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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



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

Additional Registrar of Assurances-III, Kolkata

Additional Registrar of Assurances III Kolkata

12 8 FEB 2018

DEVELOPMENT POWER OF ATTORNEY.

AFTER

REGISTERED DEVELOPMENT AGREEMENT

1. Date: 28/02/2018
2. Place: Kolkata

16 MAY 2017

SL. NO. 4993 DATE.....
NAME.....
ADD.....
AMT. 1000

Southwinds Project LLP
6A Elgin Rd
KOL-23

Phel

MOUSUMI GHOSH
LICENSED STAMP VENDOR
KOLKATA REGISTRATION OFFICE



[Handwritten signature]

Additional Registrar of
Assurances III Kolkata

28 MAY 2017

Handwritten notes:
KOLKATA
(1017 70000)
S/O - A.K. Ghosh
G. Old post office -
KOL - 23
S

3. Parties

- 3.1. NIRMAL KUMAR AGARWALA, PAN: ACQPA6880J, son of Shri. Mamraj Agarwala, residing at P-10, New Howrah Bridge Approach Road, Kolkata – 700 001, P.O. & P.S. Burrabazar;
- 3.2. PARVATI TIE UP PRIVATE LIMITED, PAN: AAFCP2897L,
- 3.3. NILKANTH BARTER PRIVATE LIMITED, PAN: AADCN0352Q,
- 3.4. AMRAVATI MERCANTILE PRIVATE LIMITED, PAN: AAICA1370Q,
- 3.5. BHANU VINIMAY PRIVATE LIMITED, PAN: AADCB9497J,
- 3.6. AKASHGANGA BARTER PRIVATE LIMITED, PAN: AAICA1425A,
- 3.7. RAGHUVeer COMMOTRADE PRIVATE LIMITED, PAN: AAECR5884Q,
- 3.8. BHANU TRADELINK PRIVATE LIMITED, PAN: AADCB9498H,
- 3.9. AMIYA BARTER PRIVATE LIMITED, PAN: AAICA1424B,
- 3.10. RAMESHWAR TRADELINK PRIVATE LIMITED, PAN: AAECR5883K,
- 3.11. MURARI BARTER PRIVATE LIMITED, PAN: AAGCM3085N,
- 3.12. JANPRIYA MERCANTILE PRIVATE LIMITED, PAN: AACJ2739E,
- 3.13. BHANU TIE-UP PRIVATE LIMITED, PAN: AADCB9609E,
- 3.14. MURARI TIE-UP PRIVATE LIMITED, PAN: AAGCM3086R,
- 3.15. AKRUTI COMMOTRADE PRIVATE LIMITED, PAN: AAICA1421E,
- 3.16. DANTA CITYHOMES PRIVATE LIMITED, PAN: AAECD8483B,
- 3.17. STHIRA NIRMAN PRIVATE LIMITED, PAN: AATCS4460L,
- 3.18. INESH REALBUILD PRIVATE LIMITED, PAN: AADCI3865K,
- 3.19. PADMESH ESTATES PRIVATE LIMITED, PAN: AAHCP4374Q,
- 3.20. PADMESH SKYSCRAPPER PRIVATE LIMITED, PAN: AAHCP4622K,
- 3.21. TRIMUKH SKYSCRAPER PRIVATE LIMITED, PAN: AAECT8174B,
- 3.22. AKSAKA DEALTRADE PRIVATE LIMITED, PAN: AAMCA5226H,
- 3.23. KIRATI HOMES PRIVATE LIMITED, PAN: AAFCK3550K,
- 3.24. ROCANA BUILDERS PRIVATE LIMITED, PAN: AAGCR8542M,
- 3.25. ASLESHA RESIDENCY PRIVATE LIMITED, PAN: AAMCA5911H,
- 3.26. OMANA TRADECOM PRIVATE LIMITED, PAN: AABCO9711C, 3.2 to 3.26 all are the existing companies registered under the Companies Act' 1956 having their registered



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office at 6A, Elgin Road, 2nd Floor, Bhowanipore, South 24 Parganas, Pin – 700 020, P.O. & P.S. Bhowanipore and all represented by their **Authorized Signatory Mr. Yogesh Modi (PAN AIUPM9083B)**, son of Girdhar Gopal Modi, residing at 6A, Elgin Road, Kolkata – 700020, P.O. Lala Lajpat Rai Sarani, P.S. Bhowanipore; (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective successors-in-office and/or assigns) of the **ONE PART** (hereinafter referred to as the Co – owners / Executant) do hereby constitute, nominate, appoint and authorize:

- 3.2 **SOUTHWINDS PROJECT LLP, PAN: ABJFS2172D**, a limited liability partnership firm, having its registered office at 6A, Elgin Road, 2nd Floor, Bhowanipur, Kolkata – 700 020, P.O. & P.S. Bhowanipore, being represented by **Mr. Anup Santra (PAN ERDPS3148K)**, son of Late Anil Kumar Santra, by faith Hindu, by Occupation-Private Service, residing at 6 A, Elgin Road, Kolkata- 700020, P.O. Lala Lajpat Rai Sarani, P.S. – Bhowanipore, (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective successors-in-interest and/or assigns) of the **OTHER PART** (hereinafter referred to as Developer /Attorney) to be our true and lawful attorney, in our name and on our behalf, to execute and perform all or any of the following acts, deeds, matters and things, and exercise all or any of the following powers and authorities as contained hereinafter:

WHEREAS

- A. We the Co-Owners herein along with other 130 (one hundred and thirty) owners as mentioned in the Registered Development Agreement (“**Agreement**”), dated 15th March, 2017, registered in the office of the Additional Registrar of Assurances - I, recorded in Book No. I, Volume No. 1901-2018, Pages 14532 to 14993, being Deed No.190100257 of 2018, have granted to the Developer therein and Attorney herein exclusive right to develop THE SAID LAND/PROPERTY more particularly described in the Schedule hereunder written (“**Land/Property**”) and such other rights as have been recorded in the



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said Agreement.

- C. In pursuance of the Agreement, we have put the Developer/ Attorney in possession in the said land/Property on and from the date of execution of the Development Agreement which the Developer/ Attorney has accepted and now is in lawful possession of the said land/property.

NOW KNOW YOU ALL AND THESE PRESENTS WITNESS THAT we, the Executant do hereby nominate, constitute and appoint **SOUTHWINDS PROJECT LLP** the Developer/ Attorney, to be our true and lawful attorney in our name and on our behalf to do and/or execute all or any of the following acts, deeds, matters and things for us and on our behalf and in our name viz,

1. To make and prepare and/or cause to be made and prepared all such layout, sub-division, plans, specifications and designs and/or any alterations in the plans and/or specifications as may be necessary, required and advisable at the discretion of the Attorney for the purpose of constructing the buildings on the Said land/property and to engage the services of any Architect, Engineer, Consultant, or any person as may be necessary or advisable at the discretion of the said attorney and to pay necessary fees and premium required for getting the plans sanctioned and do all other acts and things as may be necessary for getting the plans of the buildings sanctioned by the Municipality/ Panchayat and/or other authorities.
2. To pay and discharge all ground rent, Khajna taxes, rates, assessments, charges, deductions, expenses and all other payments and outgoings whatsoever due and payable or which may hereafter become due and payable for or on account of the said property from the date of the execution of the said Agreement onwards.
3. To commence, carry out and complete and/or cause to be commenced and completed, construction work on the said property in accordance with the sanctioned plans, specifications and/or the permissions granted by the Competent Authority under the Urban Land (Ceiling and Regulation) Act, 1976.

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4. To invite tenders and offer for the purpose of construction of one or more building(s) or structure(s) on the Said Property; to accept such tenders or offers and such consideration and on such terms and conditions as the said attorney may in its absolute discretion and to give the construction contract to such person(s) as the said Attorney may deem fit and proper and to get all such building(s) or structure(s) duly completed by the said contractor/s for the purpose of development of the Said Property wholly, partly or in stages and for construction(s) of buildings or structure(s) thereon. Said Attorney may in its absolute discretion deem fit and to pay the cost of construction and development of the said building(s) or structure(s) and furnishing of the property to such contractor/s and other person/s or bodies and to obtain valid receipts and discharges therefor to enter into contracts for supply of materials, labour and for all other services.
5. To correspond with all concerned authorities and bodies in connection with the sanction of plans, obtaining of floor space index for the construction proposed to be carried out on the said Property and any other matters pertaining to the said property.
6. To deal and correspond with the concerned Authorities in connection with or relating to the development of the said property and in particular to do the following acts, deeds, matters and things including but not limited to:
 - a. To apply for and obtain, sanction, revalidation with further alterations or additions or modifications, as our said Attorney may require;
 - b. To apply for and obtain the occupation and/or completion certificate(s) in respect of the buildings to be constructed and completed on the said property;
 - c. To apply for and obtain, necessary clearances and/or No Objections from Statutory Authority/s.
7. To appear and represent us before any and all concerned authorities and parties as may be required and/or advisable for or in connection with the development of the said property and to make such agreement(s) arrived at such arrangement as may be conducive to the



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development work and completing the same.

8. To enter upon the said property at any time, affix board, put the barbed wire fencing or construct a compound wall on the said property or any portion thereof as per demarcation thereof and to make all payments for getting the work done.
9. To represent before the public, local and/or private authorities in respect of the development of the said property and to make such of the actions and things as may be necessary for effectually commencing the said construction and/or development work and completing the same.
10. To deal with the electricity and water supply authorities for the supply of electricity and water to the buildings that may be constructed on the said property and for that purpose to sign and/or execute all letters, applications, undertakings, or subscribed to terms and conditions as may from time to time be thought necessary or as may be required by the concerned authorities.
11. To empower on our behalf and in our name and to represent our interest before the concerned officers for the grant of the licences or permits or for any other purpose or renewal thereof as may be necessary under any local Act, Rules, Regulations or Bye-laws and also to appear before any public or Government officer or other Authorities whosoever and to execute the necessary documents in connection therewith.
12. To ask, demand, sue for, enforce payment or/and recover and receive and give effectual receipt and discharge from any person or persons, rents and/or compensation and/or mesne profits in respect of the said property.
13. To apply for refund of deposits made or to be made with the concerned Authorities and receive the said refunds.
14. To develop and negotiate sale of the buildings consisting of apartments/flats ("**Units**") along with undivided proportionate share in land for residential purpose, commercial units and/or ancillaries in the Said property and for that purpose to negotiate and execute



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agreements with the prospective purchasers on such terms and conditions as the Attorney may think fit and proper and to receive and appropriate the entire consideration for and in respect of the aforesaid sale and to give receipt for the same.

