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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

U 653858

It is hereby certified that the document is admitted
 to registration. The Signature sheet and
 the endorsement sheets attached with
 this document are the part of this
 document.

Signature

Adtl. District Sub-Registrar
 Behala, South 24 Parganas

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, I, SANJIV DABRIWAL, son of
 Sri Dwarka Prasad Dabriwal, residing at 2, Rowland Road, Police Station -
 Ballygunge, Kolkata - 700 020, director of (1) ELITE MERCHANTS PVT.
 LTD., a company incorporated under the companies Act, 1956, having its
 registered office at 2, Rowland Road, Kolkata - 700 020, (2) B.U. GARDENS
 PVT. LTD., a company incorporated under the companies Act, 1956, having its

contd...p/2

Signature

12465

K-1-4

B-1-352636/15

9582

- 8 APR 2015

No.....Rs. 100/- Date.....

Name: S. Singh

Address:

Vendor:

Alipur Collectorate, 24 Pgs. (S)
SUBHANKAR DAS
STAMP VENDOR
Alipur Police Court, Kol - 27

Advocate
Alipur Judge's Court
Kolkata - 27






A.D.S.R. Behala
15 JAN 2016
Dist. South

Tarun Kant Singh
(Law Clerk)
Alipur Judge's Court
kol-27

Seller, Buyer and Property Details




A. Principal & Attorney Details

Presentant Details			
SL No.	Name, Address, Photo, Finger print and Signature of Presentant		
1	SANJIV DABRIWAL, REPRESENTATIVE 2, ROWLAND ROAD, P.O:- LALA LAJPAT ROY SARANI, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020	 15/01/2016 1:24:30 PM	 LTI 15/01/2016 1:24:37 PM
		 15/01/2016 1:26:18 PM	



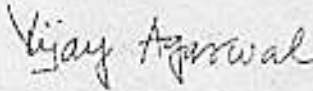


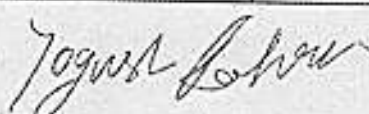
Principal Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	ELITE MERCHANTS PVT LTD 2, ROWLAND ROAD, P.O:- LALA LAJPAT ROY SARANI, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AAACE7547D,; Status : Organization
2	B U GARDENS PVT LTD 2, ROWLAND ROAD, P.O:- LALA LAJPAT ROY SARANI, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AACCB2595A,; Status : Organization
3	DEVELOPMENT CORPORATION PVT LTD 2, ROWLAND ROAD, P.O:- LALA LAJPAT ROY SARANI, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AABCD0747K,; Status : Organization
4	GOONJA TRADING PVT LTD 2, ROWLAND ROAD, P.O:- LALA LAJPAT ROY SARANI, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AABCG8154B,; Status : Organization
5	BHOONATH MARKETING PVT LTD 2, ROWLAND ROAD, P.O:- LALA LAGPAT ROY SARANI, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AABCB3659C,; Status : Organization



Principal Details

SL No.	Name, Address, Photo, Finger print and Signature		
6	B U FARMA PVT LTD 2, ROWLAND ROAD, P.O:- LALA LAJPAT ROY SARANI, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AACCB2450L,; Status : Organization		
7	CLATITY MERCHANTILE PVT LTD 2, ROWLAND ROAD, P.O:- LALA LAJPAT ROY SARANI, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AABCC1713E,; Status : Organization		
8	RIDDHI SIDDHI CONCLAVE PVT LTD 2, ROWLAND ROAD, P.O:- LALA LAJPAT ROY SARANI, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AADCR9605C,; Status : Organization		
9	RIDDHI SIDDHI COMPLEX PVT LTD 2, ROWLAND ROAD, P.O:- LALA RAJPAT ROY ROAD, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AADCR9606B,; Status : Organization		
10	SPARTAN CONSULTANTS AND FINVEST PVT LTD 2, ROWLAND ROAD, P.O:- LALA LAJPAT ROY SARANI, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AAEC54687G,; Status : Organization		
11	FIZZA FINVEST PVT LTD 2, ROWLAND ROAD, P.O:- LALA RAJPAT ROY SARANI, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AAACF4417D,; Status : Organization; Represented by their (1-11) representative as given below:-		
1-11 (1)	SANJIV DABRIWAL, REPRESENTATIVE 2, ROWLAND ROAD, P.O:- LALA LAJPAT ROY SARANI, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,; Status : Representative; Date of Execution : 18/12/2015; Date of Admission : 15/01/2016; Place of Admission of Execution : Office	 15/01/2016 1:24:30 PM	 LTI 15/01/2016 1:24:37 PM
		 15/01/2016 1:26:18 PM	

