

30/11/2020

I-2727/2020



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AD 552997

Handwritten signature and date: 02/11/20

Handwritten registration number: 1606800/402934/2020

Certified that this document is admitted to Registration. The signature sheet and the Encorsement sheet attached to the document are part of this document.

Additional Dist. Sub Registrar Sealdah

Handwritten signature and date: 4.11.2020

TO ALL TO WHOM THESE PRESENTS SHALL COME, WE,  
 BETWEEN (1) **KASTURI INFRASTRUCTURE PRIVATE LIMITED**, a Company  
 incorporated under the Companies Act, 1956 having its registered office at  
 8 Bosepukur Road, Police Station and Post Office - Kasba, Kolkata -700042  
 (having CIN U25201WB2006PTC108373 and PAN AACCK7690M)

Handwritten reference number: P. 8/1402-934/20

35076

No. ....

Name : ..... **PANKAJ SHROFF & CO.**  
**ADVOCATES**  
**Diamond Heritage, N611, 6th Floor**  
**16, Strand Road,**  
**Kolkata - 700001**

Address : .....

Rs. ....

Kolkata Collection  
 11, Netaji Subhas Rd.,  
 Kolkata-1

Date : ..... **ANUS 2020**

**Amal Kr. Saha**  
 Licensed Stamp  
 Vendor

Harsh Saini



W/TI  
2478

Harsh Saini



**A.D.S.R., SEALDAH**

**3 NOV 2020**

**Dist.-South 24 Parganas**

Identified by me  
 Soumitra Sarker  
 s/o Nilan Chandra Sarker  
 WU-Gobindapur, Dials  
 Henghy. 712223

represented by its Authorised Representative, Mr. Harsh Jain son of Mr. Nirmal Kumar Jain pursuant to the Board Resolution dated 9<sup>th</sup> October 2020, and **(2) NEW BALLYGUNGE BUILDERS LLP (formerly New Ballygunge Builders Private Limited)**, a Limited Liability Partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008 having its registered office at 8 Bosepukur Road, Police Station and Post Office – Kasba, Kolkata -700042 (having LLP IN LLP IN AAF-4629 and PAN AAMFN8084F) represented by its Designated Partner Mr. Harsh Jain son of Mr. Nirmal Kumar Jain, (hereinafter jointly referred to as "**the Principals**", which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their and each of their respective heirs legal representatives executors administrators and permitted assigns) **SEND GREETINGS:**

**WHEREAS:**

- A. The Principals are the absolute owners of undivided 34.31% (thirty four decimal thirty one percent) share and SKDJ Kasturi, a partnership firm registered under the Indian Partnership Act, 1932 having its place of business at 8, Camac Street, Police Station – Shakespeare Sarani, Post Office – Cirus Avenue, Kolkata-700017 (hereinafter referred to as "**the Developer/Co-owner**") is the absolute owner of remaining undivided 65.69%(sixty five decimal sixty nine percent) share of **ALL THAT** the premises No. 8, Bosepukur Road, Kolkata-700042, under Police Station Kasba, in the District of South 24-Parganas measuring 55 Cottahs 06 Chittacks more or less fully (hereinafter referred to as "**the said Premises**"), in the following shares and proportion, free from all encumbrances, charges, lien, lis-pendens and liabilities and are in "khas" possession thereof:

Names of Owner	Share on area basis	Share in percentage
Kasturi Infrastructure Private Limited	12 Cottahs 00 Chittacks	21.67%
New Ballygunge Builders LLP	07 Cottahs 00 Chittacks	12.64%
SKDJ Kasturi	<u>36 Cottahs 06 Chittacks</u>	<u>65.69%</u>
	<u>55 Cottahs 06 Chittacks</u>	<u>100%</u>

