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भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100



ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

X 228130

~~Signature~~
This document.

Addl. Dist. Sub-Registrar
Domjur, Howrah
26 OCT 2016.

26/10/16

POWER OF ATTORNEY
(After Registered Development Agreement)

1. Date: 24th October, 2016
2. Place: Kolkata
3. Parties:

- 3.1 **Snowdrop Enterprises Private Limited**, a company incorporated under the Companies Act, 1956, (CIN : U51909WB2011PTC169468) having its registered office at P-12, New Howrah Bridge Approach Road, Kolkata-700001, Post Office - G.P.O., Police Station - Burrabazar [PAN AAQCS6068K], represented by its director, **Ranjan Dey**, son of Kartick Chandra Dey, of 85, Bipin Ganguly Road, Post Office & Police Station - Dum Dum, Kolkata - 700 030,
- 3.2 **Prabhu Dayal Gupta**, [PAN ADOPG5449E], son of Boduram Gupta, residing at Block - GA6, Phase - II, Ganges Garden, 106, K.C. Singha Road, Post Office & Police Station - Shibpur, Howrah - 711102,
- 3.3 **Marigold Enclave Private Limited**, a company incorporated under the Companies Act, 1956, (CIN : U70109WB2011PTC169423) having its registered office at 545/1, G. T. Road (South), Room No. 31, Post Office & Police Station - Howrah, Howrah - 711 101, [PAN AAHCM5414A], represented by its director, **Mukesh Kumar Bhattar**, son of Hari Kishan Bhattar, of 59, Sanatan Mishtry Lane, Post Office & Police Station - Golabari, Howrah - 711 106,
- 3.4 **Sturdy Realtors Private Limited**, a company incorporated under the Companies Act, 1956, (CIN : U70102WB2013PTC199204) having its registered office at 106, K. C. Singha Road, Police Station - Shibpur, Post Office - Shibpur, Howrah - 711102, [PAN : AAUCS 0245 G], represented by its director, **Prabha Dayal Gupta**, son of Babu ram Gupta, of 106, K. C. Singha Road, Ganges Garden, Block - GA6, Police Station and Post Office - Shibpur, Howrah - 711 102,
- 3.5 **Charismatic Homes Private Limited** a company incorporated under the Companies Act, 1956, (CIN : U70102WB2013PTC196800) having its registered office at 106, K. C. Singha Road, Ganges Garden, Phase - II, Block - GA 6 Post Office & Police Station - Shibpur, Howrah - 711102, [PAN : AAFCC 3750 R], represented by its director, **Anita Agarwal**, daughter of Shankarlal Agarwal, of 106, K. C. Singha Road, Ganges Garden, Phase - II, Block - GA 6 Post Office & Police Station - Shibpur, Howrah - 711 102,
- 3.6 **Kesarinandan Nirman Private Limited** a company incorporated under the Companies Act, 1956, (CIN : U70102WB2013PTC192946) having its registered office at 27, Brabourne Road, Narayani Building, Room No. 301, Post Office - G.P.O., Police Station - Hare Street, Kolkata - 700 001, [PAN : AAFCK 1424 J], represented by its director, **Jyoti Agarwal**, wife of Sri Ratan Lal Agarwal, of 106, K. C. Singha Road, Ganges Garden, Phase - II, Block - GA 6 Post Office & Police Station - Shibpur, Howrah - 711 102,
- 3.7 **Cosmos Mansions Private Limited** a company incorporated under the Companies Act, 1956, (CIN : U70109WB2012PTC172543) having its registered office at P-12, New Howrah Bridge Approach Road, 5th Floor, Post Office - G.P.O., Police Station - Burrabazar, Kolkata - 700 001, [PAN : AAEC 6924 A], represented by its director, **Renuka Agarwal**, wife of Sri Saroj Kumar Agarwal, of P-12, New Howrah Bridge Approach Road, Post Office - G.P.O., Police Station - Burrabazar, Kolkata - 700 001,

- 3.8 **Faithful Builders Private Limited** a company incorporated under the Companies Act, 1956, (CIN : U70102WB2013PTC199024) having its registered office at 252A, Picnic Garden Road, 2nd Floor, Flat No. 204, Post Office & Police Station - Kasba, Kolkata - 700 039, [PAN : AACCF 3153 G], represented by its director, **Siddhartha Bhalotia**, son of Ram Gopal Bhalotia, of 32A, Bidon Row, Post Office - Bedon Street, Police Station - Burtalla, Kolkata - 700 006.
- 3.9 **Khatunaresh Builders Private Limited** a company incorporated under the Companies Act, 1956, (CIN : U70109WB2012PTC181795) having its registered office at 106, K. C. Singha Road, Ganges Garden, Phase - II, Block - GA 6 Police Station & Post Office - Shibpur, Howrah - 711102, [PAN : AAECK 7699 A], represented by its director, **Prabhu Dayal Gupta**, son of Babu ram Gupta, of 106, K. C. Singha Road, Ganges Garden, Block - GA6, Police Station and Post Office - Shibpur, Howrah - 711 102,
- 3.10 **Mahaabala Villa Private Limited** a company incorporated under Companies Act, 1956, (CIN : U70109WB2012PTC182806) having its registered office at 106, K.C. Singha Road, Block - GA 6, Phase - II, Ganges Garden, Howrah - 711 102, Police Station & Post Office - Shibpur [PAN : AAICM0020B], represented by its Director, **Rajeshwari Agarwal**, wife of Pawan Kumar Agarwal, of 106, K.C. Singha Road, Block - GA 6, Phase - II, Ganges Garden, Police Station and Post Office - Shibpur, Howrah - 711 102,
- 3.11 **Jayditya Enclave Private Limited** a company incorporated under Companies Act, 1956, (CIN : U70100WB2012PTC171580) having its registered office at 27, Brabourne Road, Narayani Building, 1st floor, Room no. 102, Post Office - G.P.O., Police Station - Hare Street, Kolkata - 700 001 [PAN : AACCJ 7553 N] represented by its Director **Jyoti Agarwal** wife of Ratan Agarwal of 106, K.C. Singha Road, Ganges Garden, Block - GA 6, Phase - II, Post Office & Police Station - Shibpur, Howrah - 711102,
- 3.12 **Jayditya Tie-up Private Limited**, a company incorporated under the Companies Act, 1956, (CIN : U51909WB2012PTC171805) having its registered office at 27, Brabourne Road, Narayani Building, Room No.301, 3rd Floor, Post Office - G.P.O., Police Station - Hare Street Kolkata-700001, [PAN AACCJ7596B], represented by its director, **Ratan Agarwal**, son of Shankar Lal Agarwal, of 106, K.C. Singha Road, Ganges Garden, Block - GA 6, Phase - II, Post Office & Police Station - Shibpur, Howrah - 711 102,
- 3.13 **Devpujan Mercantile Private Limited** a company incorporated under the Companies Act, 1956, (CIN : U51909WB2012PTC185543) having its registered office at 14, Netaji Subhas Bose Road, Post Office - G.P.O., Police Station - Hare Street, Kolkata - 700 001, [PAN : AAECD 3798 H], represented by its director, **Ashok Kumar Jajodia**, son of Srikishan Jajodia, of 106, Narkel Danga Main Road, Post Office & Police Station - Narkeldanga, Kolkata - 700 054,

