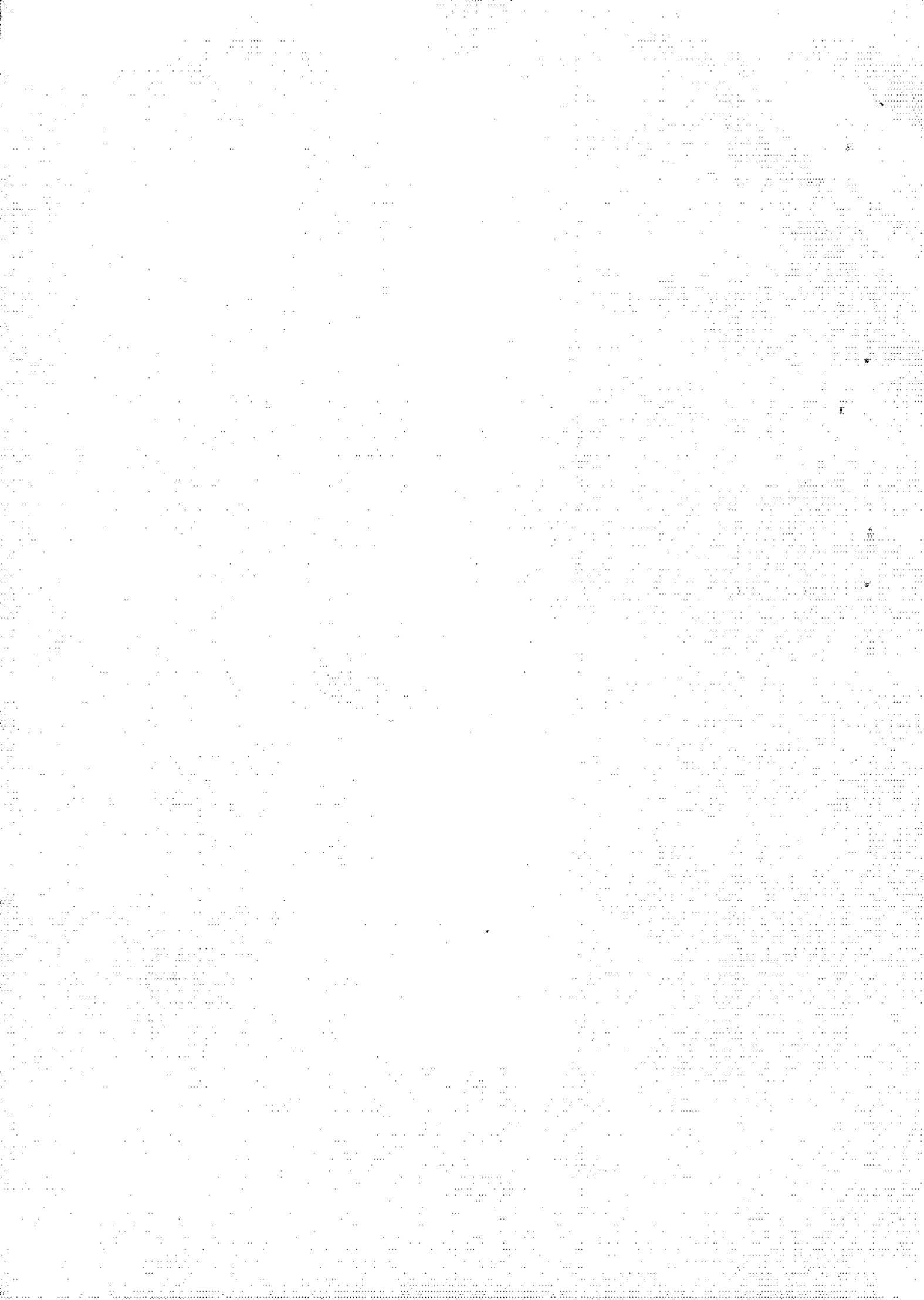
M. K. Prabhakar

Director

THE UNIVERSITY OF CHICAGO
PHYSICS DEPARTMENT
5720 S. UNIVERSITY AVE.
CHICAGO, ILL. 60637
TEL: 773-936-3733
WWW.PHYSICS.DENVER.CU.EDU

प्राचीन अकाउंट नम्बर	PERMANENT ACCOUNT NUMBER	
	AESPP1350R	
	नाम / NAME	MAHESH KUMAR PRAHLADKA
	पिता का नाम / FATHER'S NAME	MANTURAM PRAHLADKA
	जन्म तिथि / DATE OF BIRTH	18-10-1956
छापी हुई हस्ताक्षर		
	सरणी अकाउंट, 11/11	COMMISSIONER OF INCOME TAX, W.S. - II

M. K. Prahladka





ভারত সরকার
Unique Identification Authority of India
Government of India

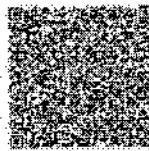
ভরসিকাঙ্কির আইডি / Enrollment No.: 2017/25065/04236

To
 মহেশ কুমার প্রাহাড্রা
 Mahesh Kumar Pratihadra
 S/O: Lala Manu Ram Pratihadra
 SA-19 SALT LAKE
 SECTOR 1
 Bikhramgr CD Block
 Bikhramgr Cd Block
 Salt Lake North 24 Parganas,
 West Bengal 700064
 9831041047

