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AB 449850

9/1/2019

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- 9 FEB 2019

Signature
of Registrar

Signature

Development, POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that, We,

M/S. ASIATIC BOARD MILLS PRIVATE LIMITED, (PAN:AACCA1998A) a Private Limited Company, within the meaning of the Companies Act , 1956 as extended by the Companies Act 2013, having its office at 29-B, Beerpara Lane, P. O. & P.S. - Chitpur, Kolkata-700 030, represented by its director, **SRI ANUP GUPTA**, son of Late Sital Prasad Gupta, holder of PAN: AHMPG3857C, by Faith – Hindu, by Occupation – Business, by Nationality – Indian, working for gain at 17/1 Lansdowne Road, P.O- Kalighat, P.S- formerly –Lake and now Rabindrasarobar, Kolkata – 700 026, hereinafter referred to as the **FIRST PARTY/OWNER**

095436

11 JAN 2019

Sl. No.....Date.....
Name.....
Add.....
AMT.....100.....

SANJAY KUMAR JAIN
ADVOCATE
HIGH COURT, CALCUTTA

SOUMITR CHANDA
Licensed Stamp Vendor
8/2, K. S. Roy Road, Kol-1



Identified by one

Sirani

Sanjay Kumar Jain
Advocate
High Court, Calcutta



(which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor and/or successors in office/interest and assigns) of the **ONE PART**

do hereby nominate, appoint and constitute **M/S. NORTECH PROPERTY PRIVATE LIMITED (PAN : AACCN0602N)**, a Private Limited Company, within the meaning of the Companies Act, 1956 as extended by the Companies Act 2013, having its Registered Office at **17/1, Lansdowne Terrace, P. O. Kalighat, P. S. - Lake, Kolkata 700 026** and represented by its Director, **SRI ANIRUDH MODI**, son of Sri Ashok Kumar Modi, holder of **PAN: ACUPM7446C**, by faith – Hindu, by Occupation – Business, by Nationality – Indian, working for gain at 17/1, Lansdowne Terrace, P. O. Kalighat, P. S. formerly – Lake and now Rabindra Sarobar, Kolkata 700 026, hereinafter, referred to as the **SECOND PARTY/DEVELOPER** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor and/or successors in office/interest and assigns) **as our true and lawful Attorney.**

WHEREAS

- A. In terms of the basic understanding between the Owners and the Developer which stands with regard to the development (in the matter specified in Joint Development Agreement) of the Property/Land admeasuring total by estimation an area of **110 Kattah 02 Chittak 09 Sqft**, Situate lying at Premises No. **Premises No. 24 Beer Para Lane, vide Assessee No. 110040200125**, P.S. - Chitpur, Kolkata - 700030, within Kolkata Municipal Corporation Ward No. - 04 under Borough No. – I, together with all easement rights, quasi-easement, appurtenances, appendages and right ways, water connection, Telephones lines, sewer, drain, surface and/or overhead/beneath of the soil thereto, West Bengal, together with all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Owners in the above property by constructing new residential/commercial buildings thereon (**Project**) with the object of selling the units/ apartments/ shops/ offices/ car parks/ constructed area comprised therein the said Project agreed among the Parties entered into a Joint Development Agreement dated 29/01/2019 duly registered vide Deed No. 717 for the year 2019 at the office of A.R.A. – I, Kolkata.



