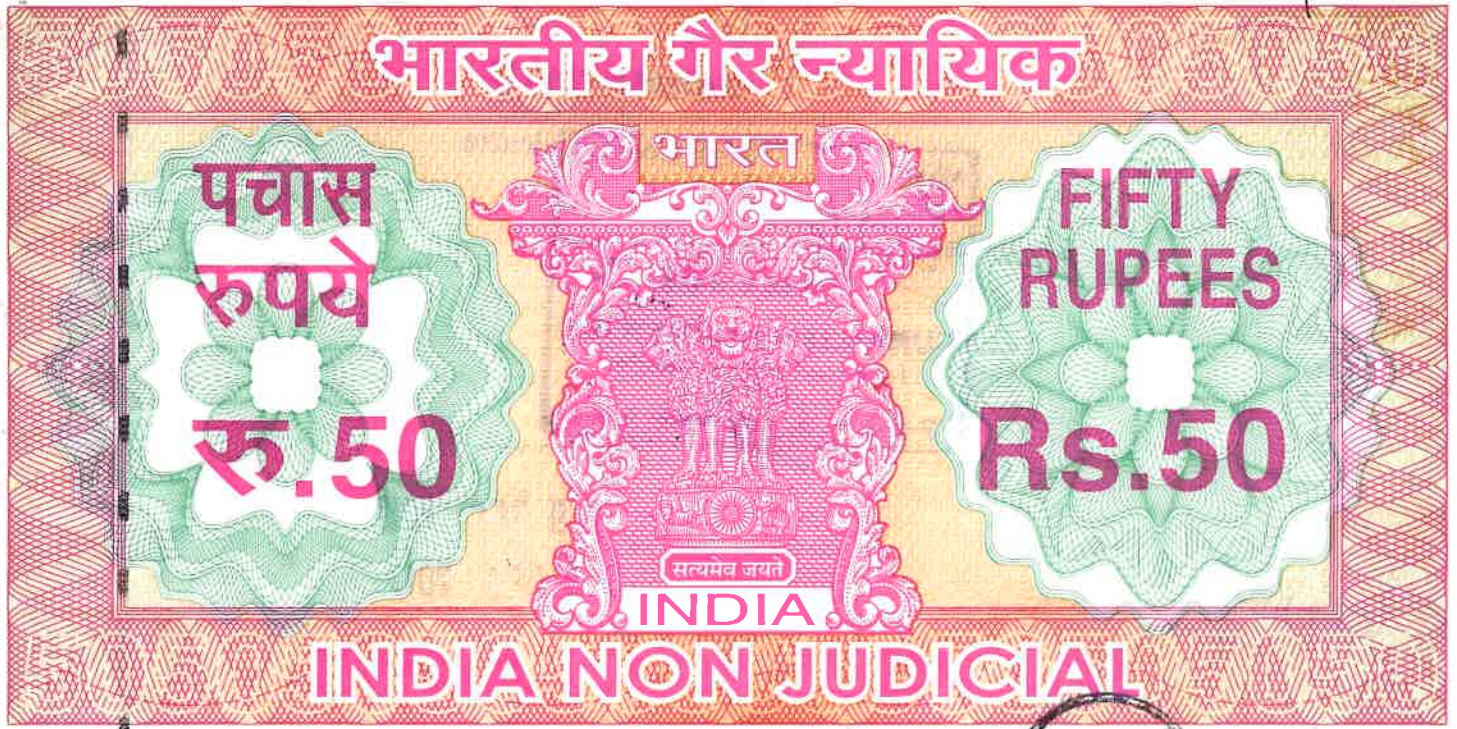


270/18

30/1/2018



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL



V 662154

10.01.2018  
 10.01.18  
 10449/18  
 Power of Attorney  
 Additional Registrar  
 Assurances-IV, Kolkata  
 200-50/18  
 200-200  
 200-250  
 200  
 10.01.18

Certified that the Document is admitted to Registration, the Signature Sheet and the endorsement of the Registrar to this document are the parts of this document.

Additional Registrar  
 of Assurances-IV, Kolkata

11 JAN 2018

DEVELOPMENT

POWER OF ATTORNEY

THIS POWER OF ATTORNEY made this 10th day  
 of January, Two Thousand and Eighteen

[Signature] (N&B)  
[Signature] (G&B)

For Shivam Industrial Parks & Estates Ltd.

[Signature]  
 Director

102931

**SANJIB NATH**  
ADVOCATE

High Court, Calcutta

NAME.....  
 ADD.....  
 Recd.....  
 29 DEC 2017  
**SURANJAN MUKHERJEE**  
 Licensed Stamp Vender  
 C. C. Court  
 2 & 3, B. S. Road, Kolkata

29 DEC 2017

29 DEC 2017

*away*



*Al*

ADDITIONAL REGISTRAR  
 OF ASSURANCES-IV, KOLKATA  
 30 JAN 2018

Identified by me  
Mukherjee (TUHIN RANJAN CHAKRABORTY)  
 Advocate, High Court, Calcutta  
 Enrolment NO. WB/1319/1999