303887838
 181820016



MA930570691FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

3440 5400 4033

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



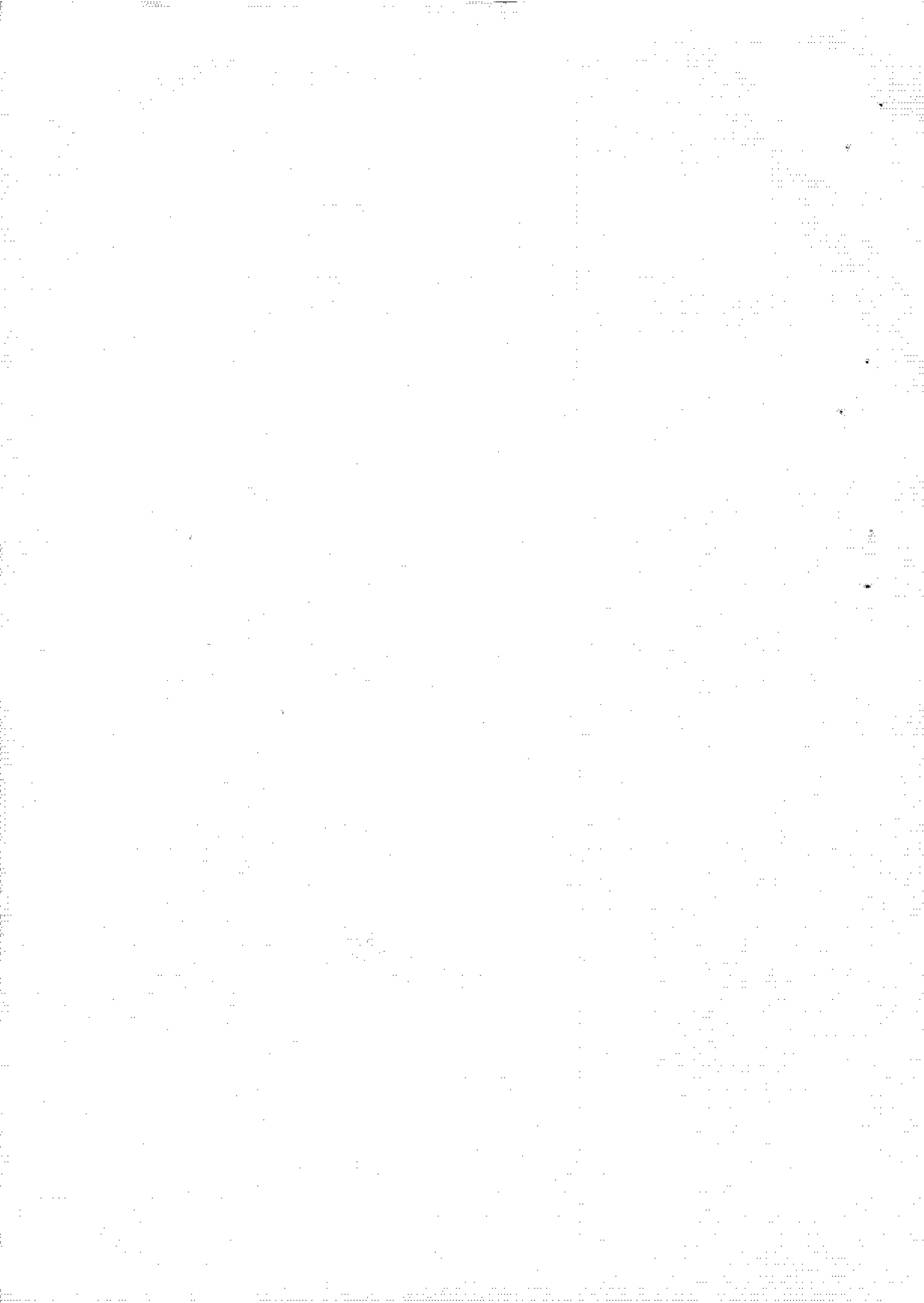
মহেশ কুমার প্রাহাড্রা
 Mahesh Kumar Pratihadra
 জন্মতারিখ / DOB : 18/10/1965
 লিঙ্গ / Male



3440 5400 4033

আমার আধার, আমার পরিচয়

M. K. Pratihadra



आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
ZIRCON DEALERS PRIVATE LIMITED

07/04/1990

Permanent Account Number

AAACZ148014

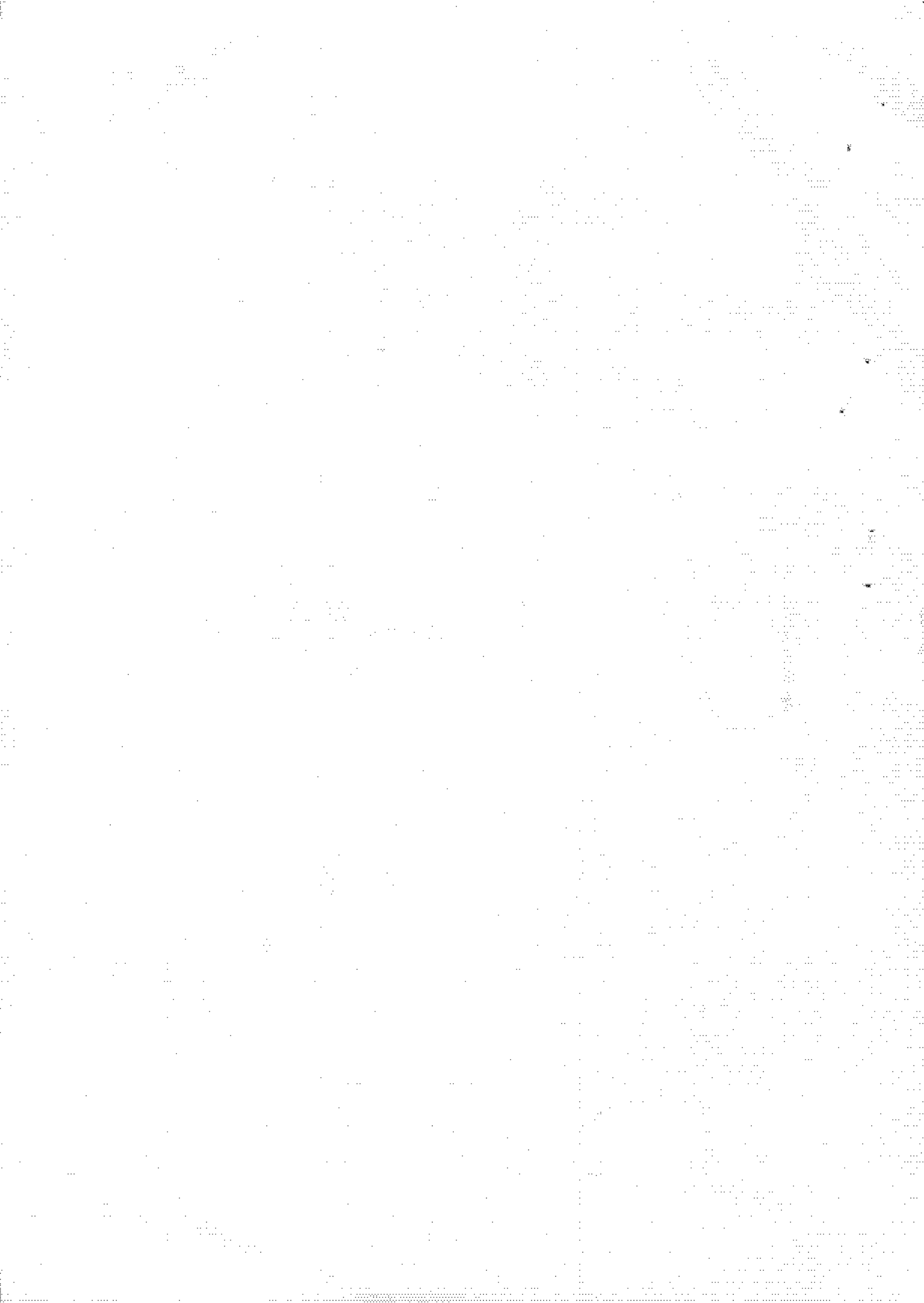
ZIRCON DEALERS PRIVATE LIMITED

Vinod Mehta
DIRECTOR

आयकर विभाग / कर्मचारी कक्षा / दिल्ली
आयकर विभाग, एन.ए. रोड / दिल्ली
आयकर विभाग, एन.ए. रोड / दिल्ली
आयकर विभाग, एन.ए. रोड / दिल्ली
आयकर विभाग, एन.ए. रोड / दिल्ली

