

00924/2020

I 815/2020



पश्चिम बंगाल
 9-113274
 13/02/2020
 07:35 P.M.

पश्चिम बंगाल WEST BENGAL

AC 371853

Serial = 109/2020

Certified that the Document is Admitted to Registration the Signature Sheet / Sheets the Endorsement Sheet / Sheets Attached With this Document and the Rest of this Document.

Development Power of Attorney

This Development Power of Attorney after registered Joint Development Agreement made on this ^{13th} day of February, 2020

[Signature]
 Additional District Sub-Registrar
 Barasat, North 24 Parganas

Between

7 FEB 2020

1. **Bharti Gupta** (AADHAAR No. 5068 7098 6913) having her Income Tax PAN - ACZPG9310Q, wife of Late Rajendra Kumar Gupta, by nationality Indian, by faith Hindu, by occupation Business, presently residing at 22/1, Ballygunge Circular Road, Post Office - Ballygunge, Police Station - Ballygunge, Kolkata - 700 019,

..... 2. **Raghav**

175596

SUBIR KUMAR SEAL
MUNICIPALITY, Advocate
Kolkata - 700001
Phone: 9874111111

07 JUN 2019

Name : _____
Address : _____
Vendor : _____

I. CHAKRABORTY
6B, Dr. Rajendra Prasad Sarani
Kolkata - 700001

_____ Gm



VCTI
419

_____ Gm



VCTI
425



Spotlight Finance & Consultancy Pvt. Ltd.

_____ Gm

Director

Additional District Sub-Registrar
Barnaset, North 24 Parganas

13 FEB 2020



VCTI
420

Bharti Apta



2. **Raghav Gupta** (AADHAAR No. 5776 2839 9876) having his Income Tax PAN - AMLPG5356L, son of Late Rajendra Kumar Gupta, by nationality Indian, by faith Hindu, by occupation Business, presently residing at 22/1, Ballygunge Circular Road, Post Office - Ballygunge, Police Station - Ballygunge, Kolkata - 700 019,
3. **Shristi Poddar** (AADHAAR No. 8155 3960 2006) having her Income Tax PAN - AHRPG1814A, wife of Mr. Abhay Poddar and daughter of Late Rajendra Kumar Gupta, by nationality Indian, by faith Hindu, by occupation Business, presently residing at GD-19, Sector - III, Salt Lake, Bidhannagar (M), Post Office - IB Market, Police Station - Bidhannagar (S), Kolkata - 700 106,
4. **Ramesh Kumar Gupta** (AADHAAR No. 4863 6916 0586) having his Income Tax PAN - ACZPG9278R, son of Late Bhaya Ram Gupta, by nationality Indian, by faith Hindu, by occupation Business, presently residing at 8B, Middleton Street, Post Office - Middleton Row, Police Station - Shakespeare Sarani, Kolkata - 700 071,
5. **Shilpa Gupta** (AADHAAR No. 4016 4691 8931) having her Income Tax PAN - ADWPG8409N, wife of Mr. Ratish Kumar Gupta, by nationality Indian, by faith Hindu, by occupation Business, presently residing at 8B, Middleton Street, Post Office - Middleton Row, Police Station - Shakespeare Sarani, Kolkata - 700 071,
6. **Surabhi Infrastructure Private Limited** (PAN - AAOCS7179R), a private limited company incorporated in accordance with the provisions of The Companies Act., 1956, having its registered office at 8B, Middleton Street, Post Office - Middleton Row, Police Station - Shakespeare Sarani, Kolkata - 700 071, represented by one of its Directors namely **Mr. Ratish Kumar Gupta**, son of Sri Ramesh Kumar Gupta.

..... 7. Classic



VCTI
421

Raghav Kush



VCTI
422

Shristi Poddar



VCTI
423

Ramesh Kumar Jha



VCTI
424

Shipra Gupta



Additional District Sub-Registrar
Barasat, North 24 Parganas

13 FEB 2020



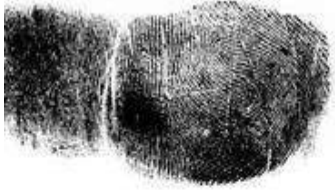
7. **Classic Niketan Private Limited** (PAN - AAEECC1153H), a private limited company incorporated in accordance with the provisions of the Companies Act.,1956, having its registered office at 8B, Middleton Street, Post Office - Middleton Row, Police Station - Shakespeare Sarani, Kolkata - 700 071, represented by one of its Directors namely **Mr. Raghav Gupta**, son of Late Rajendra Kumar Gupta,

8. **Escorts Merchandise Private Limited** (PAN - AABCE0365J), a private limited company incorporated in accordance with the provisions of The Companies Act., 1956, having its registered office at 22/1, Ballygunge Circular Road, Post Office - Ballygunge, Police Station - Ballygunge, Kolkata - 700 019, represented by one of its Directors namely **Mr. Raghav Gupta**, son of Late Rajendra Kumar Gupta,

9. **Gajanand Realbuild Private Limited** (PAN - AADCG9346H), a private limited company incorporated in accordance with the provisions of The Companies Act.,1956,having its registered office at 8B, Middleton Street, Post Office - Middleton Row, Police Station - Shakespeare Sarani, Kolkata - 700 071, represented by one of its Directors namely **Mr. Raghav Gupta**, son of Late Rajendra Kumar Gupta,

10. **Gupta Properties & Finance Private Limited** (PAN - AAACG9654K), a private limited company incorporated in accordance with the provisions of The Companies Act., 1956, having its registered office at 68A, Ballygunge Circular Road, 6th Floor, Unit 6D, Post Office - Circus Avenue, Police Station - Ballygunge, Kolkata - 700 019, represented by one its Directors **Mr. Ratish Kumar Gupta**, son of Sri Ramesh Kumar Gupta.

..... 11. Gupta



VETI
425

SUBABHI INFRASTRUCTURE PVT. LTD.

