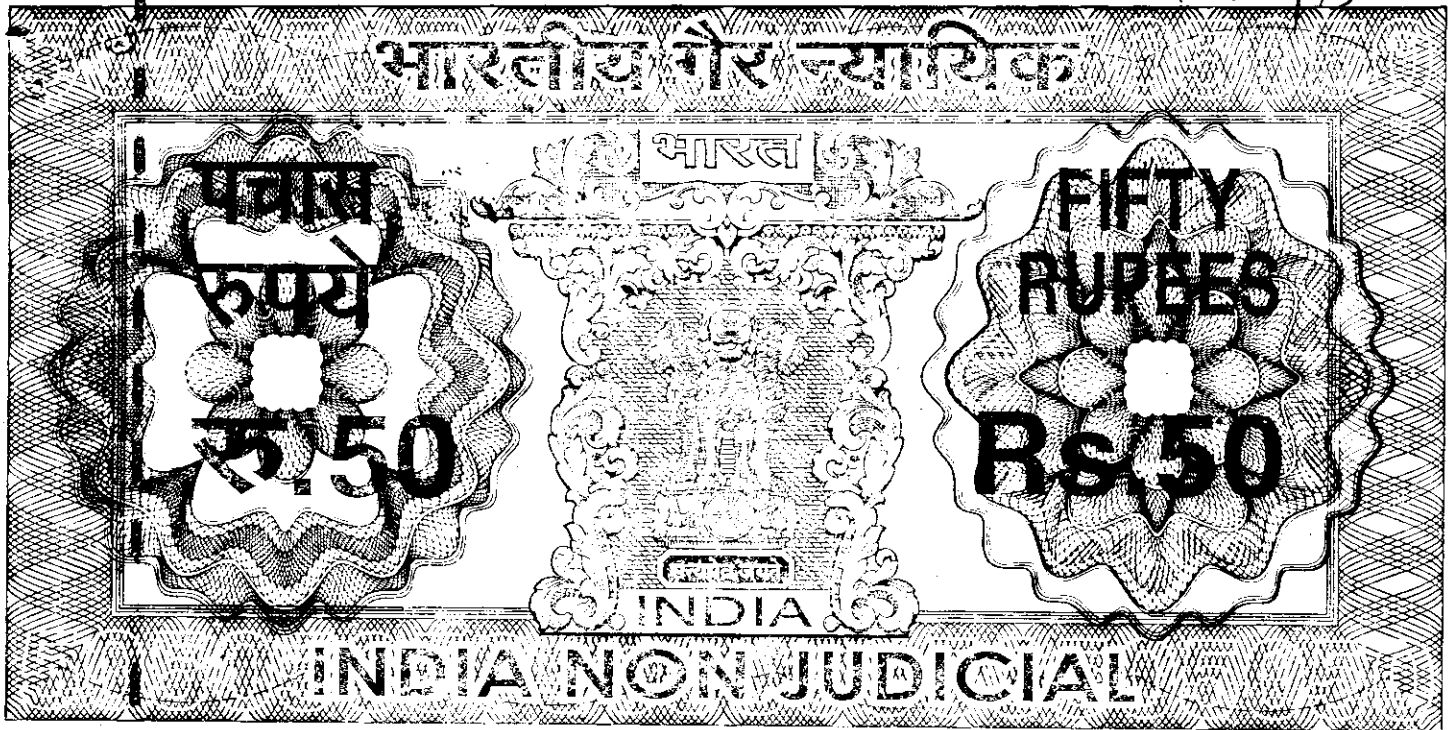


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2-0 9933/19



13/8/19

पश्चिम बंगाल WEST BENGAL

182600/19

Z 363103

Certified that the document is admitted to registration. The signature sheet / sheet's & the endorsement sheet/sheet's attached with this document are the part of this document.

[Handwritten signature]

Additional District Registrar
Rajarhat New town, north 24-Pgs.

3 AUG 2019

TO ALL TO WHOM THESE PRESENTS SHALL COME, We, (I) SANJAY SAHA son of Shri Bikash Saha, by faith Hindu, occupation businessman, residing at A/4/5 Laboni Estate, Salt Lake City, Kolkata-700064 Post Office Labony, Police Station Bidhannagar

Rakhi Saha
Sanjay SA

84207

DSP LAW ASSOCIATES

Advocate

4D, Nicco House,

1B & 2, Hare Street, Kolkata-700001

NAME.....

ADD.....