Government of West Bengal

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

OFFICE OF THE A.R.A. - IV KOLKATA, District Name :Kolkata


Signature / LTI Sheet of Query No/Year 19041000010449/2018

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr OM PRAKASH AGARWAL 196, LAKE TOWN, P.O:- LAKE TOWN, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700089	Representative of Principal [SHIVAM INDUSTRIAL PARKS AND ESTATES LIMITED]		120 	 10.01.2018
2	Mr NANDU K BELANI 5B, DEBENDRA LAL KHAN ROAD, P.O:- ALIPORE, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027	Attorney		119 	 10/01/2018
3	Mr GAURAV BELANI DEBENDRALAL KHAN ROAD, P.O:- ALIPORE, P.S:- Alipore, District:- South 24-Parganas, West Bengal, India, PIN - 700027	Attorney			121 



ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
30 JAN 2018

SI No.	Name and Address of identifier	Identifier of	Signature with date
1	Mr TUHIN RANJAN CHAKRABORTY Son of TUSHAR RANJAN CHAKRABORTY HIGH COURT CALCUTTA, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001	Mr OM PRAKASH AGARWAL, Mr NANDU K BELANI, Mr GAURAV BELANI	 10/01/2018

(Asit Kumar Joarder)  
 ADDITIONAL REGISTRAR  
 OF ASSURANCE  
 OFFICE OF THE A.R.A. -  
 IV KOLKATA  
 Kolkata, West Bengal



ADDITIONAL REGISTRAR  
OF ASSURANCES-I, KOLKATA  
30 JAN 2018



महान् चक्रवर्ती

आधार

Government of India

AADHAAR

ভারত সরকার  
Unique Identification Authority of India

তালিকাভুক্তির নম্বর/ Enrolment No.: 1213/30012/02226

Download Date: 28/08/2017

Generation Date: 29/07/2017

To  
তুহিন রঞ্জন চক্রবর্তী  
Tuhin Ranjan Chakraborty  
S/O: Tushar Ranjan Chakraborty  
49F  
PURNA DAS ROAD  
Sarat Bose Road  
Sarat Bose Road  
Kolkata West Bengal - 700029  
9830007791

Validity-unknown

Digital Signature  
UNIQUE IDENTIFICATION  
AUTHORITY OF INDIA  
Date: 2017/08/27 09:15  
M



আপনার আধার সংখ্যা / Your Aadhaar No. :

5963 5823 7962

আমার আধার, আমার পরিচয়



ভারত সরকার  
GOVERNMENT OF INDIA



তুহিন রঞ্জন চক্রবর্তী  
Tuhin Ranjan Chakraborty  
জন্মতারিখ/DOB: 28/12/1973  
পুরুষ/ MALE




সংসদীয় প্রাধিকার  
GOVERNMENT OF INDIA  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:  
এস/ও: তুশার রঞ্জন চক্রবর্তী, 49এফ, পূর্ণ দাস  
রোড, শরৎ বোস রোড, কোলকাতা,  
পশ্চিম বঙ্গ - 700029

Address:  
S/O: Tushar Ranjan Chakraborty, 49F,  
PURNA DAS ROAD, Sarat Bose Road,



*Tuhin Ranjan Chakraborty*  
10/01/2018

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER	
<b>AAGCS8293J</b>	
नाम /NAME	
<b>SHIVAM INDUSTRIAL PARKS &amp; ESTATES LTD.</b>	
निगमन/बनने की तिथि /DATE OF INCORPORATION/FORMATION	
<b>12-01-1996</b>	
<i>Shahin</i>	
आयकर आयुक्त, (कम्प्यू. अंश.), कोलकाता. COMMISSIONER OF INCOME-TAX(C.O.), KOLKATA	

For Shivam Industrial Parks & Estates Ltd.

*Omprakash Agrawal*  
**Director**

*[Handwritten mark]*



इस कार्ड के खो / मिल जाने पर कृपया जारी करने  
वाले प्राधिकारी को सूचित / वापस कर दें  
संयुक्त आयकर आयुक्त(पद्धति एवं तकनीकी),

पी-7,

चौरंगी स्क्वायर,

कलकत्ता - 700 069.

*In case this card is lost/found, kindly inform/return to  
the issuing authority :*

*Joint Commissioner of Income-tax(Systems & Technical),*

*P-7,*

*Chowringhee Square,*

*Calcutta- 700 069.*


भारत सरकार  
GOVERNMENT OF INDIA



ओम प्रकाश अग्रवाल  
 Om Prakash Agarwal  
 जन्म वर्ष / Year of Birth : 1941  
 पुरुष / Male



8188 7676 9643

आधार – आम आदमी का अधिकार

Om Prakash Agarwal

आयकर विभाग  
INCOME TAX DEPARTMENT


भारत सरकार  
GOVT OF INDIA

स्थायी लेखा संख्या कार्ड  
 Permanent Account Number Card

ACSPA8694A



नाम / Name  
OM PRAKASH AGARWAL

पिता का नाम / Father's Name  
NAND KISHORE AGARWAL

जन्म की तारीख / Date of Birth  
01/01/1941



Om Prakash Agarwal

हस्ताक्षर / Signature



22022017

Om Prakash Agarwal



आधार

भारतीय विशिष्ट पहचान प्राधिकरण  
INDIAN IDENTIFICATION AUTHORITY OF INDIA

पता: S/O नन्द किशोर अग्रवाल, विजय  
भवन, १९६ लाके टोवन ब्लॉक अ, नार  
जाया मीनिमा, लाके टोवन स.ओ,  
कोलकाता, वेस्त बंगल, 700089

Address: S/O Nand Kishore  
Agarwal, VIJAY BHAWAN, 196  
LAKE TOWN BLOCK A, NEAR  
JAYA CINEMA, Lake Town S.O,  
Lake Town, Kolkata, West Bengal,  
700089



1947  
1800 180 1947



help@uidai.gov.in

www

www.uidai.gov.in

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

इस कार्ड के खोने / धाने पर कृपया सूचित करें / तीटारः

आयकर पेन सेवा इकाई, एनएस डीएल  
5 वी मंजिल, मंत्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,  
मॉडल कॉलोनी, दीप बंगला चौक के पास,  
पुणे-411 016.

