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 Additional Registrar of Assurances-II
 Kolkata

X 741612



Case no. 680/17

Certified that the Endorsee is admitted to Registration. The Signatures and the Enforcement Clauses appearing in this document are the parts of the Document.

Additional Registrar
 of Assurances-II, Kolkata

Additional Registrar of
 Assurances-II, Kolkata
 25 APR 2017

TO ALL TO WHOM THESE PRESENTS SHALL COME, WE, HAPPY NIKETAN PRIVATE LIMITED, a Company as per the provisions of Companies Act, 2013 having its Registered Office at No. 5, Gorky Terrace, 2nd Floor, Kolkata – 700 017, (PAN:- AABCH 8182Q; CIN:- U45203WB2007PTC113326) represented by the Directors (i) Mr. GOVIND RAM DABRIWAL (PAN:- ACSPD 7309M) son of Shri Bilas Rai Dabriwal residing at 147, Cotton Street, Kolkata – 700 007, and (ii) Mr. NAVEEN MODI (PAN:- AQIPM 7772P) son of Shri Shiv Ratan Modi residing at 4A, Bright Street, Kolkata – 700 019; pursuant to the Board Resolution dated 18/JAN/2017, (hereinafter referred to as the “said **PRINCIPAL**”) **SEND GREETINGS:**

Happy Niketan Pvt. Ltd.
 Naveen Modi
 Director

Happy Niketan Pvt. Ltd.
 Govind Ram Dabriwal
 Director

2016 2015 2014 2013 2012 2011 2010 2009 2008 2007 2006 2005 2004 2003 2002 2001 2000 1999 1998 1997 1996 1995 1994 1993 1992 1991 1990 1989 1988 1987 1986 1985 1984 1983 1982 1981 1980 1979 1978 1977 1976 1975 1974 1973 1972 1971 1970 1969 1968 1967 1966 1965 1964 1963 1962 1961 1960 1959 1958 1957 1956 1955 1954 1953 1952 1951 1950 1949 1948 1947 1946 1945 1944 1943 1942 1941 1940 1939 1938 1937 1936 1935 1934 1933 1932 1931 1930 1929 1928 1927 1926 1925 1924 1923 1922 1921 1920 1919 1918 1917 1916 1915 1914 1913 1912 1911 1910 1909 1908 1907 1906 1905 1904 1903 1902 1901 1900 1899 1898 1897 1896 1895 1894 1893 1892 1891 1890 1889 1888 1887 1886 1885 1884 1883 1882 1881 1880 1879 1878 1877 1876 1875 1874 1873 1872 1871 1870 1869 1868 1867 1866 1865 1864 1863 1862 1861 1860 1859 1858 1857 1856 1855 1854 1853 1852 1851 1850 1849 1848 1847 1846 1845 1844 1843 1842 1841 1840 1839 1838 1837 1836 1835 1834 1833 1832 1831 1830 1829 1828 1827 1826 1825 1824 1823 1822 1821 1820 1819 1818 1817 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1016 1015 1014 1013 1012 1011 1010 1009 1008 1007 1006 1005 1004 1003 1002 1001 1000

145084

SARAOGI & COMPANY
ADVOCATES
7B, K. S. ROY ROAD,

NAME..... KOLKATA-700 00
ADJ.....
RS.....
25 JAN 2017
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C.C. Court
7B, K. S. Roy Road, Kol.

25 JAN 2017
25 JAN 2017




Registrar of Assurances - 1
Kolkata

20 2017

Identified by me
Manoj Mahato,
S/o. Late. N. Mahato,
7B, K.S. Roy Road
Kolkata-700001
OCC-service

WHEREAS:

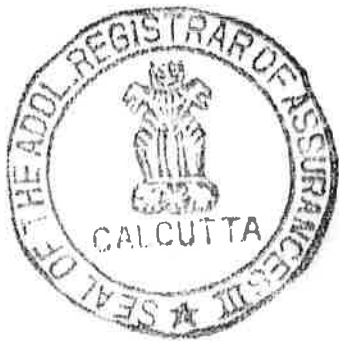
- A. We the abovenamed Principal are the full and absolute owner of **All Those** several pieces and parcels of land, containing an aggregate area of **27.722 Acres** more or less situate lying at and comprising several Dag Nos., recorded in L.R. Khatian No.11331 (in the name of the Land Owner) (previous Khatian No. 10932), all in Mouza Mahesh, J.L.No.15, Police Station Serampore, bearing Holding Nos. ~~44~~ and 449A, Mahesh G. T. Road, and No.49⁴⁴ B. L. C. Mills Road in the Serampore Municipality, in the District of Hooghly, West Bengal, fully described in the Schedule hereunder written and hereinafter referred to as the "said **PROPERTY**" / "said **PREMISES**", absolutely and forever.
- B. By an Agreement of even date made between the Principal herein therein referred to as the Land Owner of the FIRST PART AND **ALCOVE DEVELOPERS LLP**, a Limited Liability Partnership incorporated under the provisions of Limited Liability Partnership Act, 2008 (6 of 2009), having its Registered Office at 68/2, Harish Mukherjee Road, Kolkata - 700 025, (PAN:- AAZFA 6468M; LLPIN:- AAC-2250) therein referred to as the Developer of the SECOND PART (hereinafter also referred to as "the **DEVELOPER**") AND (i) **Shri UTSAV PAREKH** (PAN:- AGHPP 4467H) son of Late (Shri) Narottamdas Parekh residing at No. 2/3, Sarat Bose Road, P.O. Elgin Road, Kolkata - 700 020, (ii) **Shri GHANSHYAM SARDA** (PAN:- ALWPS 8224P) son of Late (Shri) Shiw Lal Sarada residing at No. 14/1, Judges Court Road, Kolkata - 700 027, and (iii) **Shri AJAY KAYAN** (PAN:- AGGPK 0892G) son of Late (Shri) Gauri Shankar Kayan residing at No. 9/2, Hungerford Street, Kolkata - 700 017, therein collectively referred to as the Land Owner's Guarantors of the THIRD PART (hereinafter also collectively referred to as "the **LAND OWNER'S GUARANTORS**"), AND **Shri AMAR NATH SHROFF** (PAN:- AMQPS 2466J) son of Late (Shri) H. P. Shroff residing at 68/2, Harish Mukherjee Road, Kolkata - 700 025, therein referred to as the Developer's Guarantor of the FOURTH PART (hereinafter also referred to as "the **DEVELOPER'S GUARANTOR**"), the Principal has granted exclusive right to the said Developer to develop and exploit commercially the said property by constructing new building or buildings thereat for mutual benefit and for the consideration and on the terms and conditions therein contained (hereinafter referred to as "the **DEVELOPMENT AGREEMENT**"). Registered in the office of the Additional Registrar of Assurances-III, Kolkata, being Decd No. 190300840 for the year 2017.
- C. In order to effectuate the said Development Agreement and to comply with its obligations therein, the Principal is executing this Power of Attorney in favour of **ALCOVE DEVELOPERS LLP** and its **Partners from time to time and duly Authorised Representatives** jointly and/or severally (hereinafter for the sake of brevity referred to as "the **ATTORNEY**") as and for the purposes relating to the said Property as hereinafter contained.