7

- B. Plan for construction of a ground plus eighteen storeyed new building at the said Premises has been sanctioned by the Kolkata Municipal Corporation vide Building Permit No. 2020070001 dated 09/06/2020.
- C. By an Agreement dated 15<sup>th</sup> October 2020 registered with the Additional District Sub Registrar, Sealdah in Book I, Being No. 2665 for the year 2020 (hereinafter referred to as "the **said Development Agreement**", which expression shall mean and include its supplemental agreements, rectifications, modifications, etc. if made in writing by the Principals and the Developer named below) made between the Principals hereto as owners therein and the said Developer/Co-owner as developer/co-owner therein, the Principals have appointed the developer to construct New Building at the said Premises to the extent of their 34.31% undivided share therein and commercially exploit the same and share the revenue generated from the sale of the saleable areas of the project in the ratio therein mentioned on the terms and conditions recorded therein.
- D. To enable the Developer to comply with its obligations under the Development Agreement and for smooth and timely implementation of the Project, the Principals are hereby granting the following powers in favour of **(1) MR. INDRA CHAND GUPTA** (having PAN ACVPG2719H) son of Late Basant Lal Chowdhury, **(2) MR. KAILASH CHANDRA AGARWAL** (having PAN AFIPA6079A) son of Late Bisheshwar Dayal Agarwal, **(3) MR. SUSHIL KUMAR AGARWAL** (having PAN AGQPA1323C) son of Mr. Indra Chand Gupta, and **(4) MR. KANHIYA AGARWAL** (having PAN AHQPA9551M) son of Mr. Kailash Chand Agarwal, all four working for gain at 8 Camac Street, Shantiniketan Building, Suite No.908, P.O. Circus Avenue, P.S. Shakespeare Sarani Kolkata- 700017 (all hereinafter referred to as "the **Attorneys**", which expression shall unless excluded by or repugnant to the subject or context shall be deemed to mean and include their and each of their respective substitutes or nominees), jointly and/or severally, as hereinafter contained:

**NOW KNOW YE BY THESE PRESENTS, WE**, the Principals above named, do hereby nominate constitute and appoint the above named Attorneys, jointly and/or severally, as our true and lawful attorneys for in the name and on behalf of the Principals to do execute exercise and perform all or any of the following acts deeds and things for and in connection with construction of new building at the said

H

Premises, modification/alteration of the Building Plan, any work related to the share of the Principals in the said Premises, booking and agreement for sale of the Saleable Areas to the extent of their 34.31% undivided share therein (defined under the Development Agreement) in the building to be constructed at the said Premises in terms of the Development Agreement i.e. to say:

1. To have the said Premises surveyed and measured and to have the soil thereof tested;
2. To sign execute and submit plans prepared by the Architects, Engineers etc. in respect of the new building to be constructed at the said Premises for sanctioning to the Kolkata Municipal Corporation and other concerned authorities and to have the same modified revised altered and/or renewed and/or revalidated and to pay fees and obtain sanction modification revision alteration and/or renewal and/or such other orders and permissions as be expedient therefor;
3. To get the valuation of the said Premises assessed in the records of the Kolkata Municipal Corporation from time to time including as per unit area assessment method;
4. To get the names of the Principals mutated and recorded in the records of the Kolkata Municipal Corporation and the concerned B.L.&L.R.O. and other public departments and government records;
5. To apply for and obtain temporary and/or permanent connections of all services, water, electricity, power, drainage, sewerage, generator, transformer, lifts, air conditioning system, V-SAT, security systems and/or other utilities inputs and facilities from the Kolkata Municipal Corporation and/or other appropriate authorities and statutory bodies or private bodies or service providers and/or to make alterations therein and to close down and/or have disconnected the same and obtain necessary permissions and licenses to erect run/operate such utilities in the new building at the said Premises from the concerned authorities and also to give contract for maintenance of lifts, generator, air conditioners, Dish Antenna and other utilities and its concerned machineries and other appliances to such agencies as the Attorneys may deem fit and proper.

6. To apply for and obtain all permissions, approvals, licenses, registrations, clearances, no objection certificates in connection with construction of the new building at the said Premises or any part thereof and/or in respect of any input, utility or facility to be installed, run, made operative and managed thereat from all State or Central Government Authorities and statutory or other bodies and authorities concerned;
7. To apply for and obtain "No Objection Certificates" from the competent authority under the provisions of the Urban Land (Ceiling & Regulations) Act, 1976;
8. To apply for and obtain "No Objection Certificates" for construction of the new building at the said Premises from airport authorities, pollution control authorities and/or authorities under environment laws or any other concerned authority and all other permissions that may be required for sanctioning modifications and/or alteration of the Building Plan and/or obtaining utilities and other purposes herein stated;
9. To apply for and obtain Completion or Occupancy Certificate and other certificates as may be required from the Kolkata Municipal Corporation and/or other concerned authorities for the occupation and use of the New Building at the said Premises from time to time;
10. To insure and keep insured all or any constructions at the said Premises or any part thereof against loss or damage by fire earthquake and/or other risks as be deemed fit by the said attorneys and to pay all premia for such insurance.
11. For all or any of the purposes hereinbefore stated and those stated in the Development Agreement to appear and represent the Principals before Kolkata Municipal Corporation, Fire Brigade, the Collector, Pollution and Environment Authorities, Police Authorities, Pollution Control Board, Airport Authorities, Traffic Department, Directorate of Fire Services, Directorate of Lifts, Directorate of Electricity, Insurance Companies, CESC Limited, B.L.&L.R.O., S.D.L & L.R.O, D.L.&L.R.O, District Magistrate, Additional District Magistrate, Land Reforms Commission, Principal Secretary, Deputy Secretary, OSD, Authorities under the West Bengal Land Reforms Act, 1956, Authorities under the West Bengal Estates Acquisition Act, 1953, Competent