15. To advertise in the newspapers for the sale of the Units and to enter into agreements for the sale of such Units with the prospective purchasers on and for such price or consideration and upon such terms and conditions as our said Attorney shall deem fit and proper and for the same and also to execute all such writings as may be necessary, effectually entering into the said agreements for sale of the Units and to do all such necessary acts and things as may be necessary or proper in that behalf.
16. To arrange for financing of housing/home loans in respect of the Project (Home Loans) by Banks/Financial Institutions and to sign and execute all necessary documents on behalf of us in order for the Purchasers to obtain Home Loans from the Banks/Financial Institutions and to create mortgage/charge of the Units in favour of such Bank/Financial Institution for availing such Home Loans only but on the clear understanding that the Bank/Financial Institution shall have no right of recovery against us.
17. To appoint Contractors/sub-contractors/dealers/sub-dealers and to negotiate and decide the terms and conditions thereof concerning the said property and/or the building(s) or block(s) to be constructed thereon and/or for carrying on the interior works therein and also for suppliance of materials required in connection therewith, from time to time and to revoke their appointments and pay their remunerations/bills to be raised, time to time, including miscellaneous charges.
18. To nominate, appoint, engage and authorize solicitors, advocates, attorneys, pleaders in respect of any litigation concerning the said property and/or any structure, building, or block, or any self contained flats or commercial spaces to be constructed on the said property and to execute Vakalatnamas or other necessary authorities in their favour from time to time and instruct them and pay their remuneration/bills/fees including special fees and other charges and to discontinue them and also to appoint and engage other solicitors, advocates, attorneys, pleaders afresh and instruct them accordingly.



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19. To instruct solicitors, advocates, attorneys, pleaders regarding drafting of pleadings including written Statements, applications, petitions, affidavits relating to the said property and/or any structure, building, or block, or any self contained flats or commercial space to be constructed on the said property
20. To execute, admit and present for registration, on behalf of the parties, agreements and/or conveyances for sale or lease and/or transfer of flat(s) and/or unit(s) along with undivided proportionate share in land and for such purpose, to appear before the appropriate authority including Registrar and Sub-Registrars and out of 100 % (hundred percent) share the developer will deposit 16 % (sixteen percent) revenue share in the bank account of the owners in respect of owner's revenue allocation as stated in the Development Agreement dated 15th March, 2017 .
21. To execute necessary documents and present the same before appropriate authority for formation of Association under the provisions of West Bengal Apartment Ownership Act, 1972, Real Estate (Regulation and Development) Act, 2016 and WBHIRA.
22. To appoint and engage Income-tax and sales tax practitioners, Chartered Accountants, Architects, Surveyors, Engineers, and other professional agents in respect of the project to be constructed on the said property.
23. To make, sign and submit applications, petitions, letters and memorandum of appeals, etc. to appropriate Government Departments, Local authorities and/or other Competent Authorities under any law, for the time being in force, for all and any licences, permissions, exemptions, sanctions and consents required by any law or otherwise in connection with the management, improvements and development and construction in the said property.
24. In connection with or relating to the Said property to take action against person or tenants, occupiers, etc. if any, in any court, to represent us in any Court of Law and to sign all applications, plaints, written statements, affidavits, review, appeal, petitions, on our behalf from time to time be found necessary and proper and/or enter into any agreement relating



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- to development of the Said property and to otherwise deal with the same effectively for all intents and purposes as aforesaid.
25. To institute suit and defend the same or to refer the same to arbitration or to otherwise deal with the same as effectively to all intents and purposes aforesaid to appoint Advocates(s), Solicitors and Counsel and to sign Vakalatnama and/or authorisations on our behalf.
 26. In case the property or any part thereof is notified for acquisition or requisition or reservation or road widening, to appear before the relevant authorities and to file applications, objections, claims for compensation or otherwise and to do all other acts, deeds, matters and things as may be necessary in that behalf and to file appeals, references, petitions against any order or orders made by such acquisition or requisitioning authorities and to accept service of any writ, summons or other legal proceedings or motion and to appear and represent us in any court and before all magistrates, judges, judicial officers and other authorities and tribunals whatsoever as by the Attorney shall be thought advisable and to commence and continue any suit, petitions, actions or any other proceedings in any court of law and before any public officers or tribunals for receiving compensation for acquisition, requisition, reservation and/or relief for de-acquisition or derequisitioning or de-reservation or otherwise whatsoever.
 27. To make application to the authorities and such other private and public authorities for making availability of water, electricity, etc. on the Said property that may be required for commencing the development work and to complete the same and for that to execute necessary writings including undertakings.
 28. To make applications to the government or semi-government authorities for sanction of cement and steel and/or such other building materials as may be required for the said development work and for that purpose to execute necessary writings including undertakings and bonds and to furnish necessary deposits for the same.
 29. To manage the Said property and to take such of the steps as may be necessary to manage the Said property till the time of completion of its development.



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30. To evict or take possession of the Said property in occupation of the tenants, occupants or trespassers, if any, on the Said property or any part thereof and to take all steps in that behalf such as negotiation, settlement, compromise or make agreements to get their rights surrendered and extinguished and also to create tenants of such duration as our Attorney shall deem fit either in our name or in the name of our Attorney and to collect and receive rents.
31. To Deposit the Title Deed of land and sign necessary documents including mortgage deed in favour of Lending Bank/ Institution on behalf of us for securing the construction finance availed/to be availed by the Developer/Attorney.
32. To sign and execute all papers, correspondence and all other documents and assurances and documents of any kind whatsoever which we ourselves could have done for the completion of the said development work.
33. To attend and to represent us before any Collector, Authorities or officers of Government of India or any other State or States, before all Revenue, Municipal, Public or other officers including those of Income-tax as occasion shall arise for any purpose connected with the said development work.
34. To do any act, deed or thing, as our said Attorney(s) may deem fit and proper and necessary in the best interest of the development of the Said property and sale of the Units, including all other acts and things which may be necessary to be done for rendering these presents valid and effectual to all intents and purposes.
35. For any of the purposes mentioned hereinabove to sign all applications, papers, undertakings, terms and conditions as may be required from time to time, at their own cost.
36. To apply for no objection certificate or necessary permissions from the Panchayat/Municipal Corporation for occupying the building and to do all acts, deeds or things for the said purpose.
37. To sign, transfer forms, documents and writing for transferring the Said property in the

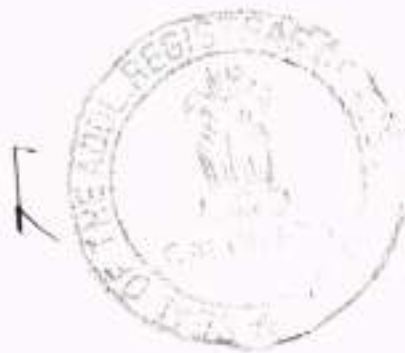


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records of Government or municipal/Panchyat authorities and other public authorities and to do all other acts in connection therewith.

38. For all or any of the purposes of and power, authorities and discretions conferred by these presents to use and sign in our names or in which I may be in any way interested or to use and sign its name as our Attorney shall think fit without any reference or recourse to us.
39. And also for more effectually doing, executing and performing the several matters and things aforesaid to appoint from time to time or generally such person or persons as our Attorney may think fit as their substitute or substitutes, to do, execute and perform all or any of such matters and things as aforesaid and any such substitute or other in his or their place and I hereby agree at all times to ratify and confirm whatever our Attorney or any such substitutes or substitute shall lawfully do or cause to be done in or about the Said property and the development of the same.
40. And to do everything whatever which may be at the sole discretion of our said Attorney deemed fit or expedient for sale and/or enjoyment and/or development of the Said property and which we ourselves could do if personally present and as if this power had not been executed.
41. And generally to do and cause to be done all acts, deeds, matters and things as our said Attorney shall think fit and proper for the purpose of sale of the Units and enjoyment and the development of the Said property, as amply and effectual as I could have personally done.
42. All charges and expenses of and incidental to any act, deed, matter or thing done or caused to be done by our said Attorney in exercise of any power or powers herein contained shall be borne and paid and provided for by our said Attorney alone but subject to the right of the Attorney under the Agreement to reimburse itself out of the sale proceeds of the Units towards all the above costs, including the development costs incurred for the development of the Said property and the said Attorney shall indemnify and keep indemnified our estate and effects from and against the payment of the aforesaid costs, charges, that may have to



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be paid by us by reason of our Attorney doing or causing to be done any act, deed, matter or thing by virtue of these presents.

AND WE THE ABOVENAMED HEREBY AGREE AND UNDERTAKE to ratify and confirm all and whatsoever the said attorney under the power in that behalf and shall lawfully do or cause to be done in the premises either jointly and/or severally aforesaid by virtue of these presents.

SCHEDULE

(The Said Land/Property)

ALL THAT land containing and measuring an area of **1469.1 Decimals** of land (be the same a little more or less) in L.R. Dag Nos 304, 305, 478, 481, 482, 483, 485, 486, 487, 488, 489, 490, 492, 493, 496, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 539, 540, 541, 542, 545, 546, 567, 568, 572, 573, 574, 589, 590, 591, 592, 593, 595, 596, 597 and 599 under L.R. Khatian Nos. 1099 to 1128, 1263 to 1271, 1273 to 1336, 1338, 1344 to 1348, 1371, 1413, 1483, 2138 to 2158, 2204 to 2219 and 2449 to 2458 situate and lying at **Mouza Manikpur, Sub-Registry Office Sonarpur, Police Station Sonarpur , Touzi No. 412, J.L. No. 77, District South 24 Parganas**, State of West Bengal and as demarcated in **RED** in the Plan annexed:



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IN WITNESS WHEREOF, I have hereunto set and subscribed our hands at Kolkata.

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|---|--|
| <p>SIGNED SEALED AND DELIVERED by the CO-OWNERS / EXECUTANT in the presence of:</p> <p><i>Xxxxxx</i> <i>(Anurag)</i> <i>6. old post office</i> <i>Kol-1</i></p> <p><i>Ramesh Chandra Roy</i> 6A Elgin Road, Bhawanipore Kolkata-700020</p> | <p>NIRMAL KUMAR AGARWALA</p> <p><i>Nirmal Kumar Agarwala</i></p> <p>PARVATI TIE UP PRIVATE LIMITED</p> <p>PARVATI TIE UP PVT. LTD. <i>Yogesh Modi</i> AUTHORIZED SIGNATORY / DIRECTOR</p> <p>NILKANTH BARTER PRIVATE LIMITED</p> <p>NILKANTH BARTER PVT. LTD <i>Yogesh Modi</i> AUTHORIZED SIGNATORY / DIRECTOR</p> <p>AMRAVATI MERCANTILE PRIVATE LIMITED</p> <p>AMRAVATI MERCANTILE PVT. LTD. <i>Yogesh Modi</i> AUTHORIZED SIGNATORY / DIRECTOR</p> <p>BHANU VINIMAY PRIVATE LIMITED</p> <p>BHANU VINIMAY PVT. LTD. <i>Yogesh Modi</i> AUTHORIZED SIGNATORY / DIRECTOR</p> |
|---|--|



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AKASHGANGA BARTER PRIVATE LIMITED

AKASHGANGA BARTER PVT. LTD.