RS 2

11 JUL 2019

SURANJAN MUKHERJEE

Licensed Stamp Vendor

C. C. Court

2 & 3, K. S. Roy Street, Kolkata

200/-

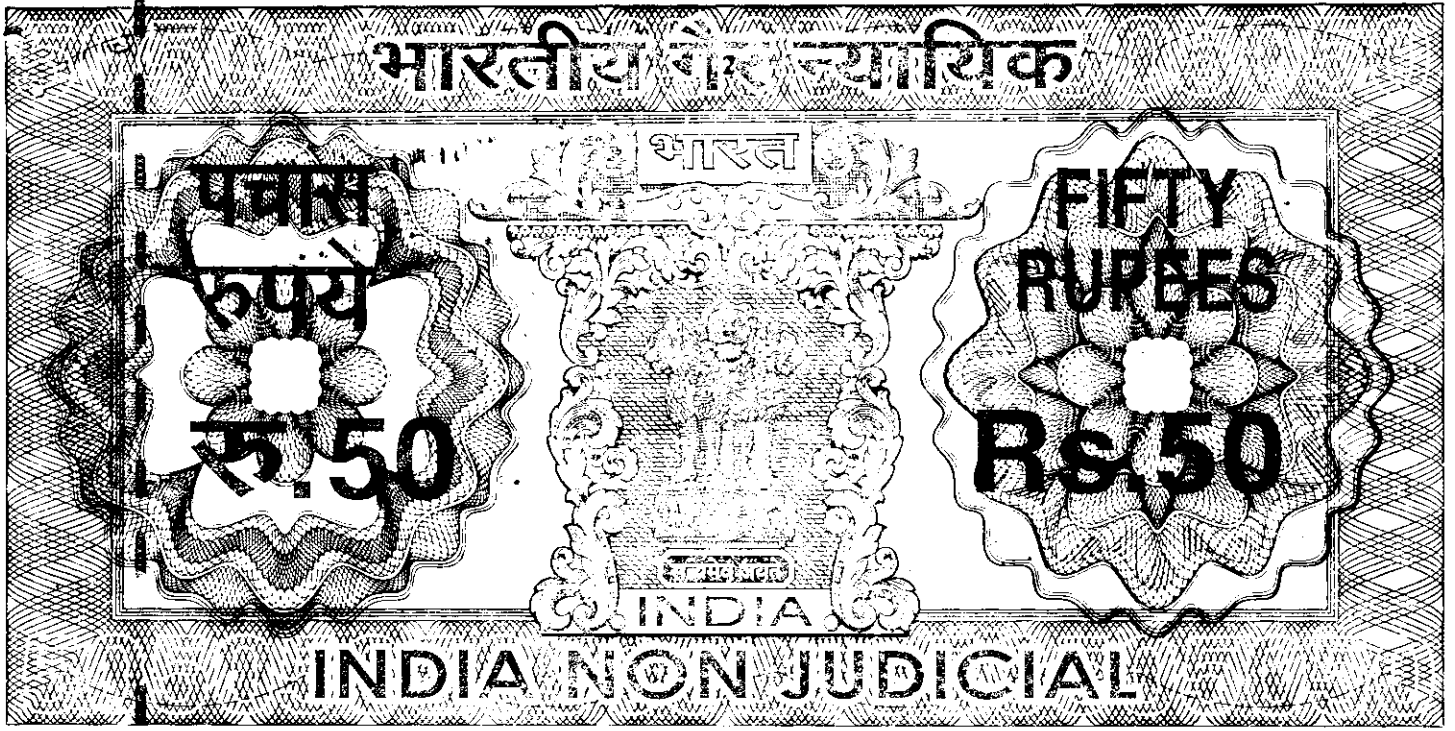
3 JUL 2019

31 JUL 2019



Sub Registrar, North 24-Pgs

3 AUG 2019



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

Z 363104

North, (having PAN BGFPS1301C) and (2) (SMT.) RAKHI SAHA wife of Shri Bikash Saha, by faith Hindu, occupation Self-Employed residing at A/4/5 Laboni Estate, Salt Lake City, Kolkata-700064 Post Office Labony Police Station Bidhanagar North,

R. R. S.

84207A

DSP LAW ASSOCIATES
Advocate

4D, Nicco House,
TB & Z, Hare Street, Kolkata-700001

NAME _____ TB & Z, Hare Street, Kolkata-700001
 ADD _____
 31 JUL 2019
 SURANJAN MUKHERJEE
 Licensed Stamp Vendor
 C. C. Court
 2 & 3, K. S. Roy Road, Kol-1

22/00/-

31 JUL 2019

31 JUL 2019



Additional District Sub Registrar
New Town, North 24-Pgs

13 AUG 2019

(having PAN ALQPS3814F) hereinafter referred to as “the **PRINCIPALS**” (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs executors administrators and legal representatives) **SEND GREETINGS:**

I. DEFINITIONS: Unless in this power there be something contrary or repugnant to the subject or context:-

- i. “**Added Areas**” shall mean any lands or landed properties adjacent and/or adjoining to the said Property, being the projects being named "Purti Aqua" and "Purti Aqua-2", which the Developer may be owning or developing, as also dealt with in the Development Agreement.
- ii. “**Attorneys**” shall mean the Developer represented by both or either of by its Authorized Representatives (a) Mr. Rajib Pradhan son of Shri Brindaban Pradhan and/or (b) Mr. Ashish Agarwal son of Shri Sushil Kumar Agarwal and include any other person whom the Developer may authorize in addition to or as substitute of the above named two persons jointly and/or severally but shall not include the person whose authorization to represent the Principals as attorney is revoked by the Developer.
- iii. “**Complex or Building Complex**” shall mean the Subject Property and the single or multipurpose development thereof to be caused by the Developer and include the building, constructed and open spaces etc., as may be planned by the Developer thereat in terms of the Development Agreement.
- iv. “**Developer’s Entitlement/Allocation**” shall mean and include (a) the areas, portions and shares of and in the *Separately Allocated Areas* to be allotted to the Developer in terms of the Development Agreement, (b) ~~50%~~^{59%} of the Realizations (as defined in the Development Agreement) to belong to the Developer in terms of the Development Agreement and (c) all other properties and rights belonging to the Developer in terms of the Development Agreement hereof.
- v. “**Developer**” shall mean **UTSAV VINIMAY PRIVATE LIMITED** (CINU51109WB2005PTC104119), a Company incorporated under the Companies Act, 1956 having its Registered Office at 14, Netaji Subhas Road, 4th Floor, Kolkata -700001 (having PANAAACU8248B) and include its successors or successors-in-office and/or successors-in-interest and/or assigns.
- vi. “**Development Agreement**” shall mean the Development Agreement dated 13th August 2019 and registered with the ADSR Rajarhat in Book I, Being No. 152309916 for the year 2019, and made between the Principals and the Developer and include any

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Additional District Office
Industrial New Town, North 24-Pgs

3 AUG 2015

modifications and alterations thereof as may be made by the Principals and the Developer in writing.

- vii. **“New Building”** shall mean the one or more buildings *and*/or other structures that may be constructed by the Developer from time to time at the Subject Property.
- viii. **“Project”** shall mean and include the planning and development activities in respect of the Building Complex, including sanctioning of plans, obtaining permissions and clearances, erection, re-erection, demolition, addition or alteration of the New Building and the Common Areas and Installations thereat and all activities allied and ancillary thereto and Transfer of the Transferable Areas therein (except Separately Allocable Areas allocated to the Principals from time to time in terms of the Development Agreement) and collection and distribution of Realizations and maintenance and administration of the Building Complex in matters relating to Common Purposes all in accordance with the terms and conditions of in the Development Agreement.
- ix. **“Principals’ Entitlement/Allocation”** shall mean and include (a) the areas, portions and shares of and in the *Separately Allocated Areas* to be allotted to the Principals in terms of the Development Agreement, (b) ^{41%}~~40%~~ of the Realizations (as defined in the Development Agreement) to belong to the Principals in terms of the Development Agreement and (c) all other properties and rights belonging to the Principals in terms of the Development Agreement hereof.
- x. **“said Property ”** shall mean the pieces or parcels of land fully described in the SCHEDULE hereunder written and include all existing buildings and structures thereat and also include all easements, appendages and appurtenances thereof or relating thereto.
- xi. **“Separately Allocable Areas”** shall mean those Transferable Areas to be identified and allocated to the Principals and the Developer as contained in the Development Agreement and also defined and described therein as ‘Separately Allocable Areas’.
- xii. **“Transfer”** with its grammatical variation shall include transfer by sale, lease or any other means adopted by the Developer.
- xiii. **“Transferable Areas”** shall include Units, covered and open parking spaces, open and covered spaces at the Subject Property, land and all other areas, portions or shares comprised in or portion of the said Property capable of being transferred independently or by being added to the area of any Unit or making appurtenant to any Unit or otherwise.
- xiv. **“Transferees”** shall mean and include all persons to whom any Transferable Areas are transferred or agreed to be so done.