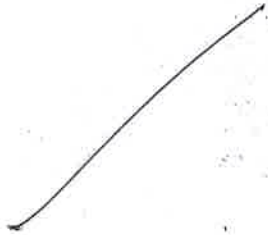
*If this card is lost / someone's lost card is found,  
please inform / return to :*

Income Tax PAN Services Unit, NSDL  
5th floor, Mantri Sterling,  
Plot No. 341, Survey No. 997/8,  
Model Colony, Near Deep Bungalow Chowk,  
Pune - 411 016.

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



*buy*



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT OF INDIA

GAURAV BELANI  
NANDUK BELANI

31/10/1987  
Permanent Account Number  
AJXPB0951B

*G. Belani*  
Signature



03080007

G. Belani



BY SHIVAM INDUSTRIAL PARKS & ESTATES LIMITED (CIN U70200WB1996PLC076554) (PAN AAGCS8293J), a limited company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 26/2B, Khagendra Chatterjee Road, Police Station - Cossipore, Post Office Cossipore, Kolkata - 700 002, being represented by its Director Mr. Om Prakash Agarwal, son of Late Nand Kishore Agarwal, residing at 196 Lake Town, Police Station Lake Town, Post Office Lake Town, Block A, Kolkata-700089 (PAN ACSPA8694A) hereinafter referred to as the **OWNER** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors or successors-in-interest and assigns) in favour of (i) Mr. NANDU K. BELANI (PAN ADJPB3418P), son of Late Kishinchand P. Belani, by faith Hindu, by occupation business and residing at 5B, Debendralal Khan Road, Post Office and P.S. Alipore, Kolkata – 700 027 and (ii) MR. GAURAV BELANI (PAN AJXPB0951B), son of Mr. Nandu K. Belani, by faith Hindu, by occupation business and residing at 5B, Debendralal Khan Road, Post Office and P.S. Alipore, Kolkata – 700 027, (jointly and/or severally) hereinafter collectively referred to '**Attorneys**'.

**WHEREAS**

- A) We are the owner of **All Those** land measuring about 94.5 Decimals i.e. 57 cottahs situated on the Western side of the road, comprised

*Om Prakash Agarwal* *Nandu K. Belani*

For Shivam Industrial Parks & Estates Ltd.

*Om Prakash Agarwal*  
Director



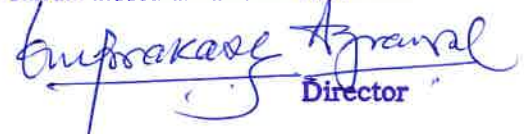
ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
30 JAN 2018

in R.S./L.R. Dag Nos. 3387, 3392, 3393, 3394, 3395, 3396, 3397, 3403, 3405 and 3412, recorded in C. S. Khatian Nos. 450 and 1413, corresponding to R. S. Khatian Nos. 68, 482, 1482, 1739 and 5179, corresponding to L. R. Khatian No. 3692, Mouza Gopalpur, J.L. No. 2, Police Station Airport (formerly Rajarhat), District North 24 Parganas, together with structures thereon, hereinafter referred to as the 'said Land', morefully described in the **Schedule** below.

B) We decided to construct and develop new building at the said Land. Since we are busy with our day-to-day business activities and do not possess sufficient expertise in the field of development and construction, we executed an Interim Development Agreement dated 28<sup>th</sup> September, 2011 (**Said Agreement**) with **Prudential Realcon Private Limited**, having its office at 69, Ganesh Chandra Avenue, P.S. Bowbazar, Kolkata – 700 013 [presently Woodburn Central, 2<sup>nd</sup> Floor, 5A, Bibhabati Bose Sarani (formerly 5A, Woodburn Park, Kolkata-7000 20), (**'Developer'**), and represented by its Director **Mr. Nandu K. Belani**, son of Late Kishinchand P. Belani whereby we have granted an exclusive right of development and construction of multi-storied building at the said premises in accordance with the Plans to be sanctioned by the concerned Sanctioning Authority for the consideration, terms and conditions stated therein.



For Shiyam Industrial Parks & Estates Ltd.