Yogesh Modi

AUTHORIZED SIGNATORY / DIRECTOR

RAGHUVVEER COMMOTRADE PRIVATE LIMITED

RAGHUVVEER COMMOTRADE PVT. LTD

Yogesh Modi

AUTHORIZED SIGNATORY / DIRECTOR

BHANU TRADELINK PRIVATE LIMITED

BHANU TRADELINK PVT. LTD.

Yogesh Modi

AUTHORIZED SIGNATORY / DIRECTOR

AMIYA BARTER PRIVATE LIMITED

AMIYA BARTER PVT. LTD.

Yogesh Modi

AUTHORIZED SIGNATORY / DIRECTOR

RAMESHWAR TRADELINK PRIVATE LIMITED

RAMESHWAR TRADELINK PVT. LTD.

Yogesh Modi

AUTHORIZED SIGNATORY / DIRECTOR

*K. K. Modi
(A-117724112)*

Rameshwarth Ray



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MURARI BARTER PRIVATE LIMITED

MURARI BARTER PVT. LTD
Yogesh Modi
AUTHORIZED SIGNATORY / DIRECTOR

JANPRIYA MERCANTILE PRIVATE LIMITED

JANPRIYA MERCANTILE PVT. LTD.
Yogesh Modi
AUTHORIZED SIGNATORY / DIRECTOR

BHANU TIE UP PRIVATE LIMITED

BHANU TIE UP PVT. LTD.
Yogesh Modi
AUTHORIZED SIGNATORY / DIRECTOR

MURARI TIE UP PRIVATE LIMITED

MURARI TIE UP PVT. LTD
Yogesh Modi
AUTHORIZED SIGNATORY / DIRECTOR

AKRUTI COMMOTRADE PRIVATE LIMITED

AKRUTI COMMOTRADE PVT. LTD.
Yogesh Modi
AUTHORIZED SIGNATORY / DIRECTOR

*Xxxxxx
(Asst. Mgr.)*

Pomen Ananth Ray



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DANTA CITYHOMES PRIVATE LIMITED

DANTA CITYHOMES PRIVATE LIMITED

Yogesh Modi

Director/Auth. Signatory

STHIRA NIRMAN PRIVATE LIMITED

STHIRA NIRMAN PRIVATE LIMITED

Yogesh Modi

Director/Auth. Signatory

INESH REALBUILD PRIVATE LIMITED

INESH REALBUILD PRIVATE LIMITED

Yogesh Modi

Director/Auth. Signatory

PADMESH ESTATES PRIVATE LIMITED

PADMESH ESTATES PRIVATE LIMITED

Yogesh Modi

Director/Auth. Signatory

PADMESH SKYSCRAPPER PRIVATE LIMITED

PADMESH SKYSCRAPPER PRIVATE LIMITED

Yogesh Modi

Director/Auth. Signatory

*K201100
(ASTT 11-11-11)*

Ramesh Chandra Roy





Additional Registrar of
Assurances III Kolkata

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TRIMUKH SKYSCRAPER PRIVATE LIMITED

TRIMUKH SKYSCRAPER PRIVATE LIMITED
Yogesh Modi
Director/Auth. Signatory

AKSAKA DEALTRADE PRIVATE LIMITED

AKSAKA DEALTRADE PVT. LTD.
Yogesh Modi
Director / Authorised Signatory

KIRATI HOMES PRIVATE LIMITED

KIRATI HOMES PRIVATE LIMITED
Yogesh Modi
Director/Auth. Signatory

ROCANA BUILDERS PRIVATE LIMITED

ROCANA BUILDERS PVT. LTD.
Yogesh Modi
Director / Authorised Signatory

ASLESHA RESIDENCY PRIVATE LIMITED

ASLESHA RESIDENCY PRIVATE LIMITED
Yogesh Modi
DIRECTOR / AUTH. SIGNATORY

*Keenan
April 7 2018*

Rameshramath Roy



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| | |
|--|--|
| | <p>OMANA TRADECOM PRIVATE LIMITED</p> <p><i>OMANA TRADECOM PRIVATE LIMITED</i> <i>Yogesh Modi</i> Director / Auth. Signatory</p> <hr/> <p>By their Authorised Signatory Mr. Yogesh Modi</p> |
| <p>SIGNED SEALED AND DELIVERED</p> <p>by _____ the DEVELOPER/ATTORNEY in the presence of :-</p> <p><i>(Signature)</i> <i>Ramesh Chandra Roy</i> 6B Elgin Road - Kolkata - 20</p> | <p>Accepted by Me</p> <p>SOUTHWINDS PROJECT LLP</p> <p>Southwinds Project LLP <i>Anup Sankar</i> Designated Partner/Authorised Signatory</p> <hr/> <p>Developer/Attorney</p> |

DRAFTED & PREPARED BY:

FOR M/S DMD LEGAL CONSULTANTS

Sulagna Rana

SULAGNA RANA

ADVOCATE, HIGH COURT

ENROLMENT NO. F/1070/861 OF 2016



Additional Registrar of
Assurances III Kolkata

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PHOTOGRAPHS AND FINGER PRINTS



Ajmal Kumar Aggarwal

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



Ajayesh Modi

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



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Assurances III Kolkata

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PHOTOGRAPHS AND FINGER PRINTS



Anup Santora

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



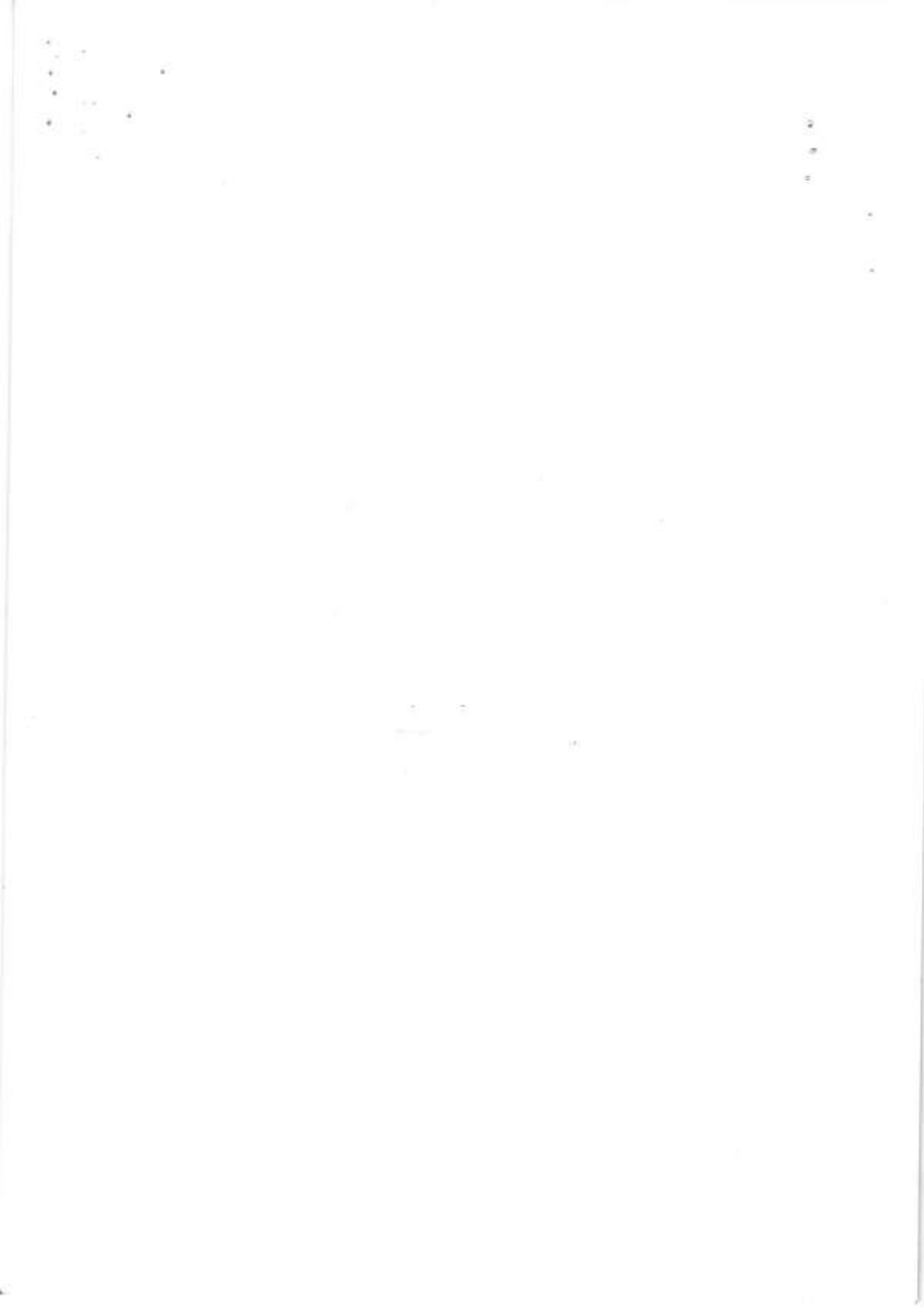
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| | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
|-------------------|---------------|-------------|---------------|-------------|---------------|
| Left Hand | | | | | |
| | Thumb | Fore Finger | Middle Finger | Ring Finger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



Additional Registrar of
Assurances III Kolkata

28 FEB 2010



MADE THIS DAY OF FEBRUARY, 2018

BETWEEN

PARVATI TIE UP PRIVATE LIMITED & ORS.
... Owners

AND

SOUTHWINDS PROJECT LLP
... Developer

Development Power of Attorney

Prepared by



M/s. DMD LEGAL CONSULTANTS
ADVOCATES & LEGAL CONSULTANTS

QUEENS MANSION

12, PARK STREET

GATE No. 1, OFFICE No. 503 (5TH FL)
KOLKATA – 700071

LANDLINE No. (033) 6500 5400
(033) 4001 5400

Email: helpdesk@dmdlegalconsultants.com

Website: www.dmdlegalconsultants.com

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CJD2573855

পরিচয় কার্ড



Elector's Name Asit Manza

নির্বাচিতের নাম অসিত মন্ডা

Father's Name Abanti Kumar Manza

পিতার নাম অন্টি কুমার মন্ডা

Sex M

লিঙ্গ পুরুষ

Age as on 1.1.2005 38

১.১.২০০৫-এ বয়স ৩৮

Address:

Mauja - Depata Shasanabada J, L, No - 128(Anaha)
Depata Ramnagar Purbo-Medinipur 721453.