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ADDITIONAL DISTRICT SUB-REGION OF THE
NATIONAL NEW TOWN, NORTH 24-REGION

3 AUG 2018


- xv. **“Units”** shall mean and include-
- a. **“Residential Units”** meaning the flats for residential use in any building at the said Property;
 - b. **“Non Residential Units”** meaning office spaces, shops, constructed/covered spaces or the like for use as commercial, assembly, educational, mercantile or any other use other than residential;
- xvi. Any other term or expression used herein shall, unless there be something contrary or repugnant to the subject or context, have the same meaning as assigned in the Development Agreement.

II. RECITALS:

- A. **WHEREAS** by the Development Agreement, the parties thereto have agreed, inter alia, that the Developer would be entitled to the exclusive right to develop the Said Property and the Principals and the Developer agreed upon the terms and conditions as morefully contained therein.
- B. **AND WHEREAS** in terms of the Development Agreement, the Principals are executing this Power of Attorney in favour of the Attorneys jointly and/or severally to do all acts deeds and things as and for the purposes relating to the Said Property and the Project and the related purposes hereinafter contained:

III. NOW KNOW YE BY THESE PRESENTS, We the Principals abovenamed do hereby nominate constitute and appoint the said Attorneys jointly and/or severally as the true and lawful attorneys for in the name and on behalf of the Principals to do execute exercise and perform all or any of the following acts deeds matters and things relating to the said Property and the Building Complex and the Project and related purposes i.e., to say:-

1. To manage, maintain, look after, supervise administer, secure, hold and defend possession of the said Property and every part thereof and its equipments and installations and do all acts deeds and things in connection therewith.
2. To deal with fully and in all manner and to warn off and prohibit and if necessary proceed in due form of law against all or any trespassers and to take appropriate steps whether by action or distress or otherwise and to abate all nuisance and for that to enter into all contracts agreements and arrangements with them or any of them or otherwise and to abate all nuisance.
3. To cause survey, measurement, soil test, excavation and other works at the said Property.


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Additional District Sub-Registrar
New Town, North 24-Parganas

13 AUG 2019

4. To sign, apply for and obtain mutation, conversion, updation, insertions, correction of area or boundary or dimension or other description or any other correction, modification, alteration or other recording in respect of the Said Property or any part thereof or the boundary of the said Property in the records of the B.L. & L.R.O., the D.L. & L.R.O., Municipal authorities, Planning Authority, Development Authority, Collector, District Magistrate (including ADM) and any other appropriate authorities and to do all other acts, deeds and things with regard thereto as may be deemed fit and proper by the said Attorney or Attorneys.
5. To demolish, construct, reconstruct boundary walls, fencing, dividers etc., at the said Property and/or any portion thereof for the purposes connected to development in terms of the Development Agreement and to construct or put up temporary sheds, structures etc., for storage of building materials or site offices.
6. To accept or object to the assessments made from time to time of land revenue or taxes or valuation or taxes in respect of the said Property or the building or buildings that may be constructed thereon or any part or share thereof by the land authorities, municipal authorities and other authorities and to attend all hearings and have the same finalized.
7. To pay all rates, municipal and other taxes, land revenue, electricity charges, utility charges, other charges expenses and other outgoings whatsoever payable in respect of the Said Property or any part thereof or New Buildings for the time being thereon or any part or parts thereof and receive refund of the excess amounts, if paid, from the and/or concerned authorities and to grant receipts and discharges in respect thereof.
8. To prepare apply for sign and submit plans, maps, specifications and sketches for approval or sanctioning by the concerned municipal and other appropriate authorities and to have the same approved and/or sanctioned and if required, to have the same modified revalidated revised altered and/or renewed.
9. To process the application for the sanctioning of the plan, pay fees and obtain sanction revalidation modification revision alteration and/or renewal and/or such other orders and permissions of the plans for any construction at the said Property.
10. To sign and submit all declarations, undertakings, affidavits, gifts of strips or splayed corners required by any authority for the purpose of sanction/modification/alteration/renewal of the plans for any construction at the said Property.
11. To give notice to the municipal and all other concerned authorities regarding commencement of construction and/or demolition of any structure(s) and/or other purposes as required or deemed fit and proper.


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Additional District Sub-Region
of Pernambuco, North 24-Fga

13 AUG 2019

12. To carry out demolition, construction, reconstruction, addition, alteration, erection, re-erection and any other related activity at the said Property in respect of the Building Complex.
13. To inform municipal and all other concerned authorities of all internal alterations within the sanctioned covered space and to incorporate all such deviations in the Completion Plan in terms of the applicable rules and to get the same regularized.
14. To apply for and obtain temporary and/or permanent connections of all services, water, electricity, telephone, gas, power, drainage, sewerage, borewell, generator, transformers, lifts, septic tanks, security systems, dish antenna, towers, electronic or technical connections, mechanical parking system, MLCP etc., and/or other utilities inputs and facilities from the appropriate authorities and statutory bodies or private bodies or service providers and/or to make alterations therein and to close down and/or have disconnected the same.
15. To apply for and obtain any permission clearance and license to erect and run/operate and/or maintain lift, mechanized parking, generator, dish antenna and any other utility, input or facility in the Building Complex or any part thereof including those mentioned in the last mentioned clause hereinabove and also to give contract to the manufacturer for maintenance of lift or lifts, generator, dish antenna and other utilities and its concerned machineries.
16. To deal with any person owning, occupying or having any right title or interest in the Added Areas for the purposes contained in the Development Agreement and to allow use of the common areas at the Building Complex to the extent permitted under the Development Agreement and on conditions specified in the Development Agreement.
17. To apply for and obtain "No Objection Certificate" from the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976 and all other permissions that may be required for sanctioning of plan, modification and/or alteration and/or revalidation, and/or obtaining utilities and any development activity or other purposes connected with the Project.
18. To apply for and obtain all permissions, approvals, licenses, registrations, clearances, no objection certificates, quotas, subsidies, incentives, exemptions, discounts, waivers, entitlements and allocations of cement, steel, bricks and other building materials, in respect of the Project and/or in respect of any input, utility or facility to be installed, run, made operative and managed thereat from all State or Central Government Authorities and statutory or other bodies and authorities concerned and any service providers.


