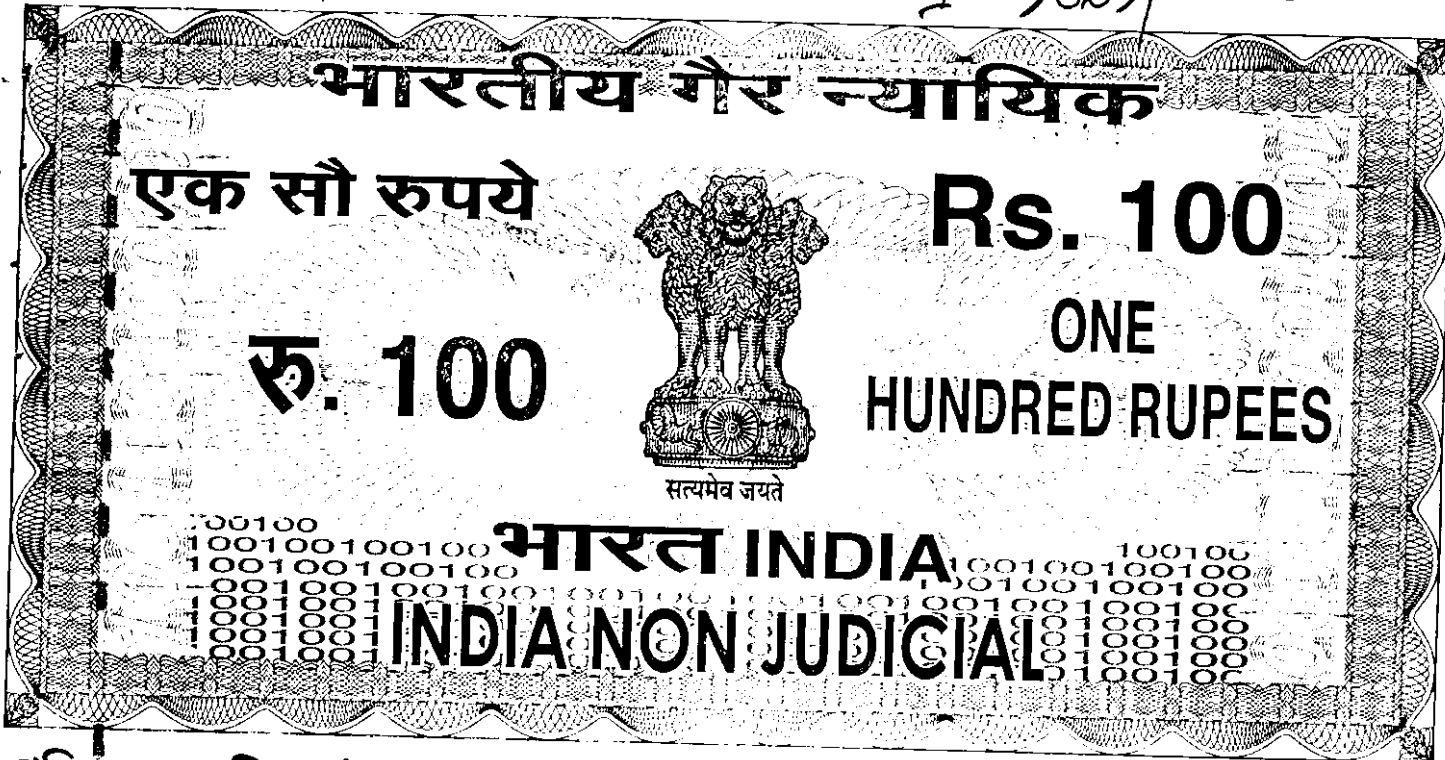


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3.8.16

W 191088

POWER OF ATTORNEY

1. Date: 3<sup>RD</sup> August 2016 Certified that the document is admitted to registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.
2. Place:
3. Parties

*W*  
District Sub-Register-III  
Alipore, South 24-parganas

- 3.1 (1) PS GROUP REALTY LTD. [Income Tax PAN AABCP5390E], a company incorporated under the Companies Act, 1956 having its Registered Office at No. 83, Topsia Road (South), Police Station – Topsia, Post office - Gobindob Khatik, Kolkata-700 046, represented by its Authorised signatory Mr. Santosh Kumar Dugar [Income Tax PAN AGRPD3021D], son of Late J M Dugar, residing at 52/4/1, Ballygunge Circular Road, Police Station – Ballygunge, Post office - Ballygunge, Kolkata – 700 019