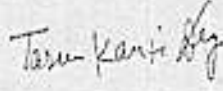


Attorney Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	GURUKRIPA REALCOM L L P 73, BANGUR AVENUE, Block/Sector: C, GROUND FLOOR, P.O:- BANGUR AVENUE, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055 PAN No. AAOFG0841K,; Status : Organization; Represented by representative as given below:-		
1(1)	VIJAY AGARWAL, REPRESENTATIVE 5A, SUHASINI GANGULY SARANI, P.O:- BHOWANIPORE, P.S:- Kalighat, District:-South 24-Parganas, West Bengal, India, PIN - 700025 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,; Status : Representative; Date of Execution : 18/12/2015; Date of Admission : 15/01/2016; Place of Admission of Execution : Office	 15/01/2016 1:34:21 PM	 LTI 15/01/2016 1:34:27 PM
		 15/01/2016 1:34:48 PM	
(2)	YOGESH ROHRA, REPRESENTATIVE 73, BANGUR AVENUE, Block/Sector: C, P.O:- BANGUR AVENUE, P.S:- Lake Town, District:- North 24-Parganas, West Bengal, India, PIN - 700055 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,; Status : Representative; Date of Execution : 18/12/2015; Date of Admission : 15/01/2016; Place of Admission of Execution : Office	 15/01/2016 1:35:03 PM	 LTI 15/01/2016 1:35:09 PM
		 15/01/2016 1:35:23 PM	

B. Identifire Details

Identifler Details			
SL No.	Identifier Name & Address	Identifier of	Signature



Identifier Details			
Sl. No.	Identifier Name & Address	Identifier of	Signature
1	Shri Tarun Kanti DEY Son of Late S. C. DEY ALIPORE JUDGES COURT, P.O:- ALIPORE, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027 Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India.	SANJIV DABRIWAL, VIJAY AGARWAL, YOGESH ROHRA	 15/01/2016 1:35:37 PM

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Diamond Park (Joka), Road Zone : (Premises Not Located On D.H. Road --) , , Premises No. 282/29/1/7, Ward No: 144	(Premises Not Located On D.H. Road --)	42 Katha 9 Chatak 44 Sq Ft	49,70,000/-	5,14,62,052/-	Proposed Use: Bastu, Width of Approach Road: 24 Ft.,

Structure Details					
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
F0	Gr. Floor	7000 Sq Ft.	0/-		Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete
S1	On Land L1	7000 Sq Ft.	30,000/-	21,00,000/-	Structure Type: Structure

Transfer of Property from Principal to Attorney				
Sch No.	Name of the Principal	Name of the Attorney	Transferred Area	Transferred Area In(%)



Transfer of Property from Principal to Attorney				
Sch No.	Name of the Principal	Name of the Attorney	Transferred Area	Transferred Area In(%)
L1	B U FARMA PVT LTD	GURUKRIPA REALCOM L L P	6.39354	9.09091
	B U GARDENS PVT LTD	GURUKRIPA REALCOM L L P	6.39354	9.09091
	BHOONATH MARKETING PVT LTD	GURUKRIPA REALCOM L L P	6.39354	9.09091
	CLATITY MERCHANTILE PVT LTD	GURUKRIPA REALCOM L L P	6.39354	9.09091
	DEVELOPMENT CORPORATION PVT LTD	GURUKRIPA REALCOM L L P	6.39354	9.09091
	ELITE MERCHANTS PVT LTD	GURUKRIPA REALCOM L L P	6.39354	9.09091
	FIZZA FINVEST PVT LTD	GURUKRIPA REALCOM L L P	6.39354	9.09091
	GOONJA TRADING PVT LTD	GURUKRIPA REALCOM L L P	6.39354	9.09091
	RIDDHI SIDDHI COMPLEX PVT LTD	GURUKRIPA REALCOM L L P	6.39354	9.09091
	RIDDHI SIDDHI CONCLAVE PVT LTD	GURUKRIPA REALCOM L L P	6.39354	9.09091
	SPARTAN CONSULTANTS AND FINVEST PVT LTD	GURUKRIPA REALCOM L L P	6.39354	9.09091