Authority under the provisions of the Urban Land (Ceiling & Regulations) Act, 1976, Authorities under the West Bengal Housing Industry Regulation Act, 2017, Authorities under the Real Estate (Regulation & Development) Act, 2016 and also all other authorities and Government Departments and/or its officers and also all other State Executives, Quasi Judicial, Municipal and other authorities and persons and also all, tribunals and appellate authorities and to do all acts deeds and things as may in any way be found necessary or expedient by the said attorney or attorneys to effectuate and implement the said Development Agreement.

12. For all or any of the purposes herein stated to make sign execute submit register and/or deliver all documents, declarations, affidavits, applications, undertakings, indemnities, objections, letters, plans, notices etc. (including those relating to boundary verification) as may in any way be found necessary or expedient by the said attorneys or any of them and to appear and represent the Principal before any Notary Public, Registrar of Assurances, Kolkata, Additional Registrar of Assurances, Kolkata and other registering authorities having jurisdiction to register documents in respect of the said Premises, and other officer or officers or authority or authorities having jurisdiction and to present for registration and admit execution and to acknowledge and register or have registered and perfected the same.
13. To negotiate, take bookings and applications in respect of sale of the Saleable Areas or any part thereof in the new building to be constructed at the said Premises and if necessary to amend, modify, alter or cancel the same and to receive the amounts receivable in respect of such sale and to grant receipts, acknowledgements and discharges therefor and to fully exonerate the person or persons paying the same. The Principal's Share of Gross Revenue from sale of the Saleable Areas shall be paid to the Principal's bank account in terms of the Development Agreement. The attorney shall not be entitled to execute the deed of conveyance in respect of Principal's share in the land comprised in the said Premises.
14. To take bookings and enter into agreements for sale of the Saleable Areas in the new building at the said Premises with the intending buyers and to agree to sell convey and transfer undivided proportionate share in the land comprised in the said Premises and the Common Areas and Installations thereat attributable to the units and other constructed areas in the New

Building to be constructed at the said Premises as a property appurtenant thereto or such portion thereof to the persons agreeing to purchase the same;

15. To make the Principals party to and sign execute and register the agreements, nominations, cancellations, rectifications, declarations and such other documents and writings in connection with booking and agreement for sale of the Saleable Areas thereby agreeing to sell the Principals' share right title and interest in the Saleable Areas or any part thereof and undivided proportionate share in the land comprised in the said Premises and the Common Areas and Installations thereat as the attorneys may deem fit and proper.
16. To terminate any contract, agreement, etc. entered into with the persons intending to acquire the Saleable Areas or any part thereof in such manner as the said attorney or attorneys may deem fit and proper.
17. To appear before and represent the Principal before any Registrar of Assurances, Additional Registrar of Assurances, Kolkata, Notary Public and/or other officer or officers or authority or authorities having jurisdiction and to affirm any document and/or to present for registration before them and admit execution and to acknowledge and register and have registered and perfected all documents instruments and writings executed by the said attorneys or any of them by virtue of the powers hereby conferred in respect of the Saleable Areas.
18. To allow the intending buyers agreeing to purchase any part of Saleable Areas to take loan/finance in respect thereof from any Banks or Financial Institutions (viz. Life Insurance Corporation of India, Housing Development Finance Corporation Limited, SBI Home Finance Limited, National Housing Bank etc.) without involving, without binding, without creating any financial obligation or liability whatsoever or howsoever upon the Principals and/or the properties and rights of the Principals.
19. To have the units etc. to be separately assessed and mutated in the name of the intending buyers thereof in all public records and with all authorities having jurisdiction and to deal with such authority and/or authorities in such manner as the said attorney or attorneys may deem fit and proper.