Income Tax PAN Services UMG NSDL
Income Tax PAN Services UMG NSDL
Income Tax PAN Services UMG NSDL
Income Tax PAN Services UMG NSDL
Income Tax PAN Services UMG NSDL

Tel: 011-26272411/26272412/26272413/26272414/26272415



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

परिवार लेखा खाता कार्ड
Parasheet Account Number Card

AGCPK9667R

नाम / Name
UMESH KYAL

परिवार के नाम / Family Name
GOVIND RAM KYAL

जन्म तिथि / Date of Birth
13/06/1958

उमेश क्यल
Umesh Kyal

18.11.2017

भारत सरकार
GOVERNMENT OF INDIA

उमेश क्यल
Umesh Kyal

जन्म तिथि / DOB: 13/06/1958

पुरुष / MALE

3221 6780 6519

AMERA AADHAAR, MERI PEHCHAN

समूहगत विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address

ठिकाना:
S/O गोविंद राम क्यल, 30C, साउथ एंड पार्क, लेक, कोलकाता, कोलकाता, पश्चिम बंगाल - 700029

S/O Govind Ram Kyal,
30C, South End Park,
Lake, Kolkata, Kolkata,
West Bengal - 700029

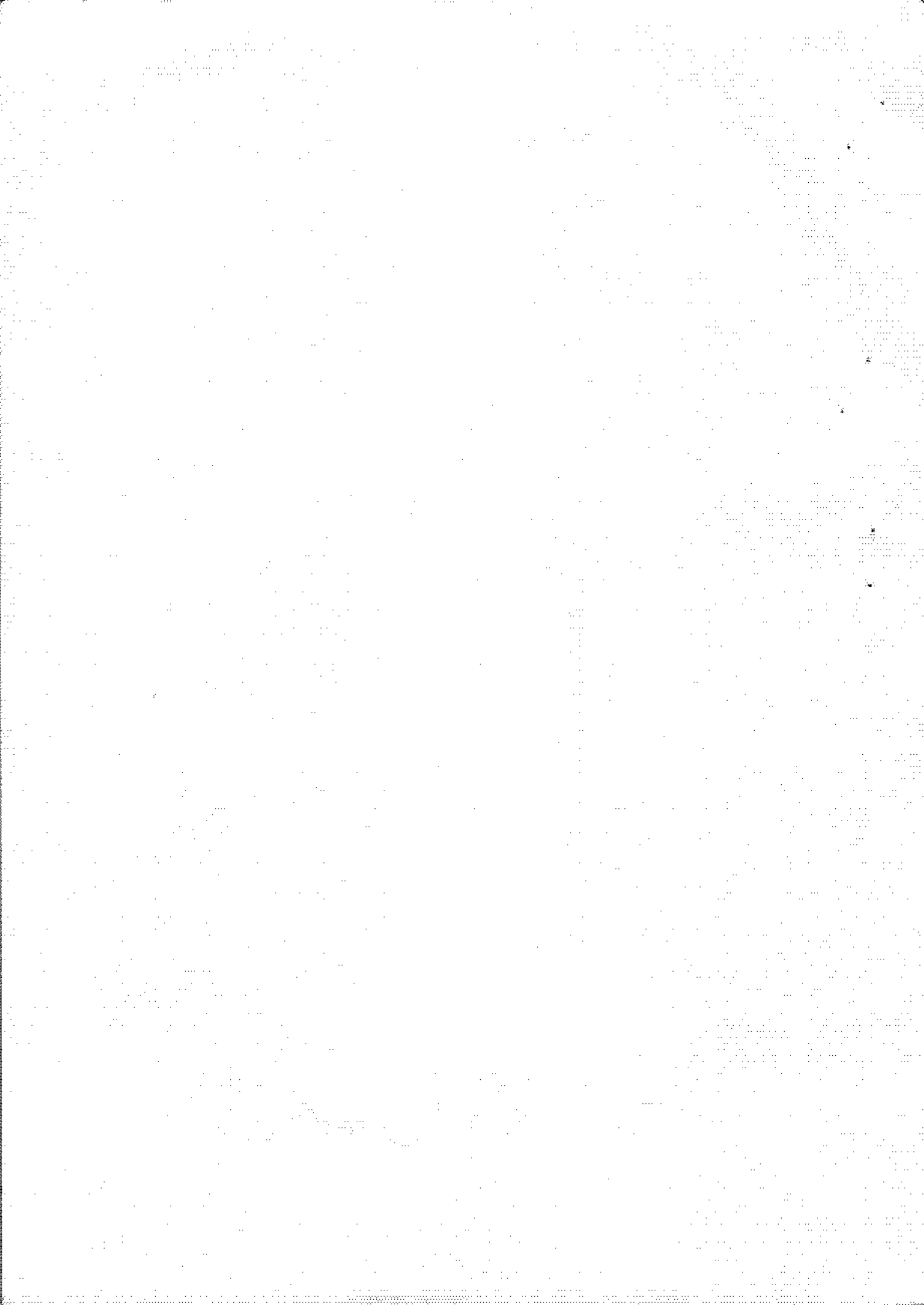
1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

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

Umesh Kyal





IDENTITY CARD

ALIPORE BAR ASSOCIATION

(AFFILIATED UNDER BAR COUNCIL OF WEST BENGAL)