Transfer of Property from Principal to Attorney				
Sch No.	Name of the Principal	Name of the Attorney	Transferred Area	Transferred Area In(%)
S1	B U FARMA PVT LTD	GURUKRIPA REALCOM L L P	636.364 Sq Ft	9.09091
	B U GARDENS PVT LTD	GURUKRIPA REALCOM L L P	636.364 Sq Ft	9.09091
	BHOONATH MARKETING PVT LTD	GURUKRIPA REALCOM L L P	636.364 Sq Ft	9.09091
	CLATITY MERCHANTILE PVT LTD	GURUKRIPA REALCOM L L P	636.364 Sq Ft	9.09091
	DEVELOPMENT CORPORATION PVT LTD	GURUKRIPA REALCOM L L P	636.364 Sq Ft	9.09091
	ELITE MERCHANTS PVT LTD	GURUKRIPA REALCOM L L P	636.364 Sq Ft	9.09091
	FIZZA FINVEST PVT LTD	GURUKRIPA REALCOM L L P	636.364 Sq Ft	9.09091
	GOONJA TRADING PVT LTD	GURUKRIPA REALCOM L L P	636.364 Sq Ft	9.09091
	RIDDHI SIDDHI COMPLEX PVT LTD	GURUKRIPA REALCOM L L P	636.364 Sq Ft	9.09091
	RIDDHI SIDDHI CONCLAVE PVT LTD	GURUKRIPA REALCOM L L P	636.364 Sq Ft	9.09091
	SPARTAN CONSULTANTS AND FINVEST PVT LTD	GURUKRIPA REALCOM L L P	636.364 Sq Ft	9.09091



D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	Santanu Singha
Address	Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL
Applicant's Status	Advocate





Office of the A.D.S.R. BEHALA, District: South 24-Parganas

Endorsement For Deed Number : I - 160700296 / 2016

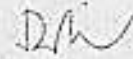
Query No/Year	16071000357636/2015	Serial no/Year	1607000309 / 2016
Deed No/Year	I - 160700296 / 2016		
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Name of Presentant	SANJIV DABRIWAL	Presented At	Office
Date of Execution	18-12-2015	Date of Presentation	15-01-2016

Remarks

On 02/12/2015

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 5,35,62,052/-



(Biswarup Goswami)

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
South 24-Parganas, West Bengal

On 15/01/2016

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

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

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

Presented for registration at 12:45 hrs on : 15/01/2016, at the Office of the A.D.S.R. BEHALA by SANJIV DABRIWAL ..

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

Execution is admitted on 15/01/2016 by

1. SANJIV DABRIWAL
2. SANJIV DABRIWAL
3. SANJIV DABRIWAL
4. SANJIV DABRIWAL
5. SANJIV DABRIWAL
6. SANJIV DABRIWAL
7. SANJIV DABRIWAL
8. SANJIV DABRIWAL
9. SANJIV DABRIWAL
10. SANJIV DABRIWAL



11. SANJIV DABRIWAL

Indetified by Shri Tarun Kanti DEY, Son of Late S. C. DEY, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, By caste Hindu, By Profession Law Clerk

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

Execution is admitted on 15/01/2016 by

VIJAY AGARWAL

Indetified by Shri Tarun Kanti DEY, Son of Late S. C. DEY, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, By caste Hindu, By Profession Law Clerk

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

Execution is admitted on 15/01/2016 by

YOGESH ROHRA

Indetified by Shri Tarun Kanti DEY, Son of Late S. C. DEY, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, By caste Hindu, By Profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration Fees paid by Cash Rs 21/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp

1, Rs 100/- is paid on Impressed type of Stamp, Serial no 653858, Purchased on 08/04/2015, Vendor named Subhankar Das.



D/G

(Biswarup Goswami)

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
South 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1607-2016, Page from 14662 to 14685
being No 160700296 for the year 2016.



DM

Digitally signed by BISWARUP
GOSWAMI
Date: 2016.01.19 17:23:20 +05:30
Reason: Digital Signing of Deed.

(Biswarup Goswami) 19/01/2016 5:23:20 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
West Bengal.