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Additional Registrar of Assurance - BE
Kolkata

20 APR 2017

NOW KNOW YE BY THESE PRESENTS We, the withinnamed **Principal** doth hereby nominate constitute and appoint the said **Attorney** as the true and lawful attorney of the Principal for in the name and on behalf of the Principal to do execute exercise and perform all or any of the following acts deeds and things relating to the said Property i.e., to say:

1. To manage, maintain, look after, supervise and administer and defend possession of the said Property and every part thereof.
2. To apply for and cause to be mutated the names of the Principal in the records of all concerned authorities, including the B.L. & L.R.O and the Municipality, as owner of the said Property, if not already done.
3. To do all acts deeds and things if and as be required to be done for amalgamation of the said Property with other adjoining properties and/or properties in vicinity with the said Property and do all acts deeds and things incidental thereto.
4. To consolidate, separate, apportion, divide, partition and demarcate the said Property and/or any portion thereof;
5. To apply for conversion of the nature of use of the said Property or any part thereof with the concerned authorities under the provisions of the West Bengal Land Reforms Act, 1955 and all other relevant acts and rules, and to have the same converted in all relevant Government Records.
6. If so required, upon obtaining requisite permission and sanction, to shift any pond or any waterbody, if any within the said Property, and for that to do all acts deeds and things, including to acquire land in the name of the Principal in the same Mouza or any other area / mouza as be lawfully required and shift the same to such alternate location.
7. To apply for and obtain from the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976 all permissions, clearances, NOCs etc., that may be required for sanctioning of plan, and/or obtaining utilities and other purposes hereinstated.
8. To apply for and obtain all necessary permissions and clearances from the authorities under the pollution and environment laws and all other related authorities.
9. To appoint and terminate the appointment of Architects, Engineers, Surveyors and others for survey and soil testing and also for preparation of plans in respect of building or buildings at the said property or portion or portions thereof and also for modifications thereto (including those on account of user or change of user thereof or any part thereof) and also for other purposes hereinstated.





Registrar of Assurances
Kolkata

20 APR 2017

10. To have the said property surveyed and measured and to have the soil tested.
11. To prepare apply for and submit the plans from time to time in respect of one or more buildings at the said Property or on portion or portions thereof with the Municipality and all other concerned authorities for sanctioning and to have the same sanctioned and if required, to have the same modified and/or altered from time to time.
12. To give notice to the Serampore Municipality and all other concerned authorities regarding commencement of construction works and/or demolition of any structure(s) on the said Property.
13. To inform the Serampore Municipality and all other concerned authorities of all internal alterations within the sanctioned covered space and to incorporate all such deviations in the Completion Plan in terms of the rules of the Serampore Municipality and all other concerned authorities and to get the same regularised.
14. To pay all fees and expenses and obtain sanction revalidation renewal and such other order or orders or permissions from the necessary authorities and to gift any part or portion of the said property to the authorities concerned, if the situation so demands, and do all other necessary acts deeds and things as be expedient for sanctioning revalidation renewal modification and/or alteration of plans.
15. To pay all rates taxes charges expenses and other outgoings whatsoever (including municipal rates and taxes, land revenue and other charges whatsoever) payable for and on account of the said property or any part thereof or any undivided share or shares therein or the building or buildings that may be constructed thereon and receive refund of the excess amounts paid from the concerned authorities and to grant receipts and discharges in respect thereof.
16. To accept or object to the assessments made from time to time of Annual Valuations in respect of the said property or the building or buildings that may be constructed thereon or any part or share thereof by the Serampore Municipality and have the same finalised.
17. To construct new building or buildings and/or structures at the said property and for that to demolish the existing buildings and/or other structures of whatsoever nature thereon or as may be constructed in future.

