



बनिधनबंड यजिताप बंगाल WEST BENGAL

N 910848

अस्ति कि इस दस्तावेज़ को उपलब्ध कराया गया है। इसके लिए आवश्यक सभी चारों दस्तावेज़ और अधिकारी की छापें इस दस्तावेज़ के साथ लागू की गयी हैं।

Dated 3rd October 2013  
Alipore, South 24-Parganas

TO ALL TO WHOM THESE PRESENTS SHALL COME we, (1) EDEN  
REALTY VENTURES (P) LTD, a Company registered under the  
Companies Act, 1956, having its registered office at 7, Jwinkar 1st  
Nehru Road, Kolkata 700 013, having its I.T. PAN No. AACL9697H,

*Urvashi*  
(ANUJ GOENKA).

  
131552  
14 MAR 2013  
U.C.T. 1296



Shivshakti Viscosol Pvt. Ltd.

*Urvashi* Director  
Shivshakti Viscosol Pvt. Ltd.

*Urvashi* Director  
TATY FRANCE TRADING PVT. LTD.

*Urvashi* Director  
TATY FRANCE TRADING PVT. LTD.

East Construction Advisory Pvt. Ltd.

*Urvashi* Director  
East Construction Advisory Pvt. Ltd.

*Urvashi* Director  
Sudha Construction Pvt. Ltd.

14. VIDINAKARIA MATTOM PVT. LTD.

*Urvashi* Director  
14. VIDINAKARIA MATTOM PVT. LTD.

Jaswantkumar Viscosol Pvt. Ltd.

*Urvashi* Director  
Jaswantkumar Viscosol Pvt. Ltd.

*Urvashi* Director  
URVASHI GOENKA



DISTRICT SUB-REGISTRAR-III  
AJMER, SOUTH 24, PARGANA  
14 MAR 2013

represented by its Director Sri Indrajit De, son of Late Prasanta Kumar De, residing at 1A, Raju Subodh Mullick Square, Kolkata 700 013, P.S. Mankipara; (2) **UTSAV DEVELOPERS (P) LTD.**, a company incorporated under the Indian Companies Act, 1933 having its Registered Office at 14/1, Shree Gopal Mullick Lane, Kolkata 700 012, having its I.T. PAN No. **AAACUH576D**, represented by its Director Sri. Sachchidanand Rai, son of Late Jaleshwar Rai, residing at National Court Building 3<sup>rd</sup> Floor, 13, Faizabad Street, Kolkata - 27, Police Station - Shakespeare Sarani; (3) **SHIVSHAKTI VINCOM PVT. LTD.**, a Company registered under the Companies Act, having its I.T. PAN No. **AALCS3744F**, represented by its Director Sri Anuj Goenka, son of Sri Ashok Kumar Goenka, by nationality Indian, by occupation business, Residing at 120, Banerjee Avenue, Block - C, P.S. Lake Town, Kolkata - 700 055; (4) **BHAGWATI VINIMAY PVT. LTD.**, a Company registered under the Companies Act, having its I.T. PAN No. **AADCB2884M**, represented by its Director Sri Varun Goenka, son of Sri Ashok Kumar Goenka, by nationality Indian, by occupation business, Residing at 120, Banerjee Avenue, Block - C, P.S. Lake Town, Kolkata - 700 055; (5) **SARAL CONSTRUCTION ADVISORY PVT. LTD.**, a Company registered under the Companies Act, having its I.T. PAN No. **AAPCS8569L**, represented by its Director Sri Varun Goenka, son of Sri Ashok Kumar Goenka, by nationality Indian, by occupation business, Residing at 120, Banerjee Avenue, Block - C, P.S. Lake Town, Kolkata - 700 055; (6) **CENTURY COMMOSALE PVT. LTD.**, a Company registered under the Companies Act, having its I.T. PAN No. **AACCC6690H**, represented by its Director Sri Varun Goenka, son of Sri Ashok Kumar Goenka, by nationality Indian, by occupation business, Residing at 120, Banerjee Avenue, Block - C, P.S. Lake Town, Kolkata - 700 055; (7) **SUDAMA COMMODEAL PVT. LTD.**, a Company registered under the Companies Act, having its I.T. PAN No. **AAQCS1698M**, represented by its Director Sri Varun Goenka, son of Sri Ashok Kumar Goenka, by nationality Indian, by occupation business, Residing at 120, Banerjee Avenue, Block - C, P.S. Lake Town, Kolkata - 700 055; (8) **VISHWAKARMA MARCON PVT. LTD.**, a Company registered under the Companies Act, having its I.T. PAN No. **AADCV7425J**, represented by its Director Sri Varun Goenka, son of Sri Ashok Kumar Goenka, by nationality Indian, by occupation business, Residing at 120, Banerjee Avenue, Block - C, P.S. Lake Town, Kolkata - 700 055; (9) **SUNDEHI REALTY PVT. LTD.**, a Company registered under the Companies Act, having its I.T. PAN No. **AAPCS4837B**, represented by its Director Sri Varun Goenka, son of Sri Ashok Kumar Goenka, by nationality Indian, by occupation business, Residing at 120, Banerjee Avenue, Block - C, P.S. Lake Town, Kolkata - 700 055; (10) **JANSAMPARK VINTRADE PVT. LTD.**, a Company registered under the Companies Act, having its I.T. PAN No. **AAACCJ5997I**, represented by its Director Sri Varun Goenka, son of Sri Ashok Kumar Goenka, by nationality Indian, by occupation business, Residing at 120, Banerjee Avenue, Block - C, P.S. Lake Town, Kolkata - 700 055; (11) **SAI DEALMARK PVT. LTD.**, a Company registered under the Companies Act, having its I.T. PAN No. **AAOCB9489C**, represented by its Director Sri Varun