(This document is digitally signed.)



THE UNIVERSITY OF CHICAGO
LIBRARY

ADDITIONAL INFORMATION
ON THE
VOLUME

THE UNIVERSITY OF CHICAGO

registered office at 2, Rowland Road, Kolkata - 700 020, (3) **DEVELOPMENT CORPORATION PVT. LTD.**, a company incorporated under the companies Act, 1956, having its registered office at 2, Rowland Road, Kolkata - 700 020, (4) **GOONJA TRADING PVT. LTD.**, a company incorporated under the companies Act, 1956, having its registered office at 2, Rowland Road, Kolkata - 700 020, (5) **BHOONATHI MARKETING PVT. LTD.**, a company incorporated under the companies Act, 1956, having its registered office at 2, Rowland Road, Kolkata - 700 020, (6) **B.U. FARMS PVT. LTD.**, a company incorporated under the companies Act, 1956, having its registered office at 2, Rowland Road, Kolkata - 700 020 (7) **CLARITY MERCHANTILE PVT. LTD.**, a company incorporated under the companies Act, 1956, having its registered office at 2, Rowland Road, Kolkata - 700 020, (8) **RIDDHI SIDDHI CONCLAVE PVT. LTD.**, a company incorporated under the companies Act, 1956, having its registered office at 2, Rowland Road, Kolkata - 700 020, (9) **RIDDHI SIDDHI COMPLEX PVT. LTD.**, a company incorporated under the companies Act, 1956, having its registered office at 2, Rowland Road, Kolkata - 700 020, (10) **SPARTAN CONSULTANTS & FINVEST PVT. LTD.**, a company incorporated under the companies Act, 1956, having its registered office at 2, Rowland Road, Kolkata - 700 020, (11) **FIZZA FINVEST PVT. LTD.**, a company incorporated under the companies Act, 1956, having its registered office at 2, Rowland Road, Kolkata - 700 020 (all the companies as above hereinafter for brevity referred to as the **SAID COMPANIES**) do hereby, on behalf of the companies as aforesaid, nominate and appoint (1) **SRI YOGESH ROHRA**, son of late Tirath Das Rohra, residing at 73, Bangur Avenue, Block 'C', Police Station - Lake Town, Kolkata - 700 055 and (2) **SRI VIJAY AGARWAL**, son of late Kishanchand Agarwal, residing at 5A, Suhasini Ganguly Sarani, Police Station - Kalighat, Kolkata - 700 025, both directors of **GURUKRIPA REALCOM LLP**, a company incorporated under the Companies Act, 1956, having its registered office at 73, Bangur Avenue, Block 'C', Ground Floor, Kolkata - 700 055, to do the following acts deeds and things :



A.D.S., Behala

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A. The companies are owners in respect of ALL THAT picce and parcel of land admeasuring 42 katha 9 chittak 44 square feet more or less in aggregate, comprised in L.R. Dag No. 792 & 795/1050, L.R. Khatian Nos. 2137, 2940, 2941, 2947, 2948, 2949, 2950, 2961, 2962, 2979 and 2980 Under Mouza – Joka , J.L. No. 21, being the Kolkata Municipal Corporation premises Nos. 282/29/1/1, 282/29/1/2, 282/29/1/3, 282/29/1/4, 282/29/1/5, 282/29/1/6 and 282/29/1/7, Diamond Park, under the Kolkata Municipal Corporation ward No. 144, Police Station - Thakurpukur, Kolkata – 700 104, Dist : South 24-Pargnas, butted and bounded in the following manner :

On the North = by part of R.S. Dag No..792
On the South = by part of R.S. Dag No.792, 796 and 795/1050
On the east = by part of R.S. Dag No. 792, 795/1050 and 24' feet wide road
On the West = by 24' feet wide road

(hereinafter for brevity referred to as the SAID PREMISES).