KOLKATA - 700 027

PHONE : CIVIL : 2479-9335/7339, CRIMINAL : 2478-1477



Card No. **UC/896**

Name **ALAMGIR REZA** **Advocate**

Father's/Husband's name **Jahangir Reza**

Address **28/1, Judges Court Road**

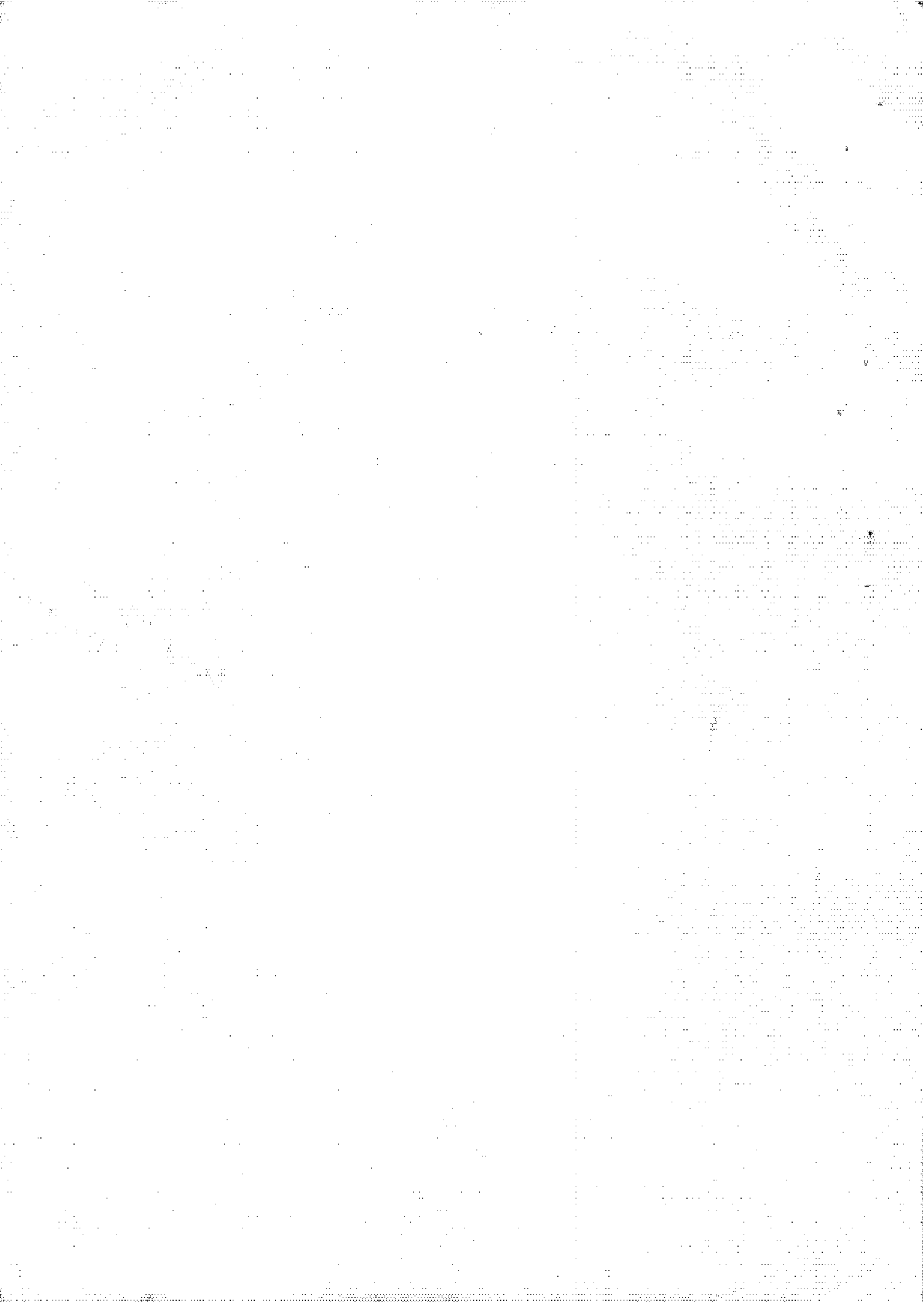
Kolkata-700 027

Ph. No. **98319 60557**

W.B. Bar Council Enrolment No. **F-1194 / 03**

Sahin B...
SECRETARY

Alamgir Reza
19.08.2020





Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 192020210015361441

Payment Mode: Online Payment

GRN Date: 18/06/2020 13:16:24

Bank: Indian Overseas Bank

BRN: 202006180830321

BRN Date: 18/06/2020 13:17:35

DEPOSITOR'S DETAILS

Id No.: 2000623219/1/2020

[Query No./Query Year]

Name: ZIRCON DEALERS PVT LTD

Contact No.: Mobile No.: +91 9830065307

E-mail:

Address: 1221R SATYENDRA NATH MAJUMDER SARANI KOL 26

Applicant Name: Mr JAYANTA RAY

Office Name:

Office Address:

Status of Depositor: Others

Purpose of payment / Remarks: Sale, Development Power of Attorney

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
1	2000623219/1/2020	Property Registration- Stamp duty	0030-02-103-003-02	74920
2	2000623219/1/2020	Property Registration- Registration Fees	0030-03-104-001-16	21

Total

74941

In Words: Rupees Seventy Four Thousand Nine Hundred Forty One only



ADDITIONAL REGISTRAR
OF ASSURANCES IN KOLKATA

19 JUN 2020



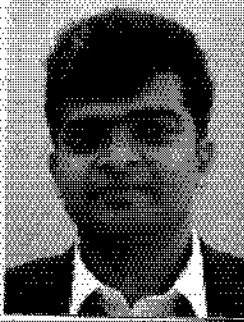

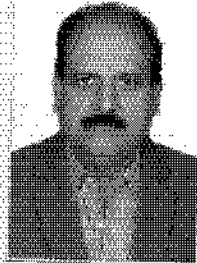

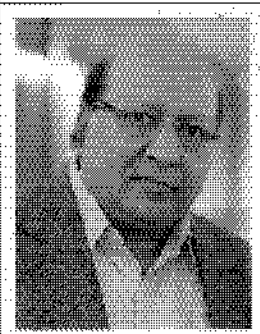
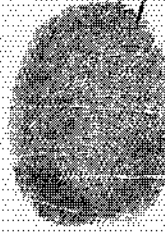
Government of West Bengal

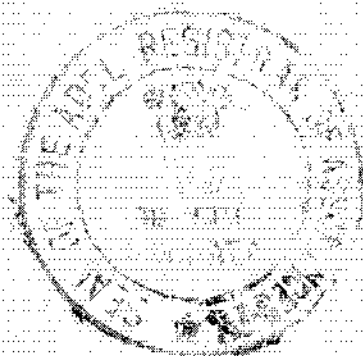
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue


OFFICE OF THE A.R.A. - IV KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19042000623219/2020

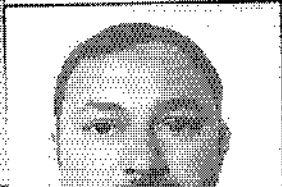

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	ASHISH DALMIA 18, Pankaj Mullick Sarani (formerly Known As Ritchie Road), P.O:- Ballygunge, P.S:- Bullygunge, District - South 24-Parganas, West Bengal, India, PIN - 700019	Represent ative of Principal [ELEGAN T PROFIN PVT LTD]		2760 	A. Dalmia 19/06/2020
2	MAHESH KUMAR PRAHLADKA BA-10, Salt Lake City, P.O:- CC Block, P.S:- North Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN - 700064	Represent ative of Principal [BELVED ERE ENTERPR ISES P LTD]		2767 	M.K. Prahladka 19/06/2020
3	UMESH KYAL 30C South End Park, P.O:- Sarat Bose Road, P.S:- Lake, District-South 24- Parganas, West Bengal, India, PIN - 700029	Represent ative of Attorney [ZIRCON DEALERS PRIVATE LIMITED]		2757 	Umesh Kyal 19/6/2020





ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
7.6 JUN 2020

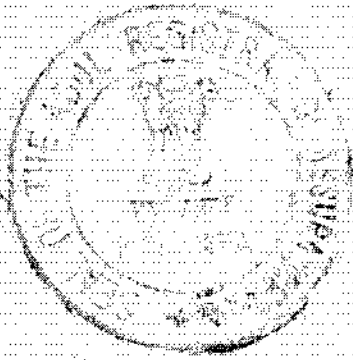
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	ALAMGIR REZA Son of Jahangir Reza P.O.- Alipore, P.S.- Alipore, District:- South 24-Parganas, West Bengal, India, PIN - 700027	ASHISH DALMIA, MAHESH KUMAR PRAHLADKA, UMESH KHAL			<i>Alamgir Reza</i> 19.06.2020

(Tridip Misra)

ADDITIONAL REGISTRAR
OF ASSURANCE

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

Kolkata, West Bengal



ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA

7.9 JUN 2023

Major Information of the Deed

Deed No :	I-1904-02894/2020	Date of Registration	22/06/2020
Query No / Year	1904-2000623219/2020	Office where deed is registered	
Query Date	12/06/2020 12:56:33 PM	1904-2000623219/2020	
Applicant Name, Address & Other Details	JAYANTA RAY 34/14, KASHINATH CHATTERJEE LANE, Thana : Shibpur, District : Howrah, WEST BENGAL. PIN - 711102. Mobile No. : 9830697167. Status : Advocate		
Transaction	Additional Transaction		
[0139] Sale, Development Power of Attorney	[4308] Other than Immovable Property. Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 37,97,14,339/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 75,020/- (Article:48(g))	Rs. 25/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

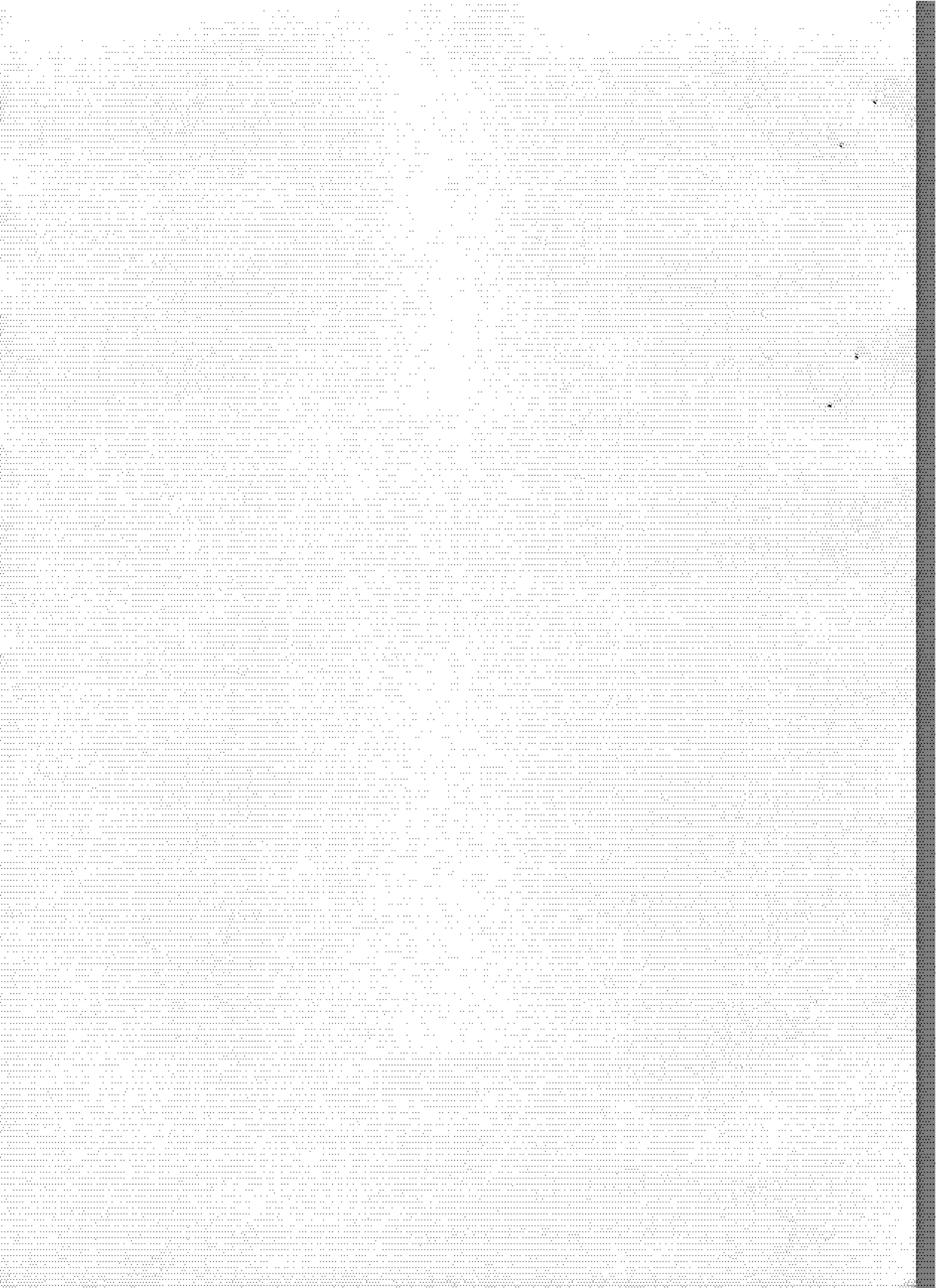
Land Details :

District: Kolkata, P.S.- Jorasanko, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: M. G. Road, Road Zone : (C. R. Avenue Crossing – Kalakar Street Crossing) , Premises No: 149, Ward No: 043 Pin Code : 700007

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS -)		Bastu	1 Bigha 10 Katha 8 Chatak 31 Sq Ft	1/-	37,97,14,339/-	Property is on Road
Grand Total :				50.396Dec	1 /-	3797,14,339 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	ELEGANT PROFIN PVT LTD No. 2, Anandilal Poddar Sarani, 1st Floor, P.O:- Middleton Row, P.S:- Shakespeare Sarani, Kolkata, District:- Kolkata, West Bengal, India. PIN - 700071, PAN No. : AAACE7642M.Aadhaar No Not Provided by UIDAI, Status : Organization, Executed by: Representative, Executed by: Representative
2	BELVEDERE ENTERPRISES P LTD No. 2, Anandilal Poddar Sarani, 1st Floor, P.O:- Middleton Row, P.S:- Shakespeare Sarani, Kolkata, District:- Kolkata, West Bengal, India. PIN - 700071, PAN No. : AABCB4284D.Aadhaar No Not Provided by UIDAI, Status : Organization, Executed by: Representative, Executed by: Representative