For Sub-Divisional P.W.M. Lines

C100-A1

Encl No 1

BUNDH COMPLEX (P) LTD.

C100-A1

Encl No 1

W.E.D. - 1850

Parcels Division P.W.M. Lines

C100-A1

Directed

Aman Bawali

For SUPERIORITY VILLAGE P.W.M. LINES

Aman Bawali

Directed

W.E.D. - 1851

Parcels Division P.W.M. Lines

Aman Bawali

Directed

W.E.D. - 1852

Parcels Division P.W.M. Lines

Aman Bawali

Directed

W.E.D. - 1853

Parcels Division P.W.M. Lines

Aman Bawali

Directed

W.E.D. - 1854

Parcels Division P.W.M. Lines

Aman Bawali

Directed

W.E.D. - 1854



1st Sub-Regiment III  
Alpore, South 24 Parganas

14 MAR 2013

Aman Bawali  
5/6 Annae North Lane  
T.I. G.I. - Nelson House,  
Kol - 700012.

Goenka, son of Sri Ashok Kumar Goenka, by nationality Indian, by occupation business, Residing at 120, Bangur Avenue, Block - C, P.S. Lake Town, Kolkata - 700 055, (12) **TRANCE DEALCOM PVT. LTD.**, a Company registered under the Companies Act, having its I.T. PAN No. **AADCT8586G**, represented by its Director Sri Arant Goenka, son of Sri Ashok Kumar Goenka, by nationality Indian, by occupation business, Residing at 120, Bangur Avenue, Block - C, P.S. Lake Town, Kolkata - 700 055, (13) **TRANCE TRADELINK PVT. LTD.**, a Company registered under the Companies Act, a Company registered under the Companies Act, having its I.T. PAN No. **AADCT8586F**, represented by its Director Sri Amij Goenka, son of Sri Ashok Kumar Goenka, by nationality Indian, by occupation business, Residing at 120, Bangur Avenue, Block - C, P.S. Lake Town, Kolkata - 700 055, (14) **SUPERSOFT VINCOM PVT. LTD.**, a Company registered under the Companies Act, having its I.T. PAN No. **AAQCS1710A**, represented by its Director Sri Amiya Maheswari, son of Sri Ashok Kumar Maheswari, by nationality Indian, by occupation business, Residing at DC - 70, Salt Island City, Sector - 1, P.S. Bidhan Nagar, Kolkata - 700 064, (15) **SUNIDHI COMPLEX PVT. LTD.**, a Company registered under the Companies Act, having its I.T. PAN No. **AAPCS0193Q**, represented by its Director Sri Varun Goenka, son of Sri Ashok Kumar Goenka, by nationality Indian, by occupation business, Residing at 120, Bangur Avenue, Block - C, P.S. Lake Town, Kolkata - 700 055, all having its registered office at P - 243, Lake Town, Block - A, Kolkata - 700 089 do hereby **SEND GREETINGS**.

#### **W H E R E A S:**

- A. We as the owners of the premises Nos. 47, 51A, 53 and 59 Cendri Circular Road, P.S. Phanibagan, Kolkata - 4 described under the First Schedule hereto, hereinafter referred to as the 'said premises', capable of being amalgamated into a single premises, have entered into a joint development agreement on 14<sup>th</sup> March, 2013 with M/s Sunidhi Estates (P) Ltd., a Company registered under the Companies Act, 1956, having its I.T. PAN No. **AAMC80537R**, having registered office at P - 243, Lake Town, Block - A, Kolkata - 700 089, on said basis.
- B. The said Premises as described under First Schedule is a contiguous piece and parcel of land and capable of being amalgamated into single premises described under Second schedule, hereinafter referred to as said **Amalgamated Premises**.
- C. Under clause 7 of the joint development agreement dated 14<sup>th</sup> March, 2013 which has also been registered in the office of register / sub-registrar at D.S.R. III Alipore via being Deed No. 3157/197 the said Developer is entitled to various areas by way of Developer's Allocation described under the Third Schedule hereto with full right and absolute authority to enter into agreement for sale and to sell the same and to appropriate

the proceeds thereon by way of Developer's Allocation in lieu of the said Developer having agreed to hand over the Owners' Allocation.