B. The companies, to develop the said premises by constructing building thereon, entered on ~~24.09~~ 2015 into a development agreement with said GURUKRIPA REALCOM LLP, a company incorporated under the Companies Act, 1956, having its registered office at 73, Bangur Avenue, Block 'C', Ground Floor, Kolkata – 700 055 (for brevity hereinafter referred to as the DEVELOPER), for the terms inter alia : (i) the developer would, in accordance with the plan to be obtained form the Kolkata Municipal Corporation, construct and complete buildings in the said premises consisting of several flats and car parking spaces (hereinafter for brevity be referred to as the SAID BUILDING), (ii) finance for construction of the said building would be fetched by the developer (iii) the developer would provide the owners with 36% of the saleable area in the building ALONG WITH undivided proportionate share in the common areas and facilities attached thereto as per plan TOGETHER WITH undivided proportionate share and interest in the land in the said premises. The common areas in the building and/or the said premises will be used in common with the developer (hereinafter be



A.D.O. Behala
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referred to as the said the OWNERS' ALLOCATION) (v) said owners would allow and authorise said developer to sell rest 64% of the saleable area in the building ALONG WITH undivided proportionate share in the common areas and facilities attached thereto as per plan TOGETHER WITH undivided proportionate share and interest in the land in the said premises. The common areas in the building and/or the said premises will be used in common with the owners (hereinafter for brevity be referred to as the SAID DEVELOPER'S ALLOCATION) at the price of their discretion (vi) the said owners' allocation at the cost of said developer would be treated as consideration against which the owners would transfer the undivided proportionate share of land in the said premises attributable to the developer's allocation to the developer and/or its assignee. This agreement was registered in the office of Addl. Dist. Sub-Registrar at Behala, South 24-Prganas and recorded in Book No. I, Being no. 08311 for the year 2015.

B. I, as director of the companies as aforesaid do appoint and nominate and constitute (1) SRI YOGESH ROHRA and SRI VIJAY AGARWAL, both directors of GURUKRIPA REALCOM LLP, as true and lawful attorney, for the companies, in the name of the companies and on behalf of the companies to do and execute all or any of the following acts, deeds and things in respect of the said property :-

- i. To develop the said premises by constructing building thereon.
- ii. To represent to BL&LRO, JL&LRO, Panchayet, Zila Parishad, Kolkata Municipal Corporation.
- iii. To sign the plan and all the relevant papers in respect of the building plan and all other relevant documents relating to the said premises and present the same to the BL&LRO, JL&LRO, Panchayet, Zila Parishad, Kolkata Municipal Corporation and/or any competent authority.

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- iv. To appoint Engineers, Surveyors, Architects, Licensed Building Surveyors and other experts.
- v. To obtain clearances from all government departments and authorities including Fire Brigade, BL&LRO, JL&LRO, Zila Parishad, the Kolkata Municipal Corporation, Police and the Authorities of Urban Land ceiling Department and all other competent authorities as may be necessary.
- vi. To sign and apply for sanction of drainage, water, electricity and other utilities as may be necessary for the convenience.
- vii. To appear before any officer of the Panchayat/Zila Parishad, the Kolkata Municipal Corporation, or any court or tribunal for assessment of valuation or other purpose in respect of the said building as well as the said property.
- vii. To represent before any court of law.
- viii. To appear and to act in all courts, civil, criminal and tribunal whenever required
- ix. To sign and verify complaints and written statements petitions, objections, memo of appeals, affidavits, and applications of all kind and file those in any court of law.
- x. To engage and appoint any advocate or counsel wherever required.
- xi. To represent to the Registration Office, Land Acquisition Department and any other competent authority for obtaining clearances, if any, in respect of the said property.
- xii. To settle any dispute arising in respect of the said property.



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xiii. To negotiate on terms for and to agree to and enter into and conclude any agreement for sale and sell said developer's allocation and/or part thereof to any purchaser or purchasers at such price which said attorneys, in their absolute discretion, think proper and/or to cancel and/or repudiate the same only after obtaining of plan and demarcation and determination of the respective allocations of the owners and the developer.

xiv. To receive from the intending purchaser or purchasers any earnest money and/or advance or advances and also the balance of purchase money against the said developer's allocation and/or part thereof and to give good, valid receipt and discharge for the same which will protect the purchaser or purchasers without seeing the application of the money.

xv. Upon such receipt as aforesaid, to sign, execute and deliver any conveyance or conveyances of said developer's allocation and/or part thereof in favour of the said purchaser or his nominee or assignee.

xvi. To sign and execute all other deeds, instruments and assurances which our attorneys shall consider necessary and to enter into and/or agree to such covenants and conditions as may be required for fully and effectually conveying said developer's allocation and/or part thereof as I as director of the companies could do myself, if personally present.

xvi. To present any such conveyance or conveyances in respect of said developer's allocation and/or part thereof for registration, to admit execution and receipt of consideration before the competent Registration Authority for and to have the said conveyance registered and to all acts, deeds and things which our said attorneys shall consider necessary for sale of the said developer's allocation and/or part thereof to



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the purchasers as fully and effectually in all respects as I as director of the companies could do.