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OFFICE
KOLKATA
- 2 FEB 2019

- B. In terms of **clause 21.1(iii)** of the said Development Agreement, a Power of Attorney is required to be granted in favour of the Developer to take all necessary steps for the purpose of getting the Building Plan sanctioned/revalidated/ modified/ altered by the Planning Authorities as well as for construction of the Complex, appointing architect, consultants, contractors, vendors, etc. in terms of the said development agreement.
- C. It is also agreed between the parties in terms of the Development Agreement, that the Developer shall be entitled to deal with the entire constructed areas or saleable spaces in terms that the owner shall have 25% (Twenty Five percent) revenue share in the saleable areas with like share in land and in the benefits derived out of the said project and the Developer shall have 75% (Seventy Five percent) thereof. The Attorney must handover the share of Owners' allocation to the owners as per the registered Development Agreement. 25% of Sale Proceeds amount in respect of the total Revenue as well as Sale Proceeds shall be deposited into the Principal's bank account after sale of the Units.
- D. It has also been mutually agreed between the parties herein that in terms of the instant power of attorney the Developer shall be entitled to negotiate for Sale, Leasing or otherwise Transfer of the Flats, Units, Car Parking spaces or rights and other constructed areas or saleable spaces to enter into any contract, agreement, right of occupancy user and/or enjoyment with any person or persons intending to own and/or acquire Flats, Units, Car Parking spaces and other constructed areas/saleable spaces or enforce any covenant in any Agreement for Sale, Deed or any other Agreement or Contract of in respect of Flats, Units, Car Parking and other constructed areas/saleable spaces in the said complex.
- E. The Developer also undertakes to obtain prior consent of the Owner / Executor in the event of effecting any transfer of the Flats, Units, Car Parking spaces or rights and other constructed areas or saleable spaces to enter into any contract, agreement, right of occupancy user and/or enjoyment with any person or persons intending to own and/or acquire Flats, Units, Car Parking spaces and other constructed areas/saleable spaces or To enforce any covenant in any Agreement for Sale, Deed or any other



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Agreement or Contract of in respect of Flats, Units, Car Parking spaces and other constructed areas/saleable spaces in respect of the entire Project.

- F. In terms of such clause in the development agreement we, the **Executant/Owner** doth hereby nominate, constitute and appoint **M/S. NORTECH PROPERTY PRIVATE LIMITED (PAN : AACCN0602N)**, a Private Limited Company, within the meaning of the Companies Act , 1956 as extended by the Companies Act 2013, having its Registered Office at **17/1, Lansdowne Terrace, P. O. Kalighat, P. S. - Lake, Kolkata 700026** and represented by its Director, **SRI ANIRUDH MODI**, son of Sri Ashok Kumar Modi, holder of **PAN: ACUPM7446C**, working for gain at 17/1, Lansdowne Terrace, P. O. Kalighat, P. S. formerly – Lake and now Rabindra Sarobar, Kolkata 700 026, hereinafter, hereinafter for the sake of brevity called, referred and identified as "**the CONSTITUTED ATTORNEY/ DEVELOPER**", to be our true and lawful attorney in our name and on our behalf to, do jointly or severally and/or execute all or any of the following acts, deeds, matters and things for us and on our behalf and in our names in respect of **110 Kattah 02 Chittaks 09 Square Feet** of land, commonly known as Premises No. – 24 Beer Para Lane, Kolkata - 700 030, P.S. - Chitpur, within Kolkata Municipal Corporation Ward No. - 4 under Borough No. – 1 (hereinafter referred to as the said property) morefully and particularly described in the schedule herein below:
1. To take all necessary steps and to sign all papers, documents as to be required and to apply for construction work in the said scheduled mentioned property and to undertake all necessary searching and obtain clearance from appropriate government authorities like Kolkata Municipal Corporation, Kolkata Metropolitan Development Authority, Town and Country Planning authorities, MED, Metro Railway Authority, W.B. Fire Department authorities, Airport Authority of India, Kolkata Improvement Trust, Pollution Control Board, Microwaves Survey Division of BSNL, Urban Land Ceiling Department, Land Acquisition Department, to apply for mutation, conversion, amalgamation, etc. of the nature of the Said Property before the concerned, Block Land and Land Reforms Officer, Traffic Police Department 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 for us and on our behalf. And we shall apply, produce all such documents as found necessary to facilitate the above process.