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Additional District Sub-Regional Office
Bata, North 24-Pus

13 AUG 2014

19. To apply for and obtain all necessary permissions and clearances from the authorities under the pollution and environment laws and all other related authorities.
20. To apply for and obtain in the name of the Developer the registration under all Real Estate development laws, including the West Bengal Building (Regulation of Promotion of Construction and Transfer by Promoters) Act, 1993, Real Estate (Regulation and Development) Act, 2016, the WB Housing Industry Regulation Bill 2017 and to obtain all licenses and permissions under the said Act and all other acts and statutes, as applicable.
21. To appoint and terminate the appointment of Architects, Engineers, Surveyors and others for survey and soil testing and also for preparation of plans in respect of building or buildings at the said Property or portion or portions thereof and also for additions and/or alteration and/or modifications thereto (including those on account of user or change of user thereof or any part thereof) and also for other purposes connected with the Project.
22. To appoint, employ, engage or hire, contractors, sub-contractors, structural engineers, civil engineers, surveyors, overseers, experts, consultants, vastu consultants, chartered accountants, security guards, personnel and/or such other persons or agents as may be required in respect of the Project or any aspect or part thereof on such terms and conditions as the attorneys may deem fit and proper and to cancel, alter or revoke any such appointment or collaboration.
23. To appoint organizations and persons in connection with Building Management, Facility Management, Common Area management on such terms and conditions as the attorneys may deem fit and proper and to cancel, alter or revoke any such appointment or collaboration.
24. To do all necessary acts deeds and things for complying all laws rules regulations bye-laws ordinance etc., for the time being in force with regard to the Project.
25. To apply for and obtain Completion or Occupancy Certificate and other certificates as may be required from the concerned authorities.
26. To insure and keep insured the New Building and other Developments or any part thereof or any materials equipments or machineries against loss or damage by fire earthquake and/or other risks, if and as be deemed necessary and/or desirable by the said attorneys or any of them and to pay all premium therefor.
27. To obtain loans and finance from any Banks and/or the Financial Institutions by mortgaging and charging the unsold Separately Allocable Areas of the Developer, with

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Additional District Court Register
Admet, New Town, North 24-850

3 AUG 2015

effect from the date of the Developer issuing notice for possession in respect of the Owner's Allocation in terms of the Development Agreement, and in the manner permitted under the Development Agreement but without however creating any financial obligation of repayment upon the Principals.

28. To grant consent and No Objection Certificate and permit the Transferees of Units, Parking Spaces and other Transferable Areas (including proportionate land share) to take loans or finances from any Banks or Financial Institutions.
29. To deal with banks and financiers and/or their officers and/or assigns in connection with the repayment of dues and to obtain any no objection certificates, consents, conditional consents, clearances, releases, redemptions from them.
30. To produce or give copies of any original title deed or document relating to the said Property and/or the Complex to any person or financier or others.
31. To advertise and publicize the Project or any part thereof in any media and to appoint marketing agents, brokers, sub-brokers, sole selling or other agents for sale or otherwise transfer of the same in terms of the Development Agreement.
32. To Transfer the Separately Allocated Areas of the Developer with the proportionate share in land and other appurtenances thereof to such person or persons and at such consideration as the Attorneys or any of them may deem fit and proper in accordance with the terms and conditions contained in the Development Agreement, and to receive the amounts receivable in respect thereof and issue receipts, acknowledgements and discharges therefor to fully exonerate the person or persons paying the same;
33. To negotiate with the person or persons interested in obtaining Transfer and/or otherwise acquiring Transferable Areas spaces in the Building Complex, take and accept bookings and applications, deal with, Transfer and/or part with possession of the Transferable Areas including the Developer's Entitlement/Allocation and the Principals' Entitlement/Allocation (except any Separately Allocable Areas) alongwith or independent of or independently the land comprised in the said Property attributable thereto or any portion thereof or any undivided share therein to any Transferee at such consideration and on such terms and conditions as the said attorney or attorneys may deem fit and proper but without violating with the terms and conditions of the Development Agreement.
34. To ask, demand, recover, realize and collect the Realizations and all other amounts or any parts thereof receivable in respect of any Transfer of the Transferable Areas (except only the Immediate Separately Allocated Areas of the Principals) in the manner and as

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National District Sub-Region
Serampore, New Town, North 24-Pgs

3 AUG 2012

per the terms and conditions of the Development Agreement and to deposit the same in the specified accounts as per the Development Agreement and to issue receipts to the Transferees accordingly which shall fully exonerate the person or persons paying the same.

35. To cancel or terminate any booking/blocking and terminate any contract agreement right of occupancy user and/or enjoyment with any person or persons intending to acquire Transferable Areas and/or undivided shares in the land comprised in the said property and to deal with the space and rights of such person or persons in such manner as the said attorney may deem fit and proper.
36. To join in as party to agreements for Transfer of the Transferable Areas and/or undivided share in the land comprised in the said Property or part thereof, and also confirming thereunder the rights and entitlements of the Developer under the said Development Agreement and agreeing to execute the Deeds of Transfer to be executed in pursuance thereof.
37. To transfer the proportionate share in land and/or in the common areas and installations to any Association or Society if so and as required by law in such manner as may be required.
38. To prepare sign execute modify, alter, draw, approve rectify and/or register and/or give consent and confirmation and/or deliver all papers, documents, agreements, sale deeds, conveyances, leases, supplementary agreements, nominations, assignments, licenses, mortgages, charges, declarations, forms, receipts and such other documents and writings as in any way be required to be so done and as may be deemed fit and proper by the said Attorneys in respect of the Transfer in the manner and as per the terms and conditions of the Development Agreement.
39. To enforce any covenant in any agreement, deed or any other contracts or documents of transfer executed by the Principals and the Developer and to exercise all rights and remedies available to the Principals and the Developer thereunder.
40. To ask, demand, sue for, recover, realize and collect Extras and Deposits (as defined and described in the Development Agreement) which are or may be due payable or recoverable from any Transferees or any person or persons or authority or authorities on any account whatsoever and to give effectual receipts and discharges for the same.
41. To have the Units Transferred to the Transferees to be separately assessed and mutated in the name of the respective Transferees in all public records and with all authorities

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NACIONAL DISTRICT SUB REGION
NACIONAL NEW TOWN, NORTH 24-PANAMA

3 AUG 2000

and/or persons having jurisdiction and to deal with such authority and/or authorities in such manner as the said Attorney or Attorneys may deem fit and proper.

