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VC-784/13

LC-23443/13 1-03443/13



पश्चिम बंगाल WEST BENGAL

N 910848

14/11/13  
5/100

Condition: The document is assumed to be valid. The signature sheets and documents are to be attached with the document are the part of this document.

Director, Registrar (II)  
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, Jawahar Lal Nehru Road, Kolkata- 700 013, having its I.T. PAN No. AAACL9697H,

*Shri...*  
(ANUJ GEENKA)

31552  
14 MAR 2013  
A. B. SHARMA  
J.D. VENKATACHARI  
HIGH COURT BUILDING-700



4071 1868

Shri Shakti Vascom Pvt. Ltd.

*Shri...*  
Director

Bhagwati Structures Pvt. Ltd.

*Shri...*  
Director

For FRANCHI TRADING PVT. LTD.

*Shri...*  
Director



4071 1868

Real Construction Advisors Pvt. Ltd.

*Anuj Geenka*  
Director

Century Construction Pvt. Ltd.

*Anuj Geenka*  
Director

Shri Ram Construction Pvt. Ltd.

*Anuj Geenka*  
Director

14 VIDYANAGARA MUTTON PVT. LTD.

*Anuj Geenka*  
Director

For SUDHAR REALTY PVT. LTD.

*Anuj Geenka*  
Director

Laxmapark Ventures Pvt. Ltd.

*Anuj Geenka*  
Director

VARUN GOENKA



*[Signature]*  
District Sub-Registrar-III  
Alipore South 24 Parganas  
14 MAR 2013

represented by its Director Sri Indrajit De, son of Late Prasanta Kumar De, residing at 1A, Raja Subodh Mullaik Square, Kolkata 700 013, P.S. Manchipara; (2) **UTSAV DEVELOPERS (P) LTD.**, a company incorporated under the Indian Companies Act, 1956 having its Registered Office at 14/1, Shree Gopal Mullick Lane, Kolkata 700 012, having its **I.T. PAN No. AAAC08576D**, represented by its Director Sri Sachchidanand Rai, son of Late Jalashwar Rai, residing at National Court Building 3rd Floor, 13 Loudon 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 Anil 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; (4) **BHAGWATI VINIMAY PVT. LTD.**, a Company registered under the Companies Act, having its **I.T. PAN No. AADCB2854M**, 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; (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, Bangur Avenue, Block - C, P.S. Lake Town, Kolkata - 700 055; (6) **CENTURY COMMOBILE PVT. LTD.**, a Company registered under the Companies Act, having its **I.T. PAN No. AAEC6690H**, 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; (7) **SUDAMA COMMODEAL PVT. LTD.**, a Company registered under the Companies Act, having its **I.T. PAN No. AAQCS1695M**, 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; (8) **VISHWAKARMA MARCOM 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, Bangur Avenue, Block - C, P.S. Lake Town, Kolkata - 700 055; (9) **SUNIHI REALTY PVT. LTD.**, a Company registered under the Companies Act, having its **I.T. PAN No. AAPCS4837E**, 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; (10) **JANSAMPARK VINTRADE PVT. LTD.**, a Company registered under the Companies Act, having its **I.T. PAN No. AACCJ5997I**, 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; (11) **SAI DEALMARK PVT. LTD.**, a Company registered under the Companies Act, having its **I.T. PAN No. AAOC59489C**, represented by its Director Sri Varun

For the Director, 21 Park Street, Calcutta.

*[Signature]*

Director

BUNDAH COMPLEX (P) LTD.

*[Signature]*

Director

1057-1850

For the Director, 21 Park Street, Calcutta.

*[Signature]*

Director

Prant Bembra

For the Director, 21 Park Street, Calcutta.

*[Signature]*

Director

1058-1851

For the Director, 21 Park Street, Calcutta.

*[Signature]*

Director

1059-1852

For the Director, 21 Park Street, Calcutta.

*[Signature]*

1060-1853

1061-1854

*[Signature]*



District Sub-Registrar-III  
Alipore, South 24 Parganas

14 MAR. 2013

*[Signature]*  
310 Anand Nath Sen  
4, 9-1 - Netaji Road,  
Kul - 700013.

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. **AACT8586G**, represented by its Director Sri Anant Goenka, son of Sri Ashok Kumar Goenka, by nationality Indian, by occupation business, Residing at 100, 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. **AACT8586F**, represented by its Director Sri Anant 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. **AAQS1710A**, represented by its Director Sri Anurva Maheswari, son of Sri Ashok Kumar Maheswari, by nationality Indian, by occupation business, Residing at DC - 70, Salt Lake 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, and having its registered office at P - 243, Lake Town, Block - A, Kolkata - 700 089 do hereby **SEND GREETINGS**.

#### **WHEREAS:**

- A. We as the owners of the premises Nos. 47, 51A, 53 and 33 Canal Circular Road, P.S. Phoolbagan, 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. **AAMCS0537R**, having registered office at P - 243, Lake Town, Block - A, Kolkata - 700 089, on sharing of the area 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-register at D.S.R. III Alipore vide being G.O. No. 3157/187 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 thereof 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 Hukam Chand Goenka and (2) **SHRI VARUN GOENKA**, son of Shri Ashok Kumar Goenka, both residing at 120, Bangor Avenue, Block - C, P. S. - Lake Town, Kolkata - 700 030 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 COMMODRAL 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 Hukam Chand Goenka and (2) **SHRI VARUN GOENKA**, son of Shri Ashok Kumar Goenka, both residing at 120, Bangor Avenue, Block - C, P. S. - Lake Town, Kolkata - 700 030, 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. for sale of 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 of 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 owners 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 Cottas and 19 Sq. Ft. be the same a little more or less being Kolkata Municipal Premises No. 51 A Canal Circular Road, P. S. formerly Ballyghata at present Phool Bagan, within the limits of Kolkata Municipal Corporation, Ward No. 31, Kolkata - 700 034.

ON THE NORTH: Coast Guard Squadron 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 Cottas 8 Chittaks 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.

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 Cottaks 2 Chittacks 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.

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 31/2 Canal Circular Road

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

All that piece and parcel of land measuring 02 Cottaks 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 Beliaghata at 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 Cottaks and 19 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.

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

All that piece and parcel of land measuring 1 Bigha 11 Cottaks 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 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 1 Bigha 17 Cottahs 2 Chittacks 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 measuring 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 10' (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 46% of the covered area to be created on the said premises as described hereinafter under First Schedule together with 46% undivided share in the land and common parts facilities and amenities. In addition thereto an additional 25,000 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. *Arbuz Ghosh*

2. *Chandan Sigh*

FOR TRIVEDI VENTURES LTD.  
*[Signature]*  
Director

Shreshtha Vincom Pvt. Ltd.  
*[Signature]*  
Director

Shreevastu  
*[Signature]*  
Director

FOR TRANCE TRADELINK PVT. LTD.  
*[Signature]*  
Director

Sami Construction Pvt. Ltd.  
*[Signature]*  
Director

Century Commercial Pvt. Ltd.  
*[Signature]*  
Director

Aurora Commercial Pvt. Ltd.  
*[Signature]*  
Director

VEDANAKASHA HOLDING PVT. LTD.  
*[Signature]*  
Director

FOR SIMON REALTY PVT. LTD.  
*[Signature]*  
Director

Greenpark Ventures Pvt. Ltd.  
*[Signature]*  
Director

FOR S-1  
*[Signature]*  
Director












FOR TRANCE DEALERS PVT. LTD.  
*[Signature]*  
Director

SUNDH COMPLEX PVT. LTD.  
*[Signature]*  
Director












FOR SUNDH VENTURE PVT. LTD.  
*[Signature]*  
Director

SUNDH COMPLEX PVT. LTD.  
*[Signature]*  
Director














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	right hand					






Name: \_\_\_\_\_  
 Signature: 

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	left hand					
	right hand					

Name: Amour Gamba  
 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
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 - 33443 of 2013  
(Serial No. 02725 of 2013 and Query No. I 000005671 of 2013)

On 14/03/2013

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

Presented for registration of (1) all rights in 14082273 at the Private residence, by Anuj Ghoshly - one of the Executants.

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

Execution is admitted on 14/03/2013 by

\* Anuj Ghoshly

Director, Shivafak, Viceroy Park, Ltd. Pan No- Area 3744, Block- C, 1/2, Bangor Avenue, Kolkata, Thana-Lake Town, District-South 24-Parganas, WB-74-PARGANAS, India, Pin - 700055

Director, Shagun Vihar, Pvt. Ltd. Pan No- Area 2954, Block- C, 1/23, Bangor Avenue, Kolkata, Thana-Lake Town, District-South 24-Parganas, WB-74-PARGANAS, India, Pin - 700055

Director, Grand Trindini, Pvt. Ltd. Pan No- Area 6585, Block- C, 1/23, Bangor Avenue, Kolkata, Thana-Lake Town, District-South 24-Parganas, WB-74-PARGANAS, India, Pin - 700055

Block- C, 1/23, Bangor Avenue, Kolkata, Thana-Lake Town, District-South 24-Parganas, WB-74-PARGANAS, India, Pin - 700055.  
Sd/Professor, Others



District Sub-Registrar-III  
Alipore, South 24-Parganas

( Rajendra Prasad Upadhyay )

DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS

09/04/2013 12:02:00

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. 1000005671 of 2013)**

2. **By Mr. Debjit**  
 Director, Smart Construction Academy Pvt. Ltd. Pan No- Aadar 8563, Block - C, 120, Bangur Avenue, Kolkata, Thana-Lake Town, District-South 24-Parganas, WEST BENGAL, India, Pin - 700055
- Director, Century Commercial Pvt. Ltd. Pan No- Aadar 6699, Block - C, 120, Bangur Avenue, Kolkata, Thana-Lake Town, District-South 24-Parganas, WEST BENGAL, India, Pin - 700055
- Director, Sudama Commercial Pvt. Ltd. Pan No- Aadar 1699a, Block - C, 120, Bangur Avenue, Kolkata, Thana-Lake Town, District-South 24-Parganas, WEST BENGAL, India, Pin - 700055
- Director, Vishwakarma Market Pvt. Ltd. Pan No- Aadar 742, Block - C, 120, Bangur Avenue, Kolkata, Thana-Lake Town, District-South 24-Parganas, WEST BENGAL, India, Pin - 700055
- Director, Sunshil Realty Pvt. Ltd. Pan No- Aadar 2854, Block - C, 120, Bangur Avenue, Kolkata, Thana-Lake Town, District-South 24-Parganas, WEST BENGAL, India, Pin - 700055
- Director, Jaisankar Vastu Pvt. Ltd. Pan No- Aadar 3510, Block - C, 120, Bangur Avenue, Kolkata, Thana-Lake Town, District-South 24-Parganas, WEST BENGAL, India, Pin - 700055
- Director, Sri Dastidar Pvt. Ltd. Pan No- Aadar 5495, Block - C, 120, Bangur Avenue, Kolkata, Thana-Lake Town, District-South 24-Parganas, WEST BENGAL, India, Pin - 700055
- Director, Sunshil Concha Pvt. Ltd. Pan No- Aadar 1133a, Block - C, 120, Bangur Avenue, Kolkata, Thana-Lake Town, District-South 24-Parganas, WEST BENGAL, India, Pin - 700055
- By Profession: Others**
3. **By Arun Ghosh**  
 Director, Janta Location Pvt. Ltd. Pan No- Aadar 3563a, Block - C, 120, Bangur Avenue, Kolkata, Thana-Lake Town, District-South 24-Parganas, WEST BENGAL, India, Pin - 700055
- By Profession: Business**
4. **By Aranya Mahapatra**  
 Director, Sunshil Property Pvt. Ltd. Pan No- Aadar 715 A, Block - C, 120, Bangur Avenue, Kolkata, Thana-Lake Town, District-South 24-Parganas, WEST BENGAL, India, Pin - 700055
- By Profession: Business**
5. **Secretary (B)**  
 Director, Estate Development (I) Ltd. Pan No- Aadar 3575d, National Govt Building, 17, Lodhipur Road, Hat No-1st Floor, Kolkata, Thana-Aspore, District-South 24-Parganas, WEST BENGAL, India, Pin - 700026
- By Profession: Business**



*(Signature)*  
**District Sub-Registrar-III**  
 Office, South 24-Parganas  
 ( Rajendra Prasad Ghoshyay )  
**DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS**  
 Endorsement Page 3 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 - 83443 of 2013**  
**(Serial No. 02725 of 2013 and Quarry No. 1.000005671 of 2013)**

**(I) INDENTOR:**

Director, Civil Supply Warehouse | 75 | 16 | Pal, 9c-Area, 88874, Jawahar Lal Nehru Road, Kolkata,  
 Pin-700012, District South 24-Parganas, WEST-BENGAL, India. Pin-700012  
 . By Profession: Business

Identified By: Ashis Das, son of Amar Nath Das, A, Jagadhatal, Kanya, 8004, Kolkata,  
 Thana:Shakespeare Ghermi, District:South 24-Parganas, WEST, BENGAL, India, Pin-700112, My  
 Case No:16. By Profession: Service

[Rajendra Prasad Upadhyay]  
 DISTRICT SUB-REGISTRAR-III OF SOUTH  
 24-PARGANAS

**On 15/03/2013**

**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-20,32,72,910/-

Certified that the required stamp duty on the document is Rs- 50/- and the Stamp duty has been  
 deposited Rs- 100/-

[Rajendra Prasad Upadhyay]  
 DISTRICT SUB-REGISTRAR-III OF SOUTH  
 24-PARGANAS

**On 01/04/2013**

**Payment of Fees:**

Amount By Cash:

Rs 7000/- on 01/04/2013

(Under Article - I - 7- (H - 26) - (M) - 4/- on 01/04/2013)

[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)**

Admissible under rule 27 of West Bengal Registration Rules, 1962 duly stamped under section 17A  
 Code number - 48(1) of Indian Stamp Act 1889.



District Sub-Registrar III  
 Alipore, South 24 Parganas  
 [Rajendra Prasad Upadhyay]

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

09/04/2013 12:02:00

Endorsement Page 3 of 4





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

Endorsement For Deed Number : 1 - 83443 of 2013  
(Serial No. 82728 of 2013 and Query No. L000005871 of 2013)

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



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

DISTRICT SUB-REGISTRAR-III OF SOUTH 24 PARGANAS

09/04/2013 12:02:00

EndorsementPage 1 of 1

Land Revenue Registration under section 60 and Rule 6B

Registered in Book - I  
CD Volume number 7  
Page from 2064 to 2220  
being 1483442 for the year 2013.



*[Signature]*  
Dated: Present Date: 08 April 2013  
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS  
Office of the D.S.R.-III SOUTH 24-PARGANAS  
West Bengal District Sub-Registrar-III  
Alipore, South 24-Parganas



District Sub-Registrar-III  
Attorney, South 24-Paragona

14 MAR 2013

131551 14 MAR 2015

*(Signature)*  
(ANUJ GOENKA)



14-3-1968

Shivshakti Vincon Pvt. Ltd.

*(Signature)*  
Director

Bhagwati Vincon Pvt. Ltd.

*(Signature)*  
Director

FOR TRADES TRADING PVT. LTD.

*(Signature)*  
Director

Sand Construction Agency Pvt. Ltd.

*(Signature)*  
Director

Century Commodore Pvt. Ltd.

*(Signature)*  
Director

Century Commodore Pvt. Ltd.

*(Signature)*  
Director

PR. VISHWAKSANA HOLDING PVT. LTD.

*(Signature)*  
Director



14-3-1968

FOR SUSHI REALTY PVT. LTD.

*(Signature)*  
Director

(ANUJ GOENKA)



*(Signature)*

District Sub-Registrar-III  
Alipore, South 24-Parganas

14 MAR 2015

Sunmangal Vasthale Pvt. Ltd.

*[Signature]*

Director

For Sunmangal Vasthale Pvt. Ltd.

*[Signature]*

Director

SUNMANGAL COMPLEX (P) LTD.

*[Signature]*

Director

12-11-1851

For THE SURETY CO. PVT. LTD.

*[Signature]*

Director

Insurance Company

12-11-1851

For SURETY CO. PVT. LTD.

*[Signature]*

Director

12-11-1851

1853

For SURETY CO. PVT. LTD.

*[Signature]*

12-11-1852

*[Signature]*

Asst. Secy  
Sis Amas Nath Jha  
7, J. L. Nehru Road,  
Kol - 700 013.



District Registrar-III  
Aligarh, South 24 Parganas

14 MAR 2003

- b) 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 therein 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 be deemed 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 our title 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 measuring 131 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. 45/2, Canal Circular Road and Land of Coast Guard.
- ON THE SOUTH: Part of premises no. 38, 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.**

**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** of Kolkata in the presence of

Witnesses:

1. Asmita

2. Chandan Singh












Shishuaki Western Pvt. Ltd.  Director	Bhagnani Vastu Pvt. Ltd.  Director
FOR TRACT PLAZA PVT. LTD.  Director	Sant Commercial Agency Pvt. Ltd.  Director
Century Commercial Pvt. Ltd.  Director	Eastern Commercial Pvt. Ltd.  Director
FOR VISHVAKARMA PVT. LTD.  Director	FOR BUNDEE HEALTH PVT. LTD.  Director
Amrapark Vastu Pvt. Ltd.  Director	FOR THE DEPT. OF CIVIL SUPPLY  Director
BUNDEE COMPLEX (P) LTD.  Director	FOR TRACT PLAZA PVT. LTD.  Director
FOR SUPERLIFE HEALTH PVT. LTD.  Director	





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

Name: Anand Gaur  
 Signature: [Handwritten Signature]

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

Name: .....  
 Signature: [Handwritten Signature]

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

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

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

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



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 Anil Goopta, one of the Executants.

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

Execution is advised on 14/03/2013 by

1. Anil Goopta  
Director, Shreshthi Vincon Pvt. Ltd. Pan No. Adcc 3744I, Block- C, 120 Bangur Avenue, Kolkata,  
Thana: Lake Town, District:-South 24 Parganas, WEST BENGAL, India. Pin: 700055.  
Director, Bhagwati Vinnyay Pvt. Ltd. Pan No. Adcc 2854m, Block- C, 120 Bangur Avenue, Kolkata,  
Thana: Lake Town, District:-South 24 Parganas, WEST BENGAL, India. Pin: 700055.  
Director, France Tradeline Pvt. Ltd. Pan No. Adcc 8585f, Block- C, 120 Bangur Avenue, Kolkata,  
Thana: Lake Town, District:-South 24 Parganas, WEST BENGAL, India. Pin: 700055.  
Block- C, 120, Bangur Avenue, Kolkata, Thana-Lake Town, District: South 24 Parganas, WEST  
BENGAL, India. Pin: 700055.  
By Profession: Others



*(Signature)*  
District Sub-Registrar-III  
South 24 Parganas  
( Rajendra Prasad Upadhyay )

DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS

01/04/2013 13:49:00

Endorsement Page 1 of 3

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**DATED THIS                      DAY OF                      2013**

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**F R O M**

**EDEN REALTY VENTURES (P) LTD. OR  
ORS.**

**T O**

**SHRI VARUN GOENKA**

**POWER OF ATTORNEY**

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD volume number 7  
Page from 2905 to 2926  
being No. 00155 for the year 2011.



*[Signature]*  
(Rajendra Prasad Dasgupta) 05-April-2013  
DISTRICT SUB-REGISTRAR III OF SOUTH 24-PARGANAS  
Office of the D. S. R. - III SOUTH 24-PARGANAS  
West Bengal District Sub-Registrar, III  
Alipore, South 24 Parganas



District Sun-Baghati-III  
Alipore, South 24-Parganas

14 MAR 2013