20. To do all acts deeds and things in order to effectuate and implement the Development Agreement.
21. To commence prosecute enforce defend answer and oppose all actions suits writs appeals revisions and other legal proceedings and demands under civil criminal or revenue laws concerning the said Premises, the construction of the New Building at the said Premises and/or booking and agreement for sale of the Saleable Areas and if thought fit to compromise settle, refer to arbitration, abandon, submit to judgment or become non suited in any such action or proceedings as aforesaid before any Civil, Criminal or Revenue Court including any Tribunal, Collector, etc. and to sign declare verify and/or affirm any plaint, written statement, petition, application, consent petition, affidavit, vakalatnama, warrant of attorney, memorandum of appeal or any other document or cause paper in any proceeding as the occasion shall require and/or as the said attorney or attorneys may think fit and proper.
22. To accept and receive summons and services of papers from any Court, Tribunal, postal authorities, Kolkata Municipal Corporation and/or other authorities and/or persons.
23. To deposit court fees or receive refund of the excess amount of fee or other amounts, if any, paid for the purposes and to give valid and effectual receipts in respect thereof.

**AND GENERALLY** to do all acts deeds and things for better exercise of the authorities herein contained relating to construction of the new building at the said Premises or any part thereof which the Principals could have lawfully done under their own hands and seals, if personally present.

**AND** the Principals do hereby ratify and confirm and agree to ratify and confirm all and whatever the said Attorneys or any of them shall lawfully do or cause to be done in or about the premises.

**AND IT IS MADE CLEAR BY THE PRINCIPALS THAT** the attorneys, while exercising the powers and authorities granted hereunder, shall not do any act, deed, matter or thing which would in any way go against the spirit of all arrangement and understanding between the Principals and the said Developer for

construction of New Building at the said Premises and commercial exploitation of the same under the said Development Agreement.

**IN WITNESS WHEREOF** the Principal have executed this Power of Attorney on this 3<sup>rd</sup> day of November 2020.

**SIGNED SEALED AND DELIVERED**  
by the within named **Principals** at  
Kolkata in the presence of:

For Kasturi Infrastructure Private Limited

Harsh Sain

Designated Partner

For New Dollygarden Builders LLP

Harsh Sain

Designated Partner

1) 

PRATIK JAIN  
S/O NIRMAL KUMAR JAIN  
188A/13, NANIKTALLA MAIN ROAD.  
KOLKATA - 700054












2) Somnath

SOMNATH RAJAK  
S/O NARAJAN CHANDRA RAJAK  
SARADA PALLY, DAKSHIN PARA  
BHADRESWAR, HOOGHWY.  
PIN:- 712124

Draft by me:

Ankit Shroff


Ankit Shroff, Advocate  
C/o. Pankaj Shroff & Company, Advocates  
Diamond Heritage, N611, 6<sup>th</sup> floor,  
16 Strand Road, Kolkata-700001  
Enrolment No. F/66/2008


<i>Finger prints of the above executant</i>					
 <i>Harsh Jain</i>					
	<b>Little</b>	<b>Ring</b>	<b>Middle (Left Hand)</b>	<b>Fore Hand)</b>	<b>Thumb</b>
 <i>Harsh Jain</i>					
	<b>Thumb</b>	<b>Fore</b>	<b>Middle (Right Hand)</b>	<b>Ring Hand)</b>	<b>Little</b>



For Kasturi Infrastructure Private Limited

Harsh Jain  
Designated Partner

**आयकर विभाग**  **भारत सरकार**  
**INCOME TAX DEPARTMENT** **GOVT. OF INDIA**  
**NEW BALLYGUNGE BUILDERS LLP**



11/01/2016  
 Permanent Account Number  
**AAMFN8084F**

03102016

इस कार्ड को खोने / पाणे का ज़रूरी मुक्ति करें। सीआर  
 कायदा के तहत रिपोर्टिंग करके, पता पता करें  
 5th फ्लोर, आल्ट्रा स्ट्रीट, प्लॉट नं. 341, सर्वे नं. 997/8,  
 मोडल कॉलोनी, नज़द डीप हंगलॉव चौक,  
 पुणे - 411 016

*If this card is lost / someone's lost card is found,  
 please inform / return to:*  
 Income Tax PAN Services Unit, NSDL,  
 5th floor, Ultra Street,  
 Plot No. 341, Survey No. 997/8,  
 Model Colony, Near Deep Hangalaw Chowk,  
 Pune - 411 016.