  
Director



- C) After the execution of the Said Agreement the Owner obtained conversion of inter alia the Said Land (except R.S./L.R. Dag Nos. 3403 and 3405) from Collector U/s 4C, of the West Bengal Land Reforms Act, 1955 & Additional District Magistrate & District Land and Land Reforms Officer, North 24 Parganas, Barasat, vide Memo No. L/13011(11)/80/2014-DL&LRO/109648 dated 25.11.2014.
- D) Rajarhat Gopalpur Municipality later on became Bidhannagar Municipal Corporation and the Said Land came to be known as forming part of Municipal Holding No. BMC 5/148, Block-A, (New-4), Jagardanga, Kolkata-700136.
- E) In exercise of the various powers and authorities given by the Owner to the Developer in terms of the Said Agreement the Developer has already obtained a building plan sanctioned for construction of the B+G+VII storied building vide building sanction plan no. BMC/RG/51/1465/02/14-15(6/7) dated 18.01.2017.
- F) in continuation of the Said Agreement an agreement entered into between the Owner and the Developer dated 01/01/2018 registered at the office of the Additional Registrar of Assurances IV-Kolkata, recorded in Book No. I, CD Volume No. X, Pages X to X, Being Deed No. 239, for the year 2018 (**Final Development Agreement**) for better clarity.

For Shivam Industrial Parks & Estates Ltd.  
 Anuprakash Agrawal  
 Director

By  
 Ghelan

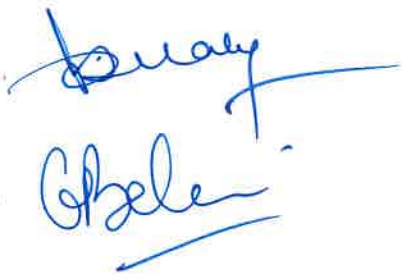
For Shivam Industrial Parks & Estates Ltd.  
 Anuprakash Agrawal  
 Director



2034100 REGISTRAR  
OF ASSURANCES-1, KOLKATA  
30 JAN 2018

For the purpose of facilitating the erection, construction, development and completion of such multi-storied building and also To enter into agreements for sale/lease/rent of the flats along with car parking spaces as well as other saleable spaces etc. together with or without the proportionate undivided impartible share in the land comprised in the Said Land attributable to such saleable spaces at the said Land or part thereof and also for ('**new building**') in terms of the Said Agreement and the Final Development Agreement (the Said Agreement and the Final Development Agreement collectively **Said Agreements**), we do hereby nominate, constitute, appoint and empower the said Mr. Nandu K. Belani, son of Late Kishinchand P. Belani and Mr. Gaurav Belani, Son of Mr. Nandu K. Belani to be our Constituted Attorneys to act and do jointly and/or severally all or any of the following acts, deeds and things in respect of the said Land.

1. To apply for and obtain necessary permissions, and/or approvals and/or sanctions and/or license from any statutory authority including the Rajarhat Gopalpur Municipality (presently Bidhannagar Municipal Corporation) (**BMC**) or any other authority or authorities, Kolkata Metropolitan Development Authority, Fire Brigade, West Bengal, W.B. Police, Block Land and Land Reforms Officers and Authorised Officer

  
Gaurav Belani

For Shivam Industrial Parks & Estates Ltd.  
  
Anuprasad Agrawal  
Director

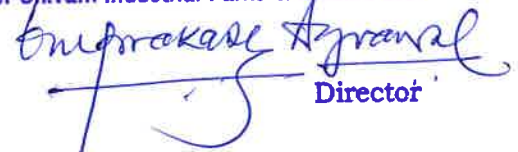
under the West Bengal Building (Regulation of Promotion of Construction and Transfer by Promoters) Act, 1993.

2. To appear and represent us before the necessary authorities including the BMC, Kolkata Metropolitan Development Authority, Fire Brigade, W.B. Police, Block Land and Land Reforms Officers and Authorised Officer under the West Bengal Building (Regulation of Promotion of Construction and Transfer by Promoters) Act, 1993 in connection with the sanction, modification and/or alteration of plans for the new building.
3. To apply for and obtain clearance certificate, if required, from the West Bengal Pollution Control Board for sanction of plan of the said Land. To pay fees for obtaining sanction and such other orders and permissions from the necessary authorities as be expedient for modification and/or alteration- of the sanctioned plans and also to submit necessary documents/papers before the concerned authorities and take delivery thereof and to appoint Engineers, Architects and other Agents and Sub-contractors for the aforesaid purposes as the said Attorneys shall think, fit and proper.
4. To pay fees to obtain such other orders and permissions from the necessary authorities as be expedient for sanction, modification and/or

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For Shivam Industrial Parks & Estates Ltd.

  
Director



REGISTRAR  
OF COMPANIES, KOLKATA  
30 JAN 2018

alterations of the plans and also to submit other papers and documents as may be required by the necessary authority or authorities.

5. To receive the excess amount of fees, if any, paid for the purpose of sanction, modification and/or alteration of the plans to any authority or authorities.
6. To apply for and obtain electricity, gas, water, sewerage, drainage, telephone or other connections of any other utility to the said Land and/or to make alterations therein and to close down and/or have disconnected the same and for that purpose to sign, execute and submit all papers, applications, documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the said Attorneys.
7. To pay all rates, taxes; charges, expenses and other outgoings whatsoever payable for and on account of the said Land or any part thereof.
8. To appear and represent us before all authorities including those under the BMC for fixation and/or finalisation of the annual valuation of the said Land and for that purpose to sign, execute and submit necessary papers and documents and to do all other acts, deeds and things as the said Attorneys may deem fit and proper.

*[Handwritten signature]*

*[Handwritten signature]*

For Shivam Industrial Parks & Estates Ltd.