42. To deal with any claim of any third party in respect of the said Property and to oppose or settle the same.
43. To look after all or any of the acts relating to Common Purposes including the management, maintenance and administration of the Building Complex as Maintenance In-Charge.
44. To form a non profit making company or association or society or syndicate amongst the owners and/or buyers of the Transferable Areas (including Association under the Apartment Ownership Act).
45. To deal with the Government of West Bengal or any department or authority in connection with the compliance of any existing or new laws or provisions affecting the Building Complex.
46. For all or any of the purposes hereinstated to apply for, sign, appear and represent the Principals before the Rajarhat Gopalpur Municipality and all its departments, Kolkata Metropolitan Development Authority, B.L. & L.R.O., D.L. & L.R.O., and other authorities / officers under the Land laws, MED, Collector, District Magistrate, ADM, Municipality, Fire Brigade, Planning Authority, Development Authority, the Authorised Officers / Authorities under the West Bengal (Regulation of Promotion of Construction and Transfer by Promoters) Act, 1993 and/or the Real Estate (Regulation and Development) Act, 2016 and/or the WB Housing Industry Regulation Act, 2017, the Authorities under the West Bengal Apartment Ownership Act, Companies Act, Societies Registration Act, the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976, the authorities under the West Bengal Land Reforms Act, West Bengal Estate Acquisition Act, Town and Country (Planning & Development) Act, Development Authority, Airport Authorities, all Revenue Authorities, Pollution Control Authorities and other authorities connected to pollution matters, Environment Authorities, Licensing Authorities, Development Plan Authorities of the Government of West Bengal and/or India, Kolkata Port Trust, Insurance Companies, Police Authorities, Traffic Department, Directorate of Fire Services and all Fire Authorities, Directorate of Lifts, Directorate of Electricity and Chief Electrical Inspector and other Electricity Authorities, Government of West Bengal, Insurance Companies, Microwave Authorities of Department of Telecommunication, Electricity, Water and other service provider organizations, Land Acquisition Collector and also all other authorities and Government Departments and/or its officers and also all other State Executives Judicial or Quasi Judicial, Municipal, land and other authorities and all private bodies and

V.R.S.




Agricultural District Sub-Region
State of North Carolina, North 24-Pgs

13 AUG 2000

service providers and all other persons and also all courts tribunals and appellate authorities and do all acts deeds and things as the attorney may deem fit and proper and to make sign execute register submit register and/or deliver all documents, declarations, affidavits, applications, undertakings, objections, notices etc (including those relating to boundary verification) and also to submit and take delivery of all title deeds concerning the said Property and other papers and documents (including cause papers and orders passed in any suit or litigation or proceeding) as be required by the necessary authorities or as may in any way be found necessary or expedient by the said Attorney.

47. To appear and represent the Principals before any Notary Public, Registrar of Assurance, District Registrar, Sub Registrar, Additional Registrar, Metropolitan Magistrate and/or other officer or officers or authority or authorities having jurisdiction and to present for registration before them and admit execution and to acknowledge and register and have registered and perfected and/or notarized and/or affirm or declare all Agreements for transfer, Deeds and documents instruments and writings including the bank/finance documents, mortgage deeds, if any, executed by the said Attorneys by virtue of the powers hereby conferred.
48. To commence prosecute enforce defend answer and oppose all actions suits writs (including the Writs mentioned in the Development Agreement) appeals revisions, review, arbitration proceedings, and other legal proceedings and demands civil criminal or revenue concerning and/or touching any of the matters hereinstated and if thought fit to compromise settle, refer to arbitration, abandon, submit to judgment or become non suited in any such action or proceedings as aforesaid before any Court, Civil or Criminal or Revenue, Arbitration Tribunal, any other Tribunal, Collector, Judicial or Quasi Judicial authorities and forums, Statutory authorities, presiding officers, authorized officers, etc. and to sign declare verify and/or affirm any plaint, written statement, petition, application, consent petition, affidavit, vakalatnama, warrant of attorney, memorandum of appeal or any other document or cause paper in any proceeding and to adduce oral and documentary evidences as the occasions shall require and/or as the said attorney or attorneys may think fit and proper.
49. To apply for, obtain, accept and receive any original or copies of clearances, certificates, permissions, no objections, licenses, notices summons and services of papers from any Court, Tribunal, postal authorities and/or other authorities and/or persons.
50. To receive refund of the excess amount of fee or other amounts, if any, paid for the purposes hereinstated and to give valid and effectual receipts in respect thereof.

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Additional District Superintendent
Palmar, New Town, North 24 Pinaras

13 AUG 2015


51. To receive all letters parcels or other postal articles and documents in respect of the Said Property and to grant proper and effectual receipt thereof.
52. For better and more effectually exercising the powers and authorities aforesaid to retain appoint and employ Advocates, Pleaders, Solicitors, Mukhtears and to revoke such appointments.
- IV. **AND GENERALLY** to do all acts deeds and things for better exercise of the authorities herein contained relating to the Said Property and the Building Complex and the Project and related purposes which the Principals itself could have lawfully done under its own hands and seal, if personally present.
- V. **AND** the Principals do hereby ratify and confirm and agree to ratify and confirm all and whatever their said Attorney or Attorneys shall lawfully do or cause to be done in or about the premises aforesaid.
- VII. **AND** it is clarified that while exercising the powers and authorities hereby conferred on the said Attorneys, they or any of them shall not do any act deed or thing which would go against the provisions of the Development Agreement or impair or affect the rights and entitlement of the Principals and by executing this Power of Attorney the obligations of the Principals or the Developer or consequences for non compliance under the Development Agreement shall not be affected.

THE SCHEDULE ABOVE REFERRED TO:

(SAID PROPERTY)

ALL THAT piece and parcel of land containing an area of 27 Cottahs 00 Chittaks and 38 square feet or 0.44 acre more or less together with structure measuring about 1200 square feet situate lying at and comprised in a divided and demarcated portion of L.R. Dag No. 210 recorded in L.R. Khatian Nos. 1241 and 512 (formerly R.S. Dag no. 210 recorded in R.S. Khatian No. 179) in Mouza Dashdrone, J.L. No. 4, Police Station Baguihati (formerly Airport theretofore Rajarhat), being portion of municipal holding Nos.252-255/08/05 Block G, Dashadrone (Solua) within Ward No. 5 Bidhannagar Municipal Corporation in the District of North 24 Parganas and butted and bounded as follow;

- On the North : By portions of Dag Nos. 208 and 209;
- On the South : Partly by portion of Dag No. 210 and partly by Rajarhat Road;
- On the East : Partly by Rajarhat Road and partly by private road;
- On the West : By portion of Dag No. 123.

 R.S.



Department of the Attorney General
Marshall New Town, New Jersey

3 AUG 2019

OR HOWSOEVER OTHERWISE the same now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished.