[Signature]

Director



VETI
426

For CLASSIC NIKETAN PRIVATE LIMITED

[Signature]

Director



VETI
426

ESCORTS MERCHANDISE PVT. LTD.

[Signature]

Director



Additional District Sub-Registrar
Barasat, North 24 Parganas

13 FEB 2020



VETI
426

GAJANAND REALBUILD PVT. LTD.

[Signature]

Director



11. **Gupta Towers Private Limited** (PAN - AAACG9655J), a private limited company incorporated in accordance with the provisions of The Companies Act., 1956, having its registered office at 68A, Ballygunge Circular Road, 6th Floor, Unit 6D, Post Office - Circus Avenue, Police Station - Ballygunge, Kolkata - 700 019, represented by one of its Director **Mr. Ratish Kumar Gupta**, son of Sri Ramesh Kumar Gupta,
12. **Nilachal Developers Private Limited** (PAN - AADCN3844R), a private limited company incorporated in accordance with the provisions of The Companies Act., 1956, having its registered office at 8B, Middleton Street, Post Office - Middleton Row, Police Station - Shakespeare Sarani, Kolkata - 700 071, represented by one of its Directors namely **Mr. Raghav Gupta**, son of Late Rajendra Kumar Gupta,
13. **Padmini Enclave Private Limited** (PAN - AAFCP6369R), a private limited company incorporated in accordance with the provisions of The Companies Act., 1956 having its registered office at 8B, Middleton Street, Post Office - Middleton Row, Police Station - Shakespeare Sarani, Kolkata - 700 071, represented by one of its Director **Mr. Ratish Kumar Gupta**, son of Sri Ramesh Kumar Gupta.
14. **Ratish Kumar Gupta** (AADHAAR No. 702682250098) having his Income Tax PAN - ADGPG2004F, son of Mr. Ramesh Kumar Gupta, by nationality Indian, by faith Hindu, by occupation Business, presently residing at 8B, Middleton Street, Post Office - Middleton Row, Police Station - Shakespeare Sarani, Kolkata - 700 071, (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its Director or Directors, successor-in-office,

..... successor-in

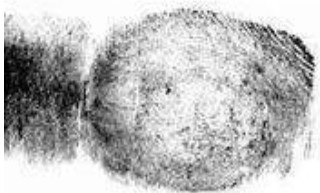


VETI
425

GUPTA PROPERTIES & FINANCE PVT. LTD.

Signature

Director



VETI
425

GUPTA TOWERS (P) LTD.

Signature

Director / Authorised Signatory



VETI
426

For NILACHAL DEVELOPERS PRIVATE LIMITED

Signature

Director



Additional District Sub-Registrar
Barasat, North 24 Parganas

13 FEB 2020



successor-in-interest, legal representatives and assigns) collectively the **Landowners/Principals/Grantors** herein by signing these presents do hereby send greetings in favour of **Spotlight Finance & Consultancy Private Limited** having its Income Tax PAN - AAHCS7890L, a private limited company incorporated in accordance with the provisions of The Companies Act., 1956, having its registered office at 68A, Ballygunge Circular Road, 6th Floor, Unit 6D, Post Office - Circus Avenue, Police Station - Ballygunge, Kolkata - 700 019, represented by one of its Director **Mr. Ratish Kumar Gupta** having his personal Income Tax PAN - ADGPG2004F, son of Sri Ramesh Kumar Gupta. by nationality Indian, by faith Hindu, by occupation Business, presently residing at 8B, Middleton Street, Post Office - Middleton Row, Police Station - Shakespeare Sarani, Kolkata - 700 071, hereinafter called and referred to as the **Attorney** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its Director and/or Directors, Successor-in-office, Successor-in-interest, legal representatives and/or assigns).

Devolution of Title :-

1. **Whereas** the landowners/principals/grantors including the Attorney herein are collectively seized and possessed of and/or otherwise well and sufficiently entitled to all that pieces and parcels of Bastu (housing complex) Land hereditaments and premises land admeasuring an area of 179.821 (one hundred seventy nine point eight two one) decimal which is equivalent to 108.98 (one hundred eight point nine eight) Cuttah be the same a little more or less lying and situate at and being Municipal Premises No. 145/7, Nazrul Islam Sarani, Police Station -

..... Madhyamgram



VCTI
425

FOB PADMINI ENCLAVE PRIVATE LIMITED

[Signature]

Director



VCTI
427

Amkit Saha

Amkit Saha
Amjit Kumar Saha (910)
93/G, Biplabi Banin Ghosh
Sarani, P.O → Udadanga
P.S → Manicktala, Kol-67
Occu - Service



Additional District Sub-Registrar
Barasat, North 24 Parganas

13 FEB 2020



Madhyamgram, (formerly Barasat), Kolkata - 700 129, under Ward No. 5 (previously Ward No. 10) within the local limits of Madhyamgram Municipality and within jurisdiction of Additional District Sub Registrar Barasat in Mouza - Udayrajpur, J.L. No. 43, Re. Su. No. 6, comprised in R.S. Plot Dag Nos. 1241, 1240, 1242, 1233/1519, 1233/1520 in R.S. Khatian Nos. 201, 325, 699, 837 and 1251 corresponding to L.R. Plot Dag Nos. 2857, 2858, 2849, 2839, 2850 in L.R. Khatian Nos. 9255, 9256, 9257, 9258, 9259, 9260, 9261, 9262, 9263, 9264, 9265, 9267, 9268 and 9269, District North 24 Parganas, West Bengal (hereinafter for the sake of brevity called and referred to as the "said land premises").