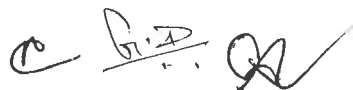
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Additional Registrar of Insurance - III
Kolkata

2 APR 2017

18. To apply for and obtain electricity, gas, water, sewerage, drainage, tube-well, bore-well, lift, and/or other connections of any other utility or facility in the said property from the CESC Ltd. and/or the WBSEB Limited, The Serampore Municipality and other appropriate authorities 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 to do all other acts, deeds and things as be deemed fit and proper by the said attorney.
19. To apply for and obtain such permissions as be necessary for obtaining steel, cement, bricks and other building materials and construction equipments for the purpose of construction of the new building/s at the said property.
20. To apply for and obtain permissions and licenses to erect and run/operate one or more lifts and/or elevators at the said property and to place orders for supply and erection of lift or lifts at the said property on the manufacturer thereof and also to give contract to the manufacturer for maintenance of lift or lifts and its associated machineries.
21. To apply for and obtain the Completion or Occupancy or other certificates from the Serampore Municipality and/or other concerned authorities in respect of construction and/or occupation of the new building/s to be constructed at the said property or any part thereof.
22. To warn off and prohibit and if necessary proceed in due forum of law against all or any trespassers on the said property or any part thereof and to take appropriate steps.
23. For all or any of the purposes hereinbefore and also hereinafter stated, to appear and represent the Principal before the concerned municipality and all its departments, the Kolkata Metropolitan Development Authority, Fire Brigade, the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976, the Authorised Officer / authority under the West Bengal (Regulation of Promotion of Construction and Transfer by Promoters) Act, 1993 and/or the Real Estate (Regulation and Development) Act, 2016, the B.L.& L.R.O. and other authorities under the West Bengal Land Reforms Act, 1955 and other Land / Tenancy laws, Town And Country Planning Authorities, all Revenue Authorities, Pollution Control Board and other authorities connected to pollution matters, Environment authorities, Development Plan Authorities of the Government of West Bengal and/or India, Kolkata Port Trust, Insurance Companies, Traffic Police and other Police Authorities, West Bengal Fire Services and all Fire Authorities, Airports Authority of India, Chief Electrical Inspector and other Electricity Authorities, Government of West Bengal, Microwave Authorities of Department of Telecommunication and also all other authorities and Government Departments and/or its officers and also all other State and

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Additional Registrar of Insurance - 10
Kolkata

20 APR 2017

Union Executives Judicial or Quasi Judicial, Municipal and other authorities and persons and also all courts tribunals and appellate authorities and to do all acts deeds and things and to make sign execute register submit register and/or deliver all documents, declarations, affidavits, deeds of gift, applications, undertakings, indemnities, objections, notices etc (including those relating to boundary verification) and also to submit and take delivery of all title deeds concerning the said premises and other papers and documents (including cause papers and orders passed in any suit or litigation or proceeding) as be required by the necessary authorities or as may in any way be found necessary or expedient by the said Attorneys or any of them.

24. To insure and keep insured the new building/s at the said property or any part thereof against loss or damage by fire earthquake and/or other risks as be deemed necessary and/or desirable by the said attorney and to pay all premium for such insurance.
25. To apply for and take loans and/or finances from any Bank and/or Financial Institution and/or NBFC and/or Private Lender and/or other entity on the security of the said Property and/or constructions thereat (both present and future) and such other securities and guarantees as may be required and on such terms and conditions as the said Attorneys or any of them may deem fit and proper and to sign all documents and to allow the persons interested in purchasing flats, units, shops, showrooms, car parking spaces or rights and other constructed areas or saleable spaces or rights in the new building or buildings to be constructed at the said premises and/or the land comprised in the said Premises or any portion thereof or any undivided share therein to take loans from any such Bank or Financial Institution or lenders, in accordance with the said Development Agreement.
26. To create security or charge on the said Premises and/or constructions thereat (both present and future) by creating such charges and mortgages, including mortgaging of the said Premises and/or constructions thereat (both present and future) by way of registered mortgage and/or equitable mortgage by depositing of Title Deeds of the said Premises, and for the said purposes to give and deposit the title deeds and issue instructions to Escrow Agents appointed under the said Development Agreement and to sign execute and make Bills of Exchange, Security Deeds, Mortgage Deeds, Indemnities, deed of pledge hypothecation and hundies, promissory notes, guarantees and agree to all terms and conditions, covenant stipulations as shall be thought fit and proper by our said Attorneys or any of them and enter into and enter into and sign all documents agreements declarations confirmations and instruments, in accordance with the said Development Agreement.



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Additional Registrar of Assurances
Kolkata

20 APR 2017

27. To negotiate with the person or persons interested in owning, purchasing and/or otherwise acquiring flats, shops, showrooms, offices, car parking spaces or rights and other constructed areas or saleable spaces in the new building/s to be constructed at the said property and accept bookings/blockings from such intending buyer or buyers and to make commitments and sell, convey, lease, transfer or otherwise dispose of such flats, shops, showrooms, offices, car parking spaces or rights and other constructed areas or saleable spaces in the new building/s to be constructed at the said property alongwith or independent of or independently the land comprised in the said property attributable thereto or any portion thereof or any undivided share therein to such person or persons and at such consideration and on such terms and conditions as the said attorney or attorneys may deem fit and proper and to receive and appropriate all proceeds consideration deposit and other amounts received/realised out of such sale conveyance and/or transfer and grant valid receipts and discharges which shall fully exonerate the person paying the same, in accordance with the said Development Agreement.
28. To cancel any booking/blocking and terminate any contract agreement right of occupancy user and/or enjoyment with any person or persons intending to acquire flats, shops, showrooms, offices, car parking spaces and other constructed areas/saleable spaces and/or undivided shares in the land comprised in the said property and to deal with the space and rights of such person or persons in such manner as the said attorney or attorneys may deem fit and proper.
29. To join in as confirming party to agreements for sale, lease or otherwise transfer of the flats, shops, showrooms, offices, car parking spaces or rights and other constructed areas or saleable spaces in the new building/s to be constructed at the said property and/or undivided share in the land comprised in the said Property or part thereof, and confirming thereunder inter-alia the rights and entitlements of the Developer under the said Development Agreement and agreeing to execute the Deeds of conveyance, lease or otherwise transfer to be executed in pursuance thereof.
30. For all or any of the powers and authorities herein contained to sign execute enter into modify, cancel, alter, draw, approve rectify and/or register and/or give consent and confirmation to all papers, documents, agreements, supplementary agreements, consents, confirmations, deeds, sale deeds, transfer deeds, conveyances, nominations, assignments, rectifications, declarations, affidavits, applications, undertakings, indemnities and other documents.