(Handwritten signature)

- 3.14 **Helenium Properties Private Limited** a company incorporated under the Companies Act, 1956, (CIN : U45400WB2012PTC181925) having its registered office at 27, Brabourne Road, Post Office - G.P.O., Police Station - Hare Street, Kolkata - 700 001, [PAN : AACCH9307C], represented by its director, **Sachin Agarwala**, son of Nirmal Kumar Agarwala, of 6A, Iron Side Road, Block - B, 4th Floor, Post Office - Bullygunj, Police Station Karaya, Kolkata - 700 019,
- 3.15 **Nightbird Heights Private Limited** a company incorporated under the Companies Act, 1956, (CIN : U45400WB2012PTC179933) having its registered office at 545/1, G. T. Road (South) Room No. 31, Post Office & Police Station - Howrah, Howrah - 711 101, [PAN : AADCN 9791 M] represented by its director **Naresh Kumar Ladha** son of Radha Shyam Ladha of 1/A, Kundan Bye Lane, Bally, Post Office & Police Station - Liluah, Howrah - 711 204,
- 3.16 **Allium Mercantile Private Limited** a company incorporated under the Companies Act, 1956, (CIN : U74999WB2012PTC175414) having its registered office at P-12, New Howrah Bridge Approach Road, Post Office - G.P.O., Police Station - Burrabazar, Kolkata - 700 001, [PAN : AAKCA 3681 J], represented by its Authorized Representative, **Kamal Maity**, son of Radhashyam Maity, of Podra Paschim (Sarkar Para) Post Office - Podra, Police Station - Sankrail, Howrah - 711 109,
- 3.17 **Mangalmukhi Properties Private Limited** a company incorporated under the Companies Act, 1956, (CIN : U70102WB2013PTC194700) having its registered office at 27, Barabourne Road, Narayani Building, Room No. 302, Post Office - G.P.O., Police Station - Burrabazar, Kolkata - 700 001, [PAN : AAICM 6480 F], represented by its Director, **Pratik Gupta**, son of Sri Parbhu Dayal Gupta, of 106, K.C. Singha Road, Ganges Garden, Block GA 6, Phase - II, Post Office & Police Station - Shibpur, Howrah - 711 102,
- 3.18 **Mangaldhara Estates Private Limited** a company incorporated under the Companies Act, 1956, (CIN : U70102WB2013PTC194695) having its registered office at 27, Barabourne Road, Narayani Building, Room No. 301, P.O. - G.P.O., P.S. - Burrabazar, Kolkata - 700 001, [PAN : AAICM6479Q], represented by its Director, **Pratik Gupta**, son of Sri Parbhu Dayal Gupta, of 106, K.C. Singha Road, Ganges Garden, Block - GA 6, Phase - II, Post Office & Police Station - Shibpur, Howrah - 711 102,
- 3.19 **Eyebright Heights Private Limited** a company incorporated under the Companies Act, 1956, (CIN : U70102WB2013PTC198734) having its registered office at 27, Biplabi Trailakya Maharaj Sarani, Post Office - G.P.O., Police Station - Burrabazar, Kolkata - 700 001, [PAN : AADCE 5629 B], represented by its Director, **Kamal Maity**, son of Radhashyam Maity, of Podra Paschim (Sarkar Para) Post Office - Podra, Police Station - Sankrail, Howrah - 711 109,

(collectively Grantors)

And



- 3.20 **Riya Manbhari Projects LLP**, a Limited Liability Partnership Firm, incorporated under the Limited Liability Partnership Act, 2008, (LLPIN : AAA7222) having its registered office at Room No.101, 1st Floor, 27, Brabourne Road, Kolkata-700001, Police Station - Hare Street [PAN AANFR9619R], represented by its designated partners, (1) **Saroj Kumar Agarwal**, son of Mamraj Agarwala and (2) **Pawan Kumar Agarwal**, son of Boduram Gupta, both of Room No.101, 1st Floor, 27, Brabourne Road, Kolkata-700001, Police Station - Hare Street (Attorney).