2. **And whereas** the said Mrs. Bharti Gupta and fourteen others as abovenamed duly mutated their respective names in the records of Madhyamgram Municipality and were paying municipal taxes thereof regularly as the recorded assesseees. They have also mutated their names in the records of B.L. & L.R.O. Barasat II at Madhyamgram, during the course of L.R. Settlement Zarip vide L.R. Khatian Nos. from 9255 to 9269 and since then were paying government levies thereof regularly as the recorded Rayats.
3. **And whereas** the said Mrs. Bharti Gupta and fourteen others duly applied for change of character of the said land from "Shali" to "Bastu" before the competent authority by dint of individual cases in each name of the landowners and on rejection of the said individual cases by the then SDL & DL & LRO Barasat, the cases were referred to the office of the ADM & DL & LRO Barasat and the conversion of nature of land finally allowed vide his Memo No. L-13011(11)/7/2015-DL & LRO/122529, dated 15.09.2015.

..... **4. And whereas**



4. **And whereas** that the said Bharti Gupta & fourteen others duly entered into a Development Agreement with the said M/s. Spotlight Finance and Consultancy Pvt. Ltd. the Developer/Promoter therein (also being one of the co-sharer holding 1/15th share in the said land premises), who has been assigned to construct multistoried building and/or buildings on the said plot of land by implementing all their expertise and skill and experience in respect of the concerned real-estate trade, under certain terms and conditions inter alia and the said Development Agreement was entered into by and between the parties on 3rd day of June 2013 (the first Development Agreement).
5. **And whereas** subsequently by virtue of a General Power of Attorney dated 11.02.2014 the said Mrs. Bharti Gupta and fourteen others (including one Rajendra Kumar Gupta, since deceased) collectively the Principals therein duly nominated constituted and appointed the said Mr. Ratish Kumar Gupta, son of Sri Ramesh Kumar Gupta of 8B, Middleton Street, Police Station - Shakespeare Sarani, Kolkata - 700 071 as their true and lawful attorney and thus empowered him to enter into Agreement for Sale and also to execute Conveyance Deed in favour of the intending buyer and/or buyers along with right to transfer the undivided, proportionate and impartible share of the said land and the said General Power of Attorney was registered before Additional District Sub Registrar Rajarhat and copied in Book No. IV; CD Volume No. I, Pages Nos. 1688 to 1707, being Deed No. 00148 for the year 2014 (the first General Power of Attorney).

..... 6. **And whereas**



6. **And whereas** while seized, possessing and enjoying the aforesaid land jointly with the other co-sharers the said Rajendra Kumar Gupta, son of Late Bhaya Ram Gupta, who was a Hindu inhabitant, governed by Dayabhaga School of Hindu Law, died intestate on 15.12.2017 at AMRI Hospital, Dhakuria, Kolkata - 700 029 leaving behind him surviving his widow Smt. Bharti Gupta one son Sri Raghav Gupta one and only married daughter Smt. Shristi Poddar as his sole legal heir and heiresses and successors to succeed and inherit all the estates and properties left by the said Rajendra Kumar Gupta, since deceased including his undivided 1/15th share over the land measuring 179.821 (one hundred and seventy nine point eight two one) decimal lying and situate at Premises No. 145/7 Nazrul Islam Sarani, Police Station - Madhyamgram, Kolkata, - 700 129 comprised in R.S. Plot Dag Nos. 1241, 1240, 1242, 1233/1519, 1233/1520 in R.S. Khatian Nos. 203, 325, 699, 837 and 1251 corresponding to L.R. Plot Dag Nos. 2857, 2858, 2849, 2850 and 2839 in L.R. Khatian Nos. 9255 to 9269 in Mouza - Udayrajpur, J.L. No. 43, District - North 24 Parganas.

7. **And whereas** the said Sri Raghav Gupta duly sworn an Affidavit before the Court of the Learned Judicial Magistrate, First Class at Alipore, 7th Court, South 24 Parganas, where he has declared and announced that other than the abovenamed legal heir and heiresses there are no legal heir and heiresses of the said Rajendra Kumar Gupta, since deceased.

..... 8. **And whereas**



8. **And whereas** at the intestate death of the said Rajendra Kumar Gupta the said General Power of Attorney executed on 11.02.2014 (the First General Power of Attorney) which was registered before Additional District Sub Registrar Rajarhat, vide Deed No. 00148 for the year 2014 became cancelled and revoked automatically.
9. **And whereas** all the present landowners (including the abovenamed legal heir and heiress of Rajendra Kumar Gupta) collectively and unanimously decided to execute a fresh General Power of Attorney whereby and wherein they would again appoint the said Ratish Kumar Gupta as their true and lawful attorney as the said Ratish Kumar Gupta could execute Agreement for Sale as well as Deed of Conveyance in favour of the intending buyer/s and could also transfer undivided proportionate impartible share of land attributable hereto.
10. **And whereas** by virtue of a fresh General Power of Attorney dated 24.04.2018 the said Bharti Gupta and fourteen others (the present landowners) collectively the Principals/Grantors therein duly nominated constituted and appointed the said Ratish Kumar Gupta as their true and lawful attorney and thus empowered him to enter into Agreement for Sale and to execute Deed of Conveyance in respect of the constructed areas of the residential project named and styled as Spotlight Rainbow on their behalf and the said General Power of Attorney was registered before Additional District Sub Registrar Barasat North 24 Parganas, copied in Book No. IV, Volume No. 1503-2018, Pages Nos. 6380 to 6434, being Deed No. 150300285 for the year 2018 ("the Second General Power of Attorney").