স্বাক্ষর:

(স্বাক্ষর) অসিত মন্ডা (পিতা) অন্টি কুমার মন্ডা
মেডিনিপুর ৭২১৪৫৩

Facsimile Signature
Electoral Registration Officer
মেডিনিপুর জেলা

Assembly Constituency: 212-Ramnagar

নির্বাচনী এলাকা (সংসদ) : ২১২-রামনগর

District: Purbo Medinipur জেলা: পূর্ব মেদিনীপুর

Date: 20.07.2005 তারিখ: ২০.০৭.২০০৫

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NIRMAL KUMAR AGARWALA

MAMRAJ AGARWALA

20/11/1960
Permanent Account Number
ACQPA6880J

Nirmal Kumar Agarwala
Signature



Nirmal Kumar Agarwala



भारत सरकार
GOVERNMENT OF INDIA



निर्मल कुमार अग्रवाल
Nirmal Kumar Agarwala
जन (BN) DOB: 20/11/1960
पुंर / MALE



3223 4100 4266

आम आदमी का अधिकार

Nirmal Kumar Agarwala



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

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बाल्यगुंज, कोलकाता,
पेस्ट कोड - 700019

Address:

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West Bengal - 700019



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स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AIUPM9083B



नाम / Name
YOGESH MODI

पिता का नाम / Father's Name
GIRDHAR GOPAL MODI

जन्म की तारीख / Date of Birth
28/01/1984

"योगेश मोदी"

YOGESH / Signature



20220817

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भारत सरकार
GOVT. OF INDIA

ANUP SANTRA

ANIL KUMAR SANTRA

13/12/1986

Permanent Account Number

ERDPS3148K

Anup Santra

Signature



08022013

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तीसरी मंजील, सफायर चेंबर्स,
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e-mail: tininfo@nsdl.co.in



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পরিচয় পত্র
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IDENTITY CARD

ZJJ1369107



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Elector's Name : Anup Santra
মাতার নাম : সন্ধ্যা সান্ট্রা
Mother's Name : Sandhya Santra
লিঙ্গ/সেক্স : পুং/ M
জন্ম তারিখ : 13/12/1986
Date of Birth : 13/12/1986

ZJJ1369107

ঠিকানা:
118C/A, ANANDA PALIT ROAD,
KOLKATA MUNICIPAL CORPORATION, ENTALLY,
KOLKATA-700014

Address:
118C/A, ANANDA PALIT ROAD,
KOLKATA MUNICIPAL CORPORATION, ENTALLY,
KOLKATA-700014

Date: 23/09/2010

163-এন্টালি নির্বাচন কেন্দ্রের নির্বাচন নিয়ন্ত্রক অফিসারের
স্বাক্ষরের অনুলিপি

Facsimile Signature of the Electoral
Registration Officer for
163-Entally Constituency

কোন পরিবর্তন হলে নতুন ঠিকানা তথ্যের সঠিকতা যাচাই করে এবং
নতুন নতুন পত্র পৌঁছে পরামর্শ পরামর্শ করে নির্বাচন কর্মসূচি
পরিচালনা করতে হবে।
In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

Anup Santra

आयकर विभाग

INCOME TAX DEPARTMENT

PARVATI TIE UP PRIVATE LIMITED



भारत सरकार

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11/01/2010

Permanent Account Number

AAFCP2897L

11022016

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आयकर विभाग
INCOME TAX DEPARTMENT



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NILKANTH BARTER PRIVATE LIMITED



01/07/2009

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AADCN0352Q

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07/01/2010

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INCOME TAX DEPARTMENT

RAGHUVVEER COMMOTRADE PRIVATE
LIMITED



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BHANU TRADELINK PRIVATE LIMITED



12/01/2010

Permanent Account Number

AADCB9498H

11022016

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भारत सरकार
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07/01/2010

Permanent Account Number

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भारत सरकार
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09/01/2010

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भारत सरकार
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MURARI BARTER PRIVATE LIMITED

11/01/2010



Permanent Account Number

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LIMITED



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INCOME TAX DEPARTMENT



भारत सरकार
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BHANU TIE UP PRIVATE LIMITED



22/01/2010

Permanent Account Number

AADCB9609E

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भारत सरकार

GOVT. OF INDIA

MURARI BARTER PRIVATE LIMITED



11/01/2010

Permanent Account Number

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मॉडल कालोनी, दीप बंगला चौक के पास,
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, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

DANTA CITYHOMES PRIVATE LIMITED



04/10/2013

Permanent Account Number

AAECD8483B

22/11/2013

एन सीटी डीएस / एन सीटी डीएस / सीटी
आयकर विभाग, एन सीटी डीएस
3 सीटी, एन सीटी डीएस, प्लॉट नं. 347, एन सीटी डीएस / 3
सीटी डीएस, एन सीटी डीएस / 347, एन सीटी डीएस / 3
सीटी डीएस, एन सीटी डीएस / 347, एन सीटी डीएस / 3
सीटी डीएस, एन सीटी डीएस / 347, एन सीटी डीएस / 3

*If this card is lost / someone's lost card is found,
please inform / return to
Income Tax PAN Service Unit, NSDL,
3rd floor, Maro Seaking,
Plot No. 347, Survey No. 9979,
Mumbai Colony, Near Deep Bungalow Chowk,
Pune - 411 016.*

Tel: 01-26-2721 4300 Fax: 01-26-2721 4000
e-mail: nsdl@nsdl.co.in

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

STHIRA NIRMAN PRIVATE LIMITED



01/08/2013

Passbook/Account Number

AATCS4460L

20002013

इस कार्ड को खोने पर धनदायक सुविधा नहीं है। शीघ्र
आयकर विभाग को सूचित करें, 25/3/13 से पहले
3 डी मॉडल नवी एक्टिंग, प्लॉट नं. 341, सर्वे नं. 957/8,
सिडल कॉलोनी, नई दिल्ली-110055।
फ़ोन- 411 0155

*If this card is lost/ someone's lost card is found,
please inform/return to:-
Income Tax PAN Services Unit, NSDL,
5th Floor, Market Street,
Plot No. 341, Survey No. 957/8,
Sidel Colony, Near Dada Hingulaj Chowk,
Pune - 411 015*

Tel: 91-20-2721 4000, Fax: 91-20-2721 8001
e-mail: nsdl@nsdl.co.in



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

INESH REALBUILD PRIVATE LIMITED



08/10/2013

Permanent Account Number

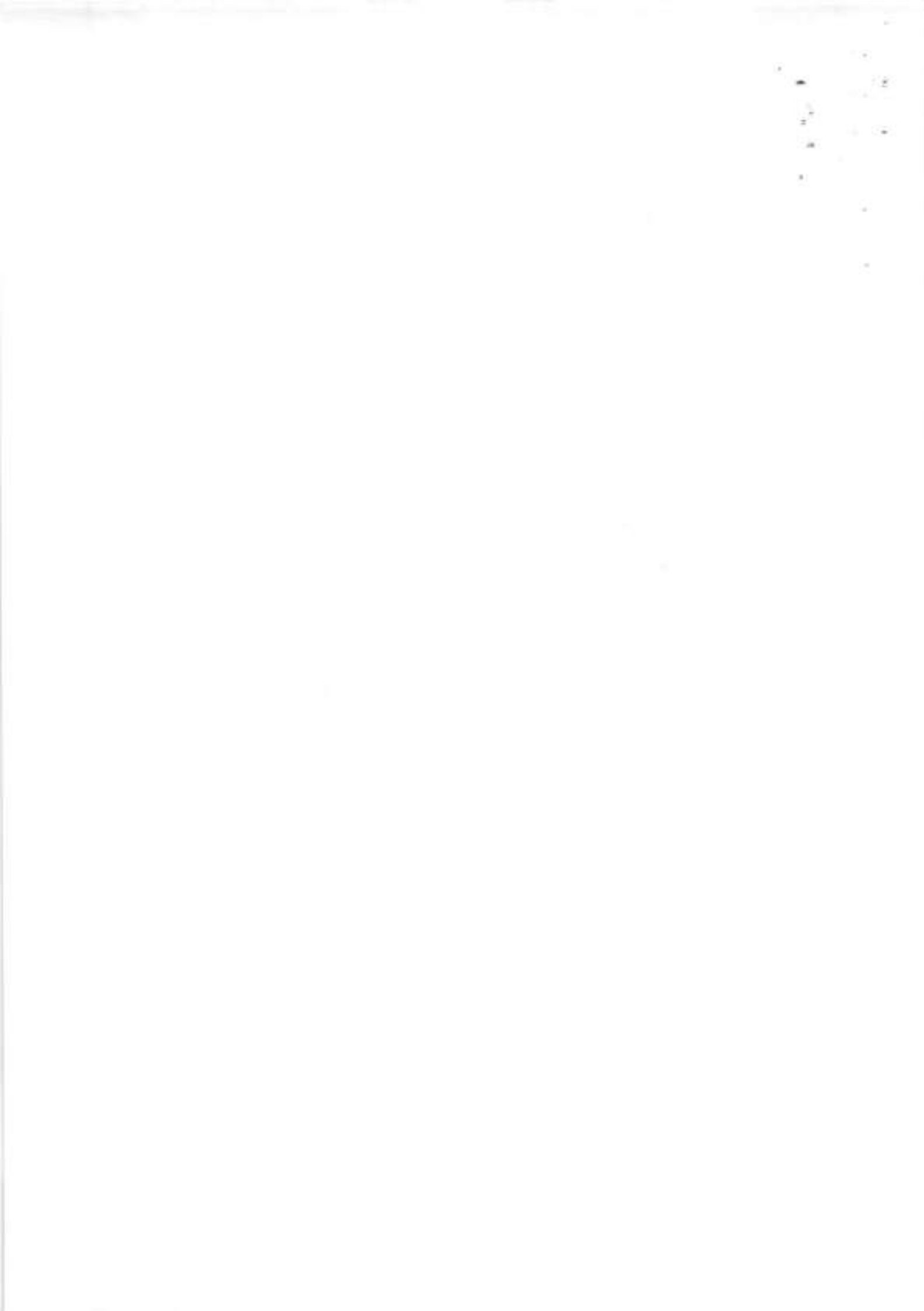
AADC13865K

23112013

इस कार्ड में पाठ / कर्तव्य कृपया पुराने करें / नोट
आयकर विभाग, दिल्ली, भारत सरकार
ए-सी ब्लॉक, नई दिल्ली, पिन कोड 110002, मो. नं. 897-8
सर्विस सेंटर, टॉवर इस्ट, प्लॉट नं. 1
पुणे - 411 006