NOW THIS POWER OF ATTORNEY WITNESSES AS FOLLOWS:

4. Background

- 4.1 **Ownership of Said Property:** The Owners are the joint owners and possessors of land measuring 111.33 (One Hundred Eleven point Thirty Three) decimal, more or less out of which (1) land measuring 9.33 decimal, more or less, contained in R.S. Dag Nos. 5852/7511 and 5846, corresponding L.R. Dag Nos. 7377 and 7347 recorded in L.R. Khatian Nos. 1978, 5703, 3788 & 3810, Mouza Domjur, J.L. No. 33, Police Station Domjur, within the jurisdiction of Domjur Gram Panchayet, Additional District Sub-Registrar, Domjur, District Sub-Registrar and District Howrah, (2) land measuring 62 decimal, more or less, contained in R.S. Dag Nos. 22, 23, 29 and 30, corresponding L.R. Dag Nos. 22, 23, 29 and 30, recorded in L.R. Khatian Nos. 1576, 1577, 1580, 1584, 1600, 1618, 1640, 1757, and 1802 Mouza Purbannapara, J.L. No. 31, Police Station Domjur, within the jurisdiction of Makardaha No. I Gram Panchayet, Additional District Sub-Registrar, Domjur, District Sub-Registrar and District Howrah and (3) land measuring 40 decimal, more or less, contained in R.S. Dag Nos. 1657, 1658, 1659, 1660, 1661 and 1662 corresponding L.R. Dag Nos. 1769, 1770, 1771, 1772, 1773 and 1774, recorded in L.R. Khatian Nos. 3597, 3598, 3599, 4231, 4233, 4389 and 4390 Mouza Makardaha, J.L. No. 34, Police Station Domjur, within the jurisdiction of Makardaha No. I Gram Panchayet, Additional District Sub-Registrar, Domjur, District Sub-Registrar and District Howrah aggregating total are 111.33 Decimal, more fully and collectively described in the **Schedule** below and delineated and demarcated on the **Plan** annexed hereto and bordered in **Red** colour thereon (collectively **Said Property**). The **Plan** attached to this forms a part of this Instrument.
- 4.2 **Said Project:** The Grantors have decided to develop the Said Property by construction of a cluster of buildings on the Said Property (collectively **New Buildings**) and the Grantors have further decided to transfer saleable spaces in the New Buildings (the development and the transfer, collectively **Said Project**).
- 4.3 **Development Agreement:** By an Development Agreement dated 05.10.2016 vide Being No. I050404090 year 2016, (**Development Agreement**) registered at the office of A.D.S.R. Domjur, the Grantors have appointed the Attorney as the developer of the Said Property for development of New Buildings, in the manner and on the terms and conditions contained in the Development Agreement.
- 4.4 **Building Plans:** The Grantors may require the building plans to be sanctioned (**Building Plans**) by the Domjur Gram Panchayet and the Makardaha No. I Gram Panchayet and other statutory authorities including but not limited to Traffic Department, Directorate of Fire Service, Pollution Control Board, Directorate of Lifts, Directorate of Electricity, Urban Land Ceiling Department, West Bengal State Electricity Board and/or West Bengal State Electricity Development Corporation Limited (collectively **Other Authorities**).

- 4.5 **Reason for Granting of Powers:** Under Clause 8.1 of the Development Agreement, it has been agreed that the Grantors shall grant a Power of Attorney to the Attorney and/or its nominees (1) for causing sanction of the Building Plans by the Domjur Gram Panchayet and the Makardaha No. 1 Gram Panchayet and the Other Authorities as well as the powers and authorities with regard to the development of the Said Property by construction of the New Buildings thereon and (2) for doing all things needful for development of the Said Property by construction of the New Buildings and booking and sale of the flats and spaces (collectively Units) in the New Buildings to prospective purchasers (collectively **Intending Purchasers**). Accordingly, the Grantors are granting certain powers and authorities to the Attorney, by this Power of Attorney.
5. **Subject Matter of Power of Attorney**
- 5.1 **Sanction of Building Plans:** Powers and authorities for causing sanction of the Building Plans and ancillary activities incidental thereto.
- 5.2 **Construction of New Buildings:** Powers and authorities for construction of the New Buildings on the Said Property in terms of the Development Agreement.
- 5.3 **Sale:** Powers and authorities for sale of the Units in the New Buildings to the Intending Purchasers.
6. **Appointment**
- 6.1 **Hereby Made:** The Grantors hereby nominate, constitute and appoint the Attorney as the lawful Attorney of the Grantors, to do all acts, deeds and things mentioned below, for, in the name of and on behalf of the Grantors.
7. **Powers and Authorities**
- 7.1 **Sanction of Building Plans and Other Statutory Compliances:** To cause sanction of the Building Plans by appointing a licensed architect and structural engineer and then, if required, to have the same revalidated and/or modified and/or extended and/or altered and/or revised by the Domjur Gram Panchayet and the Makardaha No. 1 Gram Panchayet and the Other Authorities and to pay fees, costs and charges for such sanction, modification, alteration, revision, extension and/or re-validation as the case may be and upon completion of work, to obtain drainage connection, water connection, occupancy certificate and other certificates from the Domjur Gram Panchayet and the Makardaha No. 1 Gram Panchayet and the Other Authorities.
- 7.2 **Dealing with Authorities:** To deal with all authorities including but not limited to the Domjur Gram Panchayet and the Makardaha No. 1 Gram Panchayet and the Other Authorities for sanction, modification, alteration, extension, revision and/or revalidation of the Building Plans and obtaining drainage connection, water connection, occupancy certificate and other certificates and in this regard to prepare, sign and submit plans, papers, documents, statements, undertakings, declarations, applications, indemnities and other ancillary papers, as be required.
- 7.3 **Connection of Utilities:** To apply for and obtain water connection, drainage connection, sewage connection, electricity connection and any other utilities for the Said Property.