- D. For the aforesaid reason we are desirous of appointing (1) **SHRI ASHOK KUMAR GOENKA**, son of Late Hukum Chand Goenka and (2) **SHRI VARUN GOENKA**, son of Shri Ashok Kumar Goenka, both residing at 120, Barrage Avenue, Block - C, P. S. - Lake Town, Kolkata - 700 055 as our true and lawful attorney for and on our behalf to carry out, do, perform any of the acts, deeds, things, powers and authorities including the following:-

NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH that we, (1) EDEN REALTY VENTURES (P) LTD., (2) UTSAV DEVELOPERS (P) LTD, (3) SHIVSHAKTI VINCOM PVT. LTD. (4) BHAGWATI VINIMAY PVT. LTD (5) SARAL CONSTRUCTION ADVISORY PVT. LTD. (6) CENTURY COMMOSALE PVT. LTD. (7) SUDAMA COMMODORAL PVT.LTD. (8) VISHWAKARMA MARCOM PVT. LTD. (9) SUNIDHI REALTY PVT. LTD. (10) JANSAMPARK VINTRADE PVT. LTD. (11) SAI DEALMARK PVT. LTD. (12) TRANCE DEALCOM PVT. LTD. (13) TRANCE TRADELINK PVT. LTD. (14) SUPERSOFT VINCOM PVT. LTD. and (15) SUNIDHI COMPLEX PVT. LTD. the aforesaid Executants, as the Owners of the premises, described under the First Schedule hereto, do hereby nominate, constitute and appoint (1) **SHRI ASHOK KUMAR GOENKA**, son of Late Hukum Chand Goenka and (2) **SHRI VARUN GOENKA**, son of Shri Ashok Kumar Goenka, both residing at 120, Barrage Avenue, Block - C, P. S. - Lake Town, Kolkata - 700 055, being a Directors of the said Developer Sunidhi Estates (P) Ltd., as our true and lawful attorney for and on our behalf to carry out, do, perform, execute, exercise any of the acts, deeds, things, powers, authorities as follows:-

- i) To take possession of the entirety of the Developer's Allocation of the said premises and/or said amalgamated premises described under the First Schedule/ Second Schedule hereto;
- ii) To enter into agreement for sale, transfer, lease, mortgage, pledge, exchange etc. or set up the said Developer's Allocation described under the Second Schedule hereto or any part thereof to the intending transferees/purchasers;
- iii) To sign execute and deliver all the consent documents and letters including confirmation in the matter of obtaining of any home loan by any intending transferee or purchaser in respect of the Developer's Allocation or any part thereof;
- iv) To sign execute and deliver all such agreements, deeds, documents, conveyance deeds, agreement for sale or transfer etc. including sale deed, lease deed, gift deed, mortgage deed,

exchange deed and to present the same for registration for and on our behalf only in respect of the Developer's Allocation at the said premises/said amalgamated premises described under the First Schedule/Second Schedule hereto and to admit the execution on our behalf before the said registering authority and to deliver possession of the Developer's Allocation or any part thereof to the prospective and intending purchaser.

- v) To collect all the sale proceeds etc. for sale/transfer in respect of the Developer's Allocation or any part thereof and to fully appropriate the same in terms of the said development agreement for the use of the Developer.
- vi) To take loans / construction loans from financial institution or bank if required against the Developer's Allocation.
- vii) Developer shall be entitled to mortgage and/or create charge on the developer's allocation for raising funds from Banks, Financial institutions of its choice and shall keep the owner indemnified against all liabilities arising from such mortgage and charge.

**AND GENERALLY** the said Attorney shall have the power to do all such other acts, deeds and things as be required for and/or in connection with the aforesaid as we ourselves could have done if personally present.

**AND** we do hereby certify and confirm and agree to ratify and confirm all and whatsoever the said Attorney shall lawfully do or cause to be done in or about the subject as aforesaid.

**THE FIRST SCHEDULE ABOVE REFERRED TO:**

**Part - I**

**(Portion of Premises No. 51A, Canal Circular Road)**

All that piece and parcel of land measuring 2 Bigha 10 Cottahs and 10 Sq. Ft. be the same a little more or less being Kolkata Municipal Premises No. 51 A Canal Circular Road, P. S. formerly Beliaghata at present Phool Bagh, within the limits of Kolkata Municipal Corporation, Ward No. 21, Kolkata - 700 034,  
ON THE NORTH: Coast Guard Station Navy Office.  
ON THE SOUTH: 16' wide common passage  
ON THE EAST: Part of Premises No. 51A Canal Circular Road  
ON THE WEST: Part of Premises No. 53A Canal Circular Road and 32' wide passage

**Part - II**

**(Premises No. 53, Canal Circular Road)**

All that piece and parcel of land measuring 1 Bigha 11 Cottahs 8 Chittacks and 20 Sq. Ft. be the same a little more or less being

Kolkata Municipal Premises No. 53 Canal Circular Road, P. S. formerly Bellaghata at present Phool Bagan, within the limits of Kolkata Municipal Corporation, Ward No. 31, Kolkata - 700 054.

