29 ⓒ P 03355/17 — TV — 21/30/17

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL X 741614

Additional Registrar of Assurances-III Kolkata

A.R.A. III

Additional Registrar of Assurances-III, Kolkata

Additional Registrar of Assurances, Kolkata

25 APR 2017

TO ALL TO WHOM THESE PRESENTS SHALL COME, WE, SUKHJIT COMMOSALES 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:- AAPCS 4563E; CIN:– U51909WB2011PTC159273) represented by the Directors (i) Mr. RAMU PRASAD VERMA (PAN:- AOMPV 6190A) son of Late (Shri) Jahlu Mahato residing at No. 5, Gorky Terrace, 2nd Floor, Kolkata – 700 017, and (ii) Mr. SURESH KUMAR GINORIA (PAN:- ADPPG 7337J) son of Shri Hari Kishan Ginoria residing at No. 274, Rabindra Sarani, Barabazar, Kolkata – 700 007, pursuant to the Board Resolution dated 18/JAN/2017, (hereinafter referred to as "the said **PRINCIPAL**") **SEND GREETINGS:**

SUKHJIT COMMOSALES PVT. LTD.
Suresh Kumar Ginoria
Director

SUKHJIT COMMOSALES PVT. LTD.
R.P. Verma
Director

145086

SARAOGI & COMPANY
ADVOCATES
7B, K. S. ROY ROAD,
KOLKATA-700 001

NAME.....
ADD.....
Rs.....
25 JAN 2017
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court

25 JAN 2017
25 JAN 2017

THE HOOGLY REGISTRAR OF ASSURANCES
CALCUTTA

Additional Registrar of Assurances - III
Kolkata
20 APR 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:

(i) **All That** the piece and parcel of Bastu land admeasuring 4 Cottahs 2 Chittack more or less Together with structure built thereon with the right to use the passage and other easement rights, lying situate at L.R. Dag No.11144 corresponding to Dag No.3649 under L.R. Khatian No.6892 (in the name of Smt. Lachia Devi) corresponding to Khatian Nos.419 & 489 in Mouza-Mahesh, J.L. No.15, under Police Station Sreerampore in the District of Hooghly, comprised in Holding No.13, Sital Sarkar Lane, within the limits of Serampore Municipality, fully described in **the First Schedule** hereunder written (hereinafter referred to as the " said **FIRST PROPERTY**"); and

(ii) **All That** piece and parcel of Bastu land admeasuring 12 Chittacks 22 square feet more or less Together with the right to use the common passage and other easement rights, lying situate at L.R.Dag No.11108 corresponding to R.S.Dag No.3625 recorded in L.R.Khatian No.2739 (in the name of Tejbahadur Singh) corresponding to R.S.Khatian No.2963 in Mouza-Mahesh, J.L.No.15, Touzi No.3876 under Police Station Sreerampore in the District of Hooghly, comprised in Holding No.9/M, Bosepara Lane, within the limits of Serampore Municipality, Ward No.12, **the First Schedule** hereunder written (hereinafter referred to as the "said **SECOND PROPERTY**").

The said **First Property** and the **Second Property** are hereinafter collectively for the sake of brevity referred to as the "**said PROPERTY**" / "**said PREMISES**".

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 Sarda 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

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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 Deed No. 190300839 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.

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.

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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.

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.

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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.

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.

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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 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

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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.

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

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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.

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.

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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.

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.

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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.

THE SCHEDULE ABOVE REFERRED TO:
("said **PROPERTY**" / "said **PREMISES**")

Firstly All That the piece and parcel of Bastu land admeasuring 4 Cottahs 2 Chittack more or less Together with structure built thereon with the right to use the passage and other easement rights, lying situate at L.R. Dag No.11144 corresponding to Dag No.3649 under L.R. Khatian No.6892 (in the name of Smt. Lachia Devi) corresponding to Khatian Nos.419 & 489 in Mouza-Mahesh, J.L. No.15, under Police Station Sreerampore in the District of Hooghly, comprised in Holding No.13, Sital Sarkar Lane, within the limits of Serampore Municipality, and **Secondly All That** piece and parcel of Bastu land admeasuring 12 Chittacks 22 square feet more or less Together with the right to use the common passage and other easement rights, lying situate at L.R.Dag No.11108 corresponding to R.S.Dag No.3625 recorded in L.R.Khatian No.2739 (in the name of Tejbahadur Singh) corresponding to R.S.Khatian No.2963 in Mouza-Mahesh, J.L.No.15, Touzi No.3876 under Police Station Sreerampore in the District of Hooghly, comprised in Holding No.9/M, Bosepara Lane, within the limits of Serampore Municipality, Ward No.12.