*If this card is lost / someone's lost card is found,
please inform / return to
Income Tax PAN Services Unit, NSDL
TIL-Door: Martin Building
Plot No. 341, Survey No. 8978,
Model Colony, New Delhi-Hangalore Check,
Pune - 411 006*

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: taxindia@nsdl.com



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PADMESH ESTATES PRIVATE LIMITED



23/10/2013

Permanent Account Number

AAHCP4374Q

23/10/2013

यदि कार्ड के साथ / साथ ही अपना पुस्तिका खरी / खरीदने
आयकर विभाग द्वारा जारी किया गया है
5 डी बिल्डिंग, नवीन दिल्ली, प्लॉट नं. 341, ब्लॉक 997, 8
मीडियम हाउसिंग कॉम्प्लेक्स, चौक कोटागा
दुबई - 411 016

*If this card is lost / someone's lost card is found,
please inform / return to
Income Tax PAN Services Unit, NSDL
5D Bldg, Market Street,
Plot No. 341, Survey No. 9978,
Medium Colony, Near Deep Bunglow Chowk,
Dubai - 411 016*

Tel: 91-20-2721 6080, Fax: 91-20-2721 6081
e-mail: info@nsdl.co.in

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

PADMESH SKYSCRAPPER PRIVATE
LIMITED



23/10/2013

Permanent Account Number

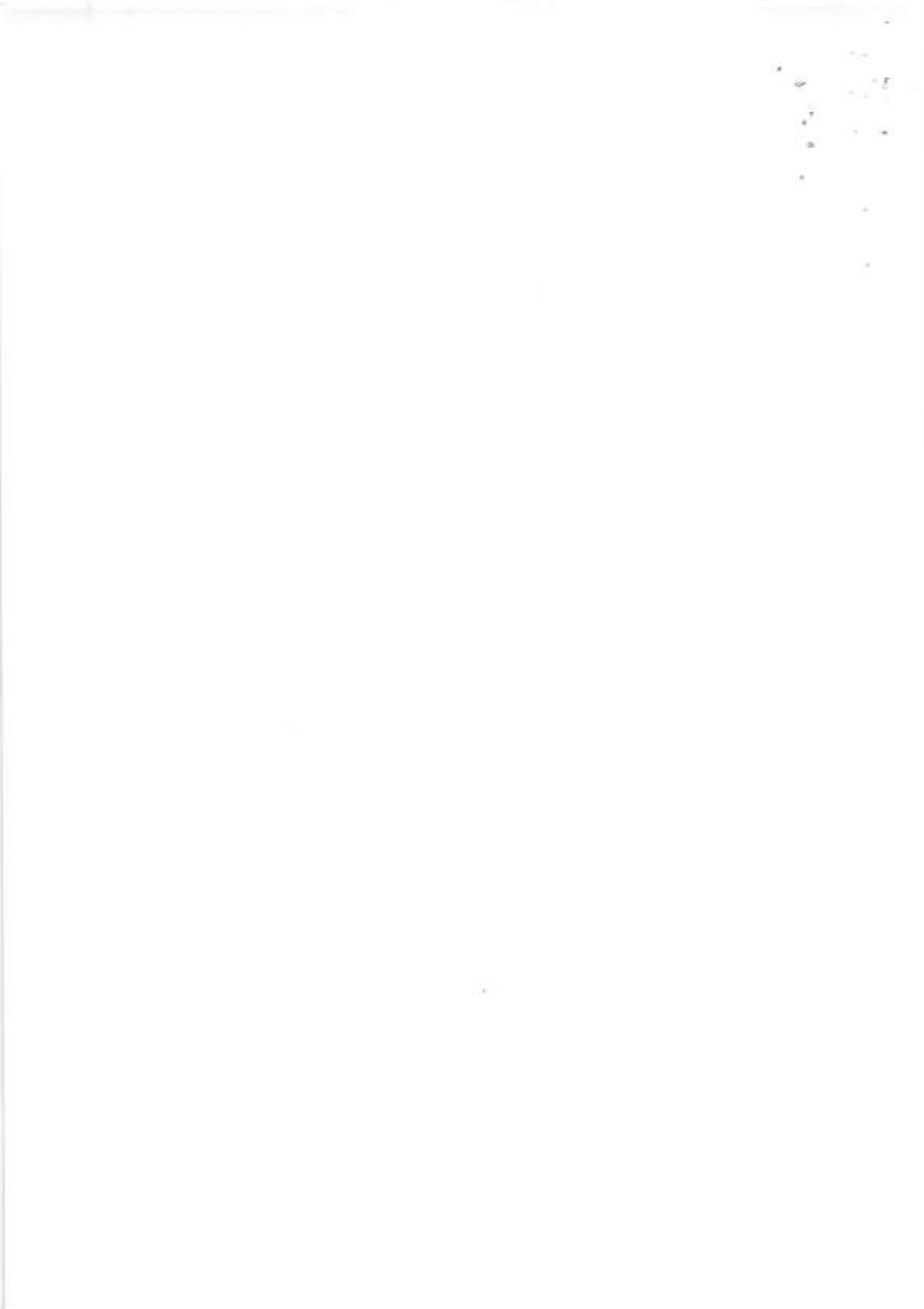
AAHCP4622K

06/12/2013

यदि कार्ड खोले / चले तो कृपया सुरक्षित करें / धीरान्
आयकर विभाग को वापस दे दें।
3 डी बॉक्स, नॉर्थ ब्लॉक, प्लॉट नं. 341, गार्डन रोड, 2,
सीडब्ल्यूएलपी, नई दिल्ली-411 006

*If this card is lost / someone's find card is found,
please return / return to:
Income Tax PAN Services Unit, NSDL
3rd Floor, Market Street,
Plot No. 341, Survey No. 9978,
Model Colony, Near Durgam Chawk,
Pune - 411 006.*

Tel: 91-20-2721 8081, Fax: 91-20-2721 8081
e-mail: income@nsdl.com



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

TRIMUKH SKYSCRAPER PRIVATE
LIMITED



23/10/2013

Permanent Account Number

AAECT8174B

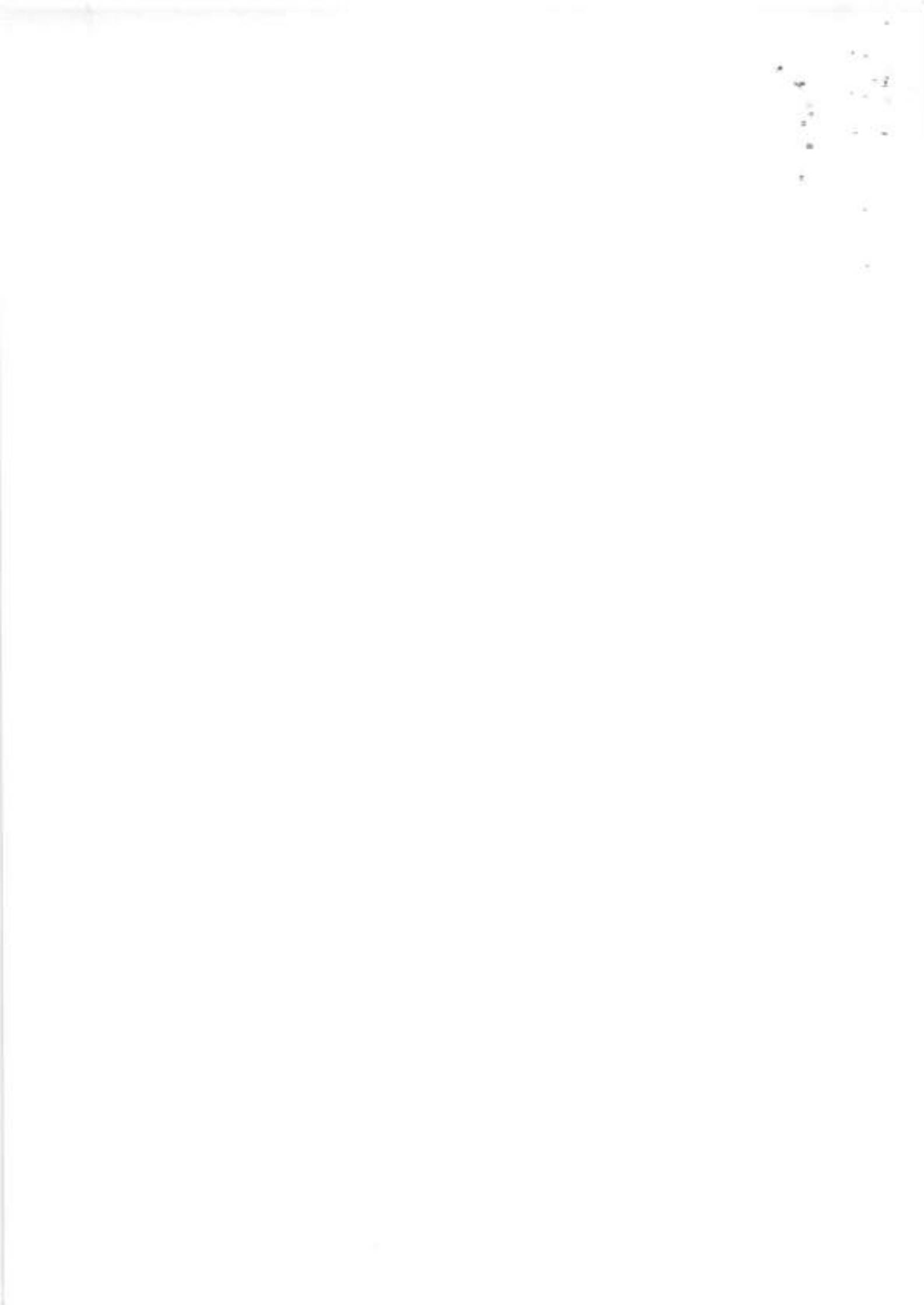
23/10/2013

यदि कार्ड खोले / कचेरीसुद्धा कुठिल करे / सोदण
आयकर सेवा केंद्राकडे / उपरोक्त ठिकाण
उरी मजिल, नवी मुंबई, प्लॉट नं. 341, सर्वे नं. 897/8,
सीडव-वडोली, वीज इतराचीकपास
पिन-411 018