IN WITNESS WHEREOF the Principals have hereunto set and subscribed their respective hands and seal on this 13th day of August Two Thousand and Nineteen.

EXECUTED AND DELIVERED by the **PRINCIPALS** abovenamed at Kolkata in the presence of:

1. *Subham Kalua*
3B, Rannuohan Mullick Garden
Lane, Kolkata - 10.

Debasish Das.
Saha (Roy Para)
Rajarhat Gopalpur.
KOL - 136

Sanjay Saha
(SANJAY SAHA)
Rakhi Saha

We Accept:

UTSAV VINIMAY PVT. LTD.

Rajiv Kumar
Authorized Signatory

UTSAV VINIMAY PVT. LTD.

Ashish Kumar
Authorized Signatory

Drafted by me:-

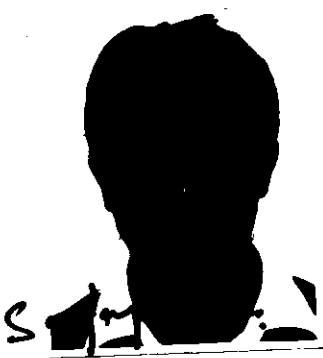










Sumya Samanta, Advocate
C/o DSP Law Associates
4D, Nicco House
1B & 2, Hare Street
Kolkata - 700001

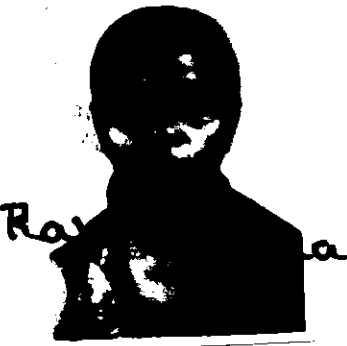










F- 1064/2012



Additional District Judge
Mahabulnagar, New Town, North Zone

12.8 AUG 2019












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












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

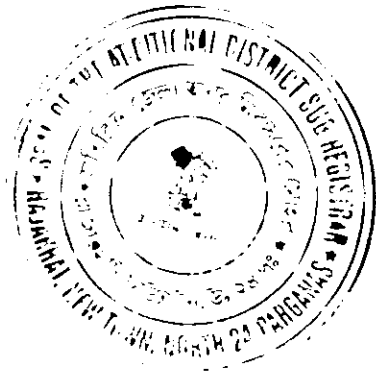


Auctioneer District of the Commonwealth of Virginia
New Town, North 24 Pinnacles

19 3 AUG 2011

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

<i>Finger prints of the executant</i>					
 <p><i>Ashish Agarwal</i></p>					
	Little	Ring	Middle (Left	Fore Hand)	Thumb
					
Thumb	Fore	Middle (Right	Ring Hand)	Little	



ELECTORAL DISTRICT OF HUME
SHEPPARD MURRAY MURRAY RIVER MURRAY VALLEY

33 AUG 2019

Major Information of the Deed



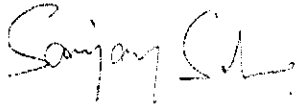
Deed No :	I-1523-09933/2019	Date of Registration	13/08/2019
Query No / Year	1523-1000182600/2019	Office where deed is registered	
Query Date	13/08/2019 2:48:53 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	RAJIB PRADHARN 14 NETAJI SUBHASH RD, Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 7278493074, Status : Buyer/Claimant		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 9,83,53,610/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 152309916/2019 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Rajarhat Road, Road Zone : (Atghara Crossing -- Dosodrone) , Mouza: Dasadrone, , Ward No: 005, Holding No:252/255/08/05 Pin Code : 700156


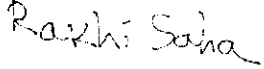
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-210	LR-1241	Bastu	Shali	13 Katha 8 Chatak 18 Sq Ft	1/-	4,91,71,755/-	Property is on Road , Project Name :
L2	LR-210	LR-512	Bastu	Shali	13 Katha 8 Chatak 20 Sq Ft	1/-	4,91,81,855/-	Property is on Road , Project Name :
		TOTAL :			44.6371Dec	2 /-	983,53,610 /-	
		Grand Total :			44.6371Dec	2 /-	983,53,610 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Sanjay Saha Son of Bikash Saha Executed by: Self, Date of Execution: 13/08/2019 , Admitted by: Self, Date of Admission: 13/08/2019 ,Place : Office	 13/08/2019	 LTI 13/08/2019	 13/08/2019



A/4/5 Laboni Estate, Salt Lake City, P.O:- Labony, P.S:- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BGFPS1301C, Status :Individual, Executed by: Self, Date of Execution: 13/08/2019 , Admitted by: Self, Date of Admission: 13/08/2019 ,Place : Office










2	Name	Photo	Finger Print	Signature
	Rakhi Saha Wife of Bikash Saha Executed by: Self, Date of Execution: 13/08/2019 , Admitted by: Self, Date of Admission: 13/08/2019 ,Place : Office			
	13/08/2019	LTI 13/08/2019	13/08/2019	

A/4/5 Laboni Estate, Salt Lake City, P.O:- Labony, P.S:- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ALQPS3814F, Status :Individual, Executed by: Self, Date of Execution: 13/08/2019 , Admitted by: Self, Date of Admission: 13/08/2019 ,Place : Office

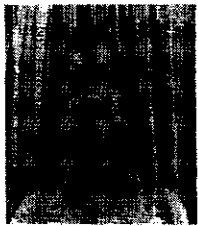

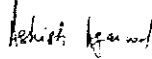
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	UTSAV VINIMAY PRIVATE LIMITED 14, Netaji Subhas Road, 4th Floor, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 , PAN No.:: AAACU8248B, Status :Organization, Executed by: Representative



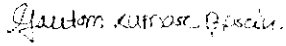
Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td>Rajib Pradhan (Presentant) Son of Brindaban Pradhan Date of Execution - 13/08/2019 , , Admitted by: Self, Date of Admission: 13/08/2019, Place of Admission of Execution: Office</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Aug 13 2019 3:54PM</td> <td>LTI 13/08/2019</td> <td>13/08/2019</td> <td></td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Rajib Pradhan (Presentant) Son of Brindaban Pradhan Date of Execution - 13/08/2019 , , Admitted by: Self, Date of Admission: 13/08/2019, Place of Admission of Execution: Office				Aug 13 2019 3:54PM	LTI 13/08/2019	13/08/2019	
Name	Photo	Finger Print	Signature										
Rajib Pradhan (Presentant) Son of Brindaban Pradhan Date of Execution - 13/08/2019 , , Admitted by: Self, Date of Admission: 13/08/2019, Place of Admission of Execution: Office													
Aug 13 2019 3:54PM	LTI 13/08/2019	13/08/2019											
	27/1, Rashik Krishna Banerjee Lane, P.O:- Salkia, P.S:- Malipanchghara, Howrah, District:-Howrah, West Bengal, India, PIN - 711106, Sex: Male, By Caste: Hindu, Occupation: Private Service, Citizen of: India, , PAN No.:: COIPP5916C Status : Representative, Representative of : UTSAV VINIMAY PRIVATE LIMITED (as Authorised Signatory)												