And I, as director of the companies hereby agree to ratify and confirm all and whatever other act or acts said attorneys shall lawfully do, execute or perform or cause to be done, executed or performed in connection with the sale of the said developer's allocation and/or part thereof excepting the said owners' allocation and/or part thereof under and by virtue of this deed.

IN WITNESSES WHEREOF we the executor hereto have hereunto put my hand and seal on these presents on this the 18th day of ~~March~~ ^{DECEMBER}, Two Thousand Fifteen

WITNESSES:

1. Pawan Kumar Sharma
8, G.L.7. Road,
Kor-36

FIZZA FINVEST PVT. LTD.
SPARTAN CONSULTANT & FINVEST PVT. LTD.
DEVELOPMENT CORPORATION PVT. LTD.
RIDDI SIDDHI COMPLEX PVT. LTD.
GOONJA TRADING PVT. LTD.
B. U. FARMS PVT. LTD.
RIDDI SIDDHI CONCLAVE PVT. LTD.
BHOOTNATH MARKETING PVT. LTD.
B. U. GARDENS PVT. LTD.
CLARITY MERCANTILE PVT. LTD.
ELITE MERCHANTS PVT. LTD.

Director/Authorised Signatory

18/12/15
(EXECUTOR)

2. Tarun Kanti Das,
Alipore Judges Court
Kor-27.

Accepted

Jogendra Kishore
Vijay Anand
Directors of
GURUKRIPA REALCOM LLP

Drafted by me and prepared in my office

Santanu Singh
Santanu Singh

Advocate,

Alipore Judges, Court,
Bar Library No. 2,
Kolkata - 700 027.

BEHAVIORAL SCIENCE
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Department of Psychology
University of California
Riverside



A.D.S.R. Behala
15 JAN 2016
Dist. South 24 Pgs.



left hand



right hand



Name..... SANTU DABRIAL

Signature..... Santu Dabrial

Thumb 1st finger middle finger ring finger small finger



left hand



right hand



Name..... Yogesh Kalaria

Signature..... Yogesh Kalaria

Thumb 1st finger middle finger ring finger small finger



left hand



right hand



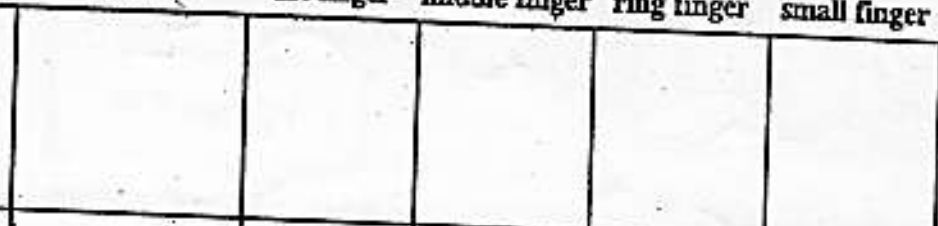
Name..... VIJAY AGARWAL

Signature..... Vijay Agarwal

Thumb 1st finger middle finger ring finger small finger



left hand



right hand



Name.....

Signature.....



A.D.S.R. Behala
15 JAN 2016
Dist. South 24 Pgs.



Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No / Year	16071000357636/2015	Query Date	02/12/2015 2:10:51 PM
Office where deed will be registered	A.D.S.R. BEHALA, District: South 24-Parganas		
Applicant Name	Santanu Singha		
Address	Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL		
Applicant Status	Advocate		
Other Details	Mobile No. : 9433010372		
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Additional Transaction Details	[4305] Declaration [No of Declaration : 2]		
Set Forth value	Rs. 50,00,000/-	Total Market Value:	Rs. 5,35,62,052/-
Stamp duty Payable	Rs. 70/-	Stamp duty Article:-	48(g)
Registration Fee Payable	Rs. 21/-	Registration Fee Article:-	E, E
Expected date of the Presentation of Deed			
Amount of Stamp Duty to be Paid by Non Judicial Stamp			Rs. 0/-
Mutation Fee Payable	DLRS server does not return any Information		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Jogesh Kohra
Vijay Agarwal