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- 2 FEB 2019

2. To make payment of up to date land revenue/ Panchayat/local authority, KMC taxes in respect of the Said Property by way of approaching the concerned authorities and obtaining necessary orders for such payment and to collect receipts thereof for us and on our behalf.
3. To appoint a men and/or agents to get the plans of the building sanctioned by Kolkata Municipal Corporation and other authorities concerned in respect of a new building, so as to exhaust the full F.S.I. which is available on the said property under the present rules, provided the plans, before they are submitted to the Kolkata Municipal Corporation and other authorities concerned for approval, are also approved by us.
4. To prepare building plan or plans for the construction of a suitable building on the said landed property and to submit the same to the Kolkata Municipal Corporation signed by representative of the concern companies for obtaining approval of building sanction plan and to submit further proposals from time to time for any amendments of such building plans to the said Municipal Corporation and other concerned authorities for the purpose of obtaining approval to such amendments. To obtain any clearances or approvals pre – requisite for plan sanction from Kolkata Municipal Corporation.
5. To cause the submission of plans for the Said Property to be prepared and submitted before the concern Kolkata Municipal Corporation and then to have the same sanctioned/modified/alterd/revised/re-validated by the planning authorities with the consent of the executants/owners and to pay fees, costs and charges for such sanction/ modification/ alteration/revision/invalidation/amendments and upon completion of work, to obtain electricity connection form CESC/WBSEDCL and to execute the necessary documents if any, in respect of a portion of the said Property for installation of electrical equipment for electric supply, drainage connection, water connection, commencement certificates/ completion certificates from the planning authorities for us and on our behalf.
6. To apply for and obtain commencement certificate/ completion certificate from Kolkata Municipal Corporation and other authorities concerned and for that purpose to sign



[Handwritten signature]
ADDITIONAL SECRETARY
KARNATAKA
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applications and other papers, to pay necessary fees and all other acts and things necessary for that purpose on our behalf.

7. To carry out, manage, attend to and deal with and, transact all works of consolidation of holdings and / or the Premises and any affairs in which we now or shall hereafter be interested or concerned at all times in such manner as our said Attorney shall deem fit and proper.
8. To deal with all authorities including but not limited to the Block Land and Land Reforms Officer and the concerned Municipality and other statutory authorities including but not limited to Kolkata Metropolitan Development Authority, Town and Country Planning authorities, MED, Metro Railway Authority, W.B. Fire Department authorities, Airport Authority of India, Kolkata Improvement Trust, Microwaves Survey Division of BSNL, as to be required for the Said Property, obtaining regulatory clearances from, various department, obtaining drainage connection, water connection and certificate of the concerned authority and to prepare, sign and submit all plans, papers, documents, statements, undertakings, declarations, affidavits, applications, returns, confirmations, consents, indemnities and other ancillary papers, as be required, in this regard for us and on our behalf and to appear and represent us in KMDA and to file necessary application or petition to obtain N.O.C. from thereon, if required, and to take necessary steps there in respect of N.O.C. or any other step or steps require before the said authority as and when our said lawful Attorney thinks, fit and proper.
9. To develop and construct a multistoried building in our property measuring **110 Kattah 02 Chittaks 09 Square Feet** of land, commonly known as Premises No. – 24, Beer Para Lane, Kolkata - 700 030, P.S. - Chitpur, within Kolkata Municipal Corporation Ward No. - 4 under Borough No. – 1, together with all easement rights, quasi-easement, appurtenances, appendages and right ways, water connection, Telephones lines, sewer, drain, surface and/or overhead/beneath of the soil thereto, together with all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Owners in the above property by constructing new residential/commercial buildings thereon which is specifically mentioned in the schedule property.