- 7.4 **Regulatory Clearances:** To apply for and obtain all requisite statutory clearances/permissions/approvals under various Acts, including but not limited to clearances under the (1) West Bengal Land Reforms Act, 1955 and (2) Urban Land (Ceiling & Regulations) Act, 1976 and to appear before all or any authorities for such clearances and to sign and submit all papers, applications and documents in connection with the same.
- 7.5 **Signing and Execution:** To sign, execute, modify, cancel, alter, draw, submit and present for registration and have registered before the concerned authorities all papers, documents, declarations, affidavits, applications, returns, confirmations and consents for and in connection with sanction, modification, alteration, revision and re-validation of the Building Plans and to have the same registered and obtain all permissions and clearances as may be required for the same.
- 7.6 **Appearance:** To appear before Notary Public, Registrars, Magistrates and all other officers and authorities to have notarized, registered and authenticated all papers, declarations, affidavits, confirmations, consents, agreements, documents, indemnities, undertakings etc. as be required to enforce all powers and authorities contained herein only for the above purpose.
- 7.7 **Acceptance of Papers:** To accept notices and service of papers from the *Domjur Gram Panchayet*, the *Makardaha No. I Gram Panchayet*, Fire Brigade, Competent Authority under the Urban Land (Ceiling & Regulations) Act, 1976, Police, both Civil Court and Criminal Courts, Land and Land Reforms Department and/or any other statutory authorities and/or other persons.
- 7.8 **Appointment:** To appoint architects, structural engineers, civil engineers, overseers, contractors, solicitors, advocates, chartered accountants and/or such other agents as may be required for effectually discharging the powers and authorities granted herein.
- 7.9 **Granting Receipts:** To receive and pay and/or deposit of moneys including fees, rent, interest from any person or persons, body or bodies, authority or authorities and receive fund and to receive and grant valid receipts and discharges in respect thereof.
- 7.10 **Land Revenue:** To make payment of upto date land revenue/*panchayet*/local authority taxes in respect of the Said Property by way of approaching the concerned authorities and obtaining necessary orders for such payment and to collect receipts thereof.
- 7.11 **Mutation:** To take all necessary steps and to sign and submit all papers, applications and documents to record the Grantors' name as owners of the Said Property in the office of B.L.&L.R.O, *Domjur Gram Panchayet*, *Makardaha No. I Gram Panchayet*, local authorities and/or any other concerned authorities and to pay fees, costs and charges for that purpose.
- 7.12 **Amalgamation:** To take all necessary steps and to sign all papers, documents as to be required for amalgamation of the various plots comprised in the Said Property into one holding in the name of the Grantors and to pay fees, costs and charges for that purpose.
- 7.13 **Land Conversion:** To take all necessary steps and to sign and submit all papers, applications and documents in connection with change of the nature and character of land contained in the Said Property *inter alia* by way of approaching the concerned authorities and obtaining

necessary orders for conversion of the Said Property and thereafter paying fees and charges for the same.

- 7.14 **Preparatory Work:** To cause survey, test soil, do excavation and other preparatory works for construction of the New Buildings on the Said Property.
- 7.15 **Construction:** To construct temporary sheds and godowns for storage of building materials and running of site office and to construct the New Buildings and/or any other structure on the Said Property, in accordance with the Development Agreement.
- 7.16 **Contracts for Construction:** In relation to such construction, to sign, execute and register any kind of contracts for construction with any third party under the terms and conditions as be deemed fit by the Attorney in accordance with the Development Agreement and without creating any liability or obligation of the Grantors.
- 7.17 **Watch and Ward:** To employ and appoint watchmen, guards, and other security personnel for the Said Property.
- 7.18 **Appointment:** To appoint architects, structural engineers, civil engineers, overseers, contractors, solicitors, advocates, chartered accountants and/or such other agents as may be required for effectually discharging the powers and authorities granted herein.
- 7.19 **Negotiation and Sale:** To negotiate for sale and sell the Units in the New Buildings to the Intending Purchasers, on terms and conditions as be deemed fit by the Attorney and to prepare, sign, execute and deliver agreements, conveyances and other instruments in this regard. **Be it expressly stated that this Power of Attorney does not create, constitute or assume any kind of transfer, enjoyment or making of profit in favour of the Attorney.**
- 7.20 **Receive Payments:** To receive all payments with regard to the sale of the Units in the New Buildings from the intending Purchasers which shall be deposited in the bank accounts of the Attorney and acknowledge receipt of the payments and the Attorney shall pay to the Owners bank accounts as per their agreed share in the Development Agreement.
- 7.21 **Permissions and Clearances:** To apply for and obtain all kind of permissions and clearances required for entering into such agreements, conveyances and instruments including but not limited to the clearance under the Income Tax Act, 1961, for transfer of the Units in the New Buildings to the Intending Purchasers.
- 7.22 **Registration and Authentication:** To appear before Notary Public, Registrars, Magistrates and all other officers and authorities and to have notarized, registered and authenticated all agreements, conveyances and other instruments as aforesaid and in particular to present for registration, admit execution, have registered and obtain original of all agreements, conveyances and other instruments for sale of the Units in the New Buildings.
- 7.23 **Legal Action:** To take any legal action or to defend any legal proceeding including arbitration proceeding arising out of any matter in respect of the Said Property and to accept any notice and service of papers from any Court, Tribunal, Arbitral Tribunal, Postal and/or other authorities and to receive and pay all moneys, including Court Fees etc.
- 7.24 **Outgoings:** To pay all outgoings, including local taxes, Khaznas, etc. in respect of the Said Property/New Buildings and to collect receipts therefor.

