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

*[Signature]*  
 Registrar URS 7(2)  
 District Sub Registrar II  
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22 SEP 2014

GENERAL POWER OF ATTORNEY

THIS POWER OF ATTORNEY is made this 23<sup>rd</sup> day of August  
 Two Thousand and Fourteen by

*[Handwritten signature]*  
*[Handwritten 'P']*

008361

25 MAR 2014

Serial.....Date.....  
Name - S.C. Mazumder (Adv)  
Address - Alipore Police Court Kol-27  
Rs.....  
Sign.....  
A. K. PURKAYASTHA (STAMP VENDOR)  
Alipore Police Court Kol-27

Santosh Kumar Dugar



2272

Santosh Kumar Dugar

(SANTOSH KUMAR DUGAR)

For Anugraha Real Estate Pvt. Ltd.

Santosh Kumar Dugar

Director

K C MANUFACTURERS (INDIA) PRIVATE LIMITED

Santosh Kumar Dugar

Authorized Signatory Director

For P.K.C. & Associates Pvt. Ltd.

Santosh Kumar Dugar

Director

For P. S. Advertising & Mktg. Pvt. Ltd.

Santosh Kumar Dugar

DIRECTOR / Authorized Signatory  
(SANTOSH KUMAR DUGAR)

Room 25/1 Pancharani  
1/11, Ashwini Nagar  
Kolkata-700032



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(1) ANUGRAHA REAL ESTATE PVT. LTD. (2) K.C. MANUFACTURERS (INDIA) PVT. LTD., (3) LORD REAL ESTATE PVT. LTD., (4) P.K.C & ASSOCIATES PVT. LTD., (5) P.S. ADVERTISING & MKT. PVT. LTD., (6) P.S. BUILDCON PVT. LTD. all 6 (SIX) private limited companies incorporated under the Companies Act, 1956 having its respective registered office situated at 12C, Chakraberia Road (North), Kolkata - 700 020, (7) P.S. CONSTRUCTIONS, a partnership firm having its office at 12C, Chakraberia Road (North), Kolkata - 700 020, (8) PS GROUP REALTY LTD., a public limited company incorporated in accordance with the provisions of the Companies Act, 1956, (9) P.S. NIRMAN PVT. LTD., a private limited company incorporated under the companies act 1956 both 8 & 9 having their respective registered office situated at No. 83 Topsia Road (South), 3<sup>rd</sup> floor, Kolkata 700 046, (10) P.S. ENCLAVE PVT. LTD., (11) P.S.INNS PVT.LTD., (12) P.S. NIVAS & PROMOTING PVT. LTD., (14) SPANDAN ENCLAVE PVT. LTD., (15) SUMIT QUALITY MARBLES PVT. LTD. all 5 (five) private limited companies incorporated under the Companies Act, 1956 having its respective registered office situated at 12C.Chakraberia Road (North), Kolkata - 700 020, (13) RAINBOW ENCLAVE PVT. LTD., a private limited Company incorporated under the Companies Act, 1956 having its registered office at 226/1, AJC Bose Road, Kolkata-700 020 (16) SANTOSH KUMAR DUGAR, (17) SURENDRA KUMAR DUGAR, both sons of Late J M Dugar, (18) MADHO DUGAR, wife of Mr. Surendra Kumar Dugar, (19) KANAK LATA DUGAR, wife of Mr. Santosh Kumar Dugar, (20) GAURAV DUGAR, (21) SAURAV DUGAR, both sons of Mr. Surendra Kumar Dugar, (22) RESHMI DEVI DUGAR, wife of Late J M Dugar, (23) PRADIP KUMAR CHOPRA, son of Late Motilal Chopra, (24) LAKSEMI CHOPRA, wife of Late Motilal Chopra, (25) RAVI KUMAR DUGAR, son of Mr. Santosh Kumar Dugar, (26) PRATITI CHOPRA, wife of Mr. Pradip Kumar Chopra all from Nos. 16 to 26 residing at 52/4/1, Ballygunge Circular Road, Kolkata - 700 019 (27) JEW RAJKA PLASTICS PVT. LTD. a private limited company incorporated under the Companies Act 1956, having its registered office at 12C, Chakraberia Road (North), Kolkata - 700 020, (28) GYANESWAR PROJECTS PVT LTD., (29) GYANESWAR ENCLAVE PVT LTD., both Nos 28 & 29 incorporated under the companies Act, 1956 having their respective registered office at 30, Chittaranjan Avenue, 2nd Floor, Kolkata-700012, (30) TEEBATHDEO DEALER PVT LTD., a private limited company incorporated under the Companies Act 1956, having its registered office at 14, Netaji Subhash Road, 1st Floor, Kolkata-700001, (31) PRAVACHAN VINCOM PVT LTD., a private limited company incorporated under the Companies Act 1956, having its registered office at 53, Topsia Road (South), Kolkata - 700 046, (32)

(P. S. Nirman Pvt. Ltd.)

For P. S. Nirman Pvt. Ltd.

Santosh Kumar Dugar  
DIRECTOR / Authorised Signatory

For P. S. Enclave Pvt. Ltd.

Santosh Kumar Dugar  
DIRECTOR / Authorised Signatory

PS INNS PRIVATE LIMITED

Santosh Kumar Dugar  
Director / Authorised Signatory

For Sumit Quality Marbles Pvt. Ltd.

Santosh Kumar Dugar  
Director

For RAINBOW ENCLAVE PVT. LTD.

Santosh Kumar Dugar  
Director  
(SANTOSH KUMAR DUGAR)



2294

Surendra Kumar Dugar  
(SURENDRA KUMAR DUGAR)

LORD REAL ESTATE PVT. LTD.

Surendra Kumar Dugar  
Director

PS Group Realty Ltd.

Surendra Kumar Dugar  
Managing Director  
(SURENDRA KUMAR DUGAR)



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**TOPSTAR CONCLAVE PVT LTD.**, and (33) **TOPSTAR NIRMAN PVT LTD.**, both Nos 32 & 33 incorporated under the companies Act, 1956 having their respective registered office at 80, Chittaranjan Avenue, 2nd Floor, Kolkata-700012 (34) **KAMRUP MARKETING PRIVATE LIMITED**, a private limited company incorporated under the Companies Act 1956, at having its registered office at 10/45, Elgin Road, 1<sup>st</sup> floor, Kolkata-700 021, (35) **ELITE CONSUMER GOODS PRIVATE LIMITED**, a private limited company incorporated under the Companies Act 1956, having its registered office at having its registered office at 85, Prince Anwar Shah Road, City High. Tower - 3, Flat No. 101, Kolkata - 700 003, (36) **TANVI RESIDENCY PRIVATE LIMITED**, a private limited company incorporated under the Companies Act 1956, having its registered office at having its registered office at 36/1A, Elgin Road, Kolkata - 700 020, (37) **KAMRUP COMMERCIAL PRIVATE LIMITED**, a private limited company incorporated under the Companies Act 1956, having its registered office at having its registered office at 36/1A, Elgin Road, Kolkata - 700 020, (38) **EXPRESS CONSUMER GOODS PRIVATE LIMITED**, a private limited company incorporated under the Companies Act 1956, having its registered office at having its registered office at 36/1A, Elgin Road, Kolkata - 700 020, (39) **SRIJAN REALTY PRIVATE LIMITED**, a private limited company incorporated under the Companies Act 1956, having its registered office at 36/1A, Elgin Road, Kolkata - 700 020, (40) **NORTH EAST CONSUMER GOODS PRIVATE LIMITED**, a private limited company incorporated under the Companies Act 1956, having its registered office at having its registered office at 36/1A, Elgin Road, Kolkata - 700 020, (41) **SHIVAM RETAILERS PRIVATE LIMITED**, having its registered office at 36/1A, Elgin Road, Kolkata - 700 020, (42) **SHIVAM CONSUMER GOODS PRIVATE LIMITED**, a private limited company incorporated under the Companies Act 1956, having its registered office at 9, Elgin Road, 4<sup>th</sup> floor, Kolkata-700 020, (43) **SATYALAXMI VENTRADE PRIVATE LIMITED**, a private limited company incorporated under the Companies Act 1956, having its registered office at 5, Rameshwar Malla Lane, Howrah - 711 101, (44) **SALASAR CONSUMER GOODS PRIVATE LIMITED**, a private limited company incorporated under the Companies Act 1956 having its registered office at 36/1A, Elgin Road, Kolkata - 700 020, (45) **BALGOPAL REALDEV PRIVATE LIMITED**, a private limited company incorporated under the Companies Act 1956 having its registered office at 36/1A, Elgin Road, Kolkata - 700 020, (46) **ELITE COMMODITIES PRIVATE LIMITED**, a private limited company incorporated under the Companies Act 1956, having its registered office at Flat No-B-1, Block-F, 159 N S C Bose Road, Navendrapur, Kolkata-700 103, (47) **MURLIDHAR TRADING**

2273.  
(PRADIP KUMAR CHOPRA)

For P S Buildcon Pvt. Ltd.  
DIRECTOR/Authorised Signatory

For P S Nivas & Promoting Pvt. Ltd.  
DIRECTOR/Authorised Signatory

PRAVACHAN VINCOM PVT. LTD.  
Director Authorised Signatory

For P. S. Constructions  
[PRADIP KUMAR CHOPRA] Partner

2274.  
(GAURAV DUGAR)

For Spandan Enclave Pvt. Ltd.  
DIRECTOR/Authorised Signatory  
(GAURAV DUGAR)