**(2) ANGIRA SALES PVT. LTD.** [Income Tax PAN AAFC9336B], a private limited company incorporated under the Companies Act, 1956, having its Registered Office at 36/1A, Elgin Road, Police Station - Bhawanipore, Post office – Elgin Post Office, Kolkata – 700 020, represented by its Authorized Signatory Mr. Prakash Bhimrajka [Income Tax PAN ADGPB7657M], son of Late Bajrang Lal Bhimrajka, of 36/1A, Elgin Road Police Station -Bhawanipore, Post Office – Elgin Post Office, Kolkata – 700020, **(3) BHUMI VINIMAY PVT. LTD.** [Income Tax PAN AACCB9850C], a private limited company incorporated under the Companies Act, 1956, having its Registered Office at 36/1A, Elgin Road, Police Station - Bhawanipore, Post office – Elgin Post Office, Kolkata – 700 020, represented by its Authorized Signatory Mr. Prakash Bhimrajka [Income Tax PAN ADGPB7657M], son of Late Bajrang Lal Bhimrajka, of 36/1A,Elgin Road Police Station - Bhawanipore, Post Office – Elgin Post Office, Kolkata - 700020 **(4) DEVKRIPA VANIJAYA PVT. LTD.** [Income Tax PAN AACCD4722H], a private limited company incorporated under the Companies Act, 1956, having its Registered Office at 36/1A,Elgin Road Police Station - Bhawanipore, Post Office – Elgin Post Office, Kolkata - 700020, represented by its Authorized Signatory Mr. Prakash Bhimrajka [Income Tax PAN ADGPB7657M], son of Late Bajrang Lal Bhimrajka, of 36/1A, Elgin Road Police Station - Bhawanipore, Post Office – Elgin Post Office, Kolkata -- 700020 **(5) P.K.C. & ASSOCIATES LLP.** [Income Tax PAN AABCP4806B], a limited liability partnership firm carrying on business at 12C, Chakraberia Road (North), Police Station – Ballygunge, Post office – Elgin Road, Kolkata – 700 020, represented by its Partner, Mr. Ravi Kumar Dugar [Income Tax PAN AEXPD1472L], son of Mr. Santosh Kumar Dugar, residing at 52/4/1, Ballygunge Circular Road, Police Station – Ballygunge, Post office- Ballygunge, Kolkata – 700 019 **(6) SREOME BUILDERS PVT. LTD.** [Income Tax PAN AAEC54070M, a private limited company incorporated under the Companies Act, 1956, having its Registered Office situated at 12C, Chakraberia Road (North), Police Station – Ballygunge, Post office- Elgin Road, Kolkata – 700 020, represented by its Director, Mr. Santosh Kumar Dugar [Income Tax PAN AGRPD3021D], son of Late J M Dugar, residing at 52/4/1, Ballygunge Circular Road, Police Station – Ballygunge, Post office- Ballygunge, Kolkata – 700 019, **(7) SURSARITA TIE UP PVT. LTD.** [Income Tax PAN AALCS0491B], a private limited company incorporated under the Companies Act, 1956 having its Registered Office at P-17A, C.I.T. Scheme No. XLVIII, Ashutosh Chowdhury Avenue, Flat - G2, Post office-

Ballygunge, Police Station - Kareya, Kolkata – 700 019, represented by its Director Mr. Bhaba Sankar Pramanik [Income Tax PAN AFQPP6876E], son of Basanta Kumar Pramanik, residing at 254/2B/1 N.S.C Bose Road, post office - Naktala, Police Station – Netaji Nagar, Kolkata – 700 047 **(8) PAR CARE RESEARCH & MEDICAL PVT. LTD.** [Income Tax PAN AADCP0842K], a private limited company incorporated under the Companies Act, 1956 having its Registered Office situated at No. P-17A, Ashutosh Chowdhury Avenue, Post office - Ballygunge, Police Station – Kareya, Kolkata – 700 019, represented by its Director Mr. Bhaba Sankar Pramanik [Income Tax PAN AFQPP6876E], son of Basanta Kumar Pramanik, residing at 254/2B/1 N.S.C Bose Road, Post office - Naktala, Police Station – Netaji Nagar, Kolkata – 700 04 hereinafter referred to as the **"GRANTORS"**.

**And**

**3.2 MR. SURENDRA KUMAR DUGAR**, son of Late J. M. Dugar, working for gain at 83 Topsia Road (S), Police Station - Topsia, Kolkata - 700046, Police Station Topsia, **being the Director of PS Group Realty Ltd who is the partner of Sky View Developer**

**MR. GAURAV DUGAR**, son of Surendra Kumar Dugar, working for gain at 83 Topsia Road (S), P.S. Topsia, Kolkata - 700046, Police Station Topsia, **being the Authorised signatory of Sky View Developer.**  
(collectively **Attorneys**).