[Faint handwritten signatures and text, possibly including a date like '10/10/1913']

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Diamond Park (Joka), Road Zone : (Premises Not Located On D.H. Road -) , Premises No. 282/29/1/7, Ward No: 144	(Premises Not Located On D.H. Road --)	42 Katha 9 Chatak 44 Sq Ft	49,70,000/-	5,14,62,052/-	Proposed Use: Bastu, Width of Approach Road: 24 Ft.,
Structure Details						
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details	
	Gr. Floor	7000 Sq Ft.			Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete	
S1	On Land L1	7000 Sq Ft.	30,000/-	21,00,000/-	Structure Type: Structure	
Principal Details						
Sl No.	Name & Address (Organization)	Status	Execution And Admission Details	Other Details		
1	ELITE MERCHANTS PVT LTD 2, ROWLAND ROAD, P.O:- LALA LAJPAT ROY SARANI, P.S:- Bullygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700020	Organization	Executed by: Representative,	PAN No. AAACE7547D,		
2	B U GARDENS PVT LTD 2, ROWLAND ROAD, P.O:- LALA LAJPAT ROY SARANI, P.S:- Bullygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700020	Organization	Executed by: Representative,	PAN No. AACCB2595A,		
3	DEVELOPMENT CORPORATION PVT LTD* 2, ROWLAND ROAD, P.O:- LALA LAJPAT ROY SARANI, P.S:- Bullygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700020	Organization	Executed by: Representative,	PAN No. AABCD0747K,		
4	GOONJA TRADING PVT LTD 2, ROWLAND ROAD, P.O:- LALA LAJPAT ROY SARANI, P.S:- Bullygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700020	Organization	Executed by: Representative,	PAN No. AABCG8154B,		



Principal Details				
Sl No.	Name & Address (Organization)	Status	Execution And Admission Details	Other Details
5	BHOONATH MARKETING PVT LTD 2, ROWLAND ROAD, P.O:- LALA LAGPAT ROY SARANI, P.S:- Bullygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700020	Organization	Executed by: Representative,	PAN No. AABCB3659C,
6	B U FARMA PVT LTD 2, ROWLAND ROAD, P.O:- LALA LAJPAT ROY SARANI, P.S:- Bullygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700020	Organization	Executed by: Representative,	PAN No. AACCB2450L,
7	CLATITY MERCHANTILE PVT LTD 2, ROWLAND ROAD, P.O:- LALA LAJPAT ROY SARANI, P.S:- Bullygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700020	Organization	Executed by: Representative,	PAN No. AABCC1713E,
8	RIDDI SIDDHI CONCLAVE PVT LTD 2, ROWLAND ROAD, P.O:- LALA LAJPAT ROY SARANI, P.S:- Bullygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700020	Organization	Executed by: Representative,	PAN No. AADCR9605C,
9	RIDDI SIDDHI COMPLEX PVT LTD 2, ROWLAND ROAD, P.O:- LALA RAJPAT ROY ROAD, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020	Organization	Executed by: Representative,	PAN No. AADCR9606B,
10	SPARTAN CONSULTANTS AND FINVEST PVT LTD 2, ROWLAND ROAD, P.O:- LALA LAJPAT ROY SARANI, P.S:- Bullygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700020	Organization	Executed by: Representative,	PAN No. AAEC54687G,
11	FIZZA FINVEST PVT LTD 2, ROWLAND ROAD, P.O:- LALA RAJPAT ROY SARANI, P.S:- Bullygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700020	Organization	Executed by: Representative,	PAN No. AAACF4417D,