8. **Covenants and Ratification**

- 8.1 **Covenants:** The Attorney agrees and covenant with the Grantors that (1) all the costs, charges and expenses for construction shall be borne and paid by the Attorney (2) no financial or other liability shall be created on the Grantors by virtue of grant of this Power of Attorney or by the exercise of any power or authority under this Power of Attorney and (3) the liabilities and obligations of the Grantors shall continue to remain the same as mentioned in the Development Agreement, irrespective of grant of this Power of Attorney unless specifically mentioned in the Development Agreement.
- 8.2 **Hereby Made:** The Grantors hereby ratify and confirm and agree to ratify and confirm all lawful actions of the Attorney in pursuance of this Power of Attorney.
9. **This Power of attorney shall be treated as cancelled automatically after completion of the projects and fulfillment of all provisions stated in the Development Agreement. However Grantors shall be entitled to cancel this Power of Attorney in case the Developer does not follow the terms and conditions contained in the Development Agreement.**

Schedule above Referred to
(Said Property)

ALL THAT the piece and parcel of (1) land measuring 9.33 decimal, more or less, contained in R.S. Dag Nos. 5846 and 5852/7511, corresponding L.R. Dag Nos. 7347 and 7377 recorded in L.R. *Khatian* Nos. 1978, 5703, 3788 and 3810, *Mouza* Domjur, J.L. No. 33, Police Station Domjur, within the jurisdiction of Domjur Gram Panchayet, Additional District Sub-Registrar, Domjur, District Sub-Registrar & District - Howrah, (2) land measuring 62 decimal, more or less, contained in R.S. Dag Nos. 22, 23, 29 and 30, corresponding L.R. Dag Nos. 22, 23, 29 and 30, recorded in L.R. *Khatian* Nos. 1576, 1577, 1580, 1584, 1600, 1618, 1640, 1757 and 1802 *Mouza* Purbannapura, J.L. No. 31, Police Station Domjur, within the jurisdiction of Makardaha No. 1 Gram Panchayet, Additional District Sub-Registrar Domjur, District Sub-Registrar & District - Howrah, AND (3) land measuring 40 decimal more or less, contained in R.S. Dag Nos. 1657, 1658, 1659, 1660, 1661 and 1662 corresponding L.R. Dag Nos. 1769, 1770, 1771, 1772, 1773 and 1774, recorded in L.R. *Khatian* Nos. 3597, 3598, 3599, 4231, 4233, 4389 and 4390 *Mouza* Makardaha, J.L. No. 34, Police Station Domjur, within the jurisdiction of Makardaha No. 1 Gram Panchayet, Additional District Sub-Registrar, Domjur, District Sub-Registrar and District Howrah aggregating total are 111.33 Decimal, more or less in three *Mouzas* collectively delineated and demarcated on the PLAN annexed hereto and bordered in RED colour thereon and butted and bounded as follows :

- On the North : RS Dag Nos. 7512, 5848, 7514, 5849 of *Mouza* Domjur, Dag Nos. 37 of *Mouza* Purbannapura, by Canal
- On the East : BY Dag No. 7511(P), 5848 of *Mouza* Domjur, Dag Nos. 1670 of *Mouza* Makardaha, Dag Nos. 37 & 31 of Purbannapura,
- On the South : Dag Nos. 5845, 7511(P) of *Mouza* Domjur, Dag Nos. 1663, 1665, 1666 of *Mouza* Makardaha, Dag Nos. 18, 24, 25, 26, 28, 31 of *Mouza* Purbannapura

10.1 In Witness Whereof the Grantors and the Attorney have executed this Power of Attorney on the above date.

Marigold Enclave Private Limited

Mullesh K. Bhatte

Director

Snowdrop Enterprise Private Limited

Ranjan Singh

Director

Sturdy Realtors Private Limited

[Signature]

Director

Charismatic Homes Private Limited

Anita Agarwal

Director

Kesarinandan Nirman Private Limited

Tyoti Agarwal

Director

Cosmos Mansions Private Limited

Renuka Agarwal

Director

Faithful Builders Private Limited

Siddharth Bhatte

Director

Khatunareesh Builders Private Limited

[Signature]

Director

Mahaabala Villa Private Limited

Rajeshi Agarwal

Director

Jayditya Enclave Private Limited

Tyoti Agarwal

Director

Jayditya Tieup Private Limited

Ratan Agarwal

Director

Devpujan Mercantile Private Limited

[Signature]

Director

Helenium Properties Private Limited

Sachin Agarwal

Director

Nightbird Heights Private Limited

Naveen Laddu

Director

Allium Mercantiles Private Limited

Kamal Mehta

Director

Mangalmukhi Properties Private Limited

Pratik Gupta

Director

P.D. Gupta

Prabhu Dayal Gupta

Mangaldhara Estates Private Limited

Pratik Gupta

Director

Eyebright Heights Private Limited

Kamal Mehta

Director

[OWNERS / GRANTORS]

Riya Manbhari Projects LLP

Ranjit Kumar Singh

Pawan C Agarwal

Designated Partners
[ATTORNEY]

Drafted by:

Drafted by me

Tuhin Ranjan Chakraborty
(TUHIN RANJAN CHAKRABORTY)

Advocate, High Court, Calcutta
WB/1319/1999

Witnesses:

Signature

Shah

Name CHANDRASHEKHAR PRAJAO RAY

Father's Name SAPINDA NANO RAY

Address 10, BARUDA CHARAN DHARMA

CHARYA LANE, HOWRAH-71101

Signature Amid Kr. Tiwari

Name AMIT KUMAR TIWARI

Father's Name V. B. TIWARI

Address 6/1, N.S.C BOSE ROAD

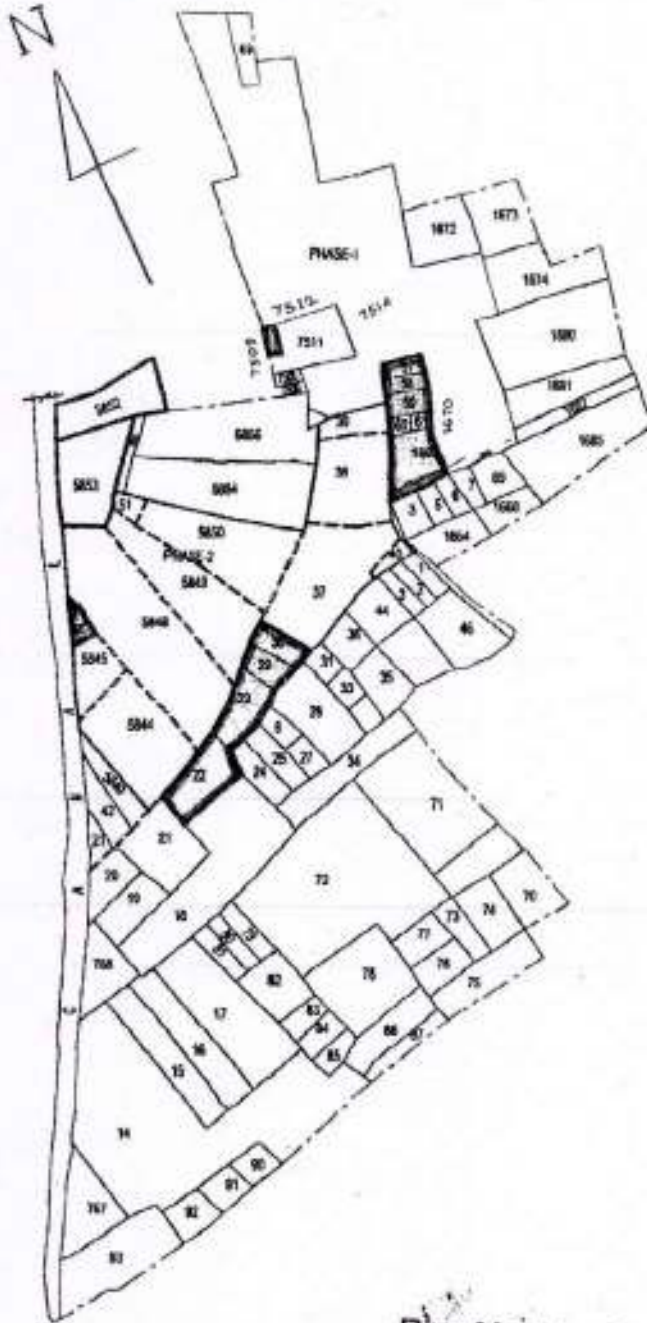
REGENT PARK, KOLKATA-700040

SITE PLAN

Mouza - DOMJUR, J.L. NO. - 33, R.S. DAG NO. - 5852/7511 & 5846
 P.S. - DOMJUR, DIST. - HOWRAH
AREA OF LAND - 9.33 DECIMALS

Mouza - PUREANNAPARA, J.L. NO. - 31, R.S. DAG NO. - 22, 23, 29 & 30
 P.S. - DOMJUR, DIST. - HOWRAH
AREA OF LAND - 62 DECIMALS

Mouza - MAKARDAHA, J.L. NO. - 34, R.S. DAG NO. - 1657, 1658, 1659, 1660, 1661 & 1662
 P.S. - DOMJUR, DIST. - HOWRAH
AREA OF LAND - 40 DECIMALS



- | | |
|---|---|
| Marigold Enclave Pvt. Ltd.
<i>Mukesh K. Shetty</i>
Director | Snowdrop Enterprises Pvt. Ltd.
<i>Ranjana Singh</i>
Director |
| Faithful Builders Pvt. Ltd.
<i>Siddhartha Bhattacharya</i>
Director | Charismatic Homes Pvt. Ltd.
<i>Anita Agarwal</i>
Director |
| Mahaabala Villa Pvt. Ltd.
<i>Rajesh Anand Singh</i>
Director | Kesrinandan Nirman Pvt. Ltd.
<i>Rajesh Anand Singh</i>
Director |
| Jayditya Enclave Pvt. Ltd.
<i>Sybil Agarwal</i>
Director | Cosmos Mansions Pvt. Ltd.
<i>Reneeta Agarwal</i>
Director |
| Jayditya Tie-Up Pvt. Ltd.
<i>Ratna Agarwal</i>
Director | Khatunareesh Builders Pvt. Ltd.
<i>N.P. Gupta</i>
Director |
| Sturdy Realtors Pvt. Ltd.
<i>N.D. Gupta</i>
Director | Devpujan Mercantile Pvt. Ltd.
<i>Sybil Agarwal</i>
Director |
| <i>N.D. Gupta</i>
PRABHU DAYAL GUPTA | Helenium Properties Pvt. Ltd.
<i>Sachin Agarwal</i>
Director |
| | Nightbird Heights Pvt. Ltd.
<i>Namita Das</i>
Director |
| | Allium Mercantile Pvt. Ltd.
<i>Kamal Mehta</i>
Director |
| | Mangalmukhi Properties Pvt. Ltd.
<i>Pratik Gupta</i>
Director |
| | Mangaldhara Estates Pvt. Ltd.
<i>Pratik Gupta</i>
Director |
| | Eyebright Heights Pvt. Ltd.
<i>Kamal Mehta</i>
Director |

Riya Manbhari Projects LLP
Saurabh Singh
Pawan C. Agarwal
 Partner/Designated Partners

SPECIMEN FORM FOR TEN FINGERPRINTS



Kamal Maithi

ALLIUM MERCA LINES PVT. LTD.
 HYDRABAD HEIGHTS PVT. LTD.
Kamal Maithi

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Rajan Reddy

SNOWDROP ENTERPRISES PVT. LTD
Rajan Reddy

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Naveesh Lamba

FOR NIGHBIRD-HEIGHTS PVT. LTD
Naveesh Lamba

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

SPECIMEN FORM FOR TEN FINGERPRINTS



Sachin Agarwal

ELENIAK PROPERTIES PVT. LTD.
Sachin Agarwal

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand <i>Unauthorised Signatory</i>					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Renuka Agarwal

COSMOS MANSIONS PVT. LTD.
Renuka Agarwal

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand Director					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Siddhant Sharma

FAITHFUL BUILDERS PVT. LTD.
Siddhant Sharma

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

SPECIMEN FORM FOR TEN FINGERPRINTS



AD Singh

STURDY REALTORS PVT. LTD.
Director

Director	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Jyoti Agrewal

KESARIMANDAN NIRMALAN PVT. LTD.
Director

Director	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Prerna Agrewal

MAHABALA VIEGAL PVT. LTD.
Director

Director	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

SPECIMEN FORM FOR TEN FINGERPRINTS



NO. 3A/CITYA TIFDP PVT. LTD.