 S.P. 



Additional Registrar of Assurance - 
Kolkata

20 APR 2017

31. To appear and represent the Principal before any Registrar, Sub Registrar, Additional Registrar, District Registrar, Registrar of Assurances and other officer or officers or authority or authorities having jurisdiction and to present for registration and admit execution and to acknowledge and register or have registered and perfected all documents deeds instruments and writings signed by the said Attorney by virtue of the powers hereby conferred.
32. To finalise and accept or dispute the market value assessed by the concerned Registrar or the concerned Collector or other concerned authority or authorities and for that to do all acts deeds and things and sign execute deliver and submit all papers documents applications objections notices etc. and also to submit and take delivery of all documents of title, clearances, plans etc. as may be required and found necessary or expedient by the said attorney or attorneys.
33. To appear and represent the Principal before any Notary Public, Metropolitan or other Magistrates and other officer or officers and authorities in connection with affirmation of any deed instrument declaration or writing signed or made by the said attorney or attorneys by virtue of the powers hereby conferred.
34. To enforce any covenant in any agreement, sale deed, transfer deed, conveyance, assignment deed or any other documents of transfer executed by the Principal or by the said attorney by virtue of the powers hereby conferred and if any right to re-enter arises under such covenants or under notice to determine or quit then to exercise such right, amongst others.
35. To ask, demand, sue for, recover, realise and collect money, earnest money, consideration, construction costs, deposits, advances, compensation, interest, damages, payments whatsoever etc., which are or may be due payable or recoverable under any such Agreement from any person or persons or authority or authorities on any account whatsoever and to give effectual receipts and discharges for the same.
36. To sign and submit all papers applications and documents for having and to have the flats, shops, showrooms, offices and other constructed areas in the new building/s that may be constructed at the said property separately assessed and mutated in the names of the respective persons desirous of acquiring the same as hereinbefore stated in all public records and with all authorities and/or persons (including the Serampore Municipality) having jurisdiction over the said property and to deal with such authority and/or authorities in such manner as the said attorney may deem fit and proper.

C. G. P. Q



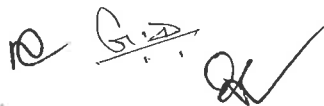
Additional Registrar of Assurances
Kolkata

20 FEB 2017

37. To commence prosecute enforce defend answer and oppose all actions and other legal proceedings and demands touching any of the matters herein contained concerning the said property or any part thereof in which the Principal is in any way or manner now or may hereafter be interested or concerned and if thought fit to compromise settle, refer to arbitration, abandon, submit to judgement or become non suited in any such action or proceedings as aforesaid before any Court, Civil or Criminal or Revenue (including the Collector, Tribunal etc.).
38. To sign declare verify and/or affirm any plaint, written statement, petition, consent petition, affidavit, vakalatnama, warrant of attorney, memorandum of appeal or any other document or cause paper in any proceeding in any way or connected with the said property and/or Project thereat.
39. To accept notices, summons and service or papers from any Court, Tribunal, Postal authorities and/or other authority and/or person.
40. For better and more effectually exercising the powers and authorities aforesaid to retain appoint and employ Advocates, Pleaders, Solicitors, Mukhtears and to revoke such appointments.
41. To receive or pay and/or deposit all moneys including stamp duty, court fees, registration fees, legal fees etc. and to pay and/or receive refunds thereof or the excess amount and give valid receipts and discharges therefor.
42. To appear and represent the Principal before all authorities make commitments and give undertakings as be required for all or any of the purposes herein contained.
43. To appoint and terminate the appointment from time to time of any substitute or substitutes for exercising all or any of the authorities hereby conferred on the said Attorney and to delegate all or any of the powers and authorities herein contained and on such substitution/delegation, it shall be deemed that the powers to the extent so delegated shall be deemed to have been given directly by the said Principal in favour of such substitute or delegate.

AND GENERALLY to do all acts deeds and things for better exercise of the authorities herein contained relating to the said property or any part thereof or any undivided share therein and/or in the building/s to be constructed at the said property which the Principal itself could have lawfully done under its own hand and seal, if personally present.

AND the Principal doth hereby ratify and confirm and agree to ratify and confirm all and whatever the said Attorney shall lawfully do or cause to be done in or about the premises aforesaid in accordance with the terms and conditions of the Development Agreement, so long such acts are lawfully done.

Handwritten signatures and initials, including a large 'R' on the left, a signature in the middle, and a checkmark on the right.



Additional Registrar of Assurances - (A)
Kolkata

20 APR 2017

THE SCHEDULE ABOVE REFERRED TO:
(said Property)

ALL THOSE several pieces and parcels of land, containing an aggregate area of **27.722 Acres** more or less situate lying at the following Dag Nos., all recorded in L.R. Khatian No.11331 (in the name of the Land Owner) (previous Khatian No. 10932), all in Mouza Mahesh, J.L.No.15, Police Station Serampore, and comprised in Holding Nos. ~~44 and~~ 449A, Mahesh G. T. Road, and No.49⁴⁴ B. L. C. Mills Road in the Serampore Municipality, in the District of Hooghly, West Bengal and delineated in the map or plan hereto annexed and thereon bordered "RED".