Name	Photo	Finger Print	Signature
Mr ASHISH AGARWAL Son of Mr SUSHIL KUMAR AGARWAL Date of Execution - 13/08/2019, , Admitted by: Self, Date of Admission: 13/08/2019, Place of Admission of Execution: Office			
	Aug 13 2019 3:53PM	LTI 13/08/2019	13/08/2019
14 NETAJI SUBHAS RD, P.O:- G P O, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFMPA8051Q Status : Representative, Representative of : UTSAV VINIMAY PRIVATE LIMITED (as AUTHORISED SIGNATORY)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr GOUTAM BARIK Son of Mr GADADHAR BARIK 95 SATYASADHAN DHAR LANE PATUA PARA, P.O:- LILUAH, P.S:- Liluah, District:- Howrah, West Bengal, India, PIN - 711204			
	13/08/2019	13/08/2019	13/08/2019

Identifier Of Sanjay Saha, Rakhi Saha, Rajib Pradhan, Mr ASHISH AGARWAL

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Sanjay Saha	UTSAV VINIMAY PRIVATE LIMITED-11.1581 Dec
2	Rakhi Saha	UTSAV VINIMAY PRIVATE LIMITED-11.1581 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Sanjay Saha	UTSAV VINIMAY PRIVATE LIMITED-11.1604 Dec
2	Rakhi Saha	UTSAV VINIMAY PRIVATE LIMITED-11.1604 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Rajarhat Road, Road Zone : (Atghara Crossing -- Dosodrone) , Mouza: Dasadrone, , Ward No: 005, Holding No:252/255/08/05 Pin Code : 700156

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 210, LR Khatian No - 1241	Owner:সঞ্জয় সাহা, Gurdian:বিকাশ , Address:নিজ , Classification:শালি, Area:0.22000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 210, LR Khatian No - 512	Owner:রাখী সাহা, Gurdian:বিকা সাহ, Address:৭/৪/৫, লাবনী এস্টেট, সল্টলেক কলিকাতা- ৬৪ , Classification:শালি, Area:0.22000000 Acre,	Owner Name not selected by applicant.



Endorsement For Deed Number : I - 152309933 / 2019

On 13-08-2019

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

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

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

Presented for registration at 15:45 hrs on 13-08-2019, at the Office of the A.D.S.R. RAJARHAT by Rajib Pradhan ,

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 9,83,53,610/-

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

Execution is admitted on 13/08/2019 by 1. Sanjay Saha, Son of Bikash Saha, A/4/5 Laboni Estate, Salt Lake City, P.O: Labony, Thana: Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700064, by caste Hindu, by Profession Others, 2. Rakhi Saha, Wife of Bikash Saha, A/4/5 Laboni Estate, Salt Lake City, P.O: Labony, Thana: Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700064, by caste Hindu, by Profession Others

Indetified by Mr GOUTAM BARIK, , Son of Mr GADADHAR BARIK, 95 SATYASADHAN DHAR LANE PATUA PARA, P.O: LILUAH, Thana: Liluah, , Howrah, WEST BENGAL, India, PIN - 711204, by caste Hindu, by profession Others

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

Execution is admitted on 13-08-2019 by Rajib Pradhan, Authorised Signatory, UTSAV VINIMAY PRIVATE LIMITED, 14, Netaji Subhas Road, 4th Floor, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001

Indetified by Mr GOUTAM BARIK, , Son of Mr GADADHAR BARIK, 95 SATYASADHAN DHAR LANE PATUA PARA, P.O: LILUAH, Thana: Liluah, , Howrah, WEST BENGAL, India, PIN - 711204, by caste Hindu, by profession Others

Execution is admitted on 13-08-2019 by Mr ASHISH AGARWAL, AUTHORISED SIGNATORY, UTSAV VINIMAY PRIVATE LIMITED, 14, Netaji Subhas Road, 4th Floor, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001

Indetified by Mr GOUTAM BARIK, , Son of Mr GADADHAR BARIK, 95 SATYASADHAN DHAR LANE PATUA PARA, P.O: LILUAH, Thana: Liluah, , Howrah, WEST BENGAL, India, PIN - 711204, by caste Hindu, by profession Others

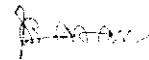
Payment of Fees

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

Payment of Stamp Duty

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

1. Stamp: Type: Impressed, Serial no 87207, Amount: Rs.50/-, Date of Purchase: 31/07/2019, Vendor name: S Mukherjee
2. Stamp: Type: Impressed, Serial no 84207A, Amount: Rs.50/-, Date of Purchase: 31/07/2019, Vendor name: S Mukherjee



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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2019, Page from 382325 to 382360

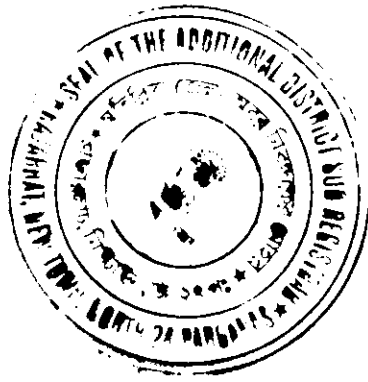
being No 152309933 for the year 2019.

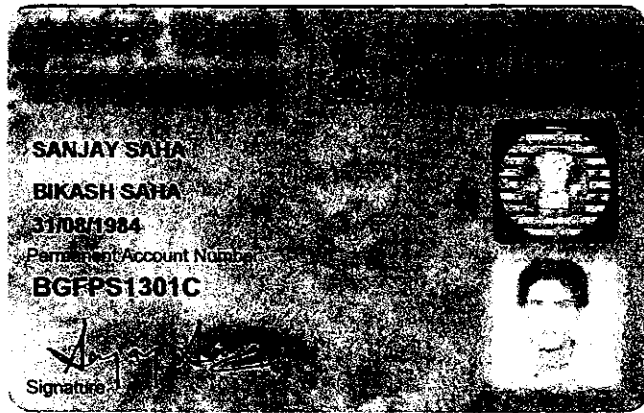


Digitally signed by SANJOY BASAK
Date: 2019.08.19 10:57:53 +05:30
Reason: Digital Signing of Deed.