..... 11. **And whereas**



11. **And whereas** that the said Spotlight Finance & Consultancy Pvt. Ltd. duly obtained Occupancy Certificate in respect of Block Nos. 3, 5, 6 & 7 pursuant to building Permit No. 1790, dated 23.03.2017, on 08.03.2018, hence residential flats as well as the car parking spaces on the ground floor of the said four blocks are not coming under the purview of WBHIRA 2017 (the said completed Blocks).
12. **And whereas** the existing building plan of all the seven Blocks have been duly revised on 01.10.2019 vide Plan No. COM/108/MM/2019-2020 (which is valid till 30.09.2022) by the Chairman of Madhyamgram Municipality, being the competent authority and started making construction of the remaining three blocks i.e. 1, 2 and 4, having the provisions of altogether ninety five nos. of residential Flats/Units (out of which 11 (eleven) nos. of 1BHK flats, 32 (thirty two) nos. of 2BHK flats and 4 (four) nos. of 3BHK flats in Block No. - 1, 4 (four) nos. of 1BHK flats, 20 (twenty) nos. of 2 BHK flats in Block No. - 2, 4 (four) nos. of 1BHK flats, 12 (twelve) nos. of 2BHK flats and 8 (eight) nos. of 3BHK flats in Block No. - 4).
13. **And whereas** the present land owners have unanimously decided to execute a fresh Joint Development Agreement in the revised situation i.e. after the demise of the said Rajendra Kumar Gupta and after the revision of the existing building plan specially with respect to the block nos. 1, 2 and 4 containing residential flats of ninety five nos. after due implementation of West Bengal Housing Industry Regulation Act. 2017. That the present landowners have also decided to register the said Joint Development Agreement by making payment of required stamp duty, registration fees etc. and thereafter to execute a registered Development Power of Attorney in favour of the Developer namely Spotlight Finance & Consultancy Pvt. Ltd. pursuant to such Development Agreement as the said Spotlight Finance & Consultancy Pvt. Ltd. can enter into Agreement for Sale as well as can execute Deed of Conveyance as per the prescribed provisions of WBHIRA 2017.

..... 14. **And whereas**



14. **And whereas** that by virtue of a fresh Joint Development Agreement dated 17.01.2020 the said Bharti Gupta and fourteen others duly deputed the said Spotlight Finance & Consultancy Pvt. Ltd. in respect of the said three remaining incomplete Blocks as Developer, under certain terms and conditions interalia and the said Joint Development Agreement was registered before Additional District Sub Registrar Barasat, copied in Book No. I, being Deed No. 150300291 for the year 2020 (hereinafter for the sake of brevity called and referred to as the "registered Development Agreement" pursuant to which this Development Power of Attorney is executed as follows :-

KNOW YE BY THESE PRESENTS WE, namely **1. Mrs. Bharti Gupta** (PAN - ACZPG9310Q), wife of Sri Rajendra Kumar Gupta, by nationality Indian, by faith Hindu, by occupation Business, presently residing at 22/1, Ballygunj Circular Road, Police Station - Ballygunj, Kolkata - 700 019, **2. Mr. Raghav Gupta** (PAN - AMLPG5356L), son of Sri Rajendra Kumar Gupta, by nationality Indian, by faith Hindu, by occupation Business, presently residing at 22/1, Ballygunj Circular Road, Police Station - Ballygunj, Kolkata - 700 019, **3. Shristi Poddar** (PAN - AHRPG1814A), wife of Mr. Abhay Poddar and daughter of Late Rajendra Kumar Gupta, by nationality Indian, by faith Hindu, by occupation Business, presently residing at GD-19, Sector - III, Salt Lake, Bidhannagar (M), Post Office - IB Market, Police Station - Bidhannagar (S), Kolkata - 700 106, **4. Mr. Ramesh Kumar Gupta** (PAN - ACZPG9278R), son of Late Bhaya Ram Gupta, by nationality Indian, by faith Hindu, by occupation Business, presently residing at 8B, Middleton Street, Police Station - Shakespeare Sarani, Kolkata - 700 071, **5. Mrs. Shilpa Gupta** (PAN - ADWPG8409N), wife of Sri Ratish Kumar Gupta, by nationality Indian, by faith Hindu, by occupation Business, presently residing at 8B, Middleton Street, Police Station -

..... Shakespeare



Shakespeare Sarani, Kolkata - 700 071, **6. M/s. Surabhi Infrastructure Private Limited** (PAN - AAOCS7179R), a private limited company incorporated in accordance with the provisions of The Companies Act., 1956, having its registered office at 8B, Middleton Street, Police Station - Shakespeare Sarani, Kolkata - 700 071, represented by one of its Directors namely **Mr. Ratish Kumar Gupta**, son of Sri Ramesh Kumar Gupta, **7. M/s. Classic Niketan Private Limited** (PAN - AAEC1153H), a private limited company incorporated in accordance with the provisions of the Companies Act., 1956, having its registered office at 8B, Middleton Street, Police Station - Shakespeare Sarani, Kolkata - 700 071, represented by one of its Directors namely **Mr. Raghav Gupta**, son of Late Rajendra Kumar Gupta, **8. M/s. Escorts Merchandise Private Limited** (PAN - AABCE0365J), a private limited company incorporated in accordance with the provisions of The Companies Act., 1956, having its registered office at 22/1, Ballygunj Circular Road, Police Station - Ballygunj, Kolkata - 700 019, represented by one of its Directors namely **Mr. Raghav Gupta**, son of Late Rajendra Kumar Gupta, **9. M/s. Gajanand Realbuild Private Limited** (PAN - AADCG9346H), a private limited company incorporated in accordance with the provisions of The Companies Act., 1956, having its registered office at 8B, Middleton Street, Police Station - Shakespeare Sarani, Kolkata - 700 071, represented by one of its Directors namely **Mr. Raghav Gupta**, son of Late Rajendra Kumar Gupta, **10. M/s. Gupta Properties & Finance Private Limited** (PAN - AAACG9654K), a private limited company incorporated in accordance with the provisions of The Companies Act., 1956, having its registered office at No. 1, Rowdon Street, Police Station - Shakespeare Sarani, Kolkata - 700 017, represented by one its Directors **Mr. Ratish Kumar Gupta**, son of Sri Ramesh Kumar Gupta, **11. M/s. Gupta Towers Private Limited** (PAN - AAACG9655J), a private limited company incorporated in accordance