Dag Nos.	Area (Acres)
13353	0.037
13354	0.528
13209	2.809
13210	0.163
13211	0.200
13212	1.149
13213	0.475
13214	0.437
13215	0.391
13217	0.012
13218	0.001
13219	0.391
13220	0.662

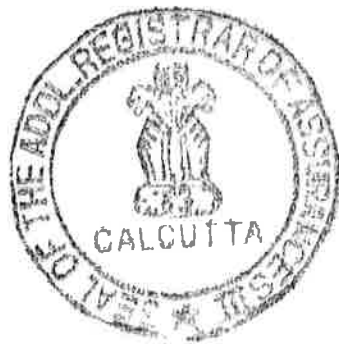
Dag Nos.	Area (Acres)
13221	0.358
13222	0.247
13238	0.367
13239	4.910
13351	1.001
13352	0.011
11143	0.016
11145	0.255
11146	0.040
11147	0.020
11162	0.315
11163	0.167
11164	0.189

Dag Nos.	Area (Acres)
11168	0.273
11169	0.096
11171	0.042
11172	2.705
13203	0.051
13204	0.006
13205	0.020
13206	0.097
13207	4.670
13208	1.330
10164	0.002
10166	0.089
10167	0.005

Dag Nos.	Area (Acres)
11025	0.740
11026	0.049
11031	0.065
11036	0.957
11037	0.187
11109	0.348
11110	0.087
11111	0.368
11129	0.006
11131	0.009
11132	0.062
11138	0.007
11141	0.200
11142	0.100
Total:	27.722

e
G.P.
A

A.
5/1.
A



Additional Registrar of Assurances - Kolkata

20 April 2017

IN WITNESS WHEREOF the Principal has executed this Power of Attorney on this 25th day of January, 2017.

EXECUTED AND DELIVERED by the withinnamed **PRINCIPAL** at **Kolkata** in the presence of:

PUSHPA LISHKA
Adv
60/2, P.B. Road
KOL - 41

Suman Boddar
21, Canal Street
Kolkata - 70016

Happy Niketan Pvt. Ltd.
Naureen Modi
Director

Happy Niketan Pvt. Ltd.
Gourind Ram Dabir
Director

Drafted by me

Ampita Mallick (WB/65/2008)

Advocate
High Court, Calcutta

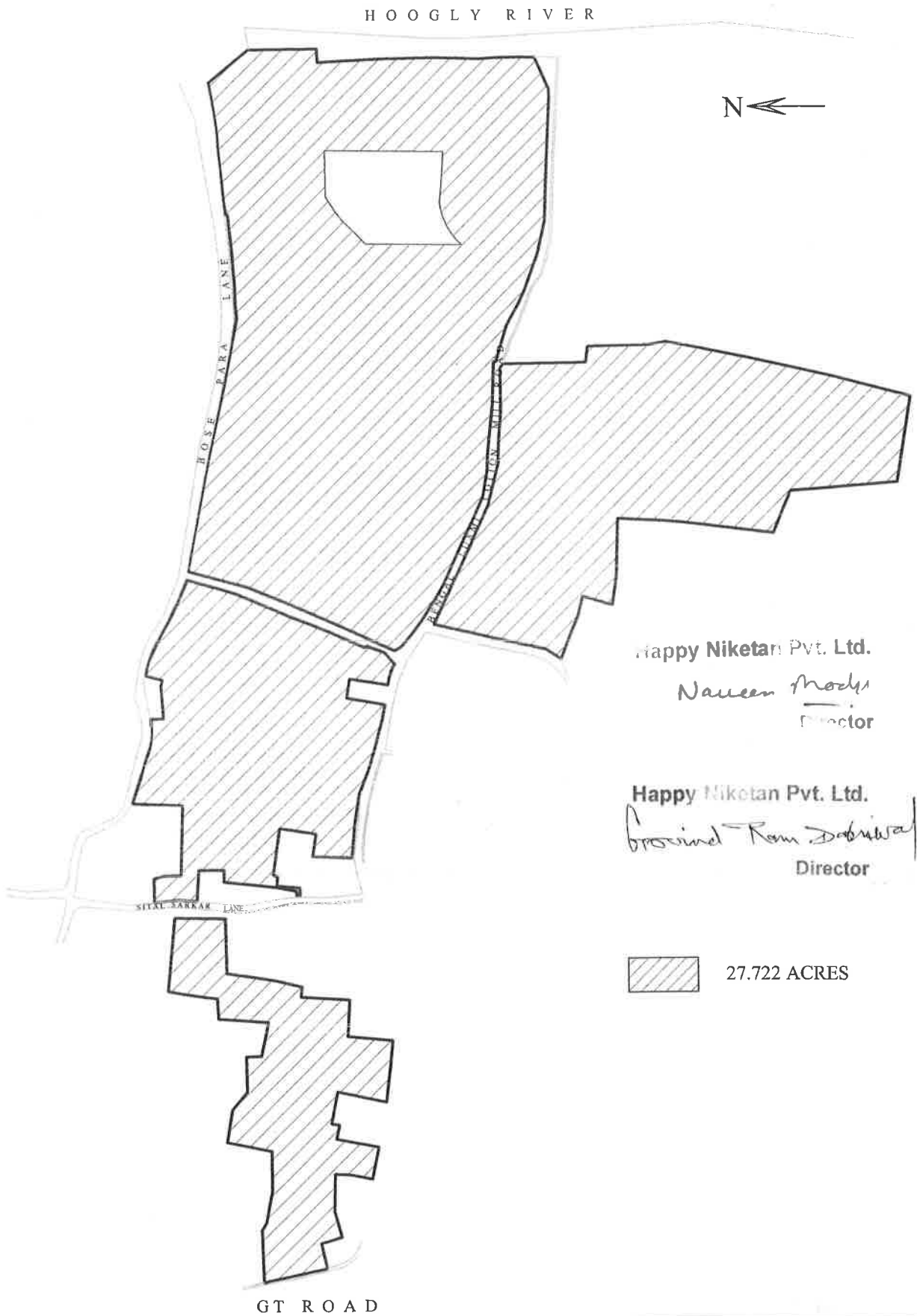




Additional Registrar of Assurances - III
Kolkata

20 APR 2017

SAID PROPERTY / SAID PREMISES OF HAPPY NIKETAN PRIVATE LIMITED
DISTRICT : HOOGLY, P.S. SERAMPORE , MOUZA MAHESH, J.L. NO. 15
L.R. KHATIAN NO. - 11331, UNDER SERAMPORE MUNICIPALITY.
LAND AREA = 27.722 ACRES