2275.  
JEWRAJKA PLASTICS PVT. LTD.  
Kamlesh Gandhi  
Director  
(KAMLESH GANDHI)



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21 Pqs (M) Baresat

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**PRIVATE LIMITED**, having its registered office at 169, N. S. C. Bose Road, Narandrapur, Kolkata-700103, (48) **SUVRIDHI NIKETAN PRIVATE LIMITED**, a private limited company incorporated under the Companies Act 1956, having its registered office at 5, Rameshwar Malia Lane, Howrah - 711 101, (49) **NORTH EAST RETAILERS PRIVATE LIMITED**, a private limited company incorporated under the Companies Act 1956 having its registered office at 36/1A, Elgin Road, Kolkata - 700 020, (50) **BALAJI RETAILERS PRIVATE LIMITED**, a private limited company incorporated under the Companies Act 1956 having its registered office at Flat No-R-1, Block-P, 169 N S C Bose Road, Narandrapur, Kolkata-700103, (51) **EXPRESS COMMODITIES PRIVATE LIMITED**, a private limited company incorporated under the Companies Act 1956, having its registered office at 5, Rameshwar Malia Lane, Howrah - 711 101, (52) **KAMRUP DISTRIBUTORS PRIVATE LIMITED**, a private limited company incorporated under the Companies Act 1956 having its registered office at 36/1A, Elgin Road, Kolkata - 700 020, (53) **SUVRIDHI NIWAS PRIVATE LIMITED**, a private limited company incorporated under the Companies Act 1956 having its registered office at 5, Rameshwar Malia Lane, Howrah - 711 101, (54) **SUVRIDHI COMMERCE PRIVATE LIMITED**, a private limited company incorporated under the Companies Act 1956 having its registered office at 5, Rameshwar Malia Lane, Howrah - 711 101, (55) **ELECT CONSTRUCTION PRIVATE LIMITED**, a private limited company incorporated under the Companies Act 1956 having its registered office at 36/1A, Elgin Road, Kolkata - 700 020, (56) **ADINATH INFRACON PRIVATE LIMITED**, a private limited company incorporated under the Companies Act 1956 having its registered office at 36/1A, Elgin Road, Kolkata - 700 020, (57) **HADRINATH INFRABUILD PRIVATE LIMITED**, a private limited company incorporated under the Companies Act 1956 having its registered office at 36/1A, Elgin Road, Kolkata - 700020, (58) **RAM NARESH AGARWAL** (59) **SHYAM SUNDER AGARWAL** (60) **PAWAN KUMAR AGARWAL**, all sons of Late Naad Kishore Agarwal, all residing at 135G, S. P. Mukherjee Road, Kolkata - 700 026, (61) **KIRAN AGARWAL**, wife of Shyam Sunder Agarwal, residing at 135G, S.P. Mukherjee Road, Kolkata - 700 026, (62) **ANITA AGARWAL**, daughter of Tarachand Agarwal, residing at 135G, S. P. Mukherjee Road, Kolkata - 700 026, (63) **MANISHA AGARWAL**, wife of Pawan Kumar Agarwal, residing at 135G, S. P. Mukherjee Road, Kolkata - 700 026, (64) **DINESH KUMAR AGARWAL**, son of Late Hansraj Bharuka, (65) **NEHA AGARWAL (NEE BHARUKA)**, daughter of Dinesh Kumar Agarwal, (66) **ABHISHEK BHARUKA**, son of Dinesh Kumar Agarwal, all residing at 85, Prince Anwar Shah Road, Kolkata - 700033, hereinafter collectively referred to as the **GRANTORS**, in favour of [1]

2276

Madhu Dugar  
(MADHU DUGAR)

2277

Kanak Lata Dugar  
(KANAK LATA DUGAR)

2278

Saurav Dugar

2279

Reshmi Devi Dugar  
(RESHMI DEVI DUGAR)

2280

Lakshmi Chopra  
(LAKSHMI CHOPRA)

2281

Ravi Kumar Dugar  
(RAVI KUMAR DUGAR)

2282

GYANESHWAR PROJECTS PVT. LTD.  
GYANESHWAR ENCLAVE PVT. LTD.  
TOPSTAR NIRMAN PVT. LTD.

Ashish Bhura

Director

(ASHISH BHURA)



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**RAM NARESH AGARWAL**, son of Late Nand Kishore Agarwal, residing at 135C, Shyama Prasad Mukherjee Road, Kolkata - 700 026, [2] **RAVI KUMAR DUGAR**, son of Shri Santosh Kumar Dugar, residing at 52/4/1, Ballygunge Circular Road, Kolkata - 700 019 and [3] **GAURAV DUGAR**, son of Shri Surendra Kumar Dugar, residing at 52/4/1, Ballygunge Circular Road, Kolkata - 700 019 (hereinafter collectively referred to as the **ATTORNEYS**)

**WHEREAS:-**

1. The Grantors are presently the Owners of ALL THAT piece and parcel of LAND measuring **573.135 Decimal**, more or less, comprised in several Dag under various Khatian Nos. in Mouza - Mahishbathan, J. L. No. 18, Touzi No. 145, Revenue Survey No. 109, within the municipal limits of Bidhannagar Municipality, under Police Station - Electronic Complex, in the District - North 24 Parganas, within the jurisdiction of the Additional District Sub-Registration Office, Bidhannagar, Salt Lake City as absolute owners thereof (hereinafter referred to as the said 'LAND').
2. By an Agreement dated 22<sup>th</sup> day of September 2014 and entered into between the Grantors herein therein jointly referred to as the Owners of the One Part and **PS SRIJAN REALVENTURE LLP**, limited liability partnership firm carrying on business at No. 83 Topsia Road (South) Kolkata 700 046, Police Station - Topsia, therein referred to as the Developer of the Other Part and registered at the office of the DSR-II BWCARAT and recorded in Book No. I, Being Deed No. 05020 for the year 2014 the Grantors have granted the exclusive right to develop construct erect and complete new building and/or buildings on the said Land for the consideration and on the terms and conditions mentioned and recorded therein.
3. It was a treaty of the said agreement that the Grantors and/or the Owners shall execute and register a General Power of Attorney in favour of the nominee or nominees of the said **PS SRIJAN REALVENTURE LLP** for smooth working and to implement the terms and conditions of the said agreement.



2283.

Teerathdeo Dealer Pvt. Ltd.

*J.S.*

Director / Authorised Signatory

(HEMANTA KUMAR JHA)



2284

POPSTAR CONCLAVE PVT. LTD.

Jitendra Kr. Bothra

Director

(JITENDRA KUMAR BOTHRA)

KAMRUP MARKETING PVT. LTD.  
for BHIVAN CONSUMER GOODS PVT. LTD  
MURLIDHAR TRADING PVT. LTD.

Director / Authorised Signatory



2285.

*P. U. Agard*  
(Pawan Kumar Anand)

ELITE CONSUMER GOODS PVT. LTD

*P. U. Agard*

Director/Authorised Signatory

(Pawan Kumar Anand)

*or*

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4. The Grantors are desirous of appointing nominating and constituting the said Attorneys in their place and stead to do the following acts deeds matters and things.

NOW KNOW YE, we the said (1) ANUGRAHA REAL ESTATE PVT. LTD. (2) K.C. MANUFACTURERS (INDIA) PVT. LTD., (3) LORD SEAL ESTATE PVT. LTD., (4) P.K.C & ASSOCIATES PVT. LTD., (5) P.S. ADVERTISING & MKT. PVT. LTD., (6) P.S. BUILDCON PVT. LTD. (7) P.S. CONSTRUCTIONS, (8) PS GROUP REALTY LTD., (9) P.S. NIRMAN PVT. LTD., (10) P.S. ENCLAVE PVT. LTD., (11) P.S.INNS PVELTD., (12) P.S. NIVAS & PROMOTING PVT. LTD., (14) SPANDAN ENCALVE PVE. LTD., (15) SUMIT QUALITY MARBLES PVE. LTD. (13) RAINBOW ENCLAVE PVT. LTD (16) SANTOSH KUMAR DUGAR, (17) SUBENDRA KUMAR DUGAR, (18) MADHU DUGAR (19) KANAK LATA DUGAR, (20) GAURAV DUGAR, (21) SAURAV DUGAR (22) RESHMI DEVI DUGAR, (23) PRADIP KUMAR CHOPRA, (24) LAKSHMI CHOPRA, (25) RAVI KUMAR DUGAR, (26) PRATITI CHOPRA, (27) JEW RAJKA PLASTICS PVT. LTD. (28) GYANESWAR PROJECTS PVT LTD., (29) GYANESWAR ENCLAVE PVT LTD., (30) TEERATHEDEO DEALER PVT LTD., (31) PRAVACHAN VINCOM PVT LTD., (32) TOPSTAR CONCLAVE PVT LTD. (33) TOPSTAR NIRMAN PVT LTD. (34) KAMBUP MARKETING PRIVATE LIMITED, (35) ELITE CONSUMER GOODS PRIVATE LIMITED, (36) TANVI RESIDENCY PRIVATE LIMITED, (37) KAMBUP COMMERCIAL PRIVATE LIMITED, (38) EXPRESS CONSUMER GOODS PRIVATE LIMITED, (39) SRIJAN REALTY PRIVATE LIMITED, (40) NORTH EAST CONSUMER GOODS PRIVATE LIMITED, (41) SHIVAM RETAILERS PRIVATE LIMITED, (42) SHIVAM CONSUMER GOODS PRIVATE LIMITED, (43) SATYALAXMI VINTRADE PRIVATE LIMITED, (44) SALASAR CONSUMER GOODS PRIVATE LIMITED, (45) BALGOPAL REALDEV PRIVATE LIMITED, (46) ELITE COMMODITIES PRIVATE LIMITED, (47) MURLIDHAR TRADING PRIVATE LIMITED, (48) SUVRIDHI NIKETAN PRIVATE LIMITED, (49) NORTH EAST RETAILERS PRIVATE LIMITED, (50) BALAJI RETAILERS PRIVATE LIMITED, (51) EXPRESS COMMODITIES PRIVATE LIMITED, (52) KAMBUP DISTRIBUTORS PRIVATE LIMITED, (53) SUVRIDHI NIWAS PRIVATE LIMITED, (54) SUVRIDHI COMMERCE PRIVATE LIMITED, (55) ELECT CONSERUCTION PRIVATE LIMITED, (56) ADINATH INFRACON PRIVATE LIMITED, (57) BADRINATH

2286

Abhishek Bhanke

**Yanvi Residency Private Limited**

Abhishek Bhanke

**Director/Authorised Signatory**

**SATYALAKSHMI VINTRADE (P) LTD.**

Abhishek Bhanke

Director / Authorised Signatory

(**ABHISHEK BHANKE**)

2287  
Ravi Nain Agency

**BALAJI RETAILERS PVT. LTD**

**EXPRESS COMMODITIES PVT. LTD.**

KAMRUP COMMERCIAL PVT. LTD.