Tel: 91 20 2721 8080, Fax: 91 20 2721 8081  
 e-mail: [itax@nsdl.com](mailto:itax@nsdl.com)

For New Ballygunge Builders LLP

*Harsh Puri*

Designated Partner

भारतीय विभाग  
 INCOME TAX DEPARTMENT  
 HARSH JAIN  
 SERIAL NUMBER JAIN  
 21/11/1989  
 AADAR NUMBER  
 AADAR 123456789  
 Harsh Jain  
 भारत सरकार  
 GOVT. OF INDIA  
  


Harsh Jain

If you need to find someone's lost card to find  
 please follow below to  
 contact the HRM Service Desk, NSDL  
 At: New Market Building,  
 Plot No. 341, Survey No. 9798,  
 Model Colony, Near Deep Bagatow Chowk,  
 Pune-411 004.  
 Tel: 020-2721 8000, Fax: 020-2721 8061  
 Email: hr@nsdl.co.in



आरतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

आधार क्रमांक - Enrollment No. 1088/47408/06456

Harsh Jain  
मर् ३०

S/O Nihal Kumar Jain  
16B/A/13, Manicktala Main Road  
Kankurgachi  
Kankurgachi, Kolkata  
West Bengal - 700054  
9903029458



KH582398948FT

58239894



आपका आधार क्रमांक / Your Aadhaar No.

2187 2862 5149

आधार - आम आदमी का अधिकार



भारत सरकार

Government of India

मर् ३०

Harsh Jain



जन्म तिथि - DOB 31/12/1969

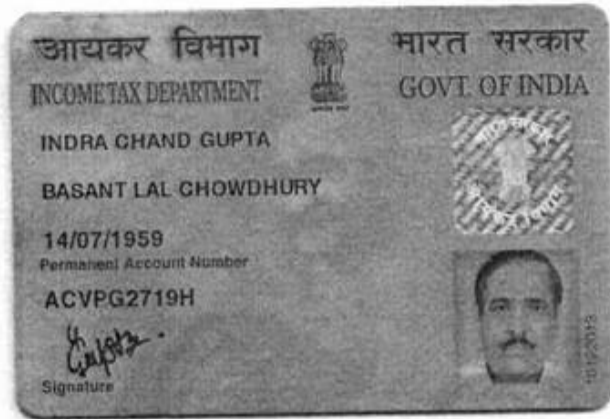
लिंग / Male

2187 2862 5149



आधार - आम आदमी का अधिकार

*Harsh Jain*







भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार  
Unique Identification Authority of India  
Government of India

Enrollment No.: 1325/13522/38261

To  
Indra Chand Gupta  
S/O: Basant Lal Chowdhury  
464 S N ROY ROAD  
PS NEW ALIPORE  
Sahapur  
Sahapur  
Circus Avenue Kolkata  
West Bengal 700038  
9831001129

14/03/2017

28378954



MD283769545FH



आपका आधार क्रमांक / Your Aadhaar No. :

**6695 2274 1118**

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India



Indra Chand Gupta  
DOB : 14/07/1959  
Male



**6695 2274 1118**

मेरा आधार, मेरी पहचान





भारत सरकार  
विशेष पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

Enrollment No.: 1325/13522/38263

To  
Sushil Kumar Agarwal  
S/O: Indra Chand Gupta  
484 S N ROY ROAD  
PS NEW ALIPORE  
Sahapur  
Sahapur  
Circus Avenue Kolkata  
West Bengal 700038  
9831547499

15/03/2017  
25376953



MD283769531FH



आपका आधार क्रमांक / Your Aadhaar No. :

**4599 3034 9914**

मेरा आधार, मेरी पहचान



भारत सरकार

Government of India



Sushil Kumar Agarwal  
DOB : 14/10/1987  
Male



**4599 3034 9914**

मेरा आधार, मेरी पहचान

**आयकर विभाग**  
**INCOME TAX DEPARTMENT**  
**KAILASH CHANDRA AGARWAL**

**भारत सरकार**  
**GOVT. OF INDIA**

**BISHESWAR LAL AGARWAL**

22/03/1960  
 Permanent Account Number  
**AFIPA6079A**

  
 Signature


इस कार्ड के खोने/पाने पर कृपया सूचित करें/वापस करें।  
 If this card is lost / someone's lost card is found,  
 please inform / return to:

Income Tax PAN Services Unit, NSDL  
 5th Floor, Mantri Square,  
 Plot No. 341, Survey No. 997/8,  
 Model Colony, Near Deep Bunglow Chowk,  
 Pune - 411 016.