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CALCUTTA
SEAL OF

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

SUKHJIT COMMOSALFS PVT. LTD.

Director

SUKHJIT COMMOSALFS PVT. LTD.

Director

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

Pushpa Mishra
Adv
60/2, P.B. Road
Kol – 41

Sujoy Poddar
S/o Late BN Poddar
21, Canal Street
Kolkata-700016

Drafted by me

Arpita Mallick (WB/65/2008)

Advocate
High Court, Calcutta

CALCUTTA

Additional Registrar of Assurance - [redacted]
Kolkata

20 APR 2017

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

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CALCUTTA

Additional Registrar of Assurance - III
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20 APR 2017

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

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CALCUTTA

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20 APR 2017

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

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20 APR 2017

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 19031000140059/2017

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

Sl No.	Name of the Executant	Category	Photo	Finger Print C-1525	Signature with date
1	Mr UTSAV PAREKH 2/3, SARAT BOSE RD, P.O:- ELGIN ROAD, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020	Principal			Utsav Parekh 20/4/17

Sl No.	Name of the Executant	Category	Photo	Finger Print C-1532	Signature with date
2	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			Ghanshyam Sarda 20/4/20

Sl No.	Name of the Executant	Category	Photo	Finger Print C-1528	Signature with date
3	Mr AJAY KAYAN 9/2, HUNGERFORD STREET, P.O:- SHAKESPEARE SARANI, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017	Principal			20/4/2017

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Kolkata

20 ... 2017

Query No:-19031000140059/2017, 20/04/2017 04:51:06 PM KOLKATA (A.R.A. - III)

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	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 Presentant
Sl No.	**Name of the Executant**	**Category**	**Photo**	**Finger Print**	**Signature with date**
5	Mr RAMU PRASAD VERMA 5, GORKY TERRACE, P.O:- SHAKESPEARE SARANI, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017	Representative of Principal [SUKHJIT COMMOSALES PVT LTD]		C-1527 	20-4-17
Sl No.	**Name of the Executant**	**Category**	**Photo**	**Finger Print**	**Signature with date**
6	Mr SURESH KUMAR GINORIA 274, RABINDRA SARANI, P.O:- BURROBAZAR, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007	Representative of Principal [SUKHJIT COMMOSALES PVT LTD]		C-1526 	Suresh Kumar Ginoria 20/04/2017

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Query No:-19031000140059/2017, 20/04/2017 04:51:06 PM KOLKATA (A.R.A. - III)

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

Sl 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]		C-1530 	20/04/2017

Sl 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 UTSAV PAREKH, Mr GHANSHYAM SARDA, Mr AJAY KAYAN, Mr AMAR NATH SHROFF, Mr RAMU PRASAD VERMA, Mr SURESH KUMAR GINORIA, Mr AJAY KUMAR SHROFF	Manoj Mahato. 20/04/17

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

Additional Registrar of Assurances-III
Kolkata
20 APR 2017

REPUBLIC OF INDIA

P IND Z3380830

KAYAN

AJAY KUMAR

INDIAN M 26/04/1957

KOLKATA, WEST BENGAL

KOLKATA

22/07/2015 21/07/2025

P<INDKAYAN<<AJAY<KUMAR<<<<<<<<<<<<<<<<<<<<<<

Z3380830<2IND5704266M2507215<<<<<<<<<<<<<<<8

विविध सेवा / MISCELLANEOUS SERVICE

टिप्पणी / OBSERVATION

Z3380830

पिता का नाम / Name of Father / Legal Guardian

GAURI SHANKAR KAYAN

माता का नाम / Name of Mother

GAYATRI DEVI KAYAN

पति या पत्नी का नाम / Name of Spouse

LALITA DEVI KAYAN

पता / Address

9/2 HUNGER FORD STREET

CIRCUS AVENUE,KOLKATA

PIN:700017,WEST BENGAL,INDIA

पुराने पासपोर्ट का नं., जारी करने की तारीख और जगह का नाम / Old Passport No. with Date and Place of Issue

J2637915 27/08/2010 KOLKATA

फाइल नं. / File No.