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OF ASSURANCE KARNATAKA
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10. To appoint Architects, Contractors, Sub-Contractors, Electricians, Plumbers or any other person/s, organizations as may be required from time to time for the purpose of development and construction of proposed multistoried building in respect of the schedule property and settle their accounts on our behalf.
11. To negotiate on terms for and to agree to and enter into and conclude any agreement for sale and sell in respect of proposed flats and/or the units buildings/ car parking/other spaces at proposed multistoried building in respect of our schedule landed property morefully mentioned and described in the schedule hereto to any bonafide purchaser or purchasers at such price which our said Attorney, in his absolute discretion, thinks fit and proper and / or to cancel and / or to repudiate the same and to take advances or payments in respect of "Agreement for Sale" and Deed of Conveyance/s in respect of Flats/units/car parking space to be constructed in the said property and to give possession in respect of proposed flats/units/car parking space to be constructed in the said schedule property as and when necessary on such terms and conditions as our said Attorney may think fit and proper and to sign all documents in respect of the said sale of the flat to the purchaser, including 'Allotment letter', 'Agreement for Sale', 'Deed of Conveyance', 'Possession letter', 'Demand letter', 'No-objection- certificate', etc. and to appear before any Registrar or Sub-Registrar or Registrar of Assurances and/or every office authorized by the law to accept a document for registration.
12. To enter into any contract, agreement, right of occupancy user and/or enjoyment with any person or persons intending to own and/or acquire Flats, Units, Car Parking spaces and other constructed areas/saleable spaces comprised in the sale of the said Property and for that to sign execute and deliver all papers deeds cancellations documents instruments and writings and do all acts deeds and things, including to make refunds and payments to thorn on any account whatsoever and also to deal will the space and rights of such person or persons in such manner as the said Attorney may deem fit and proper.
13. To ask, demand, sue for, recover, realize and collect all money, earnest money, considerations, premiums, rent, Construction costs, deposits, advances. compensations, interests, damages, payments whatsoever etc. in respect of Flats, Units, Car Parking spaces and other constructed areas/saleable spaces.



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14. To enforce any covenant in any Agreement for Sale, Deed or any other Agreement or Contract in respect of Flats, Units, Car Parking spaces and other constructed areas/saleable spaces by virtue of the authorities hereby conferred, in favour of the person or persons interested in owning, purchasing, taking on lease and/or otherwise acquiring Flats, Units, Car Parking spaces or rights and other constructed areas or saleable spaces in the new Building or Buildings to be constructed at the said Property and if any right to re-enter arises under such covenants or under notice to determine or quit then to exercise such right, amongst others;
15. To deliver possession and/or make over the constructed Flats/Units portions and issue letters of possession, and other constructed areas/saleable spaces and to do all and everything that shall be necessary for completing all sales, transfers, leases or tenancies or otherwise for saleable areas.
16. To take any legal action or to defend any legal proceeding including arbitration proceeding arising out of any matter in respect of the Said Property and to appoint Solicitors, Advocates, Consultants as may be required 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 for us and on our behalf.
17. All charges and expenses of and incidental to any act, deed, matter or thing done or caused to be done by our said Attorney(s) in exercise of any power or powers herein contained shall be borne and paid and provided for by our said attorney(s) alone and we shall not be responsible for the same and the said. Attorney(s) shall indemnify and keep indemnified our estate and effects from and against the payment of the aforesaid costs, charges, that may have to be paid by us by reason of our Attorney(s) doing or causing to be done any act, deed, matter or thing by virtue of these presents.
18. To accept Writ of Summons or other legal process or notices, appear before any Officer, Authority, Department, Magistrate, Court, Tribunal, Judicial or Quasi Judicial Officer and represent us and in connection therewith file appeals or revision or any representation and appoint Advocates or Lawyers to appear and act in all matters



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connected with or in relation to or arising out of the said development and construction and sale of the said Flats and/or the said units/spaces/car parking spaces.