*[Handwritten signature]*  
Director

9. To apply for and obtain mutation and separation of the said Land with the BMC and to pay all fees, charges and expenses in respect thereof.
10. To sign and execute all declarations, forms, affidavits, applications and all other papers and documents which may be required for the purpose of obtaining such mutation and amalgamation or separation in respect of the said Land.
11. To apply for and obtain amalgamation of the said Land, with the neighbouring premises, from the BMC and to pay all fees, charges and expenses in respect thereof.
12. To sign and execute all declarations, forms, affidavits, applications and all other papers and documents which are required for the purpose of obtaining such amalgamation in respect of the said Land.
13. To commence prosecute enforce, defend, answer and oppose all actions and other legal proceedings and demands touching any of the matters concerning the said Land or any part thereof including relating to acquisition and/or requisition in respect of the said Land or any part thereof and if think fit, to compromise settle, refer to arbitration, abandon, submit to judgment or become nonsuited in any such action or proceeding as aforesaid before any Court, Civil or Criminal or Revenue including the Rent Controller.

*Buy*  
*Ghelen*

For Shivam Industrial Parks & Estates Ltd.

*Emprakase Agrawal*  
Director



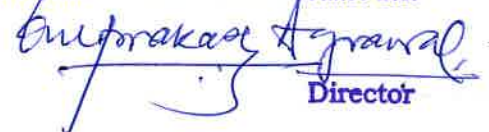
REGISTRAR  
OF ASSURANCES, KOLKATA  
00 JAN 2018



14. To sign, declare and/or affirm any plaint, written statement, petition, affidavit, verification, vakalatnama, warrant of Attorney, Memo of Appeal or any other documents or papers in any proceedings or in any way connected therewith.
15. To deposit and withdraw fees, documents and moneys in and from any Court or Courts and/or any other person or authority and give valid receipts and discharges therefor.
16. To appear for and represent the Owner before all local, State or Central Government statutory bodies to all intents and purposes in connection with construction of the new building at the said Land and to sign all letters, undertakings, indemnities etc. and submit the same as may be required or necessary for carrying out construction of the new building at the said Land and/or part thereof.
17. To represent the Owner before the concerned Local Authority, West Bengal Fire Services Department, concerned Police Authority, and all other government departments and to file necessary papers, documents, undertakings, indemnities in respect of any matter relating to construction of the new building at the said Land (if any).
18. To obtain permission or approval from the concerned Sanctioning and/or Planning Authority and other Authorities as may be required for the development and construction of the new building in accordance with

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For Shivam Industrial Parks & Estates Ltd.

  
Director

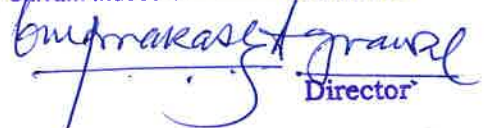
the Said Agreements and for that purpose to sign such applications, papers, writings, undertakings, appeals, etc., as may be required.

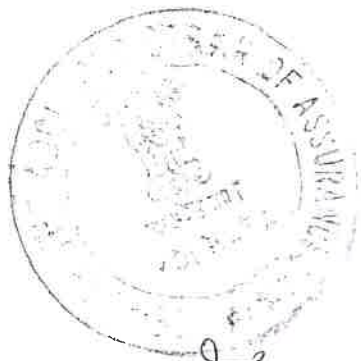
19. To enter upon the said Land with men and material as may be required for the purpose of development work and erect the new building as per the Building Plans sanctioned by the concerned Sanctioning Authority.
20. To sign all contracts and orders and other documents, letters, receipts, papers and writings whatsoever and to conclude all bargains and deals to accept all estimates, tenders, quotations etc. on such terms and conditions as the said Attorneys shall deem fit and proper and to settle all disputes and differences in connection thereto for construction and completion of the new building at the said Land.
21. To appoint and terminate the appointment of Architects, Engineers, Surveyors and others for survey and soil testing and also for preparation of plans for construction of the new building at the said Land.
22. To pay all fees and expenses and obtain sanction and such other order or orders or permissions or consents or approvals from the necessary authorities and to do all other necessary acts deeds and things as be expedient for, modification and/or alteration of the plans in respect of the new building.

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For Shivam Industrial Parks & Estates Ltd.

  
Director



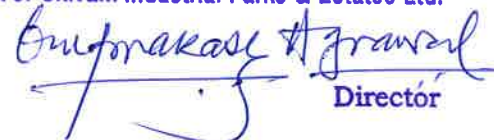
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KEMENTERIAN KESEHATAN  
KOTA  
10 JAN 2018

23. To apply for and obtain electricity, gas, water, sewerage, drainage, lift, and/or other connections of any other utility or facility in the said Land from the WBSEDCL, concerned Sanctioning and/or Planning Authority and other appropriate authorities and/or to make alteration therein and to close down and/or have disconnected the same.
24. To do all necessary acts deeds and things for the purpose of complying with all laws, rules, regulations, bye-laws, ordinance etc. for the time being in force with regard to sanctioning modifications and/or alteration of the plans in respect of the new building.
25. After completion of the construction of the new building, to apply for and obtain occupation and completion certificate in respect thereof or parts thereof from the concerned Sanctioning and/or Planning Authorities.
26. To enter into agreements for sale/lease/rent of the flats/space along with car parking spaces as well as other saleable spaces etc. together with or without the proportionate undivided impartible share in the land comprised in the said Land attributable to such saleable spaces, on such terms and conditions as the Attorneys in their absolute discretion may think fit and proper.