CA2078687098115

Kayan


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
ALCOVE DEVELOPERS LLP
31/03/2014
Permanent Account Number
AAZFA6468M

ALCOVE DEVELOPERS LLP

DESIGNATED PARTNER

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं:
आयकर पैन सेवा इकाई, एन.एस.डी.एल
5 वीं मंजिल, मंत्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कालोनी, मीनाक्षी बंगला चौक के पास,
पुणे – 411 016

If this card is lost / someone's lost card is found,
please inform / return to:
Income Tax PAN Services Unit, NSDL
5th floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune – 411 016

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

इस पासपोर्ट में 64 पृष्ठ हैं। This passport contains 64 pages.

भारत गणराज्य REPUBLIC OF INDIA

टाईप / Type: P

राष्ट्र कोड / Country Code: IND

पासपोर्ट नं. / Passport No.: Z2669956

उपनाम / Surname: SARDA

दिया गया नाम / Given Name(s): GHANSHYAM

राष्ट्रीयता / Nationality: INDIAN

लिंग / Sex: M

जन्म तिथि / Date of Birth: 9/08/1959

जन्म स्थान / Place of Birth: KOLKATA, WEST BENGAL

जारी करने का स्थान / Place of Issue: KOLKATA

जारी करने की तिथि / Date of Issue: 24/06/2013

समाप्ति की तिथि / Date of Expiry: 23/06/2023

P<INDSARDA<<GHANSHYAM<<<<<<<<<<<<<<<<<<<<<<<<

Z2669956<8IND5908190M2306234<<<<<<<<<<<<<<<<2

Z2668956

SHIWLALJI SARDA

CHANDRA KALA DEVI SARDA

NEETA SARDA

14/1

JUDGES COURT ROAD,KOLKATA

PIN:700027,WEST BENGAL,INDIA

KOLKATA

29/09/2008

H0751534

CAL07106516391 3

विविध सेवा / MISCELLANEOUS SERVICE

टिप्पणी / OBSERVATION


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
ALCOVE DEVELOPERS LLP
31/03/2014
Permanent Account Number
AAZFA6468M

ALCOVE DEVELOPERS LLP

DESIGNATED PARTNER

इस कार्ड के खोने / मिलने पर कृपया सूचित करें / लौटाएं
आयकर पैन सेवा इकाई, एन एस डी एल
5वीं मंजिल, मंत्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कालोनी, मीरा बंगला चौक के पास
पुणे – 411 016

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please inform / return to
Income Tax PAN Services Unit, NSDL
5th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune – 411 016

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

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SURESH KUMAR GINORIA

HARI KISHAN GINORIA

21/02/1961

Permanent Account Number

ADPPG7337J

Signature

Suresh Kumar Ginoria

Suresh Kumar Ginoria

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं
आयकर पैन सेवा इकाई, एन एस डी एल
5वीं मंजिल, मंत्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कालोनी, दीप बंगला चौक के पास,
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Pune – 411 016.

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

भारत गणराज्य REPUBLIC OF INDIA

THOSE ARE TO REQUEST AND REQUIRE IN THE NAME OF THE PRESIDENT OF THE REPUBLIC OF INDIA ALL THOSE WHOM IT MAY CONCERN TO ALLOW THE BEARER TO PASS FREELY WITHOUT LET OR HINDRANCE AND TO AFFORD HIM OR HER ANY AID AND PROTECTION OR WHATSOEVER ONE MAY STAND IN NEED.