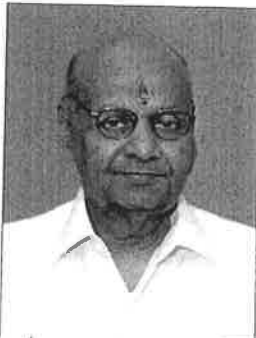












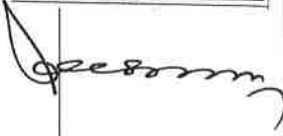











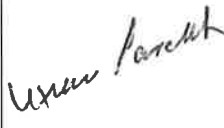














Additional Registrar of Assurances
Kolkata

20 Apr 2017





































B

Sl. No.	Signature of the executants / and/or Purchaser					
	 	 Little	 Ring	 Middle (Left Hand)	 Fore Hand)	 Thumb
		 Thumb	 Fore	 Middle (Right Hand)	 Ring Hand)	 Little
	 	 Little	 Ring	 Middle (Left Hand)	 Fore Hand)	 Thumb
		 Thumb	 Fore	 Middle (Right Hand)	 Ring Hand)	 Little
	 	 Little	 Ring	 Middle (Left Hand)	 Fore Hand)	 Thumb
		 Thumb	 Fore	 Middle (Right Hand)	 Ring Hand)	 Little



Additional Registrar of Assurance - III
Kolkata

20 APR 2017

Sl. No.	Signature of the executants / and/or Purchaser					
						
		Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little
						
		Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little
						
		Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little



Additional Registrar of Assurance - Kolkata

20 APR 2017

370








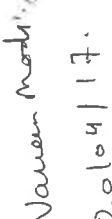


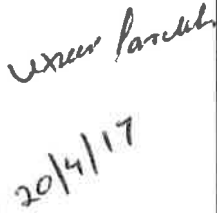
Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 19031000139946/2017



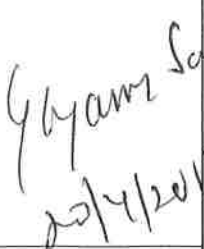






I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr GOVIND RAM DABRIWAL 147, COTTON STREET, P.O:- BURROBAZAR, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007	Represent ative of Principal [Happy Niketan Pvt Ltd]		e-1529 	 20/04/17
2	Mr NAVEEN MODI 4A, BRIGHT STREET, P.O:- BALLYGUNGE, P.S:- Bullygunge, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700019	Represent ative of Principal [Happy Niketan Pvt Ltd]		e-1531 	 20/04/17.
3	Mr UTSAV PAREKH 2/3, SARAT BOSE ROAD, P.O:- ELGIN ROAD, P.S:- Bhawanipore, District:- South 24-Parganas, West Bengal, India, PIN - 700020	Principal		e-1525 	 20/4/17


Additional Registrar of Assurance - III
Kolkata

20 APR 2017





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
4	Mr GHANSHYAM SARDA 14/1, JUDGES COURT ROAD, P.O:- ALIPORE, P.S:- Alipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700027	Principal		C-1532 	 20/4/2017
5	Mr AJAY KAYAN 9/2, HUNGERFORD STREET, P.O:- SHAKESPEARE SARANI, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017	Principal		C-1528 	 20/4/2017
6	Mr AMAR NATH SHROFF 68/2, HARISH MUKHERJEE ROAD, P.O:- BHOWANIPORE, P.S:- Kalighat, District:- South 24-Parganas, West Bengal, India, PIN - 700025	Principal		C-1524 	 20/4/17 Presentan


Registrar of Assurance
Kolkata

20 APR 2017

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
7	Mr AJAY KUMAR SHROFF 68/2, HARISH MUKHERJEE ROAD, P.O:- BHOWANIPORE, P.S:- Kalighat, District:- South 24-Parganas, West Bengal, India, PIN - 700025	Representative of Attorney [ALCOVE DEVELOPERS LLP]		<i>C-1530</i> 	 20/04/2017.
SI No.	Name and Address of identifier	Identifier of		Signature with date	
1	Mr MANOJ MAHATO Son of Late N MAHATO 7 B, K S ROY ROAD, P.O:- G P O, P.S:- Hare Street, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700001	Mr GOVIND RAM DABRIWAL, Mr NAVEEN MODI, Mr UTSAV PAREKH, Mr GHANSHYAM SARDA, Mr AJAY KAYAN, Mr AMAR NATH SHROFF, Mr AJAY KUMAR SHROFF		 20/04/17	

(Malay Kanti Das)

ADDITIONAL REGISTRAR
OF ASSURANCE

OFFICE OF THE A.R.A. -
III KOLKATA

Kolkata, West Bengal


Kolkata

20 APR 2017

স্বামী / Husband / OBSERVATION

গায়ত্রী / MISCCELLANEOUS SERVICE

পিতা / স্বামী / Father / Legal Guardian

GAURI SHANKAR KAYAN



Z3380830

মাতা / Mother

GAYATRI DEVI KAYAN

স্বামী / Husband / Spouse

LALITA DEVI KAYAN

ঠিকানা / Address

9/2 HUNGER FORD STREET

CIRCUS AVENUE, KOLKATA

PIN: 700017, WEST BENGAL, INDIA

স্বামী / স্বামী / Husband / Date of Birth / Date of Issue / Place of Issue

J2637915

27/08/2010

KOLKATA

স্বামী / FID No.