**EXPRESS CONSUMER GOODS PVT. LTD.**

For **SRIJAN REALTY PRIVATE LIMITED**

**NORTH EAST CONSUMER GOODS PVT. LTD**

**SHIVAM RETAILERS PVT. LTD.**

**BALGOPAL REALDEV PVT. LTD.**

**ELITE COMMODITIES PVT. LTD**

**Suvridhi Niketan Pvt. Ltd.**

**NORTH EAST RETAILERS PVT. LTD.**

**ELECT CONSTRUCTION PVT. LTD.**

**KAMRUP DISTRIBUTORS PVT. LTD.**

**ADINATH INFRACON PVT. LTD.**

*Ram Nain Agni*  
Director / Authorised Signatory

**BADRINATH INFRABUILD PVT. LTD**

*Ram Nain Agni*  
Director / Authorised Signatory

**SUVRIDHI COMMERCE (P) LTD.**

*Ram Nain Agni*  
Director / Authorised Signatory

**Suvridhi Niwas Private Limited**

*Ram Nain Agni*  
Director / Auth. Signatory



*dv*  
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INERABUILD PRIVATE LIMITED, (58) RAM NARESH AGARWAL (59) SHYAM SUNDER AGARWAL (60) PAWAN KUMAR AGARWAL, (61) KIRAN AGARWAL (62) ANITA AGARWAL, (63) MANISHA AGARWAL, (64) DINESH KUMAR AGARWAL, (65) NEHA AGARWAL (NEE BHARUKA), (66) ABHISHEK BHARUKA do hereby nominate, constitute and appoint [1] RAM NARESH AGARWAL, son of Late Nand Kishore Agarwal, residing at 133G, Shyama Prasad Mukherjee Road, Kolkata - 700 026, [2] RAVI KUMAR DUGAR, son of Shri Santosh Kumar Dugar, residing at 52/4/1, Ballygunge Circular Road, Kolkata - 700 019 and [3] GAURAV DUGAR, son of Shri Surendra Kumar Dugar, residing at 52/4/1, Ballygunge Circular Road, Kolkata - 700 019 to be our true and lawful Attorneys and in our names, place and stead to jointly and/or severally do the following acts and deeds and things in respect of the said Land, that is to say: -

1. To defend and manage the said Land.
2. To execute any Agreement for sale and to lodge the same for registration with the Additional Registrar/Sub-Registrar, District Registrar, Additional Dist. Sub-Registrar, Registrar of Assurances, Kolkata as the said Attorneys may desire or deem fit and proper.
3. To execute any Deed of Confirmation and/or any Deed of Modification and lodge the same with the Additional Registrar or Sub Registrar District Sub-Registrar, Addl. Dist. Sub-Registrar or Registrar of Assurance Kolkata and to admit the execution thereof under the Indian Registration Act 1908 as the said Attorneys or any one of them may desire or deem fit and proper.
4. To Execute Deeds of Conveyance/s in such part or parts or any other deed, documents, writing or assurances including any lease, under lease, sub lease or any part thereof in one lot or as many as lot/s as the said Attorneys may deem fit and to lodge the same for registration and admit the execution thereof as the said Attorneys may desire or deem fit.
5. To do and carry out all acts, deeds, matters and things as may be found necessary and expedient for the purpose of effective transfer and/or development of the said Land or any part or portion thereof and for completion of transaction in respect of the said Land and/or any part or portion thereof in favour of the various Intending Buyers or their nominees and/or nominees of the Flats/Units/Apartments/Constructed Spaces and



2288

BALASAR CONSUMER GOODS PVT. LTD.

BADRINATH INFRABUILD PVT. LTD

*Sunil Agarwal*  
Director / Authorised Signatory

[SUNIL AGARWAL]



2289

*Amita Agarwal*



2290

*Neha Agarwal*



2291

*Mansha Agarwal*



2292

*Kiran Agarwal*



2293

*Shyam Agarwal*

*Ratna Shyam Panchari*  
*S/o Sri Bhauwastai Panchari*  
*1/11 Arginda Nagar*  
*Kolkata-70032*  
*Service*



*d*

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Car Parking spaces in the proposed NEW BUILDINGS at the said Land as the said Attorneys may desire.

6. To appear and represent us before all such statutory authority and authorities and sign all letters, documents, statements, affidavits, undertakings, indemnities which may become necessary to be executed on our behalf and presenting the same before any statutory authority or authorities including Notary Public, Metropolitan Magistrate, WBSEB, Pollution Control Board, KMDA or any other authority or authorities for all such issues arising out of the said land.
7. To cause sanction of the Building Plans by appointing a licensed architect and structural engineer and then, if required, to have the same revalidated and/or modified and/or extended and/or altered and/or revised by Bidhanagar Municipality and the Other Authorities and to pay fees, costs and charges for such sanction, modification, alteration, revision, extension and/or re-validation as the case may be and upon completion of work, to obtain drainage connection, water connection, occupancy certificate and other certificates from Bidhanagar Municipality and the Other Authorities.
8. To deal with all authorities including but not limited to the Bidhanagar Municipality and the Other Authorities for sanction, modification, alteration, extension, revision and/or re-validation of the Building Plans and obtaining drainage connection, water connection, occupancy certificate and other certificates and in this regard to prepare, sign and submit plans, papers, documents, statements, undertakings, declarations, applications, indemnities and other ancillary papers, as be required.
9. To apply for and obtain water connection, drainage connection, sewage connection, electricity connection and any other utilities for the said Land and the new buildings.
10. To apply for and obtain all requisite statutory clearances/permissions/approvals under various Acts, and to appear before all or any authorities for such clearances and to sign and submit all papers, applications and documents in connection with the same.
11. To sign, execute, modify, cancel, alter, draw, submit and present for registration and have registered before the concerned authorities all papers,



2557

Dinesh Kumar Agrawal

For **BIYAN WINDMILL FOODS PVT. LTD**

Dinesh Kumar Agrawal

Director/Authorised Signatory

**KAMRUP MARKETTING PVT. LTD.**

Dinesh Kumar Agrawal

Director / Authorised Signatory

**MURLIDHAR TRADING PVT. LTD.**

Dinesh Kumar Agrawal

Director / Authorised Signatory

2558



Rathu Singh

IDENTIFIED By ME:-

Rathu Singh Pancharia

RADHESHYAM PANCHARIA

S/O. SRI BHAWAN LAL

PANCHARIA.

1/11 Anabinda Nagar

Kol-32

Survice.



*d*

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- documents, declarations, affidavits, applications, returns, confirmations and consents for and in connection with sanction, modification, alteration, revision and re-validation of the Building Plans and to have the same registered and obtain all permissions and clearances as may be required for the same.
12. To appear before Notary Public, Registrars, Magistrates and all other officers and authorities to have notarized, registered and authenticated all papers, declarations, affidavits, confirmations, consents, agreements, documents, indemnities, undertakings etc. as be required to enforce all powers and authorities contained herein only for the above purposes.
  13. To accept notices and service of papers from Bidhannagar Municipality, Fire Brigade, Competent Authority under the Urban Land (Ceiling & Regulations) Act, 1976, Police, both Civil Court and Criminal Courts, Land and Land Reforms Department and/or any other statutory authorities and/or other persons.
  14. To appoint architects, structural engineers, civil engineers, overseers, contractors, solicitors, advocates, chartered accountants and/or such other agents as may be required for effectually discharging the powers and authorities granted herein.
  15. To receive and pay and/or deposit of moneys including fees, rent, interest from any person or persons, body or bodies, authority or authorities and receive fund and to receive and grant valid receipts and discharges in respect thereof.
  16. To appear and represent us before the concerned department for necessary permissions / approvals as required under the West Bengal Act XX of 1993 in terms of Section 3, Sub-Section (7) of the West Bengal Building (Regulation of Promotion of Construction and Transfer by Promoters) Act, 1993.
  17. To make payment of upto date municipal tax in respect of the said Land by way of approaching Bidhannagar Municipality and obtaining necessary orders for such payment and to collect receipts thereof
  18. To cause survey, test soil, do excavation and other preparatory works for construction of the New Buildings on the said Land.



*dr*

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19. To construct temporary sheds and godowns for storage of building materials and running of site office and to construct the New Buildings and/or any other structure on the said Land, in accordance with the said Development Agreement.
20. In relation to such construction, to sign, execute and register any kind of contracts for construction with any third party under the terms and conditions as be deemed fit by the Attorneys in accordance with the Development Agreement and without creating any liability or obligation of the Grantor.
21. To employ and appoint watchmen, guards, and other security personnel for the safety and security of the said Land.
22. To negotiate for sale and sell the Units in the New Buildings to the Transferees, on terms and conditions as be deemed fit by the Attorneys and to prepare, sign, execute and deliver agreements, deeds and other instruments in this regard.
23. To receive the payment of the amounts which become payable to the Developer, out of the sale proceeds of the Units in the said buildings from the Transferees and acknowledge receipt of the payments.
24. To apply for and obtain all kind of permissions and clearances required for entering into agreements, deeds and instruments including but not limited to the clearance under the Income Tax Act, 1961, for transfer of the Units in the New Buildings to the Transferees.
25. To appear before Notary Public, Registrars, Magistrates and all other officers and authorities and to have notarized, registered and authenticated all agreements, deeds and other instruments as aforesaid and in particular to present for registration, admit execution, have registered and obtain original of all agreements, deeds and other instruments for the purpose of plan sanction/for conveying/assigning and or transferring of the Units in the New Buildings after sanction of the Building Plans.
26. To take any legal action or to defend any legal proceeding including arbitration proceeding arising out of any matter in respect of development of the said Land and to accept any notice and service of papers from any Court, Tribunal, Arbitral Tribunal, Postal and/or other authorities and to receive and pay all moneys, including Court fees etc.



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27. To pay all outgoings, including municipal taxes, etc. in respect of the said Land/New Buildings and to collect receipts therefor.
28. **GENERALLY** to do all lawful acts necessary for the abovementioned purpose or any one or more of such purposes.
29. **AND GENERALLY** to do all such acts deeds and things in the names of the Grantors as we could have done lawfully in respect of the said Properties and we do hereby ratify and confirm and agree to ratify and confirm all and whatsoever the Attorneys or any one of them under these presents and also not specifically mentioned and required shall lawfully do or cause to be done into or about the said Properties by virtue of these presents and also such powers and/or authority being granted separately to be read with this without any further act deed or thing on the part of the Grantors.
30. **AND** we do hereby ratify and confirm and agree to ratify and confirm all and whatsoever our said Attorneys or any one of them shall lawfully do or consent or cause to be done or comments in and about the Properties as aforesaid by virtue of these presents.
31. **PROVIDED ALWAYS** that notwithstanding anything herein contained we shall always have right and full power and absolute authority and unfettered discretion to revoke this Power of Attorney at our pleasure and our Constituted Attorney name above shall have no right whatsoever to object to such revocation.