If this card is lost / someone's lost card is found,
please inform / return to:
Income Tax PAN Services Unit, NSDL
3rd Floor, Main Staging,
Plot No. 341, Survey No. 897/8,
Mumbai City, Near Deep Banglow Chowk,
Pune - 411 018

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: nsdl@nsdl.com





आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

KIRATI HOMES PRIVATE LIMITED



23/10/2013

Performance Account Number

AAFCK3550K

22112013

इस कार्ड के साथ / कनेक्ट कृपया सुरक्षित करें / शीट
आयकर विभाग के पत्रकारों, दूर दूर से प्राप्त
9 टी सीएम, नवी दिल्ली, पिन कोड 110 002, फोन नं. 907 / 8,
सीडीएस, वीपी रोड, कोलकाता
दूर - 411 016

*If this card is lost / someone's lost card is found,
please inform / return to:*

Income Tax PAN Services Unit, NSDL
11B, 110, Market Building,
Plot No. 341, Survey No. 9979,
Model Colony, Near Deep Bhagawan Chowk,
Pune - 411 016

Tel: 91-20-2721 8081, Fax: 91-20-2721 8082
e-mail: info@nsdl.co.in



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ROCANA BUILDERS PRIVATE
LIMITED



05/03/2014

Permanent Account Number

AAGCR8542M

05/03/14

इस कार्ड को खोलें / Do not open this card - सीलिंग
असलाना है।
उपरोक्त विवरणों पर आधारित, एनएसएल द्वारा
प्रदान किया गया है।
पता: नवी दिल्ली, पिन कोड - 110 016, फोन नं. 8861/2,
मोबाइल नं. 911 016, वेबसाइट: www.itsa.gov.in
फोन - 411 016

*If this card is lost / someone's lost card is found,
please inform / return to
Income Tax PKN Services Unit, NSDL,
5B, Door, Market Street,
Plot No. 341, Survey No. 9278,
Huda Colony, Near Durgam Chokki,
Pune - 411 016*

Tel: 91-20-2721 8881, Fax: 91-20-2721 8881
e-mail: itsa@nsdl.gov.in

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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ASLESHA RESIDENCY PRIVATE
LIMITED



02/04/2014

Permanent Account Number

AAMCA5911H

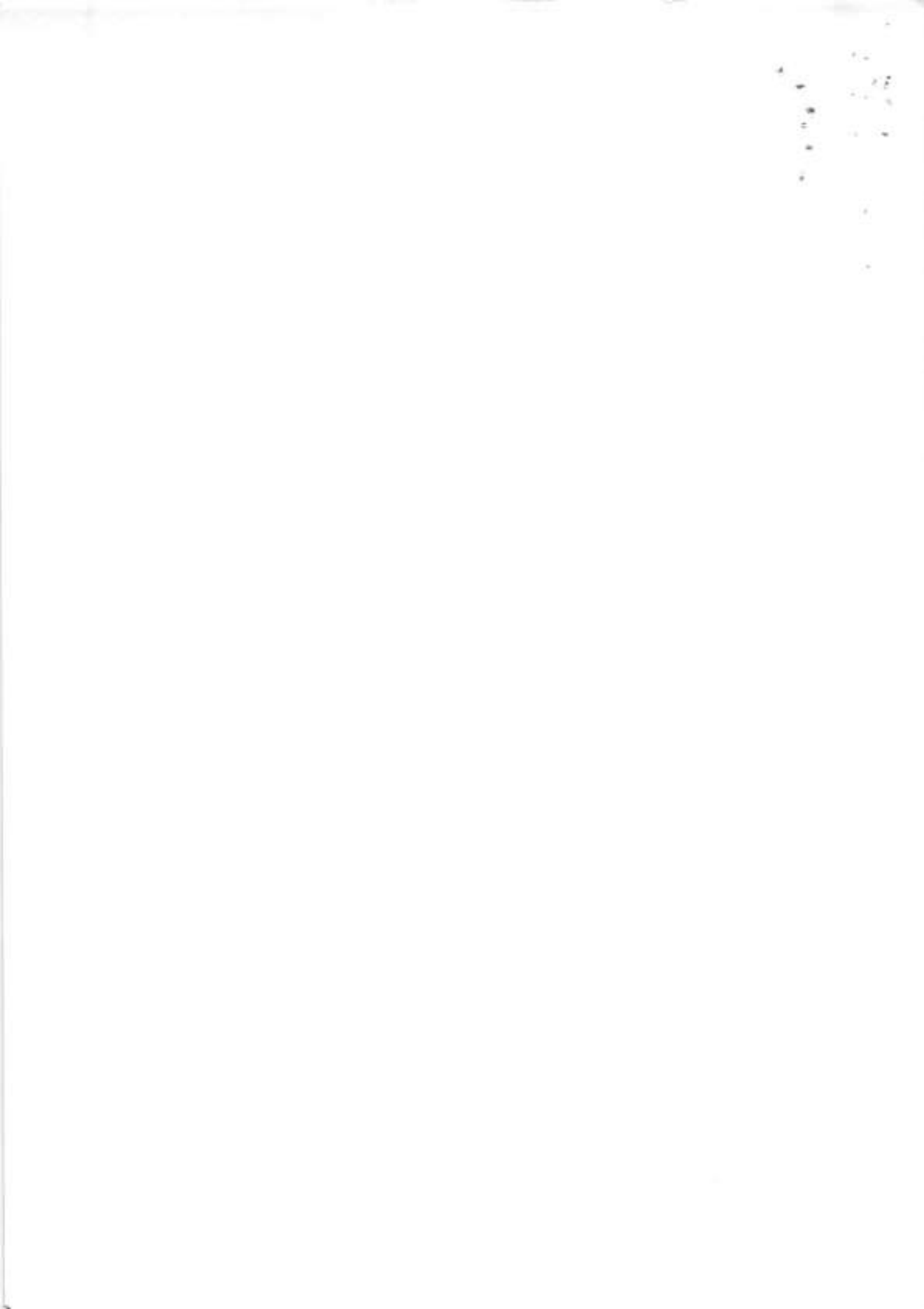
17045314

इस कार्ड को खोले / खोले हुए कार्ड को नुकान हो / खोले
जाए बिना नोटाइफाई करने से पहले
इसे खोलें, पड़ोसियों को सूचित करें, सी 41, एन 4, एन 4,
मोडल कॉलोनी, नई देहली बंगला 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
10th Floor, Maker's Sterling,
Plot No. 341, Survey No. 9978,
Model Colony, Near Datta Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: nsincome@nsdl.co.in



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

OMANA TRADECOM PRIVATE
LIMITED



30/01/2014

Permanent Account Number

AABCO9711C

30/01/2014

इस कार्ड को खोलें / कृपया कृपया नुसिल को / खोलें
आयकर विभाग/एनएसडी, एनएसडी इकाई
3 डी स्ट्रीट, 3 डी स्ट्रीट, एनएसडी, एनएसडी, एनएसडी / 3
डी स्ट्रीट, 3 डी स्ट्रीट, एनएसडी, एनएसडी, एनएसडी
पुणे - 411 016

*If this card is lost / someone's lost card is found,
Please inform / return to:-
Income Tax PAN Services Unit, NSDL,
3D, 3D, 3D, 3D, 3D,
Plot No. 341, Survey No. 9478,
Model Colony, Near Deen Hingakhori Chowk,
Pune - 411 016.*

Tel: 91-20-2721 8060 Fax: 91-20-2721 8081
email: nsdl@nsdl.co.in

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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SOUTHWINDS PROJECT LLP



15/03/2007

Permanent Account Number

ABJFS2172D

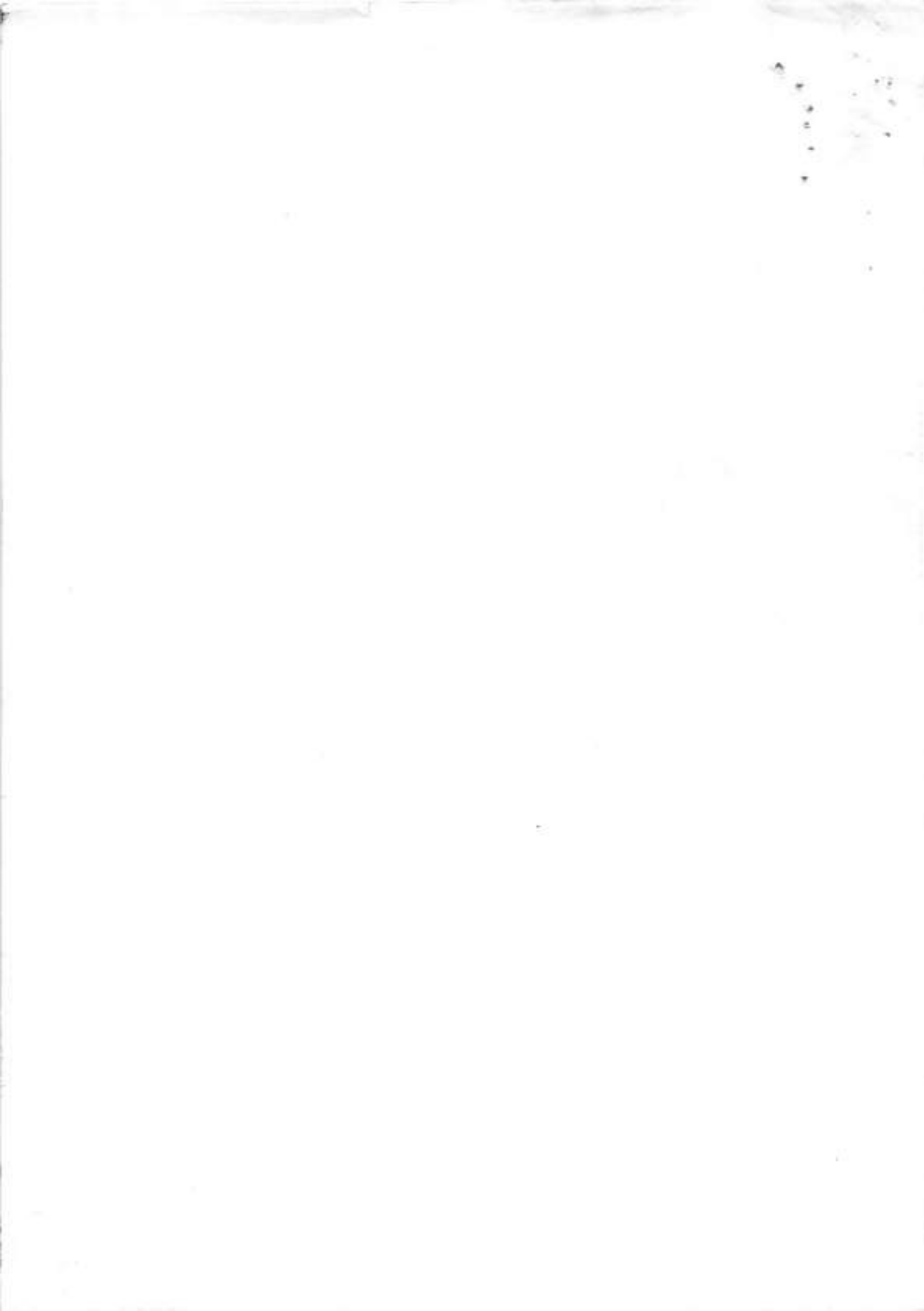
07122013

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं :
आयकर पैन सेवा इकाई, एन एस डी एल
5 वी मंजिल, मंत्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप बंगला चौक के पास,
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, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in