CA2078687098115

Kayan

20

Observation / OBSERVATION

Miscellaneous Service / MISCELLANEOUS SERVICE



Name of Father / Legal Guardian
SHIWLALJI SARDA

Name of Mother
CHANDRA KALA DEVI SARDA

Name
NEETA SARDA

Address
14/1

JUDGES COURT ROAD, KOLKATA

PIN: 700027, WEST BENGAL, INDIA

Phone No.
H0751534

Date of Birth
29/09/2008

KOLKATA

Calcutta No.
CAL071065163913

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ALCOVE DEVELOPERS LLP



31/03/2014
Permanent Account Number
AAZFA6468M

17042014

ALCOVE DEVELOPERS LLP


DESIGNATED PARTNER

इस कार्ड के खोने / पाये पर कृपया सूचित करें। सौदाग
आयकर पेन सेवा दफाई, एनएसडीएल
5 गी.मंडल, मन्त्री स्ट्रीट, प्लॉट नं. 341, सर्वे नं. 997/8,
मंडल कोलोनी, दीप बंगला चौक के पास
पिन - 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, Manin 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: fmnlfo@nsdl.com

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA

GOVIND RAM DABRIWAL
 BILAS RAI DABRIWAL
 30/04/1961
 Permanent Account Number
 ACSPD7309M

Govind Ram Dabriwal
 Signature




Govind Ram Dabriwal


GOVERNMENT OF WEST BENGAL
 INDIAN UNION DRIVING LICENCE

Driving Licence No: WB-0119970491714
 Name: GOVIND RAI DABRIWAL
 Address: 147 COTTON ROAD, KOLKATA 700007

FORM 7
 S/D/W Of: B R DABRIWAL

Date of Issue	10/01/1997	Blood Group	U
Valid Till (NT)	28/04/2021	Date of Birth	30/04/1961
Valid Till (T)	X		

Licencing Authority: P V D, Kolkata
 Licencing Authority Sign: 



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

HAPPY NIKETAN PRIVATE LIMITED



12/02/2007

Permanent Account Number

AABCH8182Q

07032007

Happy Niketan Pvt. Ltd.

Nansen Modi

Director

Happy Niketan Pvt. Ltd.

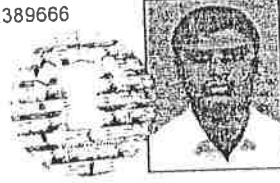
Gopal Ram Dabirwal

Director



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

WKJ2389666



নির্বাচকের নাম : মনোজ মাহাতো
Elector's Name : Manoj Mahato
পিতার নাম : নাথুনী মাহাতো
Father's Name : Nathuni Mahato
লিঙ্গ/Sex : পু/ M
জন্ম তারিখ : 19/12/1985
Date of Birth :

Manoj Mahato

WKJ2389666

ঠিকানা:
7B, কিরন শঙ্কর রায় রোড, কোলকাতা মিউনিসিপাল
কর্পোরেশন, হেরার স্ট্রিট, কলকাতা-700001

Address:
7B, KIRON SHANKAR ROY ROAD,
KOLKATA MUNICIPAL CORPORATION,
HARE STREET, KOLKATA-700001


Date: 29/11/2013

162-চৌরঙ্গী নির্বাচন ক্ষেত্রের নির্বাচক নিবন্ধন আধিকারিকের
স্বাক্ষরের অনুকৃতি

Facsimile Signature of the Electoral
Registration Officer for
162-Chowrangee Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকনায় খোঁজার সিন্ডি নথি জোগান ও একই
নথির নতুন সঠিক পরিচয়পত্র পাওয়ার জন্য নির্দিষ্ট ফর্ম পূরণ
পরিচয়পত্রের নথিটি উল্লেখ করুন।
In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

CM/19/8

Sl. No.	Signature of the executants / and/or Purchaser					
	 <i>Naveen Mohan</i>					
		Little	Ring	Middle (Left Hand)	Fore Hand	Thumb
		Thumb	Fore	Middle (Right Hand)	Ring Hand	Little
		Little	Ring	Middle (Left Hand)	Fore Hand	Thumb
		Thumb	Fore	Middle (Right Hand)	Ring Hand	Little
		Little	Ring	Middle (Left Hand)	Fore Hand	Thumb
		Thumb	Fore	Middle (Right Hand)	Ring Hand	Little




Additional Registrar of Insurance - 
Kolkata

20 APR 2017

Major Information of the Deed

Deed No :	IV-1903-02127/2017	Date of Registration	25/04/2017
Query No / Year	1903-1000139946/2017	Office where deed is registered	
Query Date	20/04/2017 1:47:01 PM	A.R.A. - III KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	M S Roy Chowdhury H C Cal,Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 9748470229, Status :Advocate		
Transaction	Additional Transaction		
[4002] Power of Attorney, General Power of Attorney			
Set Forth value	Market Value		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(d))	Rs. 7/- (Article:E)		
Remarks			

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Happy Niketan Pvt Ltd 5, GORKY TERRACE, P.O:- SHAKESPEARE SARANI, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017 PAN No.:AABCH8182QStatus :Organization, Executed by: Representative
2	Mr UTSAV PAREKH Son of Late NAROTTAMDAS PAREKH 2/3, SARAT BOSE ROAD, P.O:- ELGIN ROAD, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:AGHPP4467HStatus :Individual, Executed by: Self, Date of Execution: 25/01/2017 , Admitted by: Self, Date of Admission: 20/04/2017 ,Place : Pvt. Residence
3	Mr GHANSHYAM SARDA Son of Late SHIW LAL SARDA 14/1, JUDGES COURT ROAD, P.O:- ALIPORE, P.S:- Alipore, Kolkata, District:- South 24-Parganas, West Bengal, India, PIN - 700027 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:ALWPS8224PStatus :Individual, Executed by: Self, Date of Execution: 25/01/2017 , Admitted by: Self, Date of Admission: 20/04/2017 ,Place : Pvt. Residence
4	Mr AJAY KAYAN Son of Late GAURI SHANKAR KAYAN 9/2, HUNGERFORD STREET, P.O:- SHAKESPEARE SARANI, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:AGGPK0892GStatus :Individual, Executed by: Self, Date of Execution: 25/01/2017 , Admitted by: Self, Date of Admission: 20/04/2017 ,Place : Pvt. Residence
5	Mr AMAR NATH SHROFF (Presentant) Son of Late H P SHROFF 68/2, HARISH MUKHERJEE ROAD, P.O:- BHOWANIPORE, P.S:- Kalighat, District:- South 24-Parganas, West Bengal, India, PIN - 700025 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:AMQPS2466JStatus :Individual, Executed by: Self, Date of Execution: 25/01/2017 , Admitted by: Self, Date of Admission: 20/04/2017 ,Place : Pvt. Residence