BY ORDER OF THE PRESIDENT OF THE REPUBLIC OF INDIA

MINISTRY OF EXTERNAL AFFAIRES

जी. मालाकार/Gopal Malakar
क्षेत्रीय पासपोर्ट अधिकारी
For Regional Passport Officer
कोलकाता/Kolkata

भारत गणराज्य REPUBLIC OF INDIA

P | IND | Z2404620

PAREKH

UTSAV

INDIAN | M | 28/08/1956

KOLKATA, WEST BENGAL

KOLKATA

13/12/2012 | 12/12/2022

Utsav Parekh

P<INDPAREKH<<UTSAV<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<

Z2404620<7IND5608283M2212120<<<<<<<<<<<<<<<<<2

Utsav Parekh

NAROTTAMDAS PAREKH

ICHHA GOURI PAREKH

NILANGI PAREKH

2/3,SARAT BOSE ROAD

PO-ELGIN ROAD,KOLKATA

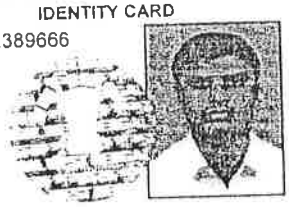
PIN:700020,WEST BENGAL,INDIA

J3264949 28/06/2010 KOLKATA

CAL071702397112

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 Date of Birth	:	19/12/1985

Manoj Maha.

WKJ2389666

ঠিকানা:
7B, কিরণ শঙ্কর রায় রোড, কোলকাতা মিউনিসিপাল কর্পো:, হেয়ার স্ট্রীট, 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 ঠিকানায় ভোটার লিস্টে নাম তোলা ও একই নম্বরের নতুন সচিত্র পরিচয়পত্র পাওয়ার জন্য নির্দিষ্ট ফর্মে এই পরিচয়পত্রের নম্বরটি 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

036/1356

Major Information of the Deed

Deed No :	**IV-1903-02130/2017**	**Date of Registration**	**25/04/2017**
Query No / Year	**1903-1000140059/2017**	**Office where deed is registered**	
Query Date	**20/04/2017 2:08:58 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 :

Sl No	Name,Address,Photo,Finger print and Signature
1	**SUKHJIT COMMOSALES PVT LTD** 5, GORKHY TERRACE, P.O:- SHAKESPEARE SARANI, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017 PAN No.:AAPCS4563EStatus :Organization, Executed by: Representative
2	**Mr UTSAV PAREKH** Son of Late NAROTTAMDAS PAREKH 2/3, SARAT BOSE RD, 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 :

Sl 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 RAMU PRASAD VERMA** Son of Late JAHLU MAHATO 5, GORKY TERRACE, 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.:AOMPV6190A Status : Representative, Representative of : SUKHJIT COMMOSALES PVT LTD (as DIRECTOR)
2	**Mr SURESH KUMAR GINORIA** Son of Mr HARI KISHAN GINORIA 274, RABINDRA SARANI, P.O:- BURROBAZAR, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:ADPPG7337J Status : Representative, Representative of : SUKHJIT COMMOSALES 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 UTSAV PAREKH, Mr GHANSHYAM SARDA, Mr AJAY KAYAN, Mr AMAR NATH SHROFF, Mr RAMU PRASAD VERMA, Mr SURESH KUMAR GINORIA, Mr AJAY KUMAR SHROFF	

Endorsement For Deed Number : IV - 190302130 / 2017

On 20-04-2017

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

Presented for registration at 21:50 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 RD, 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 RAMU PRASAD VERMA, DIRECTOR, SUKHJIT COMMOSALES PVT LTD, 5, GORKHY 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 SURESH KUMAR GINORIA, DIRECTOR, SUKHJIT COMMOSALES PVT LTD, 5, GORKHY 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 145086, 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 54244 to 54281

being No 190302130 for the year 2017.

Seal of the Additional Registrar, Assurance - III, Kolkata

Digitally signed by MALAY KANTI DAS
Date: 2017.04.27 12:46:21 +05:30
Reason: Digital Signing of Deed.

(Malay Kanti Das) 27/04/2017 12:46:21
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
West Bengal.

(This document is digitally signed.)