SCHEDULE ABOVE REFERRED TO  
(SAID LAND)

ALL THAT piece and parcel of LAND measuring 573.135 Decimal, more or less, comprised in several Dag under various Khatian Nos. in Mouza - Mahishbathan, J. L. No. 18, Touzi No. 145, Revenue Survey No. 109, within the municipal limits of Bidhanagar Municipality, under Police Station - Electronic Complex, in the District - North 24 Parganas

Sl.	RS / LR Dag No.	LR Khatian No.	Land Area [Decimal]
1	469	1353, 1356, 1357, 1358, 1371, 1372, 1596, 1610, 1611	11.429
2	476	1370	10.000
3	477	1353, 1356, 1357, 1358	20.000



*dv*

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		1600	
4	478	1355,1356,1357,1358 1371,1372,1593,1595, 1596,1598,1599,1601 1602,1609,1610,1611 1614,1615,1621 to 1632	84,570
5	479	1355,1356,1357,1358 1371,1372,1593,1595, 1596,1598,1599, 1609,1610,1611 1614,1615,1618,1619, 1621 to 1632	11,054
6	480	1594,1595,1615,1619,1634, 1635,1323	10,496
7	482	1355,1356,1357,1358 1371,1372,1592 to 1599, 1609,1610,1611,1614,1615 1621 to 1632, 1323	30,053
8	483	1593,1594,1595,1597,1618 1619,1634,1633,1633	14,495
9	486	1366,1367,1368,1369, 1377,1378,1593,1599	43,499
10	487	1362,1363,1364,1365	10,000
11	492	1355 to 1368,1371,1372 1593,1596,1597,1598, 1600,1601,1602,1607 to 1611,1614,1615,1620,1622 to 1632	46,753
12	493	1354,1593,1597,1598,1600 1601,1602,1634	27,000
13	494	1362 to 1365	30,000
14	495	1361,1616,1617,1618,1619 1360	38,340
15	498	1373,1374,1376,1377,1378 1592,1610,1611,1618,1619	58,7175
16	547	1355,1356,1357,1358,1371, 1372,1593,1596, 1597, 1601,1602 1603,1604,1605,1605,1607 1608,1609,1610,1611,1614 1615,1620,1622,1623,1628 1629,1630,1631,1632	96,330
17	545	1612,1613,1634,1635	21,600
			573,185



*[Signature]*  
Registrar US 7(2)  
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IN WITNESS WHEREOF, we have set and subscribed our hands and seals on the \_\_\_\_\_ day of \_\_\_\_\_, 2014.

SIGNED SEALED AND  
DELIVERED by ANUGRAHA  
REAL ESTATE PVT LTD. in the  
presence of:-

1. Manoj for Chindale

ANUGRAHA REAL ESTATE PVT. LTD.

Santosh Kumar Dey  
Director/Authorised Signatory

2. Ratan Sanyal Panchari

SIGNED SEALED AND  
DELIVERED by K.C.  
MANUFACTURERS (INDIA) PVT  
LTD. in the presence of:-

1. Manoj for Chindale

K.C. MANUFACTURERS (INDIA) PRIVATE LIMITED  
Santosh Kumar Dey  
Authorised Signatory/Director

2. Ratan Sanyal Panchari

SIGNED SEALED AND  
DELIVERED by LORD REAL  
ESTATE PVT LTD. in the presence  
of:-

1. Manoj for Chindale

LORD REAL ESTATE PVT. LTD.

Santosh Kumar Dey  
Director

2. Ratan Sanyal Panchari

SIGNED SEALED AND  
DELIVERED by P.K.C. &  
ASSOCIATES PVT LTD. in the  
presence of:-

1. Manoj for Chindale

For P.K.C. & Associates Pvt. Ltd.

Santosh Kumar Dey

2. Ratan Sanyal Panchari



*de*

Registrar U/S 7(2)  
District Sub. Registrar II  
24 Pgs (N) Barasat

23 AUG 2014

SIGNED SEALED AND  
DELIVERED by P.S.  
ADVERTISING & MKT. PVT LTD.  
in the presence of:-

1. Manoj Kr Chindali

2. Ratan Sujan Sanchaie

For P. S. Advertising & Mktg. Pvt. Ltd.

Saikatosh Kumar Sanyal  
Authorised Signatory

SIGNED SEALED AND  
DELIVERED by P.S. BUILDCON  
PVT LTD. in the presence of:-

1. Manoj Kr Chindali

2. Ratan Sujan Sanchaie

For P S Buildcon Pvt. Ltd.

*[Signature]*  
Authorised Signatory

SIGNED SEALED AND  
DELIVERED by P.S.  
CONSTRUCTIONS in the presence  
of:-

1. Manoj Kr Chindali

2. Ratan Sujan Sanchaie

FOR P. S. CONSTRUCTIONS

*[Signature]*

(PRADIP KUMAR CHOPRA)

SIGNED SEALED AND  
DELIVERED by PS GROUP  
REALTY LTD. in the presence of:-

1. Manoj Kr Chindali

2. Ratan Sujan Sanchaie

PS Group Realty Ltd.

*[Signature]*  
Managing Director

SIGNED SEALED AND  
DELIVERED by P. S. NIRMAN  
PVT. LTD. in the presence of:-

1. Manoj Kr Chindali

2. Ratan Sujan Sanchaie

For P. S. Nirman Pvt. Ltd.

Saikatosh Kumar Sanyal  
Authorised Signatory



*[Handwritten signature]*

Registrar U/S 7(2)  
District Sub. Registrar II  
24 Pgs (N) Barasat

23 AUG 2014

SIGNED SEALED AND  
DELIVERED by P. S. ENCLAVE  
PVT. LTD. in the presence of:-

1. Manoj Kr Chindalia

2. Radhe sylvan Bancharia

For P. S. Enclave Pvt. Ltd.

Saurosh Kumar Dey

Authorised Signatory

SIGNED SEALED AND  
DELIVERED by P. S. INNS PVT.  
LTD. in the presence of:-

1. Manoj Kr. Chindalia

2. Radhe sylvan Bancharia

PS INNS PRIVATE LIMITED

Saurosh Kumar Dey

Director / Authorised Signatory

SIGNED SEALED AND  
DELIVERED by P.S. NIVAS &  
PROMOTING PVT. LTD. in the  
presence of:-

1. Manoj Kr Chindalia

2. Radhe sylvan Bancharia

For P S Nivas & Promoting Pvt. Ltd.

Saurosh Kumar Dey

Authorised Signatory

SIGNED SEALED AND  
DELIVERED by SPANDAN  
ENCALVE PVT. LTD. in the  
presence of:-

1. Manoj Kr. Chindalia

2. Radhe sylvan Bancharia

For Spandan Enclave Pvt. Ltd.

Saurosh Kumar Dey

Authorised Signatory

SIGNED SEALED AND  
DELIVERED by SUMIT QUALITY  
MARBLES PVT. LTD. in the  
presence of:-

1. Manoj Kr. Chindalia

2. Radhe sylvan Bancharia

For Sumit Quality Marbles Pvt. Ltd.

Saurosh Kumar Dey

Director



*[Handwritten signature]*

Registrar U/S 7(2)  
District Sub-Registrar II  
24 Pgs (N) Barasat

23 AUG 2014

SIGNED SEALED AND  
DELIVERED by RAINBOW  
ENCLAVE PVT. LTD. in the  
presence of:-

For RAINBOW ENCLAVE PVT. LTD.

Santosh Kumar Dugar  
Director

1. Manoj Kr Chindali
2. Ramesh Suresh Panchari

SIGNED SEALED AND  
DELIVERED by SANTOSH  
KUMAR DUGAR in the presence  
of:-

Santosh Kumar Dugar

1. Manoj Kr Chindali
2. Ramesh Suresh Panchari

SIGNED SEALED AND  
DELIVERED by SURENDRA  
KUMAR DUGAR in the presence  
of:-

Surendra Kumar Dugar

1. Manoj Kr Chindali
2. Ramesh Suresh Panchari

SIGNED SEALED AND  
DELIVERED by MADHU DUGAR  
in the presence of:-

Madhu Dugar

1. Manoj Kr Chindali
2. Ramesh Suresh Panchari

SIGNED SEALED AND  
DELIVERED by KANAK LATA  
DUGAR in the presence of:-

Kanak Lata Dugar

1. Manoj Kr Chindali
2. Ramesh Suresh Panchari



*Handwritten signature*


Registrar U/S 7(2)  
District Sub. Registrar II  
24 Pns (N) Barrasat

23 AUG 2014



SIGNED SEALED AND  
DELIVERED by GAURAV DUGAR  
in the presence of:-

1. Manoj Mr Chindolia

  
(GAURAV DUGAR)

2. Ratan Sanyal Pancharia

SIGNED SEALED AND  
DELIVERED by SAURAV DUGAR  
in the presence of:-

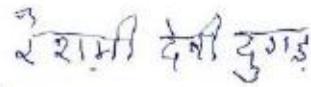
1. Manoj Mr Chindolia

  
(SAURAV DUGAR)

2. Ratan Sanyal Pancharia

SIGNED SEALED AND  
DELIVERED by RESHMI DEVI  
DUGAR in the presence of:-


1. Manoj Mr Chindolia

  
(RESHMI DEVI DUGAR)

2. Ratan Sanyal Pancharia

SIGNED SEALED AND  
DELIVERED by PRADIP KUMAR  
CHOPRA in the presence of:-

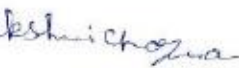
1. Manoj Mr Chindolia

  
(PRADIP KUMAR CHOPRA)

2. Ratan Sanyal Pancharia

SIGNED SEALED AND  
DELIVERED by LAKSHMI  
CHOPRA in the presence of:-

1. Manoj Mr Chindolia



(LAKSHMI CHOPRA)

2. Ratan Sanyal Pancharia



*[Handwritten signature]*

**Registrar U/S 7(2)  
District Sub-Registrar II  
24 Pgs (N) Barasat**

**23 AUG 2014**

SIGNED SEALED AND  
DELIVERED by RAVI KUMAR  
DUGAR in the presence of:-

Ravi Kumar Dugar

1. Manoj Kr Choudhary

2. Ratan Singh Panthari

SIGNED SEALED AND  
DELIVERED by PRATITI CHOPRA  
in the presence of:-

Pratiti Chopra

1. Manoj Kr Choudhary

2. Ratan Singh Panthari

SIGNED SEALED AND  
DELIVERED by JEW RAJKA  
PLASTICS PVT. LTD in the  
presence of:-

For JEWRAJKA PLASTICS PVT. LTD.

Kaulesh Gadhvi

Director

1. Manoj Kr Choudhary

2. Ratan Singh Panthari

SIGNED SEALED AND  
DELIVERED by GYANESWAR  
PROJECTS PVT LTD. in the  
presence of:-

GYANESHWAR PROJECTS PVT. LTD.

Ashutosh Bhatnagar

Director

1. Manoj Kr Choudhary

2. Ratan Singh Panthari

SIGNED SEALED AND  
DELIVERED by GYANESWAR  
ENCLAVE PVT LTD. in the presence  
of:-

GYANESHWAR ENCLAVE PVT. LTD.

Ashutosh Bhatnagar

Director

1. Manoj Kr Choudhary

2. Ratan Singh Panthari



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Registrar U/S 7(2)  
District Sub-Registrar II  
P.O. P.O. Baranant

23 AUG 2016

SIGNED SEALED AND  
DELIVERED by TEERATH DEO  
DEALERS PVT LTD. in the presence  
of:-

1. Manoj Kr Chindalia

2. Ratan Sanyal Banerjee

Teerathdeo Dealer Pvt. Ltd.

Director / Authorised Signatory

(HEMANTA KUMAR JHA)

SIGNED SEALED AND  
DELIVERED by PRAVACHAN  
VINCOM PVT LTD. in the presence  
of:-

1. Manoj Kr Chindalia

2. Ratan Sanyal Banerjee

PRAVACHAN VINCOM PVT. LTD.