भारत सरकार
भारत
ELECTION COMMISSION OF INDIA
IDENTITY CARD

MFN0075010



निर्वाचक का नाम : निराल कुमार अग्रवाल
Elector's Name : Niraj Kumar Agrawal

पिता का नाम : मन्ना अग्रवाल
Father's Name : Manna Agrawal

लिंग / लिंग : पुरुष / M
जन्म तिथि : 20/11/1960
Date of Birth : 20/11/1960

Niraj Kumar Agrawal

MFN0075010

Form

এই কার্ডটি ভোটারদের তথ্য প্রদান এবং এটি ভোটারদের
নামের তালিকা

Address:

6A BL B IRON SIDE ROADWARD NO 62
KARAYA KOLKATA 700019



Date: 17/02/2016

152-বিভাগ, কলকাতা পুরসভা

নির্বাহক, ভোটার তালিকা

Facsimile Signature of the Electoral
Registration Officer for

152-Balypingra Constituency

ভোটার তালিকা পরিবর্তন করা হলে ভোটারদের
কর্তব্য হল এই কার্ডটি ভোটারদের তথ্য প্রদান
করা এবং এটি ভোটারদের নামের তালিকা
এবং ভোটারদের তথ্য প্রদান করা।
In case of change in address, members should send
to the relevant office for including their name in the
list of the changed address and to obtain the card
with same number.



ভারত সরকার
Government of India



অনুপ সান্ট্রা
Anup Santra
পিতা : অনিল কুমার সান্ট্রা
Father : ANIL KUMAR SANTRA
জন্ম তারিখ / Year of Birth : 1986
পুরুষ / Male



5945 7837 4254

আধার - সাধারণ মানুষের অধিকার



ভারতীয় মিশিড-সিকিও প্রাধিকরণ

Unique Identification Authority of India

ঠিকানা:
118সি/১, আনন্দ পালিত রোড,
এন্টালী এম.ও, কোলকাতা,
পশ্চিমবঙ্গ, 700014

Address:
118C/A, ANANDA PALIT ROAD,
Intally S.O, Intally, Kolkata, West
Bengal, 700014

5945 7837 4254

1947
1800 300 1947

help@uidai.gov.in

www
www.uidai.gov.in



Major Information of the Deed

| | | | |
|---|--|---|------------|
| Deed No : | IV-1903-01282/2018 | Date of Registration | 28/02/2018 |
| Query No / Year | 1903-1000064998/2018 | Office where deed is registered | |
| Query Date | 28/02/2018 1:35:00 PM | A.R.A. - III KOLKATA, District: Kolkata | |
| Applicant Name, Address & Other Details | DMD LEGAL CONSULTANTS Hare St,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9831765559, Status :Advocate | | |
| Transaction | Additional Transaction | | |
| [4002] Power of Attorney, General Power of Attorney | | | |
| Set Forth value | Market Value | | |
| Stampduty Paid(SD) | Registration Fee Paid | | |
| Rs. 100/- (Article:48(d)) | Rs. 7/- (Article:E) | | |
| Remarks | | | |

Principal Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|--|
| 1 | PARVATI TIE UP PRIVATE LIMITED 6A, Elgin Road, P.O:- Bhawanipore, P.S:- Bhawanipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: AAFCP2897L, Status :Organization, Executed by: Representative, Executed by: Representative |
| 2 | NILKANTH BARTER PRIVATE LIMITED 6A, Elgin Road, P.O:- Bhawanipore, P.S:- Bhawanipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: AADCN0352Q, Status :Organization, Executed by: Representative, Executed by: Representative |
| 3 | AMRAVATI MERCANTILE PRIVATE LIMITED 6A, Elgin Road, P.O:- Bhawanipore, P.S:- Bhawanipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: AAICA1370Q, Status :Organization, Executed by: Representative, Executed by: Representative |
| 4 | BHANU VINIMAY PRIVATE LIMITED 6A, Elgin Road, P.O:- Bhawanipore, P.S:- Bhawanipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: AADCB9497J, Status :Organization, Executed by: Representative, Executed by: Representative |
| 5 | AKASHGANGA BARTER PRIVATE LIMITED 6A, Elgin Road, P.O:- Bhawanipore, P.S:- Bhawanipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: AAICA1425A, Status :Organization, Executed by: Representative, Executed by: Representative |
| 6 | RAGHUVeer COMMOTRADE PRIVATE LIMITED 6A, Elgin Road, P.O:- Bhawanipore, P.S:- Bhawanipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: AAECR5884Q, Status :Organization, Executed by: Representative, Executed by: Representative |
| 7 | BHANU TRADELINK PRIVATE LIMITED 6A, Elgin Road, P.O:- Bhawanipore, P.S:- Bhawanipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: AADCB9498H, Status :Organization, Executed by: Representative, Executed by: Representative |
| 8 | AMIYA BARTER PRIVATE LIMITED 6A, Elgin Road, P.O:- Bhawanipore, P.S:- Bhawanipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: AAICA1424B, Status :Organization, Executed by: Representative, Executed by: Representative |

Major Information of the Deed :- IV-1903-01282/2018-28/02/2018

| | | | |
|----|---|---|---|
| 9 | RAMESHWAR TRADELINK PRIVATE LIMITED 6A, Elgin Road, P.O:- Bhawanipore, P.S:- Bhawanipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: AAECR5883K, Status :Organization, Executed by: Representative, Executed by: Representative | | |
| 10 | MURARI BARTER PRIVATE LIMITED 6A, Elgin Road, P.O:- Bhawanipore, P.S:- Bhawanipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: AAGCM3085N, Status :Organization, Executed by: Representative, Executed by: Representative | | |
| 11 | JANPRIYA MERCANTILE PRIVATE LIMITED 6A, Elgin Road, P.O:- Bhawanipore, P.S:- Bhawanipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: AACJ2739E, Status :Organization, Executed by: Representative, Executed by: Representative | | |
| 12 | Name | Photo | Fingerprint |
| | Mr Nirmal Kumar Agarwala Son of Mr Mamraj Agarwala Executed by: Self, Date of Execution: 28/02/2018 , Admitted by: Self, Date of Admission: 28/02/2018 ,Place : Office |  |  |
| | 28/02/2018 | LTI 28/02/2018 | 28/02/2018 |
| | P10, New Howrah Bridge Approach Road, P.O:- Burrobazar, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ACQPA6880J, Status :Individual, Executed by: Self, Date of Execution: 28/02/2018 , Admitted by: Self, Date of Admission: 28/02/2018 ,Place : Office | | |
| 13 | BHANU TIE UP PRIVATE LIMITED 6A, Elgin Road, P.O:- Bhawanipore, P.S:- Bhawanipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: AADCB9609E, Status :Organization, Executed by: Representative, Executed by: Representative | | |
| 14 | MURARI TIE UP PRIVATE LIMITED 6A, Elgin Road, P.O:- Bhawanipore, P.S:- Bhawanipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: AAGCM3086R, Status :Organization, Executed by: Representative, Executed by: Representative | | |
| 15 | AKRUTI COMMOTRADE PRIVATE LIMITED 6A, Elgin Road, P.O:- Bhawanipore, P.S:- Bhawanipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: AAICA1421E, Status :Organization, Executed by: Representative, Executed by: Representative | | |
| 16 | DANTA CITYHOMES PRIVATE LIMITED 6A, Elgin Road, P.O:- Bhawanipore, P.S:- Bhawanipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: AAECD8483B, Status :Organization, Executed by: Representative, Executed by: Representative | | |
| 17 | STHIRA NIRMAN PRIVATE LIMITED 6A, Elgin Road, P.O:- Bhawanipore, P.S:- Bhawanipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: AATCS4460L, Status :Organization, Executed by: Representative, Executed by: Representative | | |
| 18 | INESH REALBUILD PRIVATE LIMITED 6A, Elgin Road, P.O:- Bhawanipore, P.S:- Bhawanipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700020 Status :Organization, Executed by: Representative, Executed by: Representative | | |
| 19 | PADMESH ESTATES PRIVATE LIMITED 6A, Elgin Road, P.O:- Bhawanipore, P.S:- Bhawanipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: AAHCP4374Q, Status :Organization, Executed by: Representative, Executed by: Representative | | |


Major Information of the Deed :- IV-1903-01282/2018-28/02/2018

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| 20 | PADMESH SKYSCRAPER PRIVATE LIMITED 6A, Elgin Road, P.O:- Bhawanipore, P.S:- Bhawanipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: AAHCP4622K, Status :Organization, Executed by: Representative, Executed by: Representative |
| 21 | TRIMUKH SKYSCRAPER PRIVATE LIMITED 6A, Elgin Road, P.O:- Bhawanipore, P.S:- Bhawanipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: AAECT8174B, Status :Organization, Executed by: Representative, Executed by: Representative |
| 22 | AKSAKA DEALTRADE PRIVATE LIMITED 6A, Elgin Road, P.O:- Bhawanipore, P.S:- Bhawanipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: AAMCA5226H, Status :Organization, Executed by: Representative, Executed by: Representative |
| 23 | KIRATI HOMES PRIVATE LIMITED 6A, Elgin Road, P.O:- Bhawanipore, P.S:- Bhawanipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: AAFCK3550K, Status :Organization, Executed by: Representative, Executed by: Representative |
| 24 | ROCANA BUILDERS PRIVATE LIMITED 6A, Elgin Road, P.O:- Bhawanipore, P.S:- Bhawanipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: AAGCR8542M, Status :Organization, Executed by: Representative, Executed by: Representative |
| 25 | ASLESHA RESIDENCY PRIVATE LIMITED 6A, Elgin Road, P.O:- Bhawanipore, P.S:- Bhawanipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: AAMCA5911H, Status :Organization, Executed by: Representative, Executed by: Representative |
| 26 | OMANA TRADECOM PRIVATE LIMITED 6A, Elgin Road, P.O:- Bhawanipore, P.S:- Bhawanipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: AABCO9711C, Status :Organization, Executed by: Representative, Executed by: Representative |