Tel: 91-20-2721 0089 Fax: 91-20-2721 8081  
 E-mail: [pan@nsdl.com](mailto:pan@nsdl.com)



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার  
Unique Identification Authority of India  
Government of India

সনিক্রমিক আইডি / Enrolment No.: 2010/33019/14472

26/03/2014

To  
Kailash Chandra Agarwal  
কৈলাশ চন্দ্র আগরওয়াল  
C/O: Kailash Chandra Agarwal  
24/25  
DOBSON ROAD  
Haora (M. Corp)  
Haora, Howrah  
West Bengal - 711101



KL855391350FT

85539135



আপনার আধার সংখ্যা / Your Aadhaar No.:

**9796 3970 1555**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



কৈলাশ চন্দ্র আগরওয়াল  
Kailash Chandra Agarwal  
পিতা: বীশেশ্বর লাল আগরওয়াল  
Father: Bisheshwar Lal Agarwal

জন্ম তারিখ/DOB: 22/03/1960  
পুরুষ / Male

**9796 3970 1555**

আধার - সাধারণ মানুষের অধিকার



Government of India



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা পাও ফরম।

### INFORMATION

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

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
Unique Identification Authority of India

ঠিকানা: / কৈলাশ চন্দ্র  
আগরওয়াল, ( ডোবসন রোড )  
হাওরা (এম. কর্পোরেশন), হাওরা, হাওরা  
পশ্চিম বঙ্গ,

Address: C/O: Kailash  
Chandra Agarwal, 24/25,  
DOBSON ROAD, Haora (M.  
Corp), Haora, Howrah, West  
Bengal, 711101

**9796 3970 1555**



1547  
1800 300 1947



help@uidai.gov.in



www.uidai.gov.in

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

AHQPA9551M



नाम / Name  
KANHAIYA AGARWAL

पिता का नाम / Father's Name  
KAILASH CHANDRA AGARWAL

जन्म की तारीख / Date of Birth  
12/12/1986



26062017

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



भारतीय विशिष्ट पहचान प्राधिकरण  
**भारत सरकार**  
 Unique Identification Authority of India  
 Government of India



Enrolment No/Enrolment No.: 1178/49050/04235

**Kanhaiya Agarwal (Kanhaiya Agarwal)**  
 S/O Kailash Chandra Agarwal, NEW ALIPORE  
 GREENS, FLAT-5C, 39 S N ROY ROAD, NEAR  
 HINDUSTAN SWEETS, Sahapur, Kolkata,  
 West Bengal - 700038

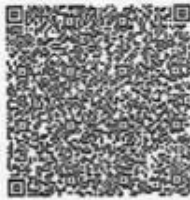
Date: 17/12/2016

**INFORMATION**

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

Your Aadhaar No/ Your Aadhaar No.:

**5706 9093 1657**



*Kanhaiya*

Validity unknown  
Digitally signed by Unique Identification Authority of India on  
 Date: 2016.12.17 14:22:57

**MERA AADHAAR, MERI PEHACHAN**



- Aadhaar is valid throughout the country.
- You need to enrol only once for Aadhaar.
- Please update your mobile number and e-mail address.  
 This will help you to avail various services in future.



**Kanhaiya Agarwal**  
 DOB: 12/12/1986  
 Male / MALE



**Address:**  
 S/O Kailash Chandra Agarwal,  
 NEW ALIPORE GREENS, FLAT-  
 5C, 39 S N ROY ROAD, NEAR  
 HINDUSTAN SWEETS, Sahapur,  
 Kolkata,  
 West Bengal - 700038

*Kanhaiya*

5706 9093 1657

5706 9093 1657

MERA AADHAAR, MERI PEHACHAN

MERA AADHAAR, MERI PEHACHAN



भारतीय विशिष्ट पहचान प्राधिकरण  
भारत सरकार  
Unique Identification Authority of India  
Government of India



E-Aadhaar Letter

ভালিকাভুক্তির নম্বর/Enrolment No.: 1040/20363/46266

Soumitra Sarkar (সৌমিত্র সরকার)

তথ্য

Gobindapur, Hooghly,  
West Bengal - 712223

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা লাভ করুন
- এটা এক ইলেক্ট্রনিক প্রক্রিয়ায় তৈরী পত্র

আপনার আধার সংখ্যা/ Your Aadhaar No.:

4309 1628 2532

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.