1. 

2. 

For Shivam Industrial Parks & Estates Ltd.

  
Director



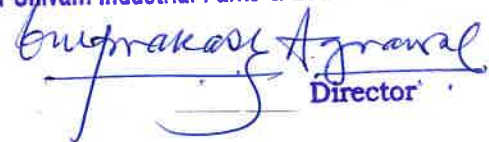
30 JAN 2018

27. To execute from time to time all deeds of transfer for all saleable spaces comprised in the new building along with or without the proportionate undivided impartible share in the land comprised in the said Land attributable to such saleable spaces, to receive consideration, rents, deposits thereof and grant valid and effectual receipts to the payer and deposit all such receipts in the Escrow Account and present the above documents/instruments for registration and admit the execution of such documents/instruments before the appropriate authorities.
28. To accept any service of writ of summons or other legal process on behalf of and in the name of the Owner and to appear in any court or authority as the said Attorneys shall deem appropriate and to commence, prosecute and/or defend any action or legal proceedings relating to development of the said Land in any court or before any authority as the Attorneys may think fit and proper and for such purpose to appoint any Solicitor, Advocate, Lawyer in the name and on behalf of the Owner or in the name of the Owner and pay the costs, expenses, fee and other outgoings. Further to depose in the court of law or authority, sign vakalatnama, sign and verify the plaint, written statement, affidavits, petitions, applications, appeals etc., and any other document or documents in furtherance of the said objective. Provided always that this authority shall be available to and exercised by the Developer strictly

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For Shivam Industrial Parks & Estates Ltd.

  
Director

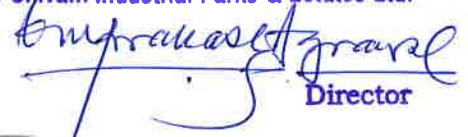
only in cases where such litigation would touch or concern the said Land and the development thereat.

29. To appoint and engage on behalf of the Appointers pleaders, attorney, counsel and other legal agents as the said Attorney may think fit and proper and to discharge and reappoint them and pay and settle their fees and remuneration.
30. To receive or pay and/or deposit on behalf and account of the Owner all moneys including court fees etc. and to receive on behalf of the Owner refund of the excess amount if any, paid and to give valid and effectual receipts in respect thereof.
31. To do all such acts, deeds and things as may be required to be done for the purpose of accomplishment of the terms, goals and objectives of the Said Agreements.

Be it noted that this Power of Attorney is being granted in favour of the Attorneys without any consideration and no interest or right of the Attorneys is created on the said Land which is the subject matter of this Power of Attorney.

1.   
2. 

For Shivam Industrial Parks & Estates Ltd.

  
Director



ADDITIONAL REGISTRAR  
OF ASSURANCES IV, KOLKATA

01 JAN 2018



**AND GENERALLY** to do all acts deeds and things for better exercise of the authorities herein contained which the Owner could have lawfully done under its hands and seals, if personally present.

**AND** the Owner does hereby ratify and confirm and agree to ratify and confirm all and whatever the said Attorneys shall lawfully do or cause to be done in or about the said Land aforesaid.

**THE SCHEDULE ABOVE REFERRED TO:**

**(said Land)**

**ALL THOSE** the pieces and parcel of land containing an area of more or less **94.5 Sataks** (equivalent to 57 Cottahs) in Mouza Gopalpur, J.L. No. 2 Police Station – Airport (formerly under Rajarhat P.S) being the portion of R.S. Dag Nos. 3387 (18 Sataks), 3392 (9 Sataks), 3393 (10 Sataks), 3394 (12 Sataks), 3395 (2 Sataks), 3396 (2 Sataks), 3397 (24 Sataks), 3403 (13 Sataks), 3405 (1 Satak) and 3412 (3.5 Sataks) under C.S Khatian Nos. 450 and 1413 and R.S. Khatian Nos. 68, 482, 1482, 1739 and 5179 sub-registration office – Bidhan Nagar (Salt Lake) in the District of North 24-Parganas and the land is morefully delineated in the **Plan** annexed hereto and bordered thereon in '**RED**' and butted and bounded by the boundary wall and in the manner following that is to say -

**ON THE NORTH**

Partly by R.S. Dag No. 3380 and partly by R.S. Dag No. 3415.

1. *Sway*  
2. *Chelen*

For Shivam Industrial Parks & Estates Ltd.

*Amprakash Agrawal*  
Director



ADJOENG HUSSEIN STRIAR  
GURU BAHASA INDONESIA  
10 JAN 2018

- ON THE EAST** : By public road connecting New Town Kolkata with Barasat Bye-pass (NH-34).
- ON THE SOUTH** : By R.S. Dag No. 3404.
- ON THE WEST** : Partly by R. S. Dag No. 3404 partly by R.S. Dag No. 3386, partly by R.S. Dag No. 3388 partly by R.S. Dag No. 3391.

**IN WITNESS WHEREOF, WE,** the said Owner and the said Attorneys have hereunto set and subscribed our respective hands and seal on the day, month and year above written.

**SIGNED SEALED AND ACCEPTED**

by the said **SHIVAM INDUSTRIAL PARKS & ESTATES LIMITED** pursuant to a resolution Of the Board of Directors Of the Company dated 08/01/2018 at Kolkata in the presence of:

For Shivam Industrial Parks & Estates Ltd.  
  