Rajan Agarwal
Director

		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
		Left Hand				
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
		Right Hand				



CHARISMATIC HOMES PVT. LTD.

Anita Agarwal
Director

		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
		Left Hand				
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
		Right Hand				



MANGALMIKHI PROPERTIES PVT. LTD.
MANGALDHARA ESTATES PVT. LTD.

Pratik Gupta
Director

		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
		Left Hand				
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
		Right Hand				

SPECIMEN FORM FOR TEN FINGERPRINTS



Sanjay K. Aggarwal

Riya Manbhari Projects LLP

Sanjay K. Aggarwal
Partner/Designated Partners

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Parman - Aggarwal

Riya Manbhari Projects LLP

Parman - Aggarwal
Partner/Designated Partners

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

SPECIMEN FORM FOR TEN FINGERPRINTS



Mukesh Singh Bhatter

MARIGOLD-ENGLEAVE PVT. LTD
Mukesh Singh Bhatter

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Ashok Kumar Jajodia

JEYPUJAN MERCANTILE PVT. LTD
Ashok Kumar Jajodia

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

ASHOK KUMAR JAJODIA




Government of West Bengal

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









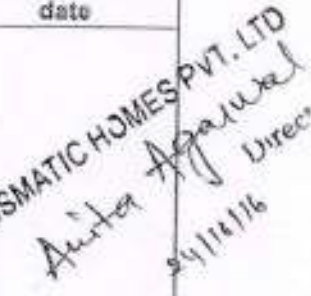


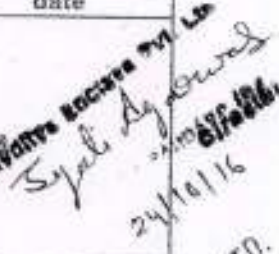


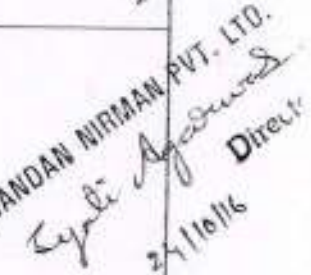
OFFICE OF THE A.D.S.R. DOMJUR, District Name :Howrah

Signature / LTI Sheet of Query No/Year 05041000378215/2016









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	Prabhu Dayal Gupta 106, K.C. Singha Road, P.O:- Shibpur, P.S:- Shibpur, Howrah, District:-Howrah, West Bengal, India, PIN - 711102	Principal		 2687	 24/10/16
2	Ranjan Dey 85, Bipin Ganguly Road, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24- Parganas, West Bengal, India, PIN - 700030	Represent ative of Principal [Snowdrop Enterprise s Private Limited]		 2625	 24/10/16 SNOWDROP ENTERPRISES PVT. LTD Director
3	Mukesh Kumar Bhattar 59, Sanatan Mishtry Lane, P.O:- Golabari, P.S:- Golabari, District:- Howrah, West Bengal, India, PIN - 711106	Represent ative of Principal [Marigold Enclave Private Limited]		 2678	 24/10/16 MARIGOLD ENCLAVE PVT. LTD Director









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

Sl No.	Name of the Executant	Category		Finger Print	Signature with date
4.0	Prabhu Dayal Gupta 106, K. C. Singha Road, Ganges Garden, P.O:- Shibpur, P.S:- Shibpur, District:-Howrah, West Bengal, India, PIN - 711102	Represent ative of Principal [Khatun esh Builders Pvt. Ltd.]		 2683	 Khatunesh Builders Pvt. Ltd Director. 24/10/16
4.1	Prabhu Dayal Gupta 106, K. C. Singha Road, Ganges Garden, P.O:- Shibpur, P.S:- Shibpur, District:-Howrah, West Bengal, India, PIN - 711102	Represent ative of Principal [Sturdy Realtors Private Limited]		 2683	 STURDY REALTORS PVT. LTD Director 24/10/16
Sl No.	Name of the Executant	Category		Finger Print	Signature with date
5	Anita Agarwala 106, K. C. Singha Road, Ganges Garden, P.O:- Shibpur, P.S:- Shibpur, District:- Howrah, West Bengal, India, PIN - 711102	Represent ative of Principal [Charisma tic Homes Private Limited]		 2682	 CHARISMATIC HOMES PVT. LTD Anita Agarwal Director 24/10/16
Sl No.	Name of the Executant	Category		Finger Print	Signature with date
6.0	Jyoti Agarwal 106, K. C. Singha Road, Ganges Garden, P.O:- Shibpur, P.S:- Shibpur, District:- Howrah, West Bengal, India, PIN - 711102	Represent ative of Principal [Jayditya Enclave Pvt. Ltd.]		 2683	 Jayditya Enclave Pvt. Ltd Jyoti Agarwal Director 24/10/16
6.1	Jyoti Agarwal 106, K. C. Singha Road, Ganges Garden, P.O:- Shibpur, P.S:- Shibpur, District:- Howrah, West Bengal, India, PIN - 711102	Represent ative of Principal [Kesarinan dan Nirman Private Limited]		 2683	 KESARINANDAN NIRMAN PVT. LTD. Jyoti Agarwal Director 24/10/16