**NOW THIS POWER OF ATTORNEY WITNESSES AS FOLLOWS:**

**4. Background**

**4.1 Ownership of said Property:** The Grantors are the absolute owners and possess land containing by estimation an area of 52.34 Decimals equivalent to 31 Cottahs 10 Chittack 30 sqft (be the same a little more or less) comprised in R.S. Dag No. 359 & R.S.Dag No.360 recorded in R.S. Khatian No.887 & 886 situated in Mouza Tangra, Division 4 Sub Division L, J.L. No.5 in the District of 24 Parganas (S) now within the limits of Kolkata Municipal Corporation , P.S. Pragati Maidan numbered as Premises No. 71, Matheswartola Road, Kolkata – 700 046 (now amalgamated with 48,

Matheswartola Road and renumbered as Premises No 48 Matheswartola Road, Kolkata – 700 046) described in the **Schedule** below (**Said Property**).

- 4.2 **Said Project:** The Grantors have decided to develop the Said Property by construction of new building on the Said Property.
- 4.3 **Development Agreement:** By an Agreement dated 26<sup>th</sup> day of June 2015, registered in the Office of the DSR-III, South 24 Parganas (**Development Agreement**), the Grantors have appointed Messrs **SKY VIEW DEVELOPERS** of 83, Topsia Road (South), Kolkata – 700 046 (Developer), as the developer of the Said Property for development of the said property, in the manner and on the terms and conditions contained in the Development Agreement. M/s P.K.C. & Associates Pvt. Ltd. (one of the owner company) was converted and incorporated as Limited Liability Partnership (LLP) firm namely P K C & Associates LLP with effect from 1<sup>st</sup> day of October 2015 and such facts have been duly certified by the Registrar of Companies, West Bengal.
- 4.4 **Power and Authority:** The Grantors have further decided to grant power to the developer or its nominees to carry out and complete the development of said Property and construction of new building and further to convey and/or transfer the units forming part of the building to be erected at the said Property The Developer has nominated the attorneys abovenamed as their nominees for grant of power of by the Grantors.
- 4.5 **Building Plans:** The Grantors will require the building plans to be sanctioned and/or modified/alterd (**Building Plans**) by the Kolkata Municipal Corporation and other statutory authorities including but not limited to Traffic Department, Directorate of Fire Service, Pollution Control Board, Directorate of Lifts, Urban Land Ceiling Department, CESC (collectively **Other Authorities**).
- 4.6 **Reason for Granting of Powers:** Under Clause 21.1 Sub clause IV of the Development Agreement, it has been agreed that the Grantors shall grant a Power of Attorney to the Developer and/or its nominees for **(1)** causing

Building Plan sanctioned/ revalidated/ modified/ altered by the Kolkata Municipal Corporation and Other Authorities and obtaining of all necessary permissions from different authorities in connection with construction of the New Buildings **(2)** doing all things needful for construction and development of the Said Property by construction of the New Building **and (3)** booking and convey, assign and/or transfer of the Units in the New Building to prospective purchasers/transferees after sanction of the building plan only (collectively **Transferees**) in terms of the Development Agreement. Accordingly, the Grantors are granting certain powers and authorities to the Attorneys, who are nominees of the said Developer, by this Power of Attorney.

**5. Subject Matter of Power of Attorney**

5.1 **Sanction of Building Plans:** Powers and authorities for causing sanction and/or modification of the Building Plans and ancillary activities incidental thereto.

5.2 **Construction of New Building:** Powers and authorities for construction of the New Building on the Said Property in terms of the said Development Agreement.

5.3 **Sale:** Powers and authorities for sale of the Units in the New Building to the Transferees.

**6. Appointment**

6.1 The Grantors hereby nominate, constitute and appoint the Attorneys jointly and/or severally as the lawful Attorney(s) of the Grantors, to do all acts, deeds and things mentioned below, for, in the name of and on behalf of the Grantors.

**7. Powers and Authorities**

7.1 **Sanction of Building Plans and Other Statutory Compliances:** To cause sanction of the Building Plans by appointing a licensed architect and structural engineer and then, if required, to have the same revalidated

and/or modified and/or extended and/or altered and/or revised by Kolkata Municipal Corporation and the Other Authorities and to pay fees, costs and charges for such sanction, modification, alteration, revision, extension and/or re-validation as the case may be and upon completion of work, to obtain drainage connection, water connection, occupancy certificate and other certificates from Kolkata Municipal Corporation and the Other Authorities.

- 7.2 **Dealing with Authorities:** To deal with all authorities including but not limited to the Kolkata Municipal Corporation and the Other Authorities for sanction, modification, alteration, extension, revision