(Sanjoy Basak) 19-08-2019 10:57:46 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)





Sanjay Saha



ভারত সরকার

Unique Identification Authority of India

ডাটা এন্ট্রি আইডি / Enrollment No. : 1111/60092/02517

07/05/2015

To
Sanjay Saha
সমস্ত নাম
S/O: Bikaesh Saha
A-4/6
LABONY ESTATE
SALT LAKE SECTOR-1
Bidhanagar(M)
Bidhanagar CC Block, North 24 Parganas
West Bengal - 700084
9830781822



37930184

আপনার আধার সংখ্যা / Your Aadhaar No. :

2292 4796 4484

আধার - সাধারণ মানুষের অধিকার



সমস্ত নাম
Sanjay Saha

জন্ম তারিখ / DOB: 31/08/1984
সঙ্গ / Male

2292 4796 4484

আধার - সাধারণ মানুষের অধিকার

Sanjay Saha

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অলাভহীন প্রমাণীকরণ যাত্রা শাভ করুন।

INFORMATION

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

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

আধার

ঠিকানা: এম/সি: বিকাশ সাহা, এ /
কান্টনী এন্ডসি, সল্ট লেক, সেক্টর-
১, বিধাননগর (এম), বিধাননগর জিও ব্লক
উত্তর ২৪ পরগনা, পশ্চিম বঙ্গ,

Address: S/O. Bikaesh Saha,
A-4/6 LABONY ESTATE,
SALT LAKE ,SECTOR-1,
Bidhanagar(M), North 24
Parganas, Bidhanagar CC
Block, West Bengal, 700084

2292 4796 4484





Rakhi Saha



ভারত সরকার

Unique Identification Authority of India

তালিকাভুক্তির আই ডি / Enrollment No.: 0000/00299/84499

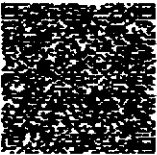
To
রাধি সান্না
RAKHI SAHA
A-4/5 L.H.E
LABONY
Bidhannagar(M)

Labony Estate
North 24 Parganas North 24 Parganas
West Bengal 700084

390572022



MA905720220FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

4564 1284 9746

আমার আধার, আমার পরিচয়

রাধি সান্না
RAKHI SAHA
পিতা : ইন্দুভন সান্না
Father : INDUBHUSHAN ROY
জন্মতারিখ / DOB : 01/04/1983
সঙ্গি / Female

Rakhi Saha

4564 1284 9746

আমার আধার, আমার পরিচয়

- আমার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা শাও করুন।

INFORMATION

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

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



আধার

সংস্করণ ১.০০

১৯৮০-১৯৮১

ঠিকানা:
১ ৪/৫ এল.এইচ.ই. সান্না,
বিদ্যানগর (এম), কালী,
এস্টেট, উত্তর ২৪ পরগণা, পশ্চিম
বঙ্গ, ৭০০০৬৪

Address:
A-4/5 L.H.E. LABONY,
Bidhannagar(M), Labony Estate,
North 24 Parganas, West Bengal,
700084

4564 1284 9746



1947

হেল্পলাইন
helpline@uidai.gov.in

ৱেবসাইট
www.uidai.gov.in





UTSAV VINIMAY PVT. LTD.

Harish Kumar

Authorized Signatory





ভারত সরকার
Unique Identification Authority of India
 Government of India

ডালিকাভুক্তির আই ডি / Enrollment No. : 2010/19711/00104

14/01/2013

To
RAJIB PRADHAN
 রাজীব প্রদান
 S/O Brindaban Pradhan
 27/1
 RASIK KRISHNA BANERJEE LANE
 Haora Corporation
 Salkia, Haora
 West Bengal - 711106



KL178489765DF

17848976



আপনার আধার সংখ্যা/ Your Aadhaar No. :

4139 1981 9493

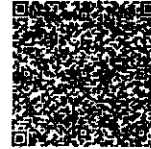
আধার - সাধারণ মানুষের অধিকার



রাজীব প্রদান
RAJIB PRADHAN
 পিতা : ব্রিন্দাবন প্রদান
 Father : BRINDABAN PRADHAN

জন্ম সাল/Year of Birth: 1981
 পুরুষ / Male

4139 1981 9493



আধার - সাধারণ মানুষের অধিকার

Rajib Pradhan





Rajni Swa



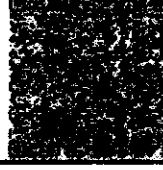


[REDACTED]



Ashish Agarwal

DOB: 14/07/1983
MALE



6601 2202 9430

আমার আধার, আমার পরিচয়



[REDACTED] প্রাধিকরণ
[REDACTED] OF INDIA

Address

C/O Sushil Kumar Agarwal, 39, 2ND FLOOR,
SURENDRA CHANDRA CHATTERJEE LANE,
NEAR KOLDANGA, Bandhaghat, Haora
(M.Corp), Howrah,
West Bengal - 711106



1847
1800 300 1847

help@bidai.gov.in www.bidai.gov.in

P.O. Box No. 1847,
Bangalore-560 081

Ashish Agarwal





Ashish Agawal





ভারত সরকার
Unique Identification Authority of India

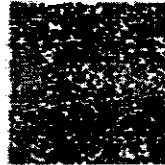
সনিকার্ডের আইডি / Enrollment No. : 2010/1986Q/11408

22/01/2014

To
 Gautam Kumar Barik
 গৌতম কুমার বারিক
 S/O: Gadadhar Barik
 SS
 SATYA SADHAN DHAR LANE
 LILIAH
 Bally (M)
 Lixah, Howrah
 West Bengal - 711204



KL729870388T
 72987030



আপনার আধার সংখ্যা / Your Aadhaar No. :

7334 8817 1190

আধার - সাধারণ মানুষের অধিকার



গৌতম কুমার বারিক
 Gautam Kumar Barik
 পিতা : গদাধর বারিক
 Father : GADADHAR BARIK

www.uidai.gov.in
 পুরুষ / Male

7334 8817 1190



আধার - সাধারণ মানুষের অধিকার

Gautam Kumar Barik



DATED THIS 13th DAY OF August 2019

FROM

SANJAY SAHA & ANR.

...PRINCIPALS

TO

RAJIB PRADHAN & ANR.

...ATTORNEYS

POWER OF ATTORNEY

DSP LAW ASSOCIATES
ADVOCATES
1B, HARE STREET
4D, NICCO HOUSE
KOLKATA - 700001

3 AUG 2019