19. To sign and verify and execute all pleadings, affidavits, petitions, review petitions in Connection with any suit proceeding, appeals, revisions, reviews before any Officer, Authority, Court, Tribunal, Magistrate or any other person for an on our behalf.
20. To appear and represent us in Urban Land Ceiling Authority and to file necessary application or petition to obtain N.O.C. if any from thereon and to take necessary steps thereon in respect of said N.O.C. or any other step or steps require before the said authority as and when our lawful Attorney thinks, fit and proper.
21. To present any such deed or deeds of sale, conveyance or conveyances or other document or documents for registration when required and to admit execution thereof and receive of consideration money before the Sub- Registrar or Registrar of Assurances having authority for and to have the said conveyances registered according to law and to do all other acts, deeds and things which our said Attorney shall consider necessary for the transferring and/or conveying the schedule property.
22. To appear for and represent us and to sign, execute any requisite documents before the Board of Revenue, Collector of local District, Sub-Divisional Officer, any Magistrate, Judge, Munsiff and in all Central and State Government offices, Kolkata Municipal Corporation, Kolkata Improvement Trust, K.M.D.A, Fire Brigade Authority, Commissioners of local Division in all matters and things relating to management and development of our schedule property.
23. To appear in all courts in the Union of India including the Supreme Court and High Courts and District Courts in all their jurisdiction Civil, Criminal, Testamentary of Insolvency, Company matters also in the Court of small Causes Calcutta and Sealdah, Howrah, Alipore and also in all Civil and Original courts subordinate to the several High courts its States before all judicial or executive officers, ministerial officers, Magistrates and other authorities whatsoever Union Boards, Union Court , Debt-settlement Board, House Rent Controller's court, Agricultural Income Tax court, Income Tax officer's Court, Board of Revenue, Sales Tax Officer's Court, Central Board of Revenue, Land



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- 2 FEB 2019

acquisition officer's Court in all states now established or to be established within the aforesaid Union of India and to sue arrest condemn, restrain, sequester, seize, imprison and to acquit and discharge all and every person or persons companies, corporations whatsoever and whatsoever who are and hereafter may or shall be indebted to us AND also to compromise submit to arbitration conclude and agree all such matters, dealings and transactions and for the purpose to enter into make execute documents, agreements releases and discharges and also to nominate and appoint advocate, attorneys, solicitors, pleaders, auditors, revenue agents or other statutory agents or other persons or person and to give delivery or sign and warrant to prosecute or defend in the several premises aforesaid more specifically to execute Vakalatnamas, all such power or powers as occasion may require also to sign and verify complaints, petitions, written statements, valuation statement for the purpose of Court Fees and suit valuation of accounts or information required to be signed or verified and also all such statements accounts information returns that are or may or shall be required of us from time to time under laws regulations and rules enacted or hereinafter to be enacted by the Central or Local Legislation to be lodged served or filed on our behalf in our personal capacity.

24. To demand sue for enforce payment of recover & receive and give effectual receipts and discharge for all securities for money, debts, goods, merchandise, wares, chattels effects and things of or to which We will or may become possess of or entitled to or which are or may become due owing payable deliverable or transferable to us from or by any person or persons whomsoever or any firm or firms body or bodies of corporation whatsoever.

25. To appear, adjust settle and submit at arbitration any accounts , debts, claims and demands, disputes and matters touching any of the matters which are now subsisting or may hereafter arise between us and any other person or persons or firm or firms or body or bodies or corporation whatsoever.

26. This Power of Attorney is revocable in nature.

Generally to do and perform all acts, deeds, things, matters necessary for all or any of the aforesaid purposes and to give full effect thereto.



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- 2 FEB 2019

BE IT IS EXPRESSLY stated that this power of attorney does not create, constitute or assume any kind of transfer in favour of the said Attorney and the attorney may enter into any conveyances /assurances, agreements etc in respect of transfer of any Flats, Units, Car Parking spaces and other constructed areas/saleable spaces of the said project in respect of developer's and owner's share.

AND GENERALLY to do execute and perform all other lawful acts, matters and things as our said Attorney shall consider necessary in connection with the said premises and hereby agree that all acts, deeds and things in respect of the schedule property lawfully done by the said Attorney on our behalf, shall be construed as acts, deeds and things done by us and we, undertake to ratify and confirm all and whatsoever the said Attorney shall lawfully do or cause to be done by virtue of this **POWER OF ATTORNEY**.