আধার-সাধারণ মানুষের অধিকার



Signature Not Verified  
Digitally signed by Soumitra Sarkar  
Date: 2015.03.06 15:09:11 IST

- আধার সারা দেশে মঙ্গা
- আধার অধারের জন্য আপনার একবারই ভালিকাভুক্তি করার অবশ্যকতা আছে।
- অনুগ্রহ করে আপনার বর্তমান মোবাইল নম্বর এবং ই-মেইল ঠিকানা পরীক্ষা করুন। এতে ভবিষ্যতে আপনার বিভিন্ন সুবিধা পাওয়া সহজ হবে।

- Aadhaar is valid throughout the country.
- You need to enrol only once for Aadhaar.
- Please update your mobile number and e-mail address. This will help you to avail various services in future.



भारत सरकार  
GOVERNMENT OF INDIA



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



সৌমিত্র সরকার  
Soumitra Sarkar  
জন্ম তারিখ/ DOB: 07/07/1989  
পুরুষ / MALE

ঠিকানা:  
বেহালপুর, হুগলী,  
পশ্চিম বঙ্গ - 712223

Address:  
Gobindapur, Hooghly,  
West Bengal - 712223



4309 1628 2532

4309 1628 2532

আধার-সাধারণ মানুষের অধিকার

Aadhaar-Aam Admi ka Adhikar

Soumitra Sarkar







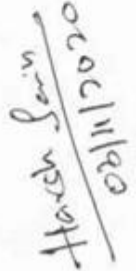


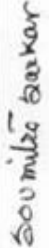
Government of West Bengal

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

OFFICE OF THE A.D.S.R. SEALDAH, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16068001402934/2020

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr HARSH JAIN , 188/A/13, MANICKTOLLA MAIN ROAD, P.O:- KANKURGACHI, P.S:- Manicktola, District:- Kolkata, West Bengal, India, PIN - 700054	Represent ative of Principal [KASTURI INFRAS TRUCTUR E PRIVATE LIMITED ] ,[NEW BALLYGU NGE BUILDER S LLP ]			 Harsh Jain 03/11/2020
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Soumitra Sarkar Son of M C Sarkar Diara Gobindapur, P.O:- Diara, P.S:- Singur, District:- Hooghly, West Bengal, India, PIN - 712223	Mr HARSH JAIN,			 Soumitra Sarkar 03/11/2020

(Kaushik Ray)

ADDITIONAL DISTRICT  
SUB-REGISTRAR

OFFICE OF THE A.D.S.R.  
SEALDAH

South 24-Parganas, West  
Bengal

Query No:-16068001402934/2020, 03/11/2020 01:56:24 PM SEALDAH (A.D.S.R.)

Page 2 of 2

## Major Information of the Deed

Deed No :	I-1606-02727/2020	Date of Registration	04/11/2020
Query No / Year	1606-8001402934/2020	Office where deed is registered	
Query Date	02/11/2020 4:30:04 PM	1606-8001402934/2020	
Applicant Name, Address & Other Details	Pankaj Shroff And Company Dimond Haritage, Stand Road,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9831568156, Status :Solicitor firm		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 7,64,25,008/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160602665/2020 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Bose Pukur Road, Road Zone : (R. B. Connector -- Dr. G. S. Bose Rd (Word 67)) , , Premises No: 8, , Ward No: 067 Pin Code : 700042

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	19 Katha		7,59,24,008/-	Property is on Road , Project Name :
<b>Grand Total :</b>				<b>31.35Dec</b>	<b>0 /-</b>	<b>759,24,008 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	668 Sq Ft.	0/-	5,01,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 668 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		<b>668 sq ft</b>	<b>0 /-</b>	<b>5,01,000 /-</b>	

### Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>KASTURI INFRASTRUCTURE PRIVATE LIMITED</b> 8, Bosepukur Road, P.O:- Kasba, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700042 , PAN No.:: AAxxxxx0M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

2	<b>NEW BALLYGUNGE BUILDERS LLP</b> 8, Bosepukur Road, P.O:- Kasba, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700042 , PAN No.:: AAxxxxx4F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
---	---