Director Authorised Signatory

(PRADIP KUMAR CHOPRA)

SIGNED SEALED AND  
DELIVERED by TOPSTAR  
CONCLAVE PVT LTD. in the  
presence of:-

1. Manoj Kr Chindalia

2. Ratan Sanyal Banerjee

TOPSTAR CONCLAVE PVT. LTD.

Jitendra Kr. Bhatia

Director

SIGNED SEALED AND  
DELIVERED by TOPSTAR  
NIRMAN PVT LTD. in the presence  
of:-

1. Manoj Kr Chindalia

2. Ratan Sanyal Banerjee

TOPSTAR NIRMAN PVT. LTD.

Director

SIGNED SEALED AND  
DELIVERED by KAMRUP  
MARKETING PRIVATE LIMITED  
in the presence of:-

1. Manoj Kr Chindalia

2. Ratan Sanyal Banerjee

KAMRUP MARKETING PVT. LTD.

Divesh Kumar Agarwal

Director / Authorised Signatory



*h*

Registrar (S 7/2)  
District Sub-Registrar II  
Dgs (N) Barasat

23 AUG 2014

SIGNED SEALED AND  
DELIVERED by ELITE  
CONSUMER GOODS PRIVATE  
LIMITED in the presence of:-

1. Manoj K Choudhary

2. Ratan Sengupta

ELITE CONSUMER GOODS PVT. LTD.

P. U. Aggarwal  
Director/Authorized Signatory

SIGNED SEALED AND  
DELIVERED by TANVI  
RESIDENCY GOODS PRIVATE  
LIMITED in the presence of:-

1. Manoj K Choudhary

2. Ratan Sengupta

Tanvi Residency Private Limited

Abhishek Bhowmik

Director/Authorized Signatory

SIGNED SEALED AND  
DELIVERED by KAMRUP  
COMMERCIAL PRIVATE  
LIMITED in the presence of:-

1. Manoj K Choudhary

2. Ratan Sengupta

For KAMRUP COMMERCIAL PVT. LTD

Ram Nandan Aggarwal  
Director/Authorized Signatory

SIGNED SEALED AND  
DELIVERED by EXPRESS  
CONSUMER GOODS PRIVATE  
LIMITED in the presence of:-

1. Manoj K Choudhary

2. Ratan Sengupta

EXPRESS CONSUMER GOODS PVT. LTD.

Ram Nandan Aggarwal  
Director/Authorized Signatory

SIGNED SEALED AND  
DELIVERED by SRIJAN REALTY  
PRIVATE LIMITED in the presence  
of:-

1. Manoj K Choudhary

2. Ratan Sengupta

For SRIJAN REALTY PRIVATE LIMITED

Ram Nandan Aggarwal  
Director/Authorized Signatory



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Registrar (US 7/2)  
District Sub-Registrar II  
24 Pgs (N) Barisal

23 AUG 2014



SIGNED SEALED AND  
DELIVERED by NORTH EAST  
CONSUMER GOODS PRIVATE  
LIMITED in the presence of:-

1. Manoj Mr Chindolia

2. Rakesh Sujan Pancharia

North East Consumer Goods Pvt. Ltd.

Ram Naran Agny  
Director/Authorised Signatory

SIGNED SEALED AND  
DELIVERED by SHIVAM  
RETAILERS PRIVATE LIMITED in  
the presence of:-

1. Manoj Mr Chindolia

2. Rakesh Sujan Pancharia

For SHIVAM RETAILERS PVT. LTD.

Ram Naran Agny  
Director/Authorised Signatory

SIGNED SEALED AND  
DELIVERED by SHIVAM  
CONSUMER GOODS PRIVATE  
LIMITED in the presence of:-

1. Manoj Mr Chindolia

2. Rakesh Sujan Pancharia

For SHIVAM CONSUMER GOODS PVT. LTD.

Dinesh Kumar Agrawal  
Director/Authorised Signatory

SIGNED SEALED AND  
DELIVERED by SATYALAXMI  
VINTRADE PRIVATE LIMITED in  
the presence of:-

1. Manoj Mr Chindolia

2. Rakesh Sujan Pancharia

SATYALAXMI VINTRADE PVT. LTD.

Anshu Bhatnagar  
DIRECTOR / AUTHORISED SIGNATORY

SIGNED SEALED AND  
DELIVERED by SALASAR  
CONSUMER GOODS PRIVATE  
LIMITED in the presence of:-

1. Manoj Mr Chindolia

2. Rakesh Sujan Pancharia

SALASAR CONSUMER GOODS PVT LTD  
SALASAR  
Director / Authorised Signatory



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Registrar US T(2)  
District Sub Registrar II  
24 Pgs (N) Barasat

23 AUG 2014

SIGNED SEALED AND  
DELIVERED by BALGOPAL  
REALDEV PRIVATE LIMITED in  
the presence of:-

1. Manoj Mr Chindalva

For Balgopal Realdev Private Limited

Ram Naram Agny  
Director / Authorised Signatory

2. Ratan Sanyal Pancharia

SIGNED SEALED AND  
DELIVERED by ELITE  
COMMODITIES PRIVATE  
LIMITED in the presence of:-

1. Manoj Mr Chindalva

2. Ratan Sanyal Pancharia

ELITE COMMODITIES PVT. LTD.

Ram Naram Agny  
Director / Authorised Signatory

SIGNED SEALED AND  
DELIVERED by MURLIDHAR  
TRADING PRIVATE LIMITED in  
the presence of:-

1. Manoj Mr Chindalva

2. Ratan Sanyal Pancharia

For Murlidhar Trading Private Limited

Dinesh Kumar Agnyal

Director / Authorised Signatory

SIGNED SEALED AND  
DELIVERED by SUVRIDHI  
NIKETAN PRIVATE LIMITED in  
the presence of:-

1. Manoj Mr Chindalva

2. Ratan Sanyal Pancharia

Suvridhi Niketan Pvt. Ltd.

Ram Naram Agny  
Director / Authorised Signatory

SIGNED SEALED AND  
DELIVERED by NORTH EAST  
RETAILERS PRIVATE LIMITED in  
the presence of:-

1. Manoj Mr Chindalva

2. Ratan Sanyal Pancharia

North East Retailers Pvt. Ltd.

Ram Naram Agny  
Director / Authorised Signatory



*[Handwritten signature]*

Registrar (WS 7:2)  
District Sub-Registrar II  
24 Pgs (N) Barrackpore

23 AUG 2014

SIGNED SEALED AND  
DELIVERED by BALAJI  
RETAILERS PRIVATE LIMITED in  
the presence of:-

1. Manoj pr Chindalwa

2. Ramesh sanyam Pancharia

BALAJI RETAILERS PVT. LTD.

Ram Narm Agari  
Director/Authorised Signatory

SIGNED SEALED AND  
DELIVERED by EXPRESS  
COMMODITIES PRIVATE  
LIMITED in the presence of:-

1. Manoj pr Chindalwa

2. Ramesh sanyam Pancharia

EXPRESS COMMODITIES PVT. LTD.

Ram Narm Agari  
Director / Authorised Signatory

SIGNED SEALED AND  
DELIVERED by KAMRUP  
DISTRIBUTORS PRIVATE  
LIMITED in the presence of:-

1. Manoj pr. Chindalwa

2. Ramesh sanyam Pancharia

KAMRUP DISTRIBUTORS PVT LTD

Ram Narm Agari  
Director - Authorised Signatory

SIGNED SEALED AND  
DELIVERED by SUVRIDHI  
NIWAS PRIVATE LIMITED in the  
presence of:-

1. Manoj pr. Chindalwa

2. Ramesh sanyam Pancharia

Suvridhi Niwas Private Limited

Ram Narm Agari  
Director / Auth. Signatory

SIGNED SEALED AND  
DELIVERED by SUVRIDHI  
COMMERCE PRIVATE LIMITED  
in the presence of:-

1. Manoj pr Chindalwa

2. Ramesh sanyam Pancharia

SUVRIDHI COMMERCE PVT. LTD.

Ram Narm Agari  
DIRECTOR / AUTHORISED SIGNATORY



*[Handwritten signature]*

**Registrar US 7(2)  
District Sub. Registrar II  
84 Pgs (N) Barasat**

**23 AUG 2014**

SIGNED SEALED AND  
DELIVERED by ELECT  
CONSTRUCTION PRIVATE  
LIMITED, in the presence of:-

1. Manoj Kanchalala

2. Ramesh Sanyal

**ELECT CONSTRUCTION PVT. LTD.**

Ram Nares Agary  
Director

SIGNED SEALED AND  
DELIVERED by ADINATH  
INFRACON PRIVATE LIMITED in  
the presence of:-

1. Manoj Kanchalala

2. Ramesh Sanyal

**For ADINATH INFRACON PVT. LTD.**

Ram Nares Agary  
Director/Authorized Signatory

SIGNED SEALED AND  
DELIVERED by BADRINATH  
INFRABUILD PRIVATE LIMITED  
in the presence of:-

1. Manoj Kanchalala

2. Ramesh Sanyal

**For BADRINATH INFRABUILD PVT. LTD**

Sanyal  
Director/Authorized Signatory

SIGNED SEALED AND  
DELIVERED by RAM NARESH  
AGARWAL in the presence of:-

1. Manoj Kanchalala

2. Ramesh Sanyal

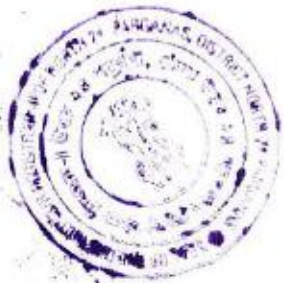
Ram Nares Agary

SIGNED SEALED AND  
DELIVERED by SHYAM SUNDER  
AGARWAL in the presence of:-

1. Manoj Kanchalala

2. Ramesh Sanyal

Shyam Agarwal



*[Handwritten signature]*

Registrar U/S 7(2)  
District Sub-Registrar II  
24 Pns (N) Barasat

23 AUG 2014



SIGNED SEALED AND  
DELIVERED by PAWAN KUMAR  
AGARWAL in the presence of:-

1. Manoj Mr Chindalia
2. Ratan Sanyal Panchani's

P. Agarwal

SIGNED SEALED AND  
DELIVERED by KIRAN  
AGARWAL in the presence of:-

1. Manoj Mr Chindalia
2. Ratan Sanyal Panchani's

Kiran Agarwal

SIGNED SEALED AND  
DELIVERED by ANITA  
AGARWAL in the presence of:-

1. Manoj Mr Chindalia
2. Ratan Sanyal Panchani's

Anita Agarwal

SIGNED SEALED AND  
DELIVERED by MANISHA  
AGARWAL in the presence of:-

1. Manoj Mr Chindalia
2. Ratan Sanyal Panchani's

Manisha Agarwal

SIGNED SEALED AND  
DELIVERED by DINESH KUMAR  
AGARWAL in the presence of:-

1. Manoj Mr Chindalia
2. Ratan Sanyal Panchani's

Dinesh Kumar Agarwal

SIGNED SEALED AND  
DELIVERED by NEHA AGARWAL  
(NEE BHARUKA) in the presence  
of:-