 Director

**SIGNED SEALED AND ACCEPTED**

by the said **NANDU K. BELANI and GAURAV BELANI** at Kolkata in the presence of:

1.   
 Advocate, High Court, Calcutta

2. Parvula   
 Sr. B. B. Sarani, Kol-27

Drafted and prepared by me.

  
 Advocate, Calcutta High Court, 1/10/2018

1. 

2. 



ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
30 JAN 2018

**SPECIMEN FORM FOR TEN FINGERPRINTS**



*Suprakash Agrawal*

*Suprakash Agrawal*

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



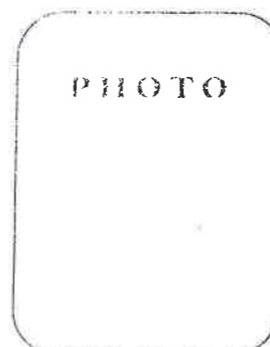
*Be*

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



*Be*

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



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



ADDITIONAL REGISTRAR  
OF ASSURANCES IN KOLKATA  
30 JAN 2018





ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
30 JAN 2018



## Major Information of the Deed

Deed No :	I-1904-00300/2018	Date of Registration	11/01/2018
Query No / Year	1904-1000010449/2018	Office where deed is registered	
Query Date	10/01/2018 1:05:07 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	OM PRAKASH AGARWAL 196, LAKE TOWN, Thana : Lake Town, District : North 24-Parganas, WEST BENGAL, PIN - 700089, Mobile No. : 9831529706, Status : Seller/Executant		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 20,80,60,327/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (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]:- 190400239/2018 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Jessore Road, Mouza: Gopalpur

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-3387	LR-68	Bastu	Bastu	18 Dec		3,96,30,538/-	Property is on Road Adjacent to Metal Road,
L2	LR-3392	LR-482	Bastu	Bastu	9 Dec		1,98,15,269/-	Property is on Road Adjacent to Metal Road,
L3	LR-3393	LR-1482	Bastu	Bastu	10 Dec		2,20,16,966/-	Property is on Road Adjacent to Metal Road,
L4	LR-3394	LR-1739	Bastu	Bastu	12 Dec		2,64,20,359/-	Property is on Road Adjacent to Metal Road,
L5	LR-3395	LR-5179	Bastu	Bastu	2 Dec		44,03,393/-	Property is on Road Adjacent to Metal Road,
L6	LR-3396	LR-68	Bastu	Bastu	2 Dec		44,03,393/-	Property is on Road Adjacent to Metal Road,
L7	LR-3397	LR-482	Bastu	Bastu	24 Dec		5,28,40,718/-	Property is on Road Adjacent to Metal Road,
L8	LR-3403	LR-1482	Bastu	Bastu	13 Dec		2,86,22,056/-	Property is on Road Adjacent to Metal Road,
L9	LR-3405	LR-1739	Bastu	Bastu	1 Dec		22,01,697/-	Property is on Road Adjacent to Metal Road,



L10	LR-3412	LR-1739	Bastu	Bastu	3.5 Dec		77,05,938/-	Property is on Road Adjacent to Metal Road,
		<b>TOTAL :</b>			<b>94.5Dec</b>	<b>0 /-</b>	<b>2080,60,327 /-</b>	
		<b>Grand Total :</b>			<b>94.5Dec</b>	<b>0 /-</b>	<b>2080,60,327 /-</b>	

**Principal Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>SHIVAM INDUSTRIAL PARKS AND ESTATES LIMITED</b> 26/2B,KHAGENDRA CHATTERJEE ROAD, P.O:- COSSIPORE, P.S:- Cossipur, District:-North 24-Parganas, West Bengal, India, PIN - 700002 , PAN No.:: AAGCS8293J, Status :Organization, Executed by: Representative, Executed by: Representative

**Attorney Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mr NANDU K BELANI (Presentant )</b> Son of Late KISHINCHAND P BELANI 5B,DEBENDRA LAL KHAN ROAD, P.O:- ALIPORE, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ADJPB3418P, Status :Individual, Executed by: Self, Date of Execution: 10/01/2018 , Admitted by: Self, Date of Admission: 10/01/2018 ,Place : Pvt. Residence
2	<b>Mr GAURAV BELANI</b> Son of Mr NANDU K BELANI DEBENDRALAL KHAN ROAD, P.O:- ALIPORE, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AJXPB0951B, Status :Individual, Executed by: Self, Date of Execution: 10/01/2018 , Admitted by: Self, Date of Admission: 10/01/2018 ,Place : Pvt. Residence

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mr OM PRAKASH AGARWAL</b> Son of Late NAND KISHORE AGARWAL 196,LAKE TOWN, P.O:- LAKE TOWN, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700089, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: ACSPA8694A Status : Representative, Representative of : SHIVAM INDUSTRIAL PARKS AND ESTATES LIMITED (as DIRECTOR)

**Identifier Details :**

Name & address
Mr TUHIN RANJAN CHAKRABORTY Son of TUSHAR RANJAN CHAKRABORTY HIGH COURT CALCUTTA, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr OM PRAKASH AGARWAL, Mr NANDU K BELANI, Mr GAURAV BELANI