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ASSURANCES	121A
- 2 FEB 2019	

SCHEDULE OF THE PROPERTY

ALL THAT the piece and parcel of land containing by estimation an area of **110 Kattah 02 Chittaks 09 Square Feet**, commonly known as **Premises No. – 24, Beer Para Lane, Kolkata - 700 030, P.S. - Chitpur**, within the limits of Kolkata Municipal Corporation Ward No. - 04 under Borough No. – I, together with all easement rights, quasi-easement, appurtenances, appendages and right ways, water connection, Telephones lines, sewer, drain, surface and/or overhead/beneath of the soil thereto and butted and bounded as follows:

- ON THE NORTH : Partly By Municipal Road and partly by Premises
No. 29C, Beerpara Lane.
- ON THE SOUTH : By Umakanto Sen Lane and by Pres. Nos.7,8J,
8L/1A, 8M, 8N, 8P/1B & 8Q, Umakanto Sen Lane.
- ON THE EAST: By Premises Nos. 21/1, 22/1, 23, 24/1 & thereafter
30' wide Beerpara Lane.
- ON THE WEST: By 14' wide Municipal Road & Pres. Nos. 6/3D/1L, 29G,
29Q, Beerpara Lane.

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



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ADDRESSES OF ASSURANCE COMPANIES
- 2 FEB 2019

IN WITNESS WHEREOF, We have executed this **POWER OF ATTORNEY** on this the 2nd day of February, Two Thousand and Nineteen (2019 A.D.)

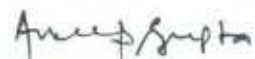
SIGNED AND DELIVERED by the
within named Executors in the presence of:
WITNESSES:-

1.



MD. MAHESH TAKRIM
Advocate
Calcutta High Court

Asiatic Board Mills Pvt. Ltd.



Director/Authorised Signatory

SIGNATURE OF OWNER

2.


NILANJAN CHANDRA
B.A., LL.B., LL.M., Advocate
High Court

Nortech Property Pvt. Ltd.


Director/Authorised Signatory

SIGNATURE OF ATTORNEY

Drafted by me on the basis of information
furnished by the Parties herein.



Sanjay Kumar Jain
Advocate

High Court, Calcutta

WB/444/2005



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ADDITIONAL SECRETARY
- 2 FEB 2019



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left Hand					
right Hand					

Name ANURUDH MODI

Signature



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left Hand					
right Hand					

Name ANUP GUPTA

Signature

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left Hand					
right Hand					

Name

Signature

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

Name

Signature



(Signature)
ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
- 2 FEB 2019



भारत सरकार
GOVERNMENT OF INDIA



अनिरुद्ध मोदी

Anirudh Modi

जन्मतिथि/ DOB: 20/03/1978

पुरुष / MALE



6488 5175 0431

आधार - साधारण मानुषेर अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाना:

10, लॉर्ड सिन्हा रोड,
मिडलटन रो, कोलकाता,
पश्चिम बंग - 700071

Address

10, LORD SINHA
ROAD, Middleton Row,
Kolkata,
West Bengal - 700071



1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

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

धारा 198A संख्या / PERMANENT ACCOUNT NUMBER	
AACCA1998A	
नाम / NAME	
ASIATIC BOARD MILLS LIMITED	
निगमन/बनने की तिथि / DATE OF INCORPORATION/FORMATION	
01-04-1940	
 आयकर अधिकारी, पं.सं.-XI COMMISSIONER OF INCOME-TAX, W.B. - XI	

Asiatic Board Mills Pvt. Ltd.
Anoop Gupta
Director / Signatory





Nortech Property Pvt. Ltd.