..... with the



with the provisions of The Companies Act., 1956, having its registered office at No. 1, Rowdon Street, Police Station - Shakespeare Sarani, Kolkata - 700 017, represented by one of its Director **Mr. Ratish Kumar Gupta**, son of Sri Ramesh Kumar Gupta, **12. M/s. Nilachal Developers Private Limited** (PAN - AADCN3844R), a private limited company incorporated in accordance with the provisions of The Companies Act., 1956, having its registered office at 8B, Middleton Street, Police Station - Shakespeare Sarani, Kolkata - 700 071, represented by one of its Directors namely **Mr. Raghav Gupta**, son of Late Rajendra Kumar Gupta, **13. M/s. Padmini Enclave Private Limited** (PAN - AAFCP6369R), a private limited company incorporated in accordance with the provisions of The Companies Act., 1956 having its registered office at 8B, Middleton Street, Police Station - Shakespeare Sarani, Kolkata - 700 071, represented by one of its Director **Mr. Ratish Kumar Gupta**, son of Sri Ramesh Kumar Gupta and **14. Mr. Ratish Kumar Gupta**, as self collectively the Principals herein, by signing these presents do hereby nominate, constitute and appoint **Spotlight Finance & Consultancy Private Limited** of 68A, Ballygung Circular Road, 6th Floor, Unit No. 6D, Post Office - Circus Avenue, Police Station - Ballygunge, Kolkata - 700 019, represented through one of its Directors namely **Mr. Ratish Kumar Gupta** (PAN - ADGPG2004F), son of Sri Ramesh Kumar Gupta, by nationality Indian, by faith Hindu, by occupation Business, presently residing at 8B, Middleton Street, Police Station - Shakespeare Sarani, Kolkata - 700 071, as our true and lawful **ATTORNEY**, to do every acts, deeds, matters and things mentioned hereinunder as we are to take care, other businesses in different parts of the country and day by day it is getting almost impossible for us to look after, manage, maintain and control the aforesaid property and hence the necessity of appointing attorney becomes essential, for the following activities in respect of the **undivided 14/15th share** of the

..... aforesaid



aforesaid properties. Pertinent to mention that the said Spotlight Finance & Consultancy Pvt. Ltd. is the owner of the remaining undivided 1/15th share of all that land measuring by estimation an area of 179.821 (one hundred and seventy nine point eight two one) decimal lying and situate at and being Premises No. 145/7, Nazrul Islam Sarani, Police Station - Madhyamgram, Kolkata - 700 129, morefully and particularly dealt in under Schedule hereinunder appearing :-

1. To enter into any Agreement for Sale in respect of any apartment constructed on the below schedule property (including the unsold units/apartments/flats, car parking spaces, constructed spaces within Block Nos. 3, 5, 6 & 7) with any intending buyer and to receive any earnest money thereof, in cash or through Account Payee Cheques, Bank Drafts, Pay Orders, Online transfers etc. in the name of the Attorney and to enter into Agreement for Sale on our behalf and thereto receive the entire consideration for the disposal of the aforesaid property **and the respective shares to the landowners will be deposited in the Bank Account of the respective Landowners/Principals/Grantors herein.**
2. To sign any application or affidavits and affirm the same on behalf of the Landowners/Principals/Grantors in respect of the said land premises and/or constructed area of such land in question, to make, sign and submit applications, petitions, letters and other writings to the appropriate authorities, local bodies for all and any licences, permissions, sanctions and consents required for the said sale.

..... 3. To execute



3. To execute Agreement for Sale, Deed of Conveyance on behalf of the Landowners/Principals/Grantors herein with the intending Purchaser/s in respect of the properties mentioned under **Schedule** hereinunder appearing together with right to transfer undivided proportionate, impartible share in all that landed property measuring **undivided 14/15th share** of land measuring 179.821 (one hundred seventy nine point eight two one) decimal i.e. **undivided 167.833 (one hundred and sixty seven point eight three three) decimal** which is equivalent to undivided 101.72 (one hundred and one point seven two) decimal. The land is situated at **Mouza Udayrajpur, J.L. No. 43, Re. Su. No. 6 in L.R. Plot Dag Nos. 2857, 2858, 2849, 2850 and 2839 in L.R. Khatian Nos. 9255 to 9261 and 9263 to 9269, Police Station - Barasat**, within the jurisdiction of Additional District Sub Registrar Barasat, and within the local limits of Madhyamgram Municipality vide **Municipal Premises No. 145/7 Nazrul Islam Sarani**, under Ward No. 5 (formerly 10), District North 24 Parganas, morefully and particularly dealt in under **Schedule** hereinunder appearing.
4. To take and accept any earnest money while entering into Agreement for Sale of such estate in respect of all that piece and parcel of land along with structures constructed/to be constructed on the land as dealt in under **Schedule** hereinunder appearing, and also to execute Deed of Conveyance of the flats/units/apartments along with car parking spaces, constructed space thereat in favour of the end users.
5. To negotiate with intending Purchaser/Purchasers for sale of the undivided, proportionate, impartible share in the said land premises and/or constructed area or part or portion thereof along with constructed spaces thereat.

..... 6. To represent



6. To represent the Landowners/Principals/Grantors before the Registrar or any Registration office namely Additional District Sub Registrar Barasat, District Registrar Barasat, District Sub Registrar - II, North 24 Parganas, Barasat, Registrar of Assurances or any Sub Registrar or Additional District Sub Registrar for the purpose of Registration of any Agreement/Agreements, Deed of Conveyance/Conveyances and/or any office of District Registrar of its jurisdiction for selling any saleable space and/or spaces, parts, portions including undivided, proportionate, impartible share of below schedule landed property along with constructed spaces thereat.
7. To ward off and prohibit, if necessary, proceeds against in due form of Law against all or any trespassers on the said landed property or any part thereof and to take appropriate steps whether by actions or otherwise and to abate all nuisance.
8. To accept notice and serving of papers from any Courts, Tribunals and/or Authority and/or persons.
9. To receive and pay and/or deposit all money including Court fee, receive refunds and to receive and grant valid money receipts and discharges in respect thereof.
10. To sign and submit papers, applications and documents for having the mutation effected in all public records and/or persons including the said competent authority of Madhyamgram Municipality being appropriate jurisdiction in respect of the said land or any portion thereof and to deal with such authority and/or authorities in any manner to have the said mutation effected.
11. To sign and execute any deed for correction, rectification, affidavit and/or declaration to make the said proposed sell more perfect and legal, if needed.