<b>Transfer of property for L1</b>		
<b>SI.No</b>	<b>From</b>	<b>To. with area (Name-Area)</b>
1	SHIVAM INDUSTRIAL PARKS AND ESTATES LIMITED	Mr NANDU K BELANI-9 Dec,Mr GAURAV BELANI-9 Dec
<b>Transfer of property for L10</b>		
<b>SI.No</b>	<b>From</b>	<b>To. with area (Name-Area)</b>
1	SHIVAM INDUSTRIAL PARKS AND ESTATES LIMITED	Mr NANDU K BELANI-1.75 Dec,Mr GAURAV BELANI-1.75 Dec
<b>Transfer of property for L2</b>		
<b>SI.No</b>	<b>From</b>	<b>To. with area (Name-Area)</b>
1	SHIVAM INDUSTRIAL PARKS AND ESTATES LIMITED	Mr NANDU K BELANI-4.5 Dec,Mr GAURAV BELANI-4.5 Dec
<b>Transfer of property for L3</b>		
<b>SI.No</b>	<b>From</b>	<b>To. with area (Name-Area)</b>
1	SHIVAM INDUSTRIAL PARKS AND ESTATES LIMITED	Mr NANDU K BELANI-5 Dec,Mr GAURAV BELANI-5 Dec
<b>Transfer of property for L4</b>		
<b>SI.No</b>	<b>From</b>	<b>To. with area (Name-Area)</b>
1	SHIVAM INDUSTRIAL PARKS AND ESTATES LIMITED	Mr NANDU K BELANI-6 Dec,Mr GAURAV BELANI-6 Dec
<b>Transfer of property for L5</b>		
<b>SI.No</b>	<b>From</b>	<b>To. with area (Name-Area)</b>
1	SHIVAM INDUSTRIAL PARKS AND ESTATES LIMITED	Mr NANDU K BELANI-1 Dec,Mr GAURAV BELANI-1 Dec
<b>Transfer of property for L6</b>		
<b>SI.No</b>	<b>From</b>	<b>To. with area (Name-Area)</b>
1	SHIVAM INDUSTRIAL PARKS AND ESTATES LIMITED	Mr NANDU K BELANI-1 Dec,Mr GAURAV BELANI-1 Dec
<b>Transfer of property for L7</b>		
<b>SI.No</b>	<b>From</b>	<b>To. with area (Name-Area)</b>
1	SHIVAM INDUSTRIAL PARKS AND ESTATES LIMITED	Mr NANDU K BELANI-12 Dec,Mr GAURAV BELANI-12 Dec
<b>Transfer of property for L8</b>		
<b>SI.No</b>	<b>From</b>	<b>To. with area (Name-Area)</b>
1	SHIVAM INDUSTRIAL PARKS AND ESTATES LIMITED	Mr NANDU K BELANI-6.5 Dec,Mr GAURAV BELANI-6.5 Dec
<b>Transfer of property for L9</b>		
<b>SI.No</b>	<b>From</b>	<b>To. with area (Name-Area)</b>
1	SHIVAM INDUSTRIAL PARKS AND ESTATES LIMITED	Mr NANDU K BELANI-0.5 Dec,Mr GAURAV BELANI-0.5 Dec



**Endorsement For Deed Number : I - 190400300 / 2018**

**On 10-01-2018**

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

Presented for registration at 14:24 hrs on 10-01-2018, at the Private residence by Mr NANDU K BELANI , one of the Claimants.

**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 20,80,60,327/-

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

Execution is admitted on 10/01/2018 by 1. Mr NANDU K BELANI, Son of Late KISHINCHAND P BELANI, 5B,DEBENDRA LAL KHAN ROAD, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by Profession Others, 2. Mr GAURAV BELANI, Son of Mr NANDU K BELANI, DEBENDRALAL KHAN ROAD, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by Profession Business

Identified by Mr TUHIN RANJAN CHAKRABORTY, , , Son of TUSHAR RANJAN CHAKRABORTY, HIGH COURT CALCUTTA, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 10-01-2018 by Mr OM PRAKASH AGARWAL, DIRECTOR, SHIVAM INDUSTRIAL PARKS AND ESTATES LIMITED, 26/2B,KHAGENDRA CHATTERJEE ROAD, P.O:- COSSIPORE, P.S:- Cossipur, District:- North 24-Parganas, West Bengal, India, PIN - 700002

Identified by Mr TUHIN RANJAN CHAKRABORTY, , , Son of TUSHAR RANJAN CHAKRABORTY, HIGH COURT CALCUTTA, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

*As*

**Asit Kumar Joarder**

**ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA**

**Kolkata, West Bengal**

**On 11-01-2018**

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

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

**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 50/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 102931, Amount: Rs.50/-, Date of Purchase: 29/12/2017, Vendor name: S Mukherjee



**Asit Kumar Joarder**

**ADDITIONAL REGISTRAR OF ASSURANCE**

**OFFICE OF THE A.R.A. - IV KOLKATA**

**Kolkata, West Bengal**



**Certificate of Registration under section 60 and Rule 69.**

**Registered in Book - I**

**Volume number 1904-2018, Page from 28542 to 28573  
being No 190400300 for the year 2018.**



Digitally signed by ASIT KUMAR  
JOARDER  
Date: 2018.01.20 12:31:18 +05:30  
Reason: Digital Signing of Deed.

*Al*

**(Asit Kumar Joarder) 20-01-2018 12:31:10  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
West Bengal.**

**(This document is digitally signed.)**