**Attorney Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mr INDRA CHAND GUPTA</b> Son of Late Basant Lal Chowdhury 8 Camac Street, P.O:- CIRCUS AVENUE, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700017 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ACxxxxx9H,Aadhaar No Not Provided by UIDAI, Status :Individual, Status : Not Executed
2	<b>Mr KAILASH CHANDRA AGARWAL</b> Son of Late Bisheswar Dayal Agarwal 8 Camac Street, P.O:- Circus Avenue, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700017 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AFxxxxx9A,Aadhaar No Not Provided by UIDAI, Status :Individual, Status : Not Executed
3	<b>Mr SUSHIL KUMAR AGARWAL</b> Son of Mr Indra Chand Gupta 8 Camac Street, P.O:- Circus Avenue, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700017 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AGxxxxx3C,Aadhaar No Not Provided by UIDAI, Status :Individual, Status : Not Executed
4	<b>Mr KANHIYA AGARWAL</b> Son of Mr Kailash Chand Agarwal 8 Camac Street, P.O:- Circus Avenue, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700017 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AHxxxxx1M,Aadhaar No Not Provided by UIDAI, Status :Individual, Status : Not Executed

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mr HARSH JAIN (Presentant )</b> Son of Mr NIRMAL KUMAR JAIN , 188/A/13, MANICKTOLLA MAIN ROAD, P.O:- KANKURGACHI, P.S:- Manicktola, District:-Kolkata, West Bengal, India, PIN - 700054, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: AJxxxxx3F,Aadhaar No Not Provided Status : Representative, Representative of : KASTURI INFRASTRUCTURE PRIVATE LIMITED (as AUTHORISED REPRESENTATIVE), NEW BALLYGUNGE BUILDERS LLP (as PARTNER)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Soumitra Sarkar</b> Son of M C Sarkar Diara Gobindapur, P.O:- Diara, P.S:- Singur, District:-Hooghly, West Bengal, India, PIN - 712223			
Identifier Of Mr HARSH JAIN,			

<b>Transfer of property for L1</b>		
<b>Sl.No</b>	<b>From</b>	<b>To. with area (Name-Area)</b>
1	KASTURI INFRASTRUCTURE PRIVATE LIMITED	Mr INDRA CHAND GUPTA-12 Katha
2	NEW BALLYGUNGE BUILDERS LLP	Mr INDRA CHAND GUPTA-7 Katha
<b>Transfer of property for S1</b>		
<b>Sl.No</b>	<b>From</b>	<b>To. with area (Name-Area)</b>
1	KASTURI INFRASTRUCTURE PRIVATE LIMITED	Mr INDRA CHAND GUPTA-423.00000000 Sq Ft
2	NEW BALLYGUNGE BUILDERS LLP	Mr INDRA CHAND GUPTA-245.00000000 Sq Ft

**Endorsement For Deed Number : I - 160602727 / 2020**

**On 03-11-2020**

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

Presented for registration at 15:55 hrs on 03-11-2020, at the Private residence by Mr HARSH JAIN ,.

**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 7,64,25,008/-

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

Execution is admitted on 03-11-2020 by Mr HARSH JAIN, AUTHORISED REPRESENTATIVE, KASTURI INFRASTRUCTURE PRIVATE LIMITED, 8, Bosepukur Road, P.O:- Kasba, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700042; PARTNER, NEW BALLYGUNGE BUILDERS LLP, 8, Bosepukur Road, P.O:- Kasba, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700042

Indetified by Soumitra Sarkar, , , Son of M C Sarkar, Diara Gobindapur, P.O: Diara, Thana: Singur, , Hooghly, WEST BENGAL, India, PIN - 712223, by caste Hindu, by profession Law Clerk



**Kaushik Ray**

**ADDITIONAL DISTRICT SUB-REGISTRAR**

**OFFICE OF THE A.D.S.R. SEALDAH**

**South 24-Parganas, West Bengal**

**On 04-11-2020**

**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.

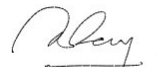
**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 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 35076, Amount: Rs.100/-, Date of Purchase: 03/08/2020, Vendor name: AMAL KR SAHA



**Kaushik Ray**

**ADDITIONAL DISTRICT SUB-REGISTRAR**

**OFFICE OF THE A.D.S.R. SEALDAH**

**South 24-Parganas, West Bengal**

**Certificate of Registration under section 60 and Rule 69.**

**Registered in Book - I**

**Volume number 1606-2020, Page from 115187 to 115216**

**being No 160602727 for the year 2020.**



**(Kaushik Ray) 2020/11/06 12:35:25 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SEALDAH  
West Bengal.**

**(This document is digitally signed.)**