Director/Authorised Signatory

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ANIRUDH MODI
ASHOK KUMAR MODI
20/03/1978

Permanent Account Number
ACUPM7446C



Signature



In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, I/T/HSN,
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोले/ पाये या कपचा मुचित करे/ लोटाये :
आयकर पैन सेवा युनिट, ए/टी/एन,
प्लॉट नं. ३, सेक्टर ११, सीडी बेलापुर,
नवी मुंबई - ४०० ६१४



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ANUP GUPTA
SITAL PRASAD GUPTA
15/01/1960

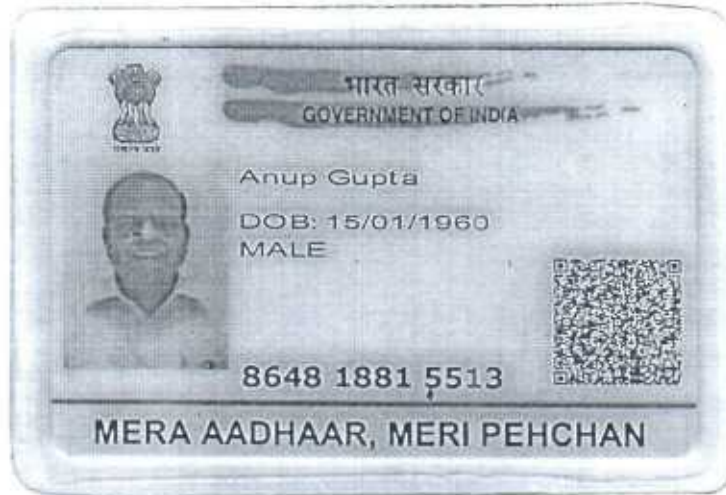
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Anup Gupta

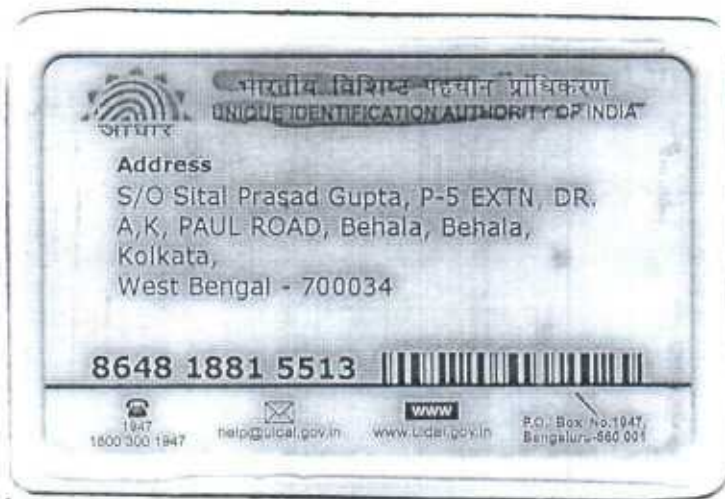


Anup Gupta





Anup Gupta



Major Information of the Deed

Deed No :	I-1901-00998/2019	Date of Registration	09/02/2019
Query No / Year	1901-1000029133/2019	Office where deed is registered	
Query Date	31/01/2019 11:29:24 AM	A.R.A. - I KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	SANJAY JAIN 17/1, LANSLOWNE TERRACE, Thana : Lake, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 9051222000, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 1/-	Rs. 44,05,49,996/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 73/- (Article:E, M(a), M(b), I)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190100717/2019 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Chitpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Beer Para Lane, Premises No: 24, , Ward No: 004 Pin Code : 700030

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		110 Katha 2 Chatak 9 Sq Ft	1/-	44,05,49,996/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :					181.7269Dec	1 /-	4405,49,996 /-	

Principal Details :



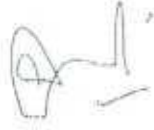


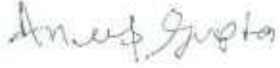
SI No	Name,Address,Photo,Finger print and Signature
1	ASIATIC BOARD MILLS PRIVATE LIMITED 29 B, BEERPARA LANE, P.O:- CHITPUR, P.S:- Chitpur, District:-South 24-Parganas, West Bengal, India, PIN - 700030 , PAN No.:: AACCA1998A, Status :Organization, Executed by: Representative, Executed by: Representative

Attorney Details :