..... AND we



AND we do hereby agree that all acts, deeds and things lawfully done by our said attorney **shall be construed** as acts, deeds and things done by us and we undertake to ratify and confirm and all and whatsoever that our said attorney shall lawfully do or caused to be done for us by virtue of the power hereby given.

The Schedule above referred to:

(Land Premises)

All That piece and parcel of "Bastu" (for Housing Complex) land hereditaments admeasuring an area of **undivided 14/15th share** of 179.821 (one hundred and seventy nine point eight two one) decimals which is equivalent to 108.98 (one hundred and eight point nine eight) Cuttahs i.e. **undivided 167.833 (one hundred sixty seven point eight three three) decimal** which is equivalent to **101.717 (one hundred one point seven point seven one seven) Cuttah** be the same a little more or less in **Mouza Udayrajpur, J.L. No. 43, Re. Su. No. 6 in R.S. Plot Dag Nos. 1233/1519, 1233/1520, 1240, 1241 and 1242 in R.S. Khatian Nos. 201, 325, 699, 837 and 1251, corresponding to L.R. Plot Dag Nos. 2857, 2858, 2849, 2850 and 2839 in L.R. Khatian Nos. from 9255 to 9269, Police Station - Madhyamgram (formerly Barasat), within the jurisdiction, of Additional District Sub Registrar Barasat, and within the local limits of Madhyamgram Municipality vide **Municipal Premises No. 145/7 Nazrul Islam Sarani, Udayrajpur, Madhyamgram under Ward No. 5 (formerly under Ward No. 10), Kolkata - 700 129, District North 24 Parganas, butted and bounded as follows:-****

- On the North by** : 15 Feet wide Municipal Road.
- On the South by** : Part of R.S Dag Nos. 1519, 1520, 1229 & R.S. Dag No. 1234.
- On the East by** : Part of R.S Dag Nos. 1242, 1238, 1520, 1235 & R.S Dag No. 1239.
- On the West by** : R.S Das Nos. 1517, 1516 & Part of R.S Dag Nos. 1519, 1210, 1241.

..... **In Witness**



★ **In Witness Whereof** the party/parties hereunto set and subscribed their respective hands and seals the day, month and year first above written.

Signed Sealed and Delivered by the above named **Landowners /Principals/Grantors and Attorney** at Kolkata in the presence of:-

1. *Ankit Laha*
33/C Biplabi Bahin Ghosh
Sarani, Kol-67

2. *Sulechha Chatterjee*
P-106, Bangor Avenue,
BI-C, PS- Laketown,
Kolkata-700055.

1. *Bhakti Gupta*

2. *Raghu kumar*

3. *Shristi Poddar*

4. *Ram Kumar Das*

5. *Shipa Gupta*

SUBABHI INFRASTRUCTURE PVT. LTD.

6. *[Signature]*
Director

For CLASSIC NIKETAN PRIVATE LIMITED

7. *Raghu kumar*

Director



ESCORTS MERCHANDISE PVT. LTD.

8. *Raghu hunk*
Director

GAJAMAND REALBUILD PVT. LTD.

9. *Raghu hunk*
Director

GUPTA PROPERTIES & FINANCE PVI. LTD.

10. *anish Gupta*
Director

GUPTA TOWERS (P) LTD

11. *anish Gupta*
Director / Authorised Signatory

For NILACHAL DEVELOPERS PRIVATE LIMITED

12. *Raghu hunk*
Director

FOR PADMINI ENCLAVE PRIVATE LIMITED

13. *anish Gupta*
Director

14. *anish Gupta*

**Signature of the Land Owners/
Principals/Grantors**



Spotlight Finance & Consultancy Pvt. Ltd.

Arjun Ghosh

Director

Signature of the Attorney

This **Development Power of Attorney** is drafted and prepared at our office:

Subir Kumar Seal



For Subir Kumar Seal & Associates

Advocates

High Court Calcutta

Enrolment No. W.B.-F 588/487-'94

P-106, Bangur Avenue, Block-C,

Ground Floor, Police Station - Lake Town,

Kolkata - 700 055.

Phone : 033-4601-3304

Mobile : 91-98312-76735.

91-98304-76735.

E-mail -seal.associates@gmail.com



LITTLE	RING (LEFT HAND FINGER IMPRESSIONS)			THUMB
THUMB	FORE (RIGHT HAND FINGER IMPRESSIONS)			LITTLE

Bharti Gupta
SIGNATURE OF THE EXECUTANT/S



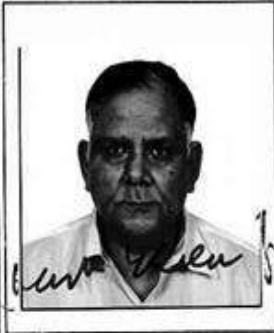
LITTLE	RING (LEFT HAND FINGER IMPRESSIONS)			THUMB
THUMB	FORE (RIGHT HAND FINGER IMPRESSIONS)			LITTLE

Raghu kish
SIGNATURE OF THE EXECUTANT/S



LITTLE	RING (LEFT HAND FINGER IMPRESSIONS)			THUMB
THUMB	FORE (RIGHT HAND FINGER IMPRESSIONS)			LITTLE

Shruti Poddar
SIGNATURE OF THE EXECUTANT/S



LITTLE	RING	MIDDLE	FORE	THUMB
(LEFT HAND FINGER IMPRESSIONS)				
THUMB	FORE	MIDDLE	RING	LITTLE
(RIGHT HAND FINGER IMPRESSIONS)				

Ramesh Kumar Jaiswal
 SIGNATURE OF THE EXECUTANT/S



LITTLE	RING	MIDDLE	FORE	THUMB
(LEFT HAND FINGER IMPRESSIONS)				
THUMB	FORE	MIDDLE	RING	LITTLE
(RIGHT HAND FINGER IMPRESSIONS)				