Attorney Details :

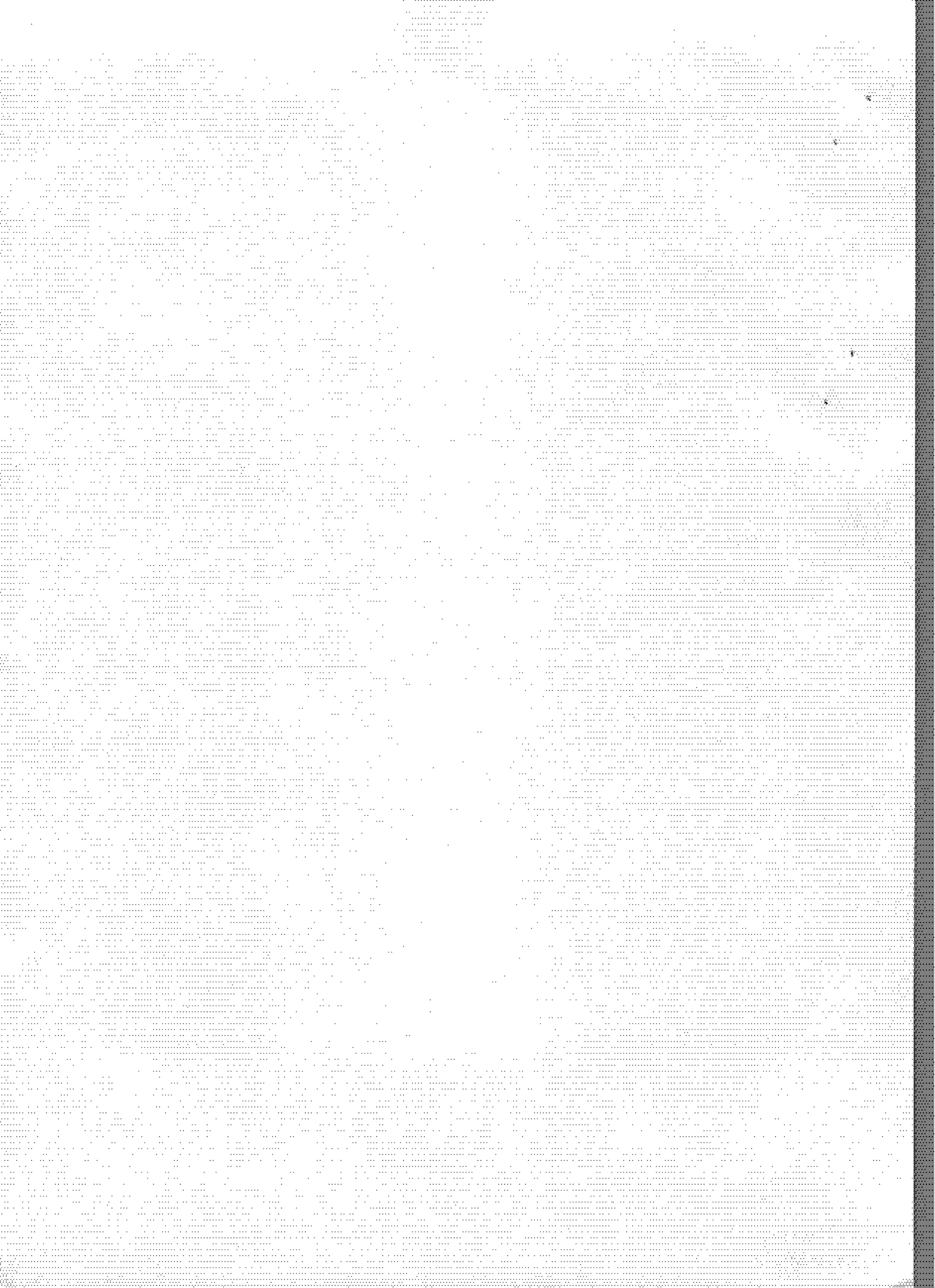
Sl No	Name,Address,Photo,Finger print and Signature
1	ZIRCON DEALERS PRIVATE LIMITED 122/1R, Satyendra Nath Majumder Sarani, P.O:- Kalighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026 , PAN No.: AAACZ1160H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	ASHISH DALMIA Son of Santosh Kumar Dalmia: 18, Pankaj Mullick Sarani (formerly Known As Ritchie Road), P.O:- Ballygunge, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.: AFAPD3109G, Aadhaar No: 63xxxxxxxx2915 Status : Representative, Representative of : ELEGANT PROFIN PVT LTD (as Director)
2	MAHESH KUMAR PRAHLADKA Son of Late Manturam Prahladka BA-10, Salt Lake City, P.O:- CC Block, P.S:- North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.: AESPP1850R, Aadhaar No: 34xxxxxxxx4033 Status : Representative Representative of : BELVEDERE ENTERPRISES P LTD (as Director)
3	UMESH KYAL (Presentant) Son of Late Govind Ram Kyal 30C South End Park, P.O:- Sarat Bose Road, P.S:- Lake, District:-South 24 -Parganas, West Bengal, India, PIN - 700029, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.: AGCPK9667R, Aadhaar No: 32xxxxxxxx6519 Status : Representative, Representative of : ZIRCON DEALERS PRIVATE LIMITED (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
ALAMGIR REZA Son of Jahangir Reza P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027			
Identifier Of ASHISH DALMIA, MAHESH KUMAR PRAHLADKA, UMESH KYAL			



Endorsement For Deed Number : I - 190402894 / 2020

On 19-06-2020

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

Presented for registration at 17:15 hrs on 19-06-2020, at the Private residence by UMESH KYAL .