1. Manoj Mr Chindalia
2. Ratan Sanyal Panchani's

Neha Agarwal



*[Handwritten signature]*

Registrar U/S 7(2)  
District Sub. Registrar II  
24 Pgs (N) Barasat

23 AUG 2014

SIGNED SEALED AND  
DELIVERED by ABHISHEK  
BHARUKA in the presence of:-

Abhishek Bharuka

1. Manoj Das Choudhary

2. Ratan Srinivasan

Prepared in my Office:

Pratik Chakraborty

Advocate

Alipore Police Court,  
KOL-27



  
Registrar U/S 7(2)  
District Sub-Registrar II  
24 Pgs (N) Barasat

23 AUG 2014



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name: SANTOSH KUMAR DUGAR  
 Signature: Santosh Kumar Dugar



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name: SURENDRA KUMAR DUGAR  
 Signature: Surendra Kumar Dugar



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name: MADHU DUGAR  
 Signature: Madhu Dugar



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name: GAURAV DUGAR  
 Signature: Gaurav Dugar



  
Registrar WS 7(2)  
District Sub. Registrar II  
24 Pgs (N) Barasat

23 AUG 2014



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name: RAVI DUGAR  
 Signature: Ravi Kumar Dugar



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name: PRATITI CHOPRA  
 Signature: Pratiti Chopra



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name: KANAKLATA DUGAR  
 Signature: Kanaklata Dugar



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name: KAMLESH GANDHI  
 Signature: Kamlesh Gandhi



Registrar WS 7(2)  
District Sub-Registrar II  
24 Pgs (N) Barasat

23 AUG 2014





	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name SAURAV DUGAR

Signature Saurav Dugar



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name RESHMI DEVI DUGAR

Signature रेशमी देवी दुगड़



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name PRADIP CHOPRA

Signature Pradip Chopra



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name LAKSHMI CHOPRA

Signature Lakshmi Chopra



Registrar WS 7(2)  
District Sub. Registrar II  
24 Pgs (N) Barasat

23 AUG 2014



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name: DINESH KUMAR AGARWAL  
 Signature: Dinesh Kumar Agarwal



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name: PAWAN KUMAR AGARWAL  
 Signature: P. K. Agarwal



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name: ABHISHEK BHARUKA  
 Signature: Abhishek Bharuka



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name: RAM NAVEESH AGARWAL  
 Signature: Ram Naveesh Agarwal



*Handwritten signature*

Registrar WS 7(2)  
District Sub. Registrar II  
24 Pgs (N) Barasat

23 AUG 2014

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name: SUNIL AGARWAL  
 Signature:

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name: SHYAM SUNDAR AGARWAL  
 Signature:

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name: KIRAN AGARWAL  
 Signature:

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name: ANITA AGARWAL  
 Signature:



*(Handwritten signature)*

Registrar US 7(2)  
District Sub. Registrar II  
24 Pgs (N) Barasat

23 AUG 2014



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name MANISHA AGARWAL  
 Signature Manisha Agarwal



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name NEHA AGARWAL  
 Signature Neha Agarwal

	Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand				
	right hand				

Name .....

Signature .....

	Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand				
	right hand				

Name .....

Signature .....



*[Handwritten signature]*

Registrar WS 7(2)  
District Sub-Registrar II  
24 Pgs (N) Barasat

23 AUG 2014



SPECIMEN FORM FOR TEN FINGERPRINTS

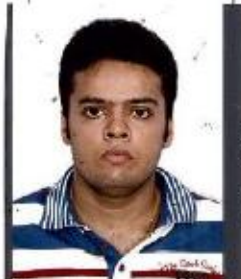
HEMANTA KUMAR JHA



*H.K.*

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

ASHISH BHURA



*Ashish*

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

JITENDRA KUMAR BOTHRA



*Jitendra Kr. Bothra*

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

PHOTO

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



  
Registrar WS 7(2)  
District Sub. Registrar II  
24 P (N) Barasat

23 AUG 2016



Government Of West Bengal  
Office Of the D.S.R. - II NORTH 24-PARGANAS  
District:-North 24-Parganas

Endorsement For Deed Number : I - 05024 of 2014  
(Serial No. 03884 of 2014 and Query No. 1502L000008228 of 2014)

On 23/08/2014

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

Presented for registration at 15.30 hrs on :23/08/2014, at the Private residence by Santosh Kumar Dugar , one of the Executants.

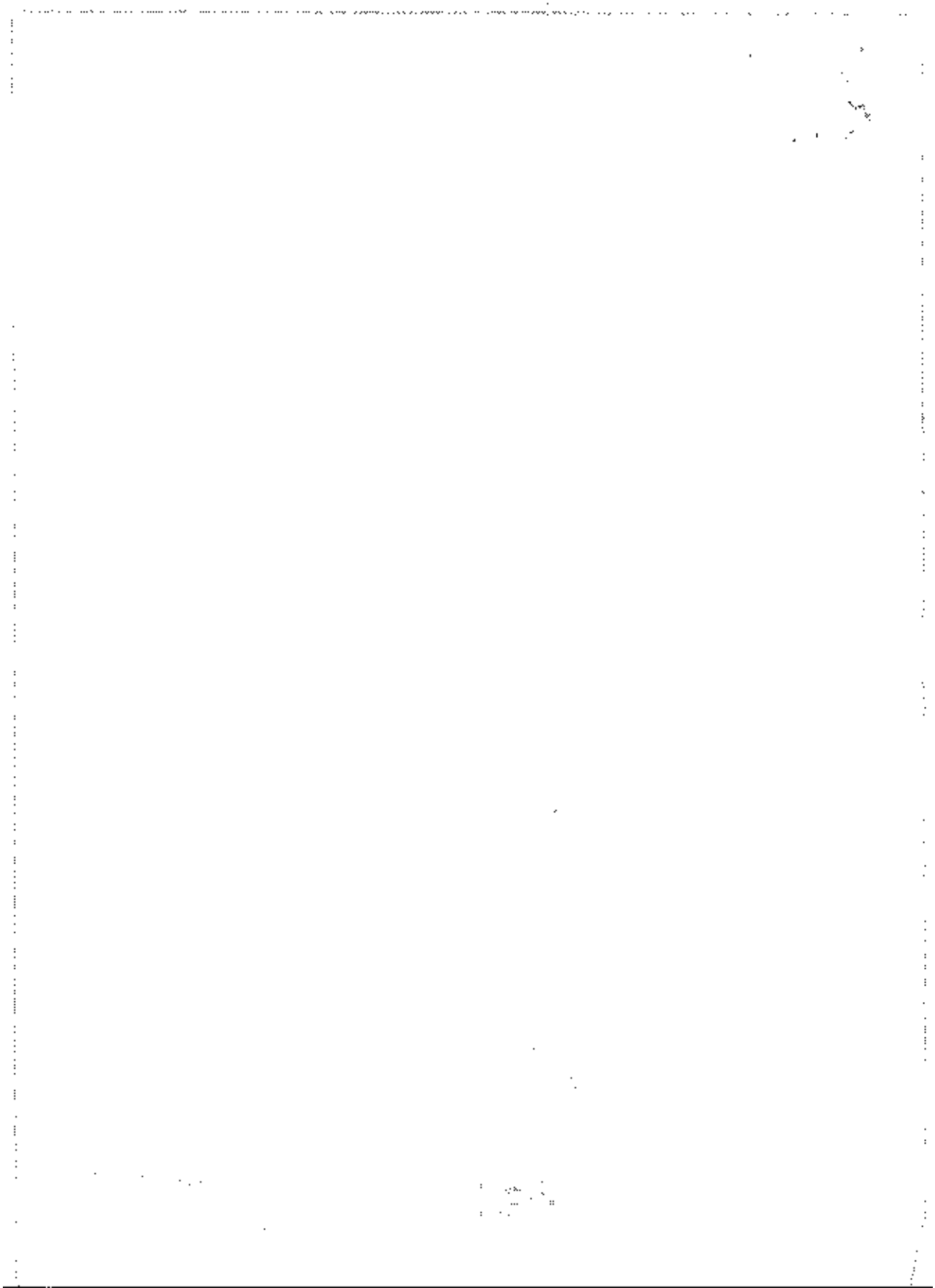
**Admission of Execution(Under Section 58,W.B.Registration Rules,1962)**

Execution is admitted on 23/08/2014 by

1. Santosh Kumar Dugar  
Director, Anugraha Real Estate Pvt. Ltd., 12 C, Chakraberia Road( North), District:-North 24-Parganas, WEST BENGAL, India, Pin :-700020.  
  
Director, K. C. Manufacturers ( India) Pvt. Ltd., 12 C, Chakraberia Road( North), District:-North 24-Parganas, WEST BENGAL, India, Pin :-700020.  
  
Director, P. K. C. & Associates Pvt. Ltd., 12 C, Chakraberia Road( North), District:-North 24-Parganas, WEST BENGAL, India, Pin :-700020.  
  
Director, P. S. Advertising & Mkt. Pvt. Ltd., 12 C, Chakraberia Road( North), District:-North 24-Parganas, WEST BENGAL, India, Pin :-700020.  
  
Director, P. S. Enclave Pvt. Ltd., District:-North 24-Parganas, WEST BENGAL, India.  
  
Director, P. S. Ins Pvt. Ltd., 12 C, Chakraberia Road( North), District:-North 24-Parganas, WEST BENGAL, India, Pin :-700020.  
  
Director, Sumit Quality Marbels Pvt. Ltd., 12 C, Chakraberia Road( North), District:-North 24-Parganas, WEST BENGAL, India, Pin :-700020.  
  
Director, P. S. Nirman Pvt. Ltd., 83 Topsia Road ( South), District:-North 24-Parganas, WEST BENGAL, India, Pin :-700046.  
  
Director, Rainbow Enclave Pvt. Ltd, 226/1, A J C Bose Road, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700020.  
, By Profession : Business
2. Surendra Kumar Dugar  
Director, Lord Real Estate Pvt. Ltd., District:-North 24-Parganas, WEST BENGAL, India.  
  