ON THE NORTH: Land of Coast Guard;  
 ON THE SOUTH: Premises No. 51A Canal Circular Road;  
 ON THE EAST: Premises No. 51A Canal Circular Road;  
 ON THE WEST: 32' wide passage

**Part - III**  
**(Premises No. 47, Canal Circular Road)**

All that piece and parcel of land measuring 2 Bigha 17 Guntas 2 Chittack be the same a little more or less being Kolkata Municipal Premises No. 47 Canal Circular Road, P. S. formerly Bellaghata at present Phool Bagan, within the limits of Kolkata Municipal Corporation, Ward No. 31, Kolkata - 700 054.

ON THE NORTH: Land of Coast Guard;  
 ON THE SOUTH: Apollo Hospital  
 ON THE EAST: Partly passage and 50 Canal Circular Road;  
 ON THE WEST: Premises No. 31 and 31½ Cana. Circular Road

**Part - IV**  
**(Premises No. 80, Canal Circular Road)**

All that piece and parcel of land measuring 12 Guntas 9 Chittacks and 40 Sq. Ft. be the same a little more or less being Kolkata Municipal Premises No. 80 Canal Circular Road, P. S. formerly Bellaghata or present Phool Bagan, within the limits of Kolkata Municipal Corporation, Ward No. 31, Kolkata - 700 054.

ON THE NORTH: 138' passage of Premises No. 47 Canal Circular Road and Land of Coast. Guard.  
 ON THE SOUTH: Apollo Hospital  
 ON THE EAST: Metropolitan Bypass  
 ON THE WEST: Apollo Hospital and Premises No. 47 Canal Circular Road.

**THE SECOND SCHEDULE ABOVE REFERRED TO:**

**Part - I**  
**(Portion of Premises No. 51A, Canal Circular Road)**

All that piece and parcel of land measuring 2 Bigha 10 Guntas and 10 Sq. Ft. be the same a little more or less being Kolkata Municipal Premises No. 51 A Canal Circular Road, P. S. formerly Bellaghata at present Phool Bagan, within the limits of Kolkata Municipal Corporation, Ward No. 31, Kolkata - 700 054.

**Part - II**  
**(Premises No. 53, Canal Circular Road)**

All that piece and parcel of land measuring 1 Bigha 11 Guntas 3 Chittacks and 20 Sq. Ft. be the same a little more or less being

Kolkata Municipal Premises No. 53 Canal Circular Road, P. S. formerly Beliaghata at present Phool Bagan, within the limits of Kolkata Municipal Corporation, Ward No. 31, Kolkata - 700 054.

#### **Part - III**

##### **[Premises No. 47, Canal Circular Road]**

All that piece and parcel of land measuring 2 Bigha 17 Cottahs 2 Chittack be the same a little more or less being Kolkata Municipal Premises No. 47 Canal Circular Road, P. S. formerly Beliaghata at present Phool Bagan, within the limits of Kolkata Municipal Corporation, Ward No. 31, Kolkata - 700 054.

#### **Part - IV**

##### **[Premises No. 80, Canal Circular Road]**

All that piece and parcel of land measuring 03 Cottahs 9 Chittacks and 10 Sq. Ft. be the same a little more or less being Kolkata Municipal Premises No. 80 Canal Circular Road, P. S. formerly Beliaghata at present Phool Bagan, within the limits of Kolkata Municipal Corporation, Ward No. 31, Kolkata - 700 054.

#### **PART V**

##### **[Portion of Premises No. 51A, Canal Circular Road]**

All that piece and parcel of land measuring 9 Cottahs 9 Chittacks and 8 Sq. Ft. be the same a little more or less being Kolkata Municipal Premises No. 51 A Canal Circular Road, P. S. formerly Beliaghata at present Phool Bagan, within the limits of Kolkata Municipal Corporation, Ward No. 31, Kolkata - 700 054.

The entirety of the above five contiguous premises Total area assuring 15. Cottahs 10 Chittacks 8 sq. ft. are butted and bounded in the following manner, that is to say:

ON THE NORTH: Part of Premises No. 49/2, Canal Circular Road and Land of Coast Guard

ON THE SOUTH: Part of premises no. 59, Canal Circular Road, Apollo Hospital and 16' (feet) wide passage

ON THE EAST: Part of Canal Circular Road and Apollo Hospital

ON THE WEST: 32' (feet) wide common passage.

**OR HOWSOEVER OTHERWISE THE SAME IS BUTTED AND BOUNDED KNOWN AND NUMBERED.**

#### **THE THIRD SCHEDULE ABOVE REFERRED TO.**

**DEVELOPER'S ALLOCATION :** The Developer shall be entitled to 45% of the covered area to be created on the said premises as described herinafter under First Schedule together with 40% undivided share in the land and common parts facilities and amenities. In addition thereto an additional 20,000 sq. ft. covered area out of the Owner's allocations of the First Group of Owners shall be allocated in favour of the Developer.