Attorney Details :




| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|---|
| 1 | SOUTHWINDS PROJECT LLP 6A, Elgin Road, P.O:- Bhawanipore, P.S:- Bhawanipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: ABJFS2172D, Status :Organization, Executed by: Representative |

Representative Details :


| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|-------|--|---|--|---|
| 1 | Name | Photo | Finger Print | Signature |
| | Mr Yogesh Modi Son of Mr Girdhar Gopal Modi Date of Execution - 28/02/2018, , Admitted by: Self, Date of Admission: 28/02/2018, Place of Admission of Execution: Office |  Feb 28 2018 5:01PM |  LTI 28/02/2018 |  28/02/2018 |

Major Information of the Deed :- IV-1903-01282/2018-28/02/2018

6A Elgin Road, P.O:- L L R Sarani, P.S:- Bhawanipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700020, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AIUPM9083B Status : Representative, Representative of : PARVATI TIE UP PRIVATE LIMITED (as Authorised Signatory), NILKANTH BARTER PRIVATE LIMITED (as Authorised Signatory), AMRAVATI MERCANTILE PRIVATE LIMITED (as Authorised Signatory), BHANU VINIMAY PRIVATE LIMITED (as Authorised Signatory), AKASHGANGA BARTER PRIVATE LIMITED (as Authorised Signatory), RAGHUVVEER COMMOTRADE PRIVATE LIMITED (as Authorised Signatory), BHANU TRADELINK PRIVATE LIMITED (as Authorised Signatory), AMIYA BARTER PRIVATE LIMITED (as Authorised Signatory), RAMESHWAR TRADELINK PRIVATE LIMITED (as Authorised Signatory), MURARI BARTER PRIVATE LIMITED (as Authorised Signatory), JANPRIYA MERCANTILE PRIVATE LIMITED (as Authorised Signatory), SOUTHWINDS PROJECT LLP (as Authorised Signatory), BHANU TIE UP PRIVATE LIMITED (as Authorised Signatory), MURARI TIE UP PRIVATE LIMITED (as Authorised Signatory), AKRUTI COMMOTRADE PRIVATE LIMITED (as Authorised Signatory), DANTA CITYHOMES PRIVATE LIMITED (as Authorised Signatory), STHIRA NIRMAN PRIVATE LIMITED (as Authorised Signatory), INESH REALBUILD PRIVATE LIMITED (as Authorised Signatory), PADMESH ESTATES PRIVATE LIMITED (as Authorised Signatory), PADMESH SKYSCRAPPER PRIVATE LIMITED (as Authorised Signatory), TRIMUKH SKYSCRAPER PRIVATE LIMITED (as Authorised Signatory), AKSAKA DEALTRADE PRIVATE LIMITED (as Authorised Signatory), KIRATI HOMES PRIVATE LIMITED (as Authorised Signatory), ROCANA BUILDERS PRIVATE LIMITED (as Authorised Signatory), ASLESHA RESIDENCY PRIVATE LIMITED (as Authorised Signatory), OMANA TRADECOM PRIVATE LIMITED (as Authorised Signatory)

| 2 | Name | Photo | Finger Print | Signature |
|--|--|---|---|---|
| | Mr Anup Santra (Presentant) Son of Late Anil Kkumar Santra Date of Execution - 28/02/2018, Admitted by: Self, Date of Admission: 28/02/2018, Place of Admission of Execution: Office |  |  |  |
| | | Feb 28 2018 5:00PM | LTI 28/02/2018 | 28/02/2018 |
| 6A Elgin Road, P.O:- Bhawanipore, P.S:- Bhawanipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700020, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ERDPS3148K Status : Representative, Representative of : SOUTHWINDS PROJECT LLP (as Authorised Signatory) | | | | |

Identifier Details :

| Name & address | |
|--|------------|
| Mr Asit Manna Son of Mr A K Manna 6 Old Post Office St, P.O:- G P O, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Identifier Of Mr Nirmal Kumar Agarwala, Mr Yogesh Modi, Mr Anup Santra | 28/02/2018 |
|  | |

Major Information of the Deed :- IV-1903-01282/2018-28/02/2018

Endorsement For Deed Number : IV - 190301282 / 2018

On 28-02-2018

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

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

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

Presented for registration at 13:40 hrs on 28-02-2018, at the Office of the A.R.A. - III KOLKATA by Mr Anup Santra ,

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

Execution is admitted on 28/02/2018 by Mr Nirmal Kumar Agarwala, Son of Mr Mamraj Agarwala, P10, New Howrah Bridge Approach Road, P.O: Burrobazar, Thana: Burrobazar, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by Profession Others

Indetified by Mr Asit Manna, , Son of Mr A K Manna, 6 Old Post Office St, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

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

Execution is admitted on 28-02-2018 by Mr Yogesh Modi, Authorised Signatory, PARVATI TIE UP PRIVATE LIMITED, 6A, Elgin Road, P.O:- Bhawanipore, P.S:- Bhawanipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700020; Authorised Signatory, NILKANTH BARTER PRIVATE LIMITED, 6A, Elgin Road, P.O:- Bhawanipore, P.S:- Bhawanipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700020; Authorised Signatory, AMRAVATI MERCANTILE PRIVATE LIMITED, 6A, Elgin Road, P.O:- Bhawanipore, P.S:- Bhawanipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700020; Authorised Signatory, BHANU VINIMAY PRIVATE LIMITED, 6A, Elgin Road, P.O:- Bhawanipore, P.S:- Bhawanipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700020; Authorised Signatory, AKASHGANGA BARTER PRIVATE LIMITED, 6A, Elgin Road, P.O:- Bhawanipore, P.S:- Bhawanipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700020; Authorised Signatory, RAGHUVeer COMMOTRADE PRIVATE LIMITED, 6A, Elgin Road, P.O:- Bhawanipore, P.S:- Bhawanipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700020; Authorised Signatory, BHANU TRADELINK PRIVATE LIMITED, 6A, Elgin Road, P.O:- Bhawanipore, P.S:- Bhawanipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700020; Authorised Signatory, AMIYA BARTER PRIVATE LIMITED, 6A, Elgin Road, P.O:- Bhawanipore, P.S:- Bhawanipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700020; Authorised Signatory, RAMESHWAR TRADELINK PRIVATE LIMITED, 6A, Elgin Road, P.O:- Bhawanipore, P.S:- Bhawanipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700020; Authorised Signatory, MURARI BARTER PRIVATE LIMITED, 6A, Elgin Road, P.O:- Bhawanipore, P.S:- Bhawanipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700020; Authorised Signatory, JANPRIYA MERCANTILE PRIVATE LIMITED, 6A, Elgin Road, P.O:- Bhawanipore, P.S:- Bhawanipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700020; Authorised Signatory, SOUTHWINDS PROJECT LLP, 6A, Elgin Road, P.O:- Bhawanipore, P.S:- Bhawanipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700020; Authorised Signatory, BHANU TIE UP PRIVATE LIMITED, 6A, Elgin Road, P.O:- Bhawanipore, P.S:- Bhawanipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700020; Authorised Signatory, MURARI TIE UP PRIVATE LIMITED, 6A, Elgin Road, P.O:- Bhawanipore, P.S:- Bhawanipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700020; Authorised Signatory, AKRUTI COMMOTRADE PRIVATE LIMITED, 6A, Elgin Road, P.O:- Bhawanipore, P.S:- Bhawanipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700020; Authorised Signatory, DANT CITYHOMES PRIVATE LIMITED, 6A, Elgin Road, P.O:- Bhawanipore, P.S:- Bhawanipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700020; Authorised Signatory, STHIRA NIRMAN PRIVATE LIMITED, 6A, Elgin Road, P.O:- Bhawanipore, P.S:- Bhawanipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700020; Authorised Signatory, INESH REALBUILD PRIVATE LIMITED, 6A, Elgin Road, P.O:- Bhawanipore, P.S:- Bhawanipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700020; Authorised Signatory, PADMESH ESTATES PRIVATE LIMITED, 6A, Elgin Road, P.O:- Bhawanipore, P.S:- Bhawanipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700020; Authorised Signatory, PADMESH SKYSCRAPPER PRIVATE LIMITED, 6A, Elgin Road, P.O:- Bhawanipore, P.S:- Bhawanipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700020; Authorised Signatory, TRIMUKH SKYSCRAPER PRIVATE LIMITED, 6A, Elgin Road, P.O:- Bhawanipore, P.S:- Bhawanipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700020; Authorised Signatory, AKSAKA DEALTRADE PRIVATE LIMITED, 6A, Elgin Road, P.O:- Bhawanipore, P.S:- Bhawanipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700020; Authorised Signatory, KIRATI HOMES PRIVATE LIMITED, 6A, Elgin Road, P.O:- Bhawanipore, P.S:- Bhawanipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700020; Authorised Signatory, ROCANA BUILDERS PRIVATE LIMITED, 6A, Elgin Road, P.O:- Bhawanipore, P.S:- Bhawanipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700020; Authorised Signatory, ASLESHA RESIDENCY PRIVATE LIMITED, 6A, Elgin Road, P.O:- Bhawanipore, P.S:- Bhawanipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700020; Authorised Signatory, OMAN TRADECOM PRIVATE LIMITED, 6A, Elgin Road, P.O:- Bhawanipore, P.S:- Bhawanipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700020

Indetified by Mr Asit Manna, . . Son of Mr A K Manna, 6 Old Post Office St, P.O: G P O, Thana: Hare Street, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

Execution is admitted on 28-02-2018 by Mr Anup Santra, Authorised Signatory, SOUTHWINDS PROJECT LLP, 6A, Elgin Road, P.O:- Bhawanipore, P.S:- Bhawanipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700020

Indetified by Mr Asit Manna, . . Son of Mr A K Manna, 6 Old Post Office St, P.O: G P O, Thana: Hare Street, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

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 4993, Amount: Rs.100/-, Date of Purchase: 16/05/2017, Vendor name: Mousumi Ghosh



Malay Kanti Das
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

Major Information of the Deed :- IV-1903-01282/2018-28/02/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - IV

Volume number 1903-2018, Page from 39429 to 39497

being No 190301282 for the year 2018.



Digitally signed by MALAY KANTI DAS
Date: 2018.03.07 13:58:21 +05:30
Reason: Digital Signing of Deed.

(Malay Kanti Das) 07-Mar-18 1:56:59 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
West Bengal.

(This document is digitally signed.)