Director, P S Group Realty Ltd., District:-North 24-Parganas, WEST BENGAL, India.  
, By Profession : Business



( Sushil Kumar Roy )  
DISTRICT SUB-REGISTRAR-II  
EndorsementPage 1 of 5






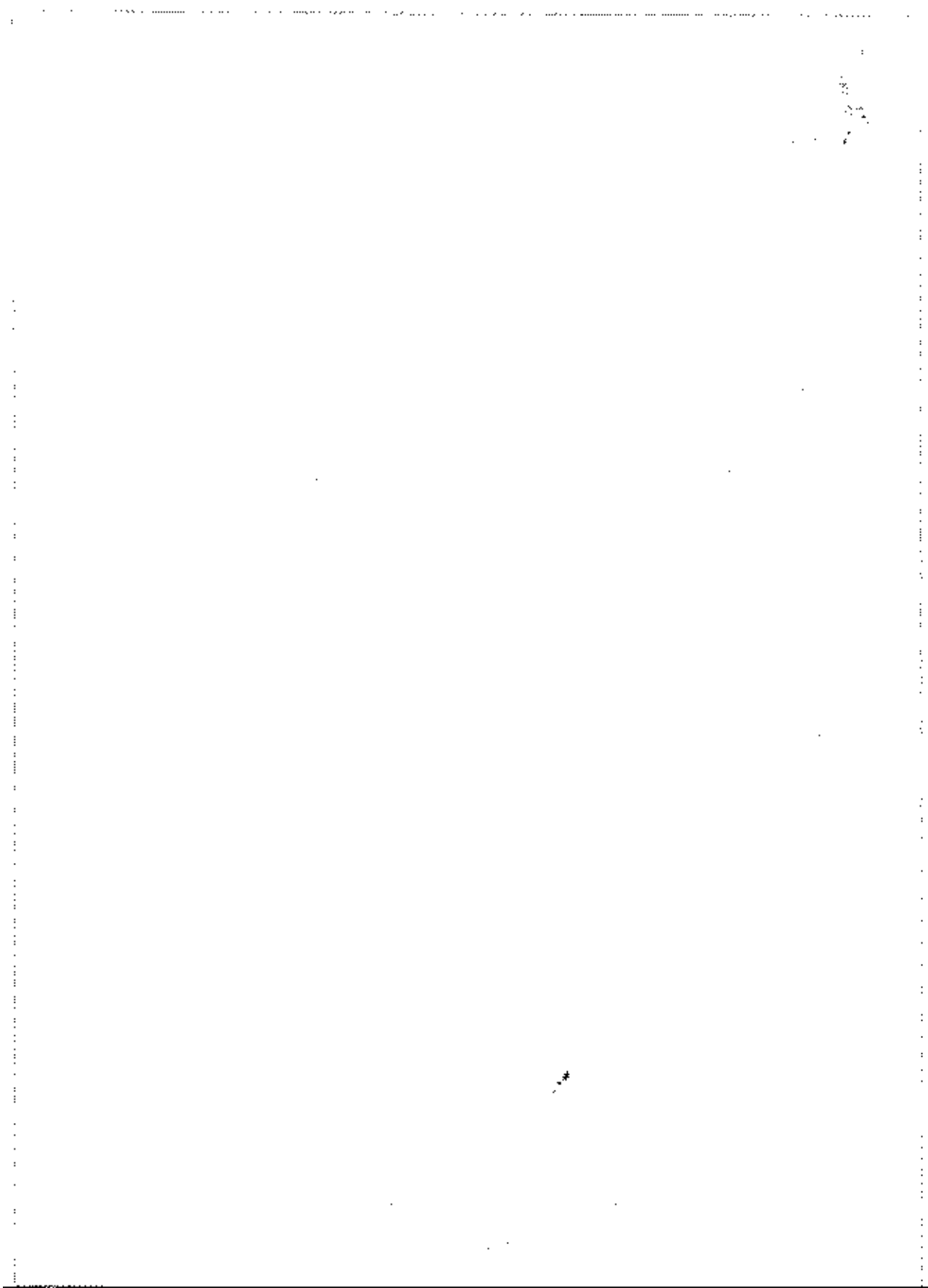
**Government Of West Bengal**  
**Office Of the D.S.R. - II NORTH 24-PARGANAS**  
**District:-North 24-Parganas**

**Endorsement For Deed Number : I - 05024 of 2014**  
**(Serial No. 03884 of 2014 and Query No. 1502L000008228 of 2014)**

3. Pradip Kumar Chopra  
Director, P S Buildcon Pvt. Ltd., District:-North 24-Parganas, WEST BENGAL, India.  
  
Director, P. S. Construction, District:-North 24-Parganas, WEST BENGAL, India.  
  
Director, P. S. Nivas & Promoting Pvt. Ltd., District:-North 24-Parganas, WEST BENGAL, India.  
  
Director, Pravachan Vincom Pvt. Ltd., District:-North 24-Parganas, WEST BENGAL, India.  
, By Profession : Business
4. Gaurav Dugar  
Director, Spandan Enclave Pvt. Ltd., District:-North 24-Parganas, WEST BENGAL, India.  
, By Profession : Business
5. Kamalesh Gandhi  
Director, Jew Rajka Plastics Pvt. Ltd., District:-North 24-Parganas, WEST BENGAL, India.  
, By Profession : Business
6. Ashish Bhura  
Director, Gyaneswar Projects Pvt. Ltd., District:-North 24-Parganas, WEST BENGAL, India.  
  
Director, Gyaneswar Enclave Pvt. Ltd., District:-North 24-Parganas, WEST BENGAL, India.  
  
Director, Topstar Nirman Pvt. Ltd., District:-North 24-Parganas, WEST BENGAL, India.  
, By Profession : Business
7. Hemanta Kumar Jha  
Director, Teerathdeo Dealer Pvt. Ltd., District:-North 24-Parganas, WEST BENGAL, India.  
, By Profession : Business
8. Jitendra Kr Bothra  
Director, Topstar Conclave Pvt. Ltd., District:-North 24-Parganas, WEST BENGAL, India.  
, By Profession : Business
9. Dinesh Agarwal  
Director, Kamrup Marketing Private Limited, District:-North 24-Parganas, WEST BENGAL, India.  
  
Director, Shivam Consumer Goods Private Limited, District:-North 24-Parganas, WEST BENGAL, India.  
  
Director, Murlidhar Trading Private Limited, District:-North 24-Parganas, WEST BENGAL, India.  
, By Profession : Business
10. Pawan Kumar Agarwal  
Director, Elite Consumer Goods Private Limited, District:-North 24-Parganas, WEST BENGAL, India.  
, By Profession : Business



  
( Sushil Kumar Roy )  
DISTRICT SUB-REGISTRAR-II  
EndorsementPage 2 of 5





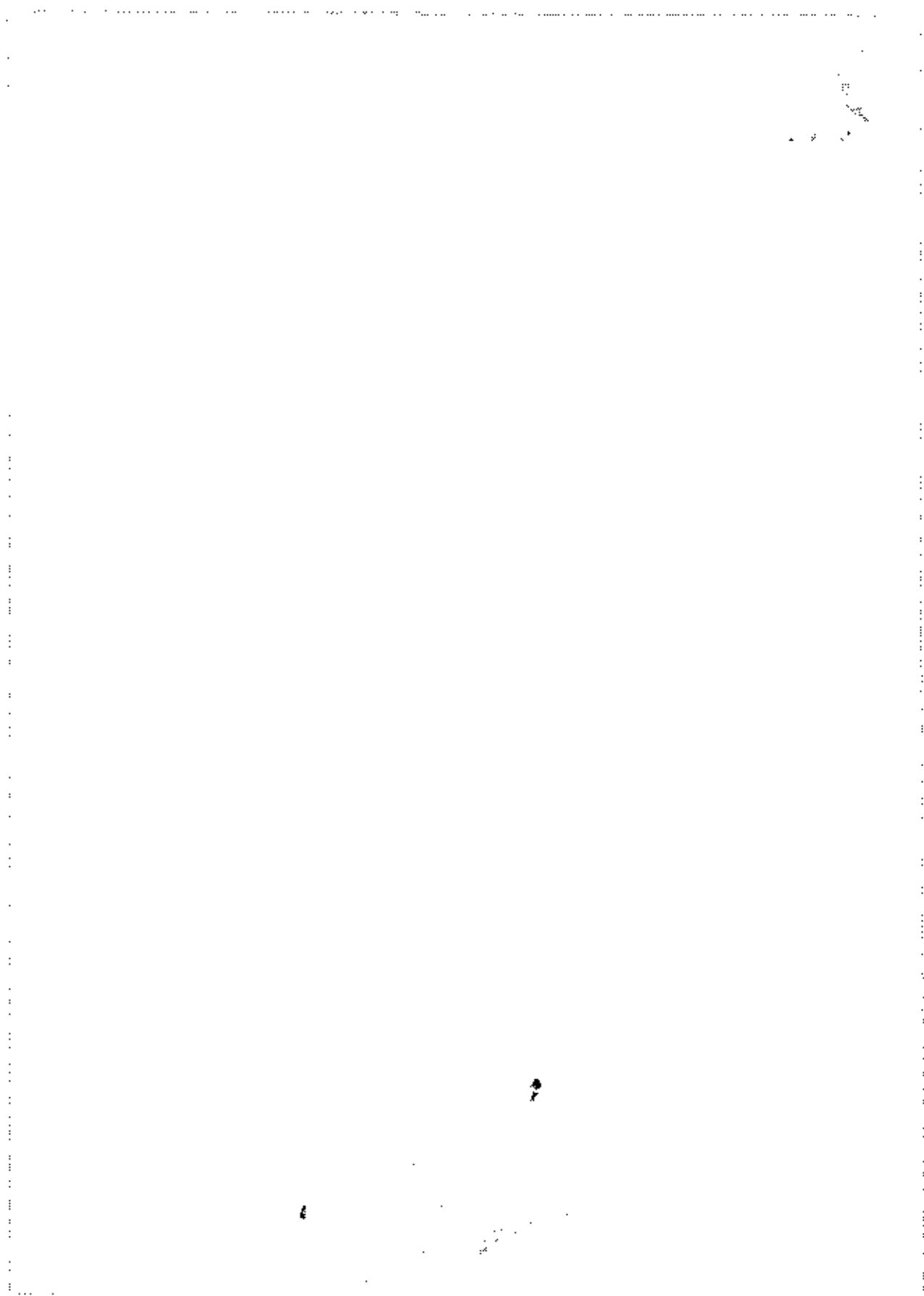
**Government Of West Bengal**  
**Office Of the D.S.R. - II NORTH 24-PARGANAS**  
**District:-North 24-Parganas**

**Endorsement For Deed Number : I - 05024 of 2014**  
**(Serial No. 03884 of 2014 and Query No. 1502L000008228 of 2014)**

11. Abhishek Bharuka  
Director, Tarvi Residency Private Limited, District:-North 24-Parganas, WEST BENGAL, India.  
  
Director, Satyalaxmi Vintrade Private Limited, District:-North 24-Parganas, WEST BENGAL, India.  
, By Profession : Business
12. Ram Naresh Agarwal  
Director, Kamrup Commercial Private Limited, District:-North 24-Parganas, WEST BENGAL, India.  
  
Director, Express Consumer Goods Private Limited, District:-North 24-Parganas, WEST BENGAL, India.  
  