**IN WITNESS WHEREOF** we, the aforesaid Executants have executed these presents on this the 14th day of MARCH, 2013.

**EXECUTED AND DELIVERED** by  
the aforesaid EXECUTANTS at  
Kolkata in the presence of:

Witnesses:

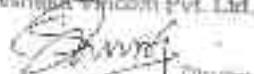
1. Ashish Ghosh

CEMENT INDUSTRIES LTD.  


Director

2. Chandan Singh

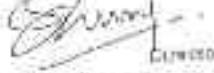
Shreshtha Unicom Pvt. Ltd.

  
Director

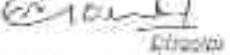
Blagwell Ltd.

  
Director

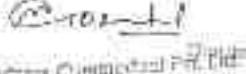
for TRANCE THABURUK PVT. LTD.

  
Director

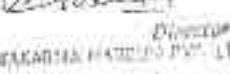
Bami Construction Pvt. Ltd.

  
Director

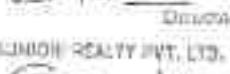
Century Commerce Pvt. Ltd.

  
Director

Autana Commercial Pvt. Ltd.

  
Director

for VIMAKARNA HAVING PVT. LTD.

  
Director

for UNION REALTY PVT. LTD.

  
Director

lumipark Ventures Pvt. Ltd.

  
Director

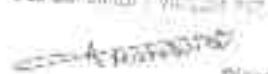
For PRECISE BUILDERS PVT. LTD.

  
Director

SUNDH COMPLEX PVT. LTD.

  
Director

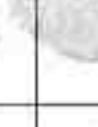
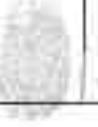
FOR SUNDH PVT. LTD.

  
Director

SUNDH PVT. LTD.

  
Director

Thumb 1st Finger Middle Finger Ring Finger Small Finger

	left hand					
	right hand					

Name.....



Signature.....

Thumb 1st Finger Middle Finger Ring Finger Small Finger

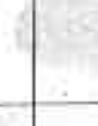
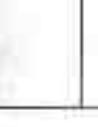
	left hand					
	right hand					

Name.....

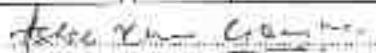


Signature.....

Thumb 1st Finger Middle Finger Ring Finger Small Finger

	left hand					
	right hand					

Name.....



Signature.....

Thumb 1st Finger Middle Finger Ring Finger Small Finger

	left hand					
	right hand					

Name.....



Signature.....

Thumb

1st Finger: Middle Finger: Ring Finger: Small Finger



left hand					
right hand					

Name.....

Signature.....

Thumb

1st Finger: Middle Finger: Ring Finger: Small Finger



left hand					
right hand					

Name.....

Signature.....

Thumb

1st Finger: Middle Finger: Ring Finger: Small Finger



left hand					
right hand					

Name.....

Signature.....

Thumb

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left hand					
right hand					

Name.....

Signature.....

  
**Government Of West Bengal**  
Office Of The D.S.R. - III SOUTH 24-PARGANAS  
District: South 24-Parganas

Endorsement For Deed Number : I - 83443 of 2013  
(Serial No. 02725 of 2013 and Quary No. 1600005671 of 2013)

On 14/03/2013

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

Presented for registration of I - 83443 of 2013 at the Private residence by Ami Ghoshal one of the Executants.

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

Execution is admitted on 14/03/2013 by

\* Ami Ghoshal  
Shivkrishna Ghoshal, Writer/Pvt. Ltd. Pan No-AK08 3701, Block-C, 102, Rangpur Avenue, Kalibari, Thakur Lake Town, District-South 24-Parganas, WBN, BHNGAL, India, Pin - 700025

Jagat Singhakumar Ray, Ltd. Pan No-AK08 2954H, Block-C, 23, Rangpur Avenue, Adom Thakur Lake Town, District-South 24-Parganas, WBN, BHNGAL, India, Pin - 700025

Suman Kumar Majhi, Ltd. Pan No-AK08 6585, Block-C, 23, Rangpur Avenue, Adom Thakur Lake Town, District-South 24-Parganas, WBN, BHNGAL, India, Pin - 700025

Ami C. 109, Rangpur Avenue, Kokata, Thakur Lake Town, District-South 24-Parganas, WBN, BHNGAL, India, Pin - 700025  
-S/o/son/Other



Dilipendu Maitra-III  
Alipore, Kolkata, 700020  
West Bengal, India

Jayendra Prasad Upadhyay

**DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS**

EndorsementPage 1 of 4



**Government Of West Bengal**  
**Office Of The D.S.R - III SOUTH 24-PARGANAS**  
**District-South 24-Parganas**

**Endorsement For Deed Number : I - 03443 of 2013**

**(Serial No. 02725 of 2013 and Query No. 100005671 of 2013)**

**5. Mr. Sankar Dasgupta**

Director, Shanti Construction Activity Pvt. Ltd. Pan No- AAOBZ SP001, Block- C, 120, Baruipur Avenue, Kolam Thane-Lake Town, District-South 24-Parganas, WEST BENGAL, India, Pin - 700055