Representative Details				
SL No.	Representative Name & Address	Other Details	Execution And Admission Details	Representative of
1	SANJIV DABRIWAL 2, ROWLAND ROAD, P.O:- LALA LAJPAT ROY SARANI, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020	Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,	Date of Execution - 18/12/2015, To be Admitted By : Self	
Attorney Details				
Sl No.	Name & Address (Organization)	Status	Execution And Admission Details	Other Details
1	GURUKRIPA REALCOM L L P 73, BANGUR AVENUE, Block/Sector: C, GROUND FLOOR, P.O:- BANGUR AVENUE, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055	Organization	Executed by: Representative,	PAN No. AAOFG0841K,
Representative Details				
SL No.	Representative Name & Address	Other Details	Execution And Admission Details	Representative of
1	VIJAY AGARWAL 5A, SUHASINI GANGULY SARANI, P.O:- BHOWANIPORE, P.S:- Kalighat, District:-South 24-Parganas, West Bengal, India, PIN - 700025	Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,	Date of Execution - 18/12/2015, To be Admitted By : Self	
2	YOGESH ROHRA 73, BANGUR AVENUE, Block/Sector: C, P.O:- BANGUR AVENUE, P.S:- Lake Town, District:-North 24- Parganas, West Bengal, India, PIN - 700055	Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,	Date of Execution - 18/12/2015, To be Admitted By : Self	
Identifier Details				
Identifier Name & Address		Other Details	Identifier of	
Shri Tarun Kanti DEY Son of Late S. C. DEY ALIPORE JUDGES COURT, P.O:- ALIPORE, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027		Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India,	SANJIV DABRIWAL, VIJAY AGARWAL, YOGESH ROHRA	



Transfer of Property from Principal To Attorney				
Sch No.	Principal Name	Attorney Name	Transferred Area	Transferred Area in(%)
L1	ELITE MERCHANTS PVT LTD	GURUKRIPA REALCOM L L P	6.39354 Dec	9.09091
L1	B U GARDENS PVT LTD	GURUKRIPA REALCOM L L P	6.39354 Dec	9.09091
L1	DEVELOPMENT CORPORATION PVT LTD	GURUKRIPA REALCOM L L P	6.39354 Dec	9.09091
L1	GOONJA TRADING PVT LTD	GURUKRIPA REALCOM L L P	6.39354 Dec	9.09091
L1	BHOONATH MARKETING PVT LTD	GURUKRIPA REALCOM L L P	6.39354 Dec	9.09091
L1	B U FARMA PVT LTD	GURUKRIPA REALCOM L L P	6.39354 Dec	9.09091
L1	CLATITY MERCHANTILE PVT LTD	GURUKRIPA REALCOM L L P	6.39354 Dec	9.09091
L1	RIDDHI SIDDHI CONCLAVE PVT LTD	GURUKRIPA REALCOM L L P	6.39354 Dec	9.09091
L1	RIDDHI SIDDHI COMPLEX PVT LTD	GURUKRIPA REALCOM L L P	6.39354 Dec	9.09091
L1	SPARTAN CONSULTANTS AND FINVEST PVT LTD	GURUKRIPA REALCOM L L P	6.39354 Dec	9.09091
L1	FIZZA FINVEST PVT LTD	GURUKRIPA REALCOM L L P	6.39354 Dec	9.09091

Transfer of Property from Principal To Attorney				
Sch No.	Principal Name	Attorney Name	Transferred Area	Transferred Area in(%)
S1	ELITE MERCHANTS PVT LTD	GURUKRIPA REALCOM L L P	636.364 Sq Ft	9.09091
S1	B U GARDENS PVT LTD	GURUKRIPA REALCOM L L P	636.364 Sq Ft	9.09091
S1	DEVELOPMENT CORPORATION PVT LTD	GURUKRIPA REALCOM L L P	636.364 Sq Ft	9.09091
S1	GOONJA TRADING PVT LTD	GURUKRIPA REALCOM L L P	636.364 Sq Ft	9.09091
S1	BHOONATH MARKETING PVT LTD	GURUKRIPA REALCOM L L P	636.364 Sq Ft	9.09091
S1	B U FARMA PVT LTD	GURUKRIPA REALCOM L L P	636.364 Sq Ft	9.09091
S1	CLATITY MERCHANTILE PVT LTD	GURUKRIPA REALCOM L L P	636.364 Sq Ft	9.09091
S1	RIDDHI SIDDHI CONCLAVE PVT LTD	GURUKRIPA REALCOM L L P	636.364 Sq Ft	9.09091
S1	RIDDHI SIDDHI COMPLEX PVT LTD	GURUKRIPA REALCOM L L P	636.364 Sq Ft	9.09091
S1	SPARTAN CONSULTANTS AND FINVEST PVT LTD	GURUKRIPA REALCOM L L P	636.364 Sq Ft	9.09091