Director, Srijan Realty Private Limited, District:-North 24-Parganas, WEST BENGAL, India.  
  
Director, North East Consumer Goods Private Limited, District:-North 24-Parganas, WEST BENGAL, India.  
  
Director, Shivam Retailers Private Limited, District:-North 24-Parganas, WEST BENGAL, India.  
  
Director, Balgopal Realdev Private Limited, District:-North 24-Parganas, WEST BENGAL, India.  
  
Director, Elite Commodities Private Limited, District:-North 24-Parganas, WEST BENGAL, India.  
  
Director, Suvridhi Niketan Private Limited, District:-North 24-Parganas, WEST BENGAL, India.  
  
Director, North East Retailers Private Limited, District:-North 24-Parganas, WEST BENGAL, India.  
  
Director, Balaji Retailers Private Limited, District:-North 24-Parganas, WEST BENGAL, India.  
  
Director, Express Commodities Private Limited, District:-North 24-Parganas, WEST BENGAL, India.  
  
Director, Kamrup Distributors Private Limited, District:-North 24-Parganas, WEST BENGAL, India.  
  
Director, Suvridhi Niwas Private Limited, District:-North 24-Parganas, WEST BENGAL, India.  
  
Director, Suvridhi Commerce Private Limited, District:-North 24-Parganas, WEST BENGAL, India.  
  
Director, Elect Construction Private Limited, District:-North 24-Parganas, WEST BENGAL, India.  
  
Director, Adinath Infracon Private Limited, District:-North 24-Parganas, WEST BENGAL, India.  
, By Profession : Business
13. Sunil Agarwal  
Director, Salasar Consumer Goods Private Limited, District:-North 24-Parganas, WEST BENGAL, India.  
  
Director, Badrinath Infrasbuild Pvt. Ltd., District:-North 24-Parganas, WEST BENGAL, India.  
, By Profession : Business



**( Sushil Kumar Roy )**  
**DISTRICT SUB-REGISTRAR-II**







Government Of West Bengal  
Office Of the D.S.R. - II NORTH 24-PARGANAS  
District:-North 24-Parganas

Endorsement For Deed Number : I - 05024 of 2014  
(Serial No. 03884 of 2014 and Query No. 1502L000008228 of 2014)

14. Madhu Dugar, wife of Surendra Kumar Dugar , 52/4/1 Ballygunge Circular Road, District:-North 24-Parganas, WEST BENGAL, India, By Caste Hindu, By Profession : Business
15. Kanak Lata Dugar, wife of Santosh Kumar Dugar , 52/4/1 Ballygunge Circular Road, District:-North 24-Parganas, WEST BENGAL, India, By Caste Hindu, By Profession : Business
16. Saurav Dugar, son of Surendra Kumar Dugar , 52/4/1 Ballygunge Circular Road, District:-North 24-Parganas, WEST BENGAL, India, By Caste Hindu, By Profession : Business
17. Reshmi Devi Dugar, wife of Lt J M Dugar , 52/4/1 Ballygunge Circular Road, District:-North 24-Parganas, WEST BENGAL, India, By Caste Hindu, By Profession : Business
18. Lakshmi Chopra, wife of Lt Motilal Chopra , 52/4/1 Ballygunge Circular Road, District:-North 24-Parganas, WEST BENGAL, India, By Caste Hindu, By Profession : Business
19. Ravi Kumar Dugar, son of Santosh Kumar Dugar , 52/4/1 Ballygunge Circular Road, District:-North 24-Parganas, WEST BENGAL, India, By Caste Hindu, By Profession : Business
20. Pratiti Chopra, wife of Pradip Kumar Chopra , 52/4/1 Ballygunge Circular Road, District:-North 24-Parganas, WEST BENGAL, India, By Caste Hindu, By Profession : Business
21. Shyam Sunder Agarwal, son of Lt Nand Kishore Agarwal , 135 G, S. P. Mukherjee Road, District:-North 24-Parganas, WEST BENGAL, India, By Caste Hindu, By Profession : Business
22. Kiran Agarwal, wife of Shyam Sunder Agarwal , 135 G, S. P. Mukherjee Road, District:-North 24-Parganas, WEST BENGAL, India, By Caste Hindu, By Profession : Business
23. Arita Agarwal, daughter of Tarachand Agarwal , 135 G, S. P. Mukherjee Road, District:-North 24-Parganas, WEST BENGAL, India, By Caste Hindu, By Profession : Business
24. Manisha Agarwal, wife of Pawan Kumar Agarwal , 135 G, S. P. Mukherjee Road, District:-North 24-Parganas, WEST BENGAL, India, By Caste Hindu, By Profession : Business
25. Dinesh Kumar Agarwal, son of Lt Hansraj Bharuka , 85, Prince Anwar Shah Road, District:-North 24-Parganas, WEST BENGAL, India, By Caste Hindu, By Profession : Business
26. Neha Agarwal( Nee Bharuka), daughter of Dinesh Kumar Agarwal , 85, Prince Anwar Shah Road, District:-North 24-Parganas, WEST BENGAL, India, By Caste Hindu, By Profession : Business
27. Pradip Kumar Chopra  
Representative, P S Srijan Realventure Lip, District:-North 24-Parganas, WEST BENGAL, India,  
, By Profession : Business  
Identified By Radhe Shyam Panchuria, son of B Panchuria, 1/11, Arbinda Nagar, District:-North 24-Parganas, WEST BENGAL, India, By Caste: Hindu, By Profession: Service.

( Sushil Kumar Roy )  
DISTRICT SUB-REGISTRAR-II

On 25/08/2014

Certificate of Market Value(WB PVTI rules of 2001)



( Sushil Kumar Roy )  
DISTRICT SUB-REGISTRAR-II

22/09/2014 12:48:00

Endorsement Page 4 of 5

11/11/11





Government Of West Bengal  
Office Of the D.S.R. - II NORTH 24-PARGANAS  
District:-North 24-Parganas

Endorsement For Deed Number : I - 05024 of 2014  
(Serial No. 03884 of 2014 and Query No. 1502L000008228 of 2014)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-67,18,12,933/-

Certified that the required stamp duty of this document is Rs.- 50 /- and the Stamp duty paid as: Impresive Rs.- 50/-

( Sushil Kumar Roy )  
DISTRICT SUB-REGISTRAR-II

On 22/09/2014

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

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

**Payment of Fees:**

Amount By Cash

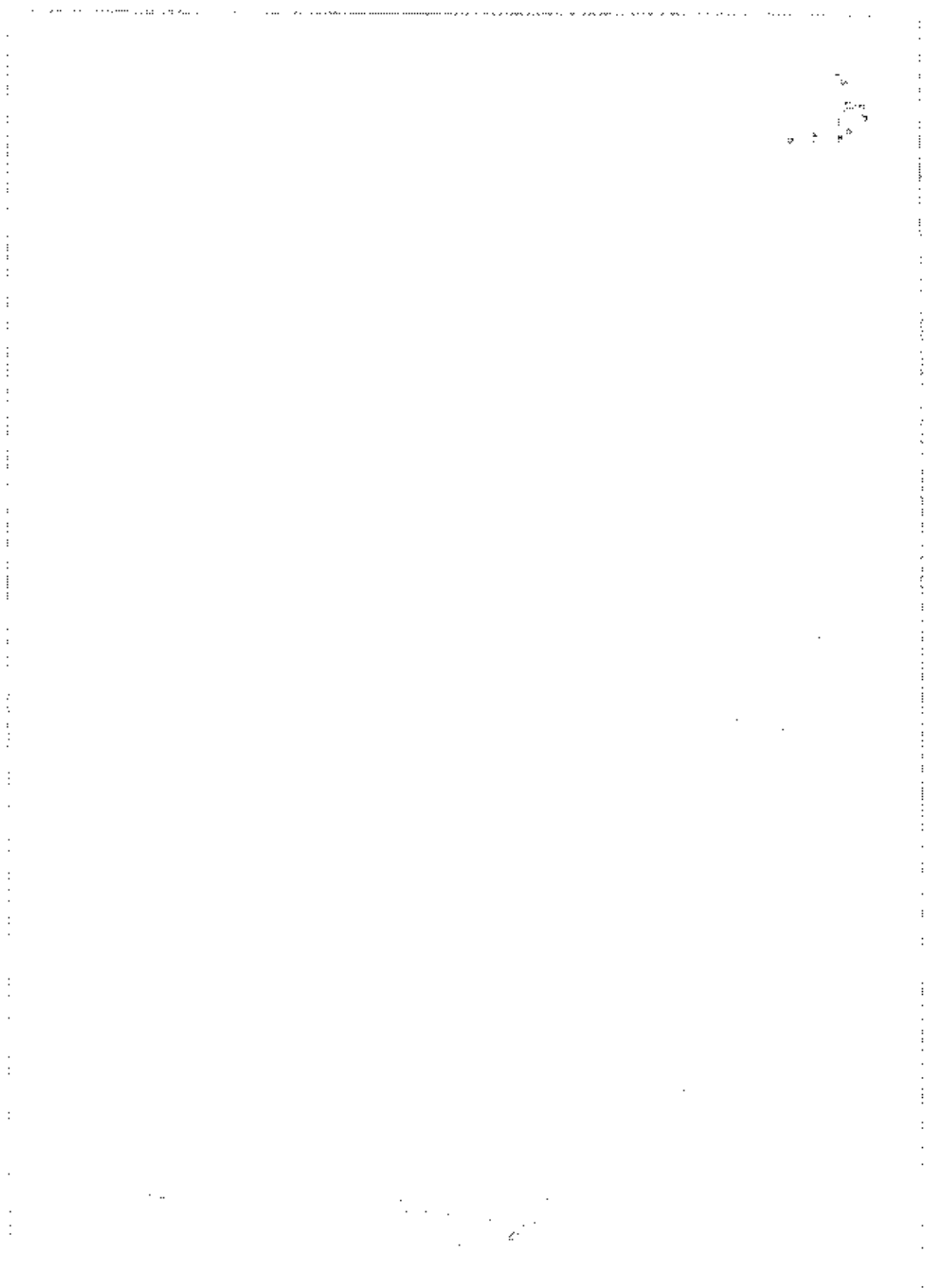
Rs. 39.00/-, on 22/09/2014

( Under Article : ,E = 7/- ,H = 28/- ,M(b) = 4/- on 22/09/2014 )

( Sushil Kumar Roy )  
DISTRICT SUB-REGISTRAR-II



  
( Sushil Kumar Roy )  
DISTRICT SUB-REGISTRAR-II



Certificate of Registration under section 50 and Rule 60.

Registered in Book - I  
CID Volume number 11  
Page from 1836 to 1882  
being No 06024 for the year 2014.



(Sushil Kumar Roy) 14-September-2014  
DISTRICT SUB-REGISTRAR-II  
Office of the D.S.R. - II NORTH 24-PARGANAS  
West Bengal