Director, Century Commissary Pvt. Ltd. Pan No- AAOCZ SP001, Block- C, 120, Baruipur Avenue, Kolam Thane-Lake Town, District-South 24-Parganas, WEST BENGAL, India, Pin - 700055

Director, Sodexo Commissary Pvt. Ltd. Pan No- AAOEZ SP001, Block- C, 120, Baruipur Avenue, Kolam Thane-Lake Town, District-South 24-Parganas, WEST BENGAL, India, Pin - 700055

Director, Vishwakarma Marine Pvt. Ltd. Pan No- AAOFZ SP001, Block- C, 120, Baruipur Avenue, Kolam Thane-Lake Town, District-South 24-Parganas, WEST BENGAL, India, Pin - 700055

Director, Sonali Ready Pvt. Lt. Pan No- AAOGZ SP001, Block- C, 120, Baruipur Avenue, Kolam Thane-Lake Town, District-South 24-Parganas, WEST BENGAL, India, Pin - 700055

Director, Measuringmark Virodha Pvt. Ltd. Pan No- AAQDZ SP001, Block- C, 120, Baruipur Avenue, Kolam Thane-Lake Town, District-South 24-Parganas, WEST BENGAL, India, Pin - 700055

Director, Sri Jagannath Pvt. Ltd. Pan No- AAQEZ SP001, Block- C, 120, Baruipur Avenue, Kolam Thane-Lake Town, District-South 24-Parganas, WEST BENGAL, India, Pin - 700055

Director, Sonali Engineers Pvt. Ltd. Pan No- AAQFZ SP001, Block- C, 120, Baruipur Avenue, Kolam Thane-Lake Town, District-South 24-Parganas, WEST BENGAL, India, Pin - 700055  
 By Authorizer - Others

**6. Mr. Arup Bhattacharya**

Director, Radha Leathers Pvt. Ltd. Pan No- AADDZ SP001, Block- C, 120, Baruipur Avenue, Kolam Thane-Lake Town, District-South 24-Parganas, WEST BENGAL, India, Pin - 700055  
 By Professor - Business

**7. Mr. Aprya Nathswami**

Director, Sumanth Viraj Pvt. Ltd. Pan No- AAQHZ SP001, Block- C, 120, Baruipur Avenue, Kolam Thane-Lake Town, District-South 24-Parganas, WEST BENGAL, India, Pin - 700055  
 By Professor - Business

**8. Mr. Santanu Bhattacharya**

Director, Ulhas Developers Pvt. Ltd. Pan No- AAQJZ SP001, National Court Building, 17, Lawra, Vidyasagar Setu, Howrah, Kharagpur, Howrah, District-North 24-Parganas, WEST BENGAL, India, Pin - 700020  
 By Professor - Business



**Bijulal Bhattacharya**  
**Alipore, South 24-Parganas**  
**( Rajendra Prasad Upadhyay )**

**DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS**

**Endorsement Page 2 of 4**

  
**Government Of West Bengal**  
Office Of The D.S.R. - III SOUTH 24 PARGANAS  
District-South 24-Parganas

Endorsement For Deed Number : I - 03443 of 2013  
(Serial No. 02725 of 2013 and Query No. L000005671 of 2013)

**Deed Details:**

Deed No. Tiler Resay Mahal No. 1 Dc. no. Par. No. Acres. 989/1, Jyotishkali Kali Kali, Rupnagar, Alipore, District South 24-Parganas, WEST BENGAL India. Pin- 700013  
, By Profession: Business

Owned By Ashin Jha son of Amar Nath Jha A Corporation Lawyer aged 30 years  
Through Shakespeare Avenue, District-South 24-Parganas, WEST BENGAL India. Pin-700013, By  
Profession: Lawyer

{ Rajendra Prasad Upadhyay }  
DISTRICT SUB-REGISTRAR-III OF SOUTH  
24-PARGANAS

**On 15/03/2013**

**Certificate of Market Value(WB PUVT rules of 2001)**

Certified that the market value of the property which is the subject matter of the deed has been assessed at Rs. 20.37.72/- only.