SI No	Name,Address,Photo,Finger print and Signature
1	NORTECH PROPERTY PRIVATE LIMITED 17/1, Lansdowne Terrace, P.O:- KALIGHAT, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700026 , PAN No.:: AACCN0602N, Status :Organization, Executed by: Representative

Major Information of the Deed :- I-1901-00998/2019-09/02/2019

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr ANIRUDH MODI Son of Mr Ashok Kumar Modi Date of Execution - 02/02/2019, , Admitted by: Self, Date of Admission: 02/02/2019, Place of Admission of Execution: Office	 Feb 2 2019 12:02PM	 LTI 02/02/2019	 02/02/2019
	17/1, Lansdowne Terrace, P.O:- KALIGHAT, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700026, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACUPM7446C Status : Representative, Representative of : NORTECH PROPERTY PRIVATE LIMITED (as AUTHORIZED SIGNATORY)			
2	Name Mr ANUP GUPTA (Presentant) Son of Late Sital Prasad Gupta Date of Execution - 02/02/2019, , Admitted by: Self, Date of Admission: 02/02/2019, Place of Admission of Execution: Office	 Feb 2 2019 12:01PM	 LTI 02/02/2019	 02/02/2019
	17/1 Lansdowne Terrace, P.O:- KALIGHAT, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700026, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHMPG3857C Status : Representative, Representative of : ASIATIC BOARD MILLS PRIVATE LIMITED (as AUTHORIZED SIGNATORY)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SANJAY JAIN Son of Late D JAIN HIGH COURT, P.O:- G P O, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001			 02/02/2019
Identifier Of Mr ANIRUDH MODI, Mr ANUP GUPTA			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	ASIATIC BOARD MILLS PRIVATE LIMITED	NORTECH PROPERTY PRIVATE LIMITED-181.727 Dec

Endorsement For Deed Number : I - 190100998 / 2019

Major Information of the Deed :- I-1901-00998/2019-09/02/2019

On 31-01-2019

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 44,05,49,996/-



Debasis Patra
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

On 02-02-2019

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

Presented for registration at 11:23 hrs on 02-02-2019, at the Office of the A.R.A. - I KOLKATA by Mr ANUP GUPTA ..

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

Execution is admitted on 02-02-2019 by Mr ANIRUDH MODI, AUTHORIZED SIGNATORY, NORTECH PROPERTY PRIVATE LIMITED, 17/1, Lansdowne Terrace, P.O:- KALIGHAT, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700026

Identified by Mr SANJAY JAIN, . . Son of Late D JAIN, HIGH COURT, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 02-02-2019 by Mr ANUP GUPTA, AUTHORIZED SIGNATORY, ASIATIC BOARD MILLS PRIVATE LIMITED, 29 B, BEERPARA LANE, P.O:- CHITPUR, P.S:- Chitpur, District:-South 24-Parganas, West Bengal, India, PIN - 700030

Identified by Mr SANJAY JAIN, . . Son of Late D JAIN, HIGH COURT, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

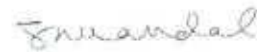
Certified that required Registration Fees payable for this document is Rs 73/- (E = Rs 7/- .I = Rs 55/- ,M(a) = Rs 7/- .M (b) = Rs 4/-) and Registration Fees paid by Cash Rs 73/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 95436, Amount: Rs.100/-, Date of Purchase: 11/01/2019, Vendor name: S Chanda



Tushar Kanti Mandal
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

Major Information of the Deed :- I-1901-00998/2019-09/02/2019

On 09-02-2019

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.



Debasis Patra
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

Major Information of the Deed :- I-1901-00998/2019-09/02/2019

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2019, Page from 57022 to 57050
being No 190100998 for the year 2019.



Debasis Patra

Digitally signed by DEBASIS PATRA
Date: 2019.02.18 15:56:12 +05:30
Reason: Digital Signing of Deed.

(Debasis Patra) 18/02/2019 15:55:35
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.

(This document is digitally signed.)