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 37,97,14,339/-

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

Execution is admitted on 19-06-2020 by ASHISH DALMIA, Director, ELEGANT PROFIN PVT LTD (Private Limited Company), No. 2, Anandilal Poddar Sarani, 1st Floor, P.O:- Middleton Row, P.S:- Shakespeare Sarani, Kolkata, District -Kolkata, West Bengal, India, PIN - 700071

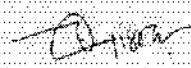
Identified by ALAMGIR REZA, , Son of Jahangir Reza, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027. by caste Muslim, by profession Advocate

Execution is admitted on 19-06-2020 by MAHESH KUMAR PRAHLADKA, Director, BELVEDERE ENTERPRISES P LTD (Private Limited Company), No. 2, Anandilal Poddar Sarani, 1st Floor, P.O:- Middleton Row, P.S:- Shakespeare Sarani, Kolkata, District -Kolkata, West Bengal, India, PIN - 700071

Identified by ALAMGIR REZA, , Son of Jahangir Reza, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027. by caste Muslim, by profession Advocate

Execution is admitted on 19-06-2020 by UMESH KYAL, Director, ZIRCON DEALERS PRIVATE LIMITED (Private Limited Company), 122/1R, Satyendra Nath Majumder Sarani, P.O:- Kailghat, P.S:- Tollygunge, District -South 24-Parganas, West Bengal, India, PIN - 700026

Identified by ALAMGIR REZA, , Son of Jahangir Reza, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027. by caste Muslim, by profession Advocate



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

On 22-06-2020

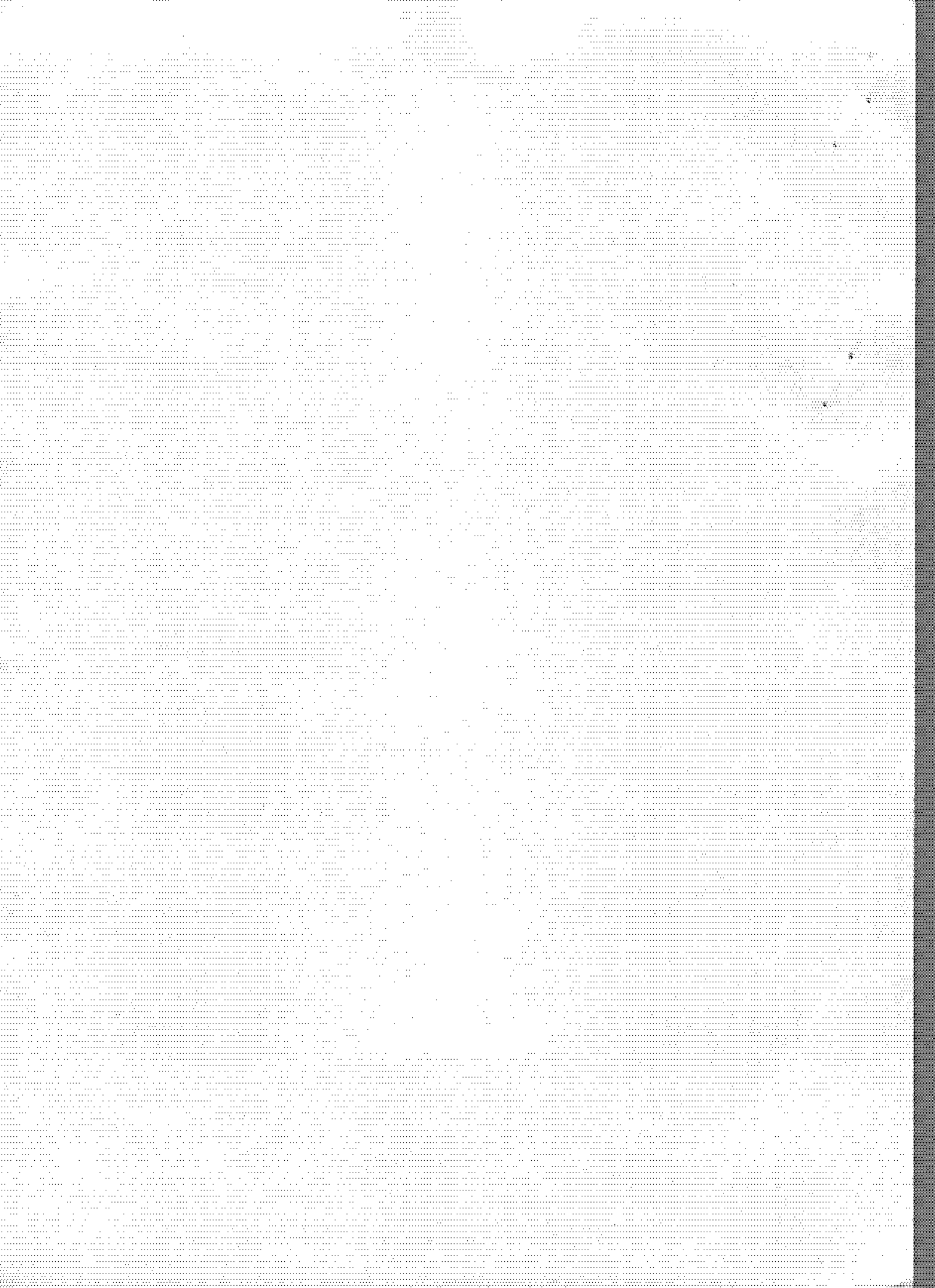
Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

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 25/- (E = Rs 21/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 4/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/06/2020 1:17PM with Govt. Ref. No: 192020210015361441 on 18-06-2020, Amount Rs: 21/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 202006180830321 on 18-06-2020, Head of Account 0030-03-104-001 -16



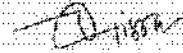
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,020/- and Stamp Duty paid by Stamp Rs 100/- by online = Rs 74,920/-