Certified that the recorded stamp duty on the document is Rs. 50/- and the Stamps duty paid on  
improvement is Rs. 10/-

{ Rajendra Prasad Upadhyay }  
DISTRICT SUB-REGISTRAR-III OF SOUTH  
24-PARGANAS

**On 01/04/2013**

**Payment of Fees:**

Amount Paid Cash

Rs. 20.37.72/- Only

(Under Article 2(7) of the Registration Act - 1950 )

{ Rajendra Prasad Upadhyay }  
DISTRICT SUB-REGISTRAR-III OF SOUTH  
24-PARGANAS

**On 09/04/2013**

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

Accomplished under rule 21 of West Bengal Registration Rule 1962 duly stamped under article 16  
Stamp number 163407 dated 09/04/2013  
Act 1899



District Sub-Registrar III  
Alipore, South 24 Parganas  
{ Rajendra Prasad Upadhyay }  
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS

EndorsementPage 3 of 4

09/04/2013 12:02:00



Government Of West Bengal  
Office Of the D.S.R. - III SOUTH 24-PARGANAS  
District - South 24 Parganas

Endorsement For Deed Number : 1 - 03443 of 2013  
(Serial No. 82728 of 2013 and Query No. L000005871 of 2013)

( Rajendra Prasad Upadhyay )  
DISTRICT SUB-REGISTRAR-III OF SOUTH  
24-PARGANAS



District Sub-Registrar-III  
Alipore, South 24 Parganas  
( Rajendra Prasad Upadhyay )

DISTRICT SUB-REGISTRAR-III OF SOUTH 24 PARGANAS

EndorsementPage 1 of 1

09/04/2013 12:02:00

**Document of Registration under section 60 and Rule 6B**

This started in Court - I  
CD Volume number 7  
Page from 2204 to 3220  
being file 63442 for the year 2012.



Reference Number: 0344/II-2012  
DISTRICT LEVEL REGISTRAR, III OF SOUTH 24-PARAGAMAN  
Office of the C.R. - III, 27/1TH/24-PAR-24445  
Court Seal: District Sub-Registrar-II  
Alipore, South 24-Parganas



District Sub-Registrar-II  
Aligarh, Uttar Pradesh

14 MAR 2013

14 MAR 2015



(ANUJ SENKA)



14 MAR 2015

Shagwati Vilasini Pvt. Ltd.

Shagwati Vilasini Pvt. Ltd.

For TRADING TRAILING PVT. LTD.

Bank Coordination Advisory Pvt. Ltd.

Century Commodity Pvt. Ltd.

Century Commodity Pvt. Ltd.

Fr. VIGHNEESH KARANIA HAZARI PVT. LTD.

Century Commodity Pvt. Ltd.



14 MAR 2015

For ELEGANT BEAUTY PVT. LTD.

(ANUJ SENKA)



District Sub-Registrar-III  
Alipore, South 24 Parganas

14 MAR 2015

Jamnagar Viscose Pvt. Ltd.

Chittaranjan

Director

For the Jamnagar Viscose Pvt. Ltd.

Chittaranjan

Director

SUNRISE COMPLEX PVT. LTD.

Chittaranjan

Director

24-7-1851

For TECNOCHEM INDIA PVT. LTD.

Chittaranjan

Director

Ernest Guinier

24-7-1851

For JAMNAGAR VISCOSA PVT. LTD.

Apparao

Director

24-7-1853

Uttam Singh

Uttam Singh

24-7-1852

Chittaranjan

Ashok Jl.  
25 Arman Watti Rd.  
S. J. L. Market Road,  
Kol 700 013.



District Sub-Registrar's Office  
Aligarh, dated 24-7-1853

14 MAR 2003

- 2
- iv) To pay fees, obtain sanction and such other orders and permissions from the necessary authorities as be expedient for modification and/or alteration of plans and also to submit and take delivery of title deeds concerning the said premises and other papers and documents as be required by the necessary authorities and also apply for and obtain permissions and clearances including occupancy certificate etc.
  - v) To receive and refund of the excess amount of fee, if any, paid for the purpose herein stated as also to obtain water connection, sewerage connection and pay the fees.
  - vi) To apply for and obtain electricity, gas, water, sewerage, drainage, tube-well or other connections of any other utility in the said premises or said amalgamated premises and/or to make alterations therin and to close down and/or have disconnected the same and for that to sign execute and submit all papers, applications, documents and plans and do all other acts, deeds and things as he deems fit and proper by my said Attorney.
  - vii) To sign, issue, deliver, serve, receive and accept all notices, letters and correspondence as may be required from time to time in connection with all or any of the matters contained herein.
  - viii) To sign, execute, affirm, verify, file or serve any undertaking, affidavit, bond, plaint, petition, application, written statement, or any other papers, deeds or documents whatsoever and apply for and obtain all the clearances, permissions and/or no objections from any concerned government department or authority.
  - ix) To execute the boundary declaration and /or declaration of curtilage and to register the same before registering authority.
  - x) To obtain occupancy certificate from the concerned municipal authority.
  - xi) To appear before any Notary Public, Registrar of Assurances, Metropolitan Magistrate and other Officer or Government Body or Department and to make submissions as if we are personally present.
- AND to do all acts, deeds and things concerning the authorities hereby granted in respect of the said premises which we**

The entirety of the above five contiguous premises total amounting 131 Cottahs 10 Chittacks S. & N. are butted and bounded in the following manner, that is to say:-

ON THE NORTH: Part of Premises No. 45/2, Canal Circular Road and Land of Coast Guard.