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
7	Renuka Agarwal P-12, New Howrah Bridge Approach Road, P.O:- G P O, P.S:- Burrobazar, District:-Kolkata, West Bengal, India, PIN - 700001	Represent ative of Principal [Cosmos Mansions Pvt. Ltd.]		 2674	<i>Renuka Agarwal</i> 24/10/14 COSMOS MANSIONS PVT. LTD Director
8	Siddhartha Bhalotia 32a, Bidon Row, P.O:- Bodon Street, P.S:- Burlola, District:-Kolkata, West Bengal, India, PIN - 700006	Represent ative of Principal [Faithful Builders Pvt. Ltd.]		 2679	<i>Siddhartha Bhalotia</i> 24/10/14 FAITHFUL BUILDERS PVT LTD Director/Authorized Signator
9	Rajeshwari Agarwal 106, K. C. Singha Road, Ganges Garden, P.O:- Shibpur, P.S:- Shibpur, District:-Howrah, West Bengal, India, PIN - 711102	Represent ative of Principal [Mahaabal a Villa Pvt. Ltd.]		 2688	<i>Rajeshwari Agarwal</i> 24/10/14 MAHAABALA VILLA PVT. LTD Director
10	Ratan Agarwal 106, K. C. Singha Road, Ganges Garden, P.O:- Shibpur, P.S:- Shibpur, District:- Howrah, West Bengal, India, PIN - 711102	Represent ative of Principal [Jayditya Tie-Up Pvt. Ltd.]		 2680	<i>Ratan Agarwal</i> 24/10/14 JAYDITYA TIEUP PVT. LTD Director



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
11	Ashok Kumar Jajodia 106, Narkel Danga Main Road, P.O:- Narikeldanga, P.S:- Narikeldanga, District:- South 24-Parganas, West Bengal, India, PIN - 700054	Representative of Principal [Devpujan Mercantiles Pvt. Ltd.]		 2685	<i>Ashok Jajodia</i> 24/10/16 DEVPUJAN MERCANTILE PVT. LTD. Director
12	Sachin Agarwal 6a, Iron Side Road, P.O:- Tangra, P.S:- Tangra, District:-South 24-Parganas, West Bengal, India, PIN - 700019	Representative of Principal [Helenium Properties Pvt. Ltd.]		 2684	<i>Sachin Agarwal</i> 24/10/16 HELENIUM PROPERTIES PVT. LTD. Director/Authorised Signatory
13	Naresh Kumar Ladha 1/a, Kundan Bye Lane, P.O:- Liluah, P.S:- Liluah, District:-Howrah, West Bengal, India, PIN - 711204	Representative of Principal [Nightbird Heights Pvt. Ltd.]		 2678	<i>Naresh Kumar Ladha</i> 24/10/16 FOR NIGHTBIRD HEIGHTS PVT. LTD. DIRECTOR
14	Kamal Maity Podra Paschim Sarkar Para, P.O:- Podra, P.S:- Sankrail, Howrah, District:-Howrah, West Bengal, India, PIN - 711109	Representative of Principal [Allium Mercantile Pvt. Ltd.]		 2677	<i>Kamal Maity</i> 24/10/16 ALLIUM MERCANTILES PVT. LTD. Authorised Signatory

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
15.0	Pratik Gupta 106, K. C. Singha Road, Ganges Garden, P.O:- Shibpur, P.S:- Shibpur, District:- Howrah, West Bengal, India, PIN - 711102	Representative of Principal [Mangaldhara Estate Pvt. Ltd.]		 2687	<i>MANGALDHARA ESTATES PVT. LTD.</i> Pratik Gupta Director 24/10/16
15.1	Pratik Gupta 106, K. C. Singha Road, Ganges Garden, P.O:- Shibpur, P.S:- Shibpur, District:- Howrah, West Bengal, India, PIN - 711102	Representative of Principal [Mangalmukhi Properties Pvt. Ltd.]		 2687	<i>MANGALMUKHI PROPERTIES PVT. LTD.</i> Pratik Gupta Direct 24/10/16
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
16	Kamal Maity Podra Paschim Sarkar Para, P.O:- Podra, P.S:- Sankrail, District:- Howrah, West Bengal, India, PIN - 711109	Representative of Principal [Eyebright Heights Pvt. Ltd.]		 2633	<i>UNNATI'S PROMOTIONS</i> Kamal Maity 24/10/16
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
17	Saroj Kumar Agarwal 27, Brabourne Road, P.O:- G P O, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001	Representative of Attorney [Riya Manbhari Projects Llp]		 2673	<i>RIYA MANBHARI PROJECTS LLP</i> Saroj Kumar Agarwal 24/10/16

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with
18	Pawan Kumar Agarwal 27, Brabourne Road, P.O:- G P O, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001	Represent ative of Attorney [Riya Manbhari Projects Lp]		 2672	Signature with Riya Manbhari Projects (P) Pawan Kumar Agarwal Partner Designated Partners 24/10/16
Sl No.	Name and Address of identifier	Identifier of		Signature with date	
1	Mr Mihir Nandi Son of Shri Rajmohan Nandi Pratap Nagar, P.O:- Pratap Nagar, P.S:- Arambag, District:-Hooghly, West Bengal, India, PIN - 712415	Prabhu Dayal Gupta, Ranjan Dey, Mukesh Kumar Bhattar, Prabhu Dayal Gupta, Anita Agarwala, Jyoti Agarwal, Renuka Agarwal, Siddhartha Bhalotia, Rajeshwari Agarwal, Ratan Agarwal, Ashok Kumar Jajodia, Sachin Agarwal, Naresh Kumar Ladha, Kamal Maity, Pratik Gupta, Kamal Maity, Saroj Kumar Agarwal, Pawan Kumar Agarwal		Mihir Nandi 24/10/2016	

Handwritten signature and date:
24/10/16

(Manoj Kumar Mandal)
ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
DOMJUR
Howrah, West Bengal