Description of Stamp

1 Stamp Type: Impressed, Serial no 43111, Amount: Rs 100/-, Date of Purchase: 19/08/2019, Vendor name: A Banerjee

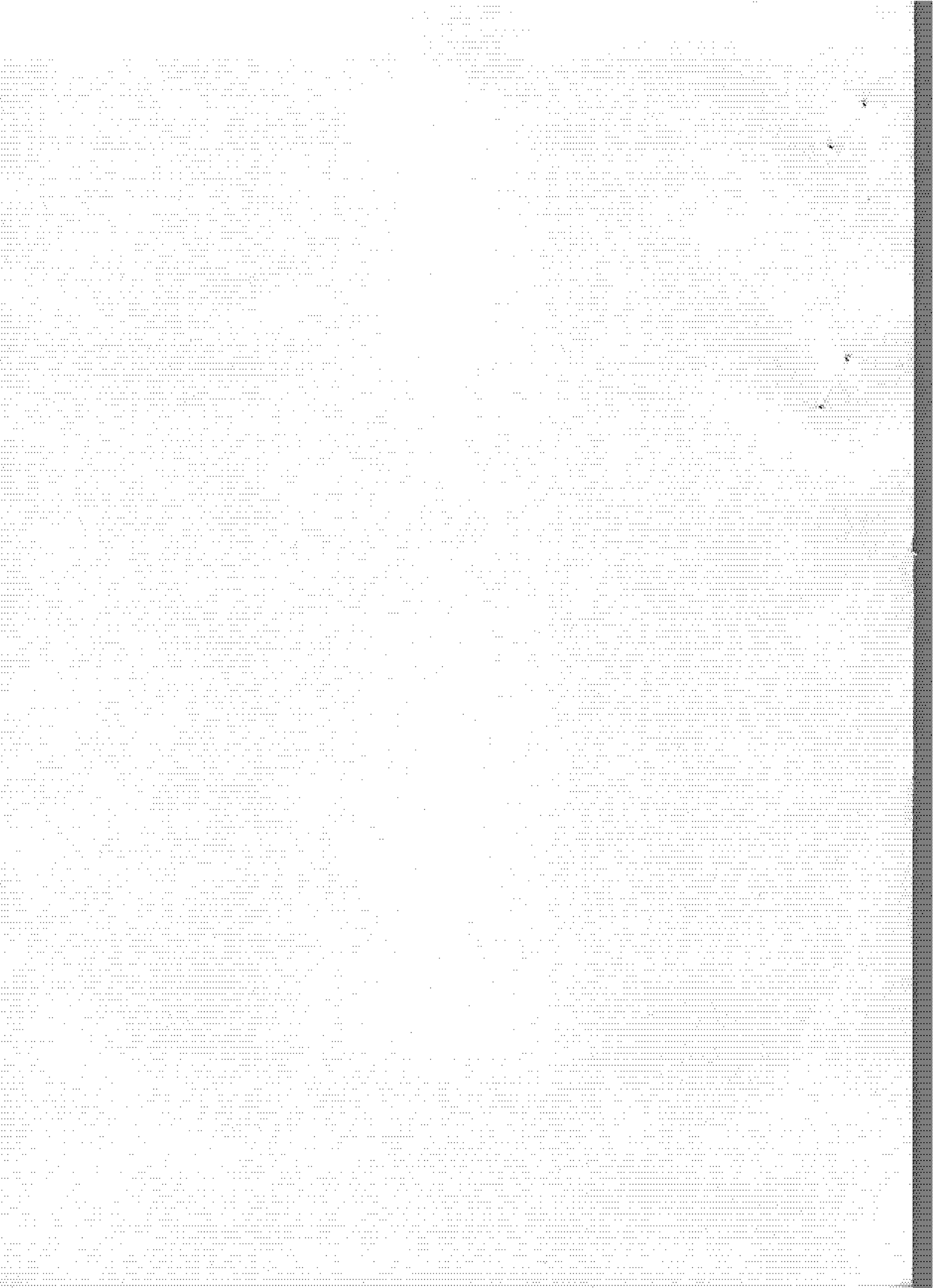
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt of WB Online on 18/06/2020 1:17PM with Govt. Ref. No: 192020210015361441 on 18-06-2020, Amount Rs: 74,920/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 202006180830321 on 18-06-2020, Head of Account 0030-02-103-003-02

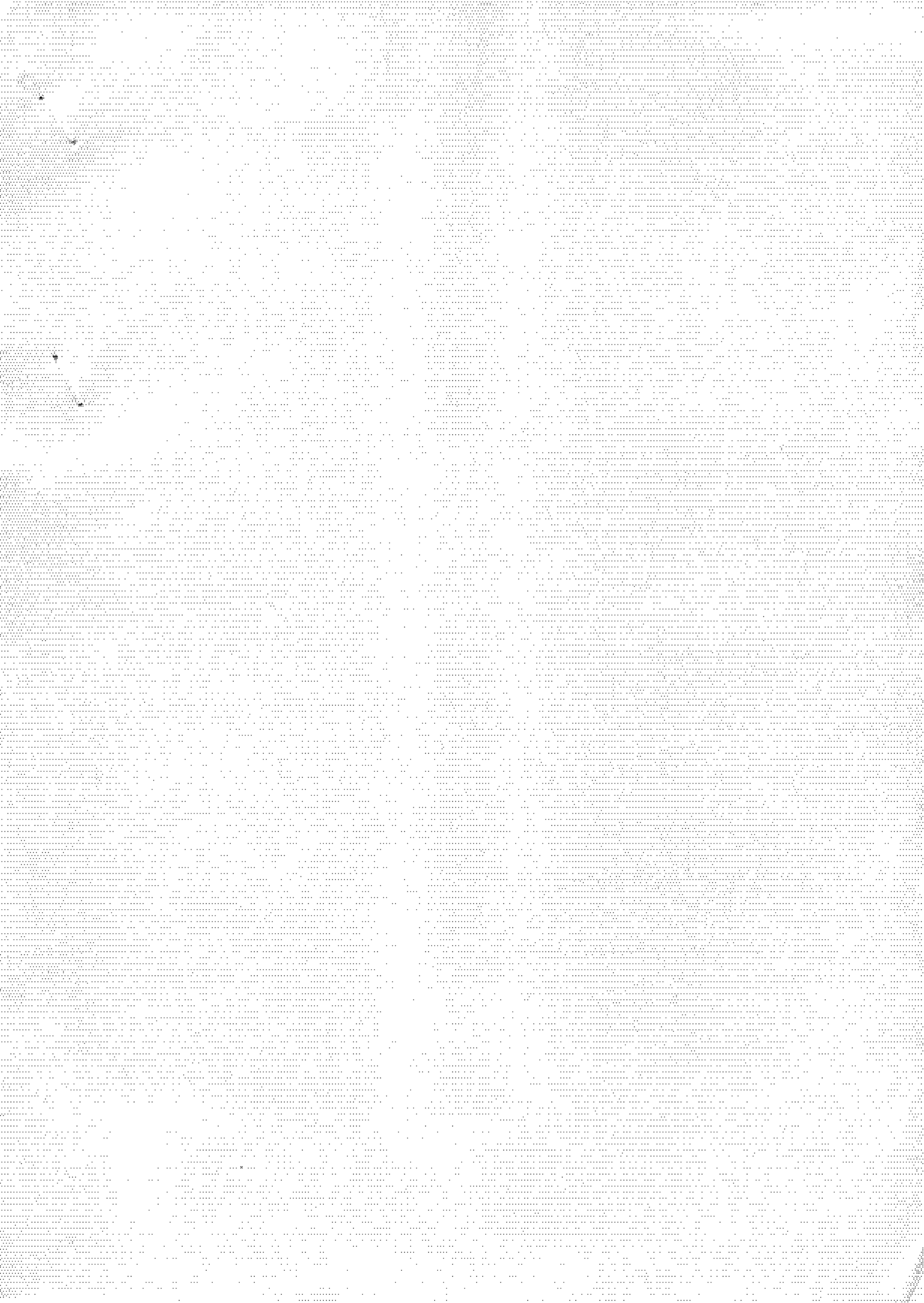


Tridip Misra

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 - I

Volume number 1904-2020, Page from 178105 to 178138

being No 190402894 for the year 2020.



Digitally signed by TRIDIP MISRA
Date: 2020.06.29 12:03:03 +05:30
Reason: Digital Signing of Deed.

(Tridip Misra) 2020/06/29 12:03:03 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)