ON THE SOUTH: Part of premises no. 28, Canal Circular Road, Apollo Hospital and 6' (feet) wide passage

ON THE EAST: Part of Canal Circular Road and Apollo Hospital.

ON THE WEST: 32' (feet) wide common passage.

**OR HOWSOEVER OTHERWISE THE SAME IS BUTTED AND BOUNDED KNOWN AND NUMBERED,**

**IN WITNESS WHEREOF** we, the aforesaid Executants have executed these presents on this the 14<sup>th</sup> day of MARCH, 2010.

**EXECUTED AND DELIVERED** by  
the aforesaid **EXECUTANTS** at  
Kolkata in the presence of:

Witnesses:

1. Ashok Kumar

Shishirakhi Vastuam Pvt. Ltd.

Bhagwan Varma P. S.

Eshwar Director

Eshwar Director

For TRANCAL PLASTIC PVT. LTD. and Government Agency P.L.T.

2. Chandan Singh

Century Commodity Pvt. Ltd.

Dabur Confectionary Pvt. Ltd.

Chandan Director

Chandan Director

For VISHWAKARMA INDUSTRIES LTD.

For BUDHIBHARATI PVT. LTD.

Chandan Director

Chandan Director

Jansampark Vastuam Pvt. Ltd.

For Dr. D. K. & Sonalini D.

Chandan Director

Chandan Director

SUNDAY COMPLEX (P) LTD.

For Dr. D. K. & Sonalini D.

Chandan Director

Chandan Director

For SUPERLITE PVT. LTD.

For Dr. D. K. & Sonalini D.

Chandan Director

Chandan Director

For Apatmantra

For Apatmantra

Director

	Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger	
	left hand					
	right hand					

Name.....  
Signature.....

	Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger	
	left hand					
	right hand					

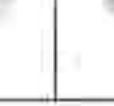
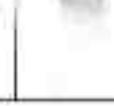
Name.....  
Signature.....

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	left hand					
	right hand					

Name.....  
Signature.....

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	left hand					
	right hand					

Name.....  
Signature.....

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	left hand				
	right hand				

Name: Aman Bansal  
Signature: Aman Bansal

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	left hand				
	right hand				

Name: .....  
Signature: Aman Bansal

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PHOTO	left hand	-	-	-	-
	right hand	-	-	-	-

Name: .....  
Signature: .....

	Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand	-	-	-	-
	right hand	-	-	-	-

Name: .....  
Signature: .....



Government Of West Bengal  
Office Of The D.S.R. - III SOUTH 24-PARGANAS  
District-South 24-Parganas

Endorsement For Deed Number : I - 03158 of 2013  
(Serial No. 02726 of 2013 and Query No. L000005670 of 2013)

On 14/03/2013

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

Presented for registration at 12.50 hrs on 14/03/2013, at the Private residence by Anuj Goswami one of the Executants.

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

Execution is admitted on 14/03/2013 by

1. Anuj Goswami  
Director, Shivasakti Vinicom Pvt. Ltd. Pan No. Addca 37441, Block- C, 120, Bangur Avenue, Kolkata, India: Lake Town, District-South 24-Parganas, WEST BENGAL, India. Pin : 700055,

Director, Bhagwati Vinimay Pvt. Ltd. Pan No. Addca 2854m, Block- C, 120, Bangur Avenue, Kolkata, India: Lake Town, District-South 24-Parganas, WEST BENGAL, India. Pin : 700055,

Director, France Travels Pvt. Ltd. Pan No. Addct 8585f, Block- C, 120, Bangur Avenue, Kolkata, India: Lake Town, District-South 24-Parganas, WEST BENGAL, India. Pin : 700055,

Block- C, 120, Bangur Avenue, Kolkata, Tidra-Lake Town, District-South 24-Parganas, WEST BENGAL, India. Pin : 700055.

By Permission : Others

District Sub-Registrar-III  
Anuj Goswami  
( Rajendra Prasad Upadhyay )

DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS

Endorsement Page 1 of 3

DATED THIS      DAY OF      2013

FROM

EORN REALTY VENTURES (P) LTD. ~~IN  
ORS.~~

TO

SHRI VARUN GOENKA

POWER OF ATTORNEY

C. K. DEORA & COMPANY,  
Advocates,  
10, Old Post Office Street,  
Kolkata - 700 001

Certificate of Registration under section 80 and Rule 80.

Registered in Book -I  
OD Volume number /  
Page from 2955 to 2966  
being No 0155 for the year 2011.



Rajendra Prasad Banerjee, 05-April-2013  
DISTRICT SUB-MAIN LAND REGISTRY, II OF SOUTH 24 PARGANAS  
Office of the D.S.R. - II SOUTH 24 PARGANAS  
West Bengal District Sub-Registrar  
Airport Road, South 24 Parganas



District Sun-Karnal-III  
Almora South 24 Parganas

14 MAR 1973