Shipra Gupta
 SIGNATURE OF THE EXECUTANT/S



LITTLE	RING	MIDDLE	FORE	THUMB
(LEFT HAND FINGER IMPRESSIONS)				
THUMB	FORE	MIDDLE	RING	LITTLE
(RIGHT HAND FINGER IMPRESSIONS)				

Ramesh Kumar
 SIGNATURE OF THE EXECUTANT/S









Government of West Bengal

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



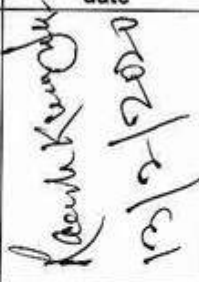


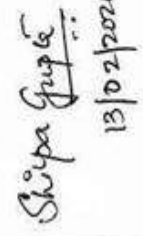



OFFICE OF THE A.D.S.R. BARASAT, District Name :North 24-Parganas



Signature / LTI Sheet of Query No/Year 15031000113274/2020

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs Bharti Gupta 22/1, Ballygunge Circular Road, P.O:- Ballygunge, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019	Principal			Bharti Gupta 13-2-20
2	Mr Raghav Gupta 22/1, Ballygunge Circular Road, P.O:- Ballygunge, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019	Principal			Raghav Gupta 13/02/2020
3	Mrs Shristi Poddar GD - 19, Salt Lake, Bidhannagar M, P.O:- IB Market, P.S:- South Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN - 700106	Principal			Shristi Poddar 13/02/2020.

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr Ramesh Kumar Gupta 8B, Middleton Street, P.O:- Middleton Row, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700071	Principal			 13/02/2020
5	Mrs Shilpa Gupta 8B, Middleton Street, P.O:- Middleton Row, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700071	Principal			 13/02/2020
6	Mr Ratish Kumar Gupta 8B, Middleton Street, P.O:- Middleton Row, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700071	Principal			 13/02/2020
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date





SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
7	Mr Raghav Gupta 22/1, Ballygunge Circular Road, P.O:- Ballygunge, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019	Representative of Principal [Classic Niketan Private Limited] ,[Escorts Merchandise Private Limited] ,[Gajanan d Realbuild Private Limited] ,[Nilachal Developers Private Limited]			<p>For CLASSIC NIKETAN PRIVATE LIMITED Raghav Gupta 13/02/2020 Director</p> <p>ESCORTS MERCHANDISE PVT. LTD. Raghav Gupta 13/02/2020 Director</p>
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date

For CLASSIC NIKETAN PRIVATE LIMITED
Raghav Gupta
13/02/2020
Director

ESCORTS MERCHANDISE PVT. LTD.
Raghav Gupta
13/02/2020
Director

GAJANAND REALBUILD PVT. LTD.
Raghav Gupta
13/02/2020
Director

For NILACHAL DEVELOPERS PRIVATE LIMITED
Raghav Gupta
13/02/2020
Director

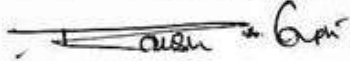
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
8	Mr Ratish Kumar Gupta 8B, Middleton Street, P.O:- Middleton Row, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700071	Representative of Principal Infrastructure Private Limited] ,[Gupta Properties And Finance Pvt Ltd] ,[Gupta Towers Private Limited] ,[Padmini Enclave Private Limited] ,[Spotlight Finance And Consultancy Pvt Ltd]			<p>SURABHI INFRASTRUCTURE PVT. LTD. Director 13/02/2020</p> <p>GUPTA PROPERTIES & FINANCE PVT. LTD. Director 13/02/2020</p> <p>GUPTA TOWERS (P) LTD. Director 13/02/2020</p> <p>PADMINI ENCLAVE PRIVATE LIMITED Director 13/02/2020</p> <p>Spotlight Finance & Consultancy Pvt. Ltd. Director 13/02/2020</p>
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Ankit Saha Son of Avijit Kumar Saha , 33/6, Biplabi Barin Ghosh Sarani, BRS-XI, P.O:- Ultadanga, P.S:- Manicktalla, District:-North 24-Parganas, West Bengal, India, PIN - 700067	Mrs Bharti Gupta, Mr Raghav Gupta, Mrs Shristi Poddar, Mr Ramesh Kumar Gupta, Mrs Shiipa Gupta, Mr Ratish Kumar Gupta, Mr Raghav Gupta. Mr Ratish Kumar Gupta			<p>Ankit Saha 13/02/2020</p>

(Sumit Kumar Sinha)

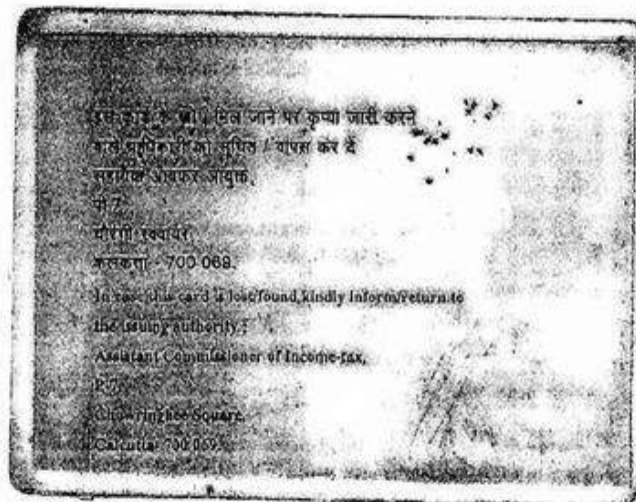
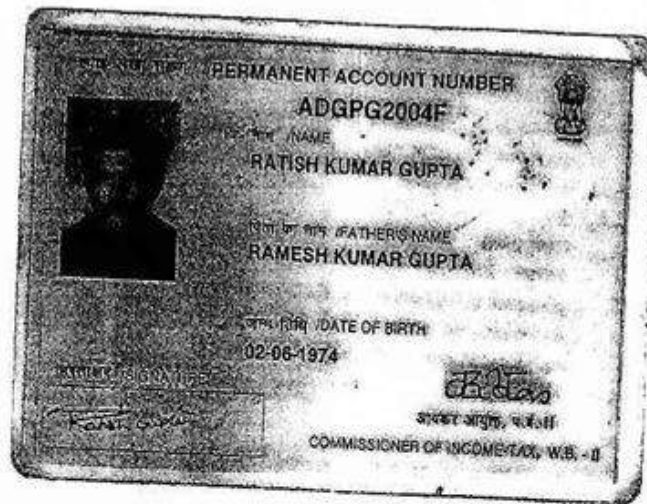
ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
BARASAT
North 24-Parganas, West
Bengal



Spotlight Finance & Consultancy Pvt. Ltd.



Director



Ratish Gupta



 भारत सरकार
 GOVERNMENT OF INDIA



रतिश कुमार गुप्ता
 RATISH KUMAR GUPTA
 पिता : रामेश कुमार गुप्ता
 Father : RAMESH KUMAR GUPTA
 जन्म वार / Year of Birth : 1974
 लिंग / Male


7026 8225 0098


आधार - साधारण मानुषेअर अधिकार



 भारत
 UNIQUE IDENTIFICATION AUTHORITY OF INDIA


ठिकाना:
 8B, मिडलटन स्ट्रीट, मिडलटन रो
 पार्क स्ट्रीट, कोलकाता, पश्चिमबंग.
 700071

Address:
 8B, MIDDLETON STREET,
 Middleton Row S.O,
 Middleton Row, Kolkata,
 West Bengal, 700071

 1947
1800 130 1947

 help@uaid.gov.in

 www.uaid.gov.in

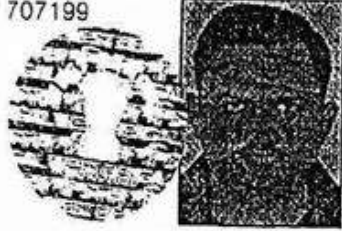
 P.O. Box No. 1947,
Bengaluru-560 001

auth Gpu



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

XYF: 707199



নির্বাচক নাম : রতিশ কুমার গুপ্তা

Electo's Name : Ratish Kumar Gupta

পিতার নাম : রমেশ কুমার গুপ্তা

Father's Name : Ramesh Kumar Gupta

লিঙ্গ/Sex : পুং M

জন্ম তারিখ
Date of Birth : 02/06/1974

XYR1707199

ঠিকানা:

88,FLT-6G, মিডলটন স্ট্রীট, পার্ক স্ট্রীট, কলকাতা-700071

Address:

88,FLT-6G, MIDDLETON STREET, PARK STREET, KOLKATA-700071

Date: 15/04/2014

159-ভহানীপুর নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন

অধিকারিকের প্রত্যক্ষ অনুমতি

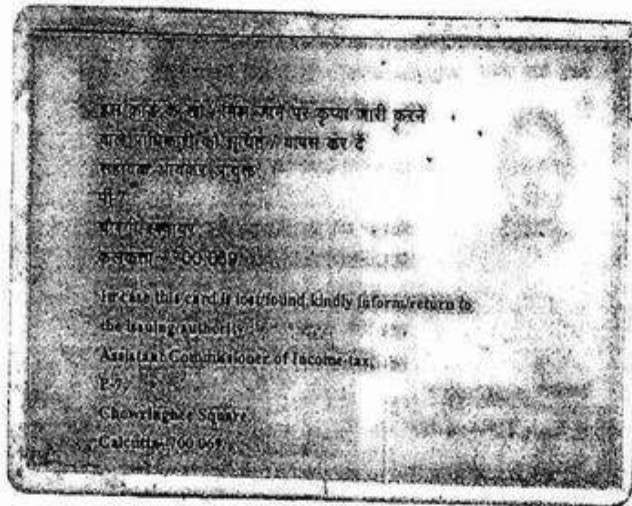
Facsimile Signature of the Electora
Registration Officer for

159-Bhabanipur Constituency

কিভাবে পরিবর্তন হবে সফল ঠিকানা দেওয়ার পরে মাত্র জেএস ০৫ই
সংখ্যক সফল পরিবর্তন পরামর্শ পাওয়ার জন্য নির্দিষ্ট ১০: এই
পরিচয়পত্রের সংখ্যাটি উল্লেখ করুন।

In case of change in address mention this Ca No.
in the relevant Form for including your name the
roll at the changed address and to obtain the card
with same number.

Handwritten signature and initials



Bharti Gupta



ভারত সরকার
 Unique Identification Authority of India
 ভারত সরকার

জনসংখ্যিক আই ডি / Enrollment No 1215/80001/00031

To,
 শ্রীমতী গা
 Bharti Gupta
 23/1
 BALLIGUNGE CIRCULAR ROAD
 Ballypur
 Ballypurje Circus Avenue Kolkata
 West Bengal 700019

Ref: 25141 / OSC / 2842190 / 2642357 / P



SE530453290FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

5068 7098 6913

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
 Government of India



শ্রীমতী গা
 Bharti Gupta
 পিতা : দুর্গ চন্দ্র সিংহা
 Father : Durg Chand
 Singhanya
 জন্ম তারিখ / DOB : 05/05/1958
 লিঙ্গ / Female



5068 7098 6913

আধার - সাধারণ মানুষের অধিকার

Bharti Gupta



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

XOA2367571



নির্বাচকের নাম : ভারতী গুপ্তা

Elector's Name : Bharti Gupta

স্বামীর নাম : রাজেন্দ্র কুমার গুপ্তা

Husband's Name : Rajendra Kumar Gupta

লিঙ্গ/Sex : স্ত্রী/F

জন্ম তারিখ
Date of Birth : 05/05/1959

Bharti Gupta



Rajesh kumar