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	ALCOVE DEVELOPERS LLP 68/2, HARISH MUKHERJEE ROAD, P.O:- BHOWANIPORE, P.S:- Kalighat, District:-South 24-Parganas, West Bengal, India, PIN - 700025 PAN No.:AAZFA6468MStatus :Organization

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr GOVIND RAM DABRIWAL Son of Mr BILAS RAI DABRIWAL 147, COTTON STREET, P.O:- BURROBAZAR, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:ACSPD7309M Status : Representative, Representative of : Happy Niketan Pvt Ltd (as DIRECTOR)
2	Mr NAVEEN MODI Son of Mr SHIV RATAN MODI 4A, BRIGHT STREET, P.O:- BALLYGUNGE, P.S:- Bullygunge, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700019, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:AQIPM7772P Status : Representative, Representative of : Happy Niketan Pvt Ltd (as DIRECTOR)
3	Mr AJAY KUMAR SHROFF Son of Mr AMAR NATH SHROFF 68/2, HARISH MUKHERJEE ROAD, P.O:- BHOWANIPORE, P.S:- Kalighat, District:-South 24-Parganas, West Bengal, India, PIN - 700025, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:AIMPS9017P Status : Representative, Representative of : ALCOVE DEVELOPERS LLP (as DESIGNATED PARTNER)

Identifier Details :

Name & address
Mr MANOJ MAHATO Son of Late N MAHATO 7 B, K S ROY ROAD, P.O:- G P O, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Identifier Of Mr GOVIND RAM DABRIWAL, Mr NAVEEN MODI, Mr UTSAV PAREKH, Mr GHANSHYAM SARDA, Mr AJAY KAYAN, Mr AMAR NATH SHROFF, Mr AJAY KUMAR SHROFF

Endorsement For Deed Number : IV - 190302127 / 2017

On 20-04-2017

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

Presented for registration at 21:30 hrs on 20-04-2017, at the Private residence by Mr AMAR NATH SHROFF , one of the Executants.

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

Execution is admitted on 20/04/2017 by 1. Mr UTSAV PAREKH, Son of Late NAROTTAMDAS PAREKH, 2/3, SARAT BOSE ROAD, P.O: ELGIN ROAD, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by Profession Others, 2. Mr GHANSHYAM SARDA, Son of Late SHIW LAL SARDA, 14/1, JUDGES COURT ROAD, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by Profession Others, 3. Mr AJAY KAYAN, Son of Late GAURI SHANKAR KAYAN, 9/2, HUNGERFORD STREET, P.O: SHAKESPEARE SARANI, Thana: Shakespeare Sarani, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700017, by caste Hindu, by Profession Others, 4. Mr AMAR NATH SHROFF, Son of Late H P SHROFF, 68/2, HARISH MUKHERJEE ROAD, P.O: BHOWANIPORE, Thana: Kalighat, , South 24-Parganas, WEST BENGAL, India, PIN - 700025, by caste Hindu, by Profession Others

Indetified by Mr MANOJ MAHATO, , , Son of Late N MAHATO, 7 B, K S ROY ROAD, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

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

Execution is admitted on 20-04-2017 by Mr GOVIND RAM DABRIWAL, DIRECTOR, Happy Niketan Pvt Ltd, 5, GORKY TERRACE, P.O:- SHAKESPEARE SARANI, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017

Indetified by Mr MANOJ MAHATO, , , Son of Late N MAHATO, 7 B, K S ROY ROAD, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

Execution is admitted on 20-04-2017 by Mr NAVEEN MODI, DIRECTOR, Happy Niketan Pvt Ltd, 5, GORKY TERRACE, P.O:- SHAKESPEARE SARANI, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017

Indetified by Mr MANOJ MAHATO, , , Son of Late N MAHATO, 7 B, K S ROY ROAD, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

Execution is admitted on 20-04-2017 by Mr AJAY KUMAR SHROFF, DESIGNATED PARTNER, ALCOVE DEVELOPERS LLP, 68/2, HARISH MUKHERJEE ROAD, P.O:- BHOWANIPORE, P.S:- Kalighat, District:-South 24-Parganas, West Bengal, India, PIN - 700025

Indetified by Mr MANOJ MAHATO, , , Son of Late N MAHATO, 7 B, K S ROY ROAD, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service



Malay Kanti Das
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

On 25-04-2017

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 (d) of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7/- (E = Rs 7/-) and Registration Fees paid by Cash Rs 7/-

Payment of Stamp Duty

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

Description of Stamp

1. Stamp: Type: Impressed, Serial no 145084, Amount: Rs.100/-, Date of Purchase: 25/01/2017, Vendor name: Suranjan Mukherjee



Malay Kanti Das
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - IV

Volume number 1903-2017, Page from 54149 to 54186

being No 190302127 for the year 2017.



Digitally signed by MALAY KANTI DAS
Date: 2017.04.27 12:40:17 +05:30
Reason: Digital Signing of Deed.

(Malay Kanti Das) 27/04/2017 12:40:16
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
West Bengal.

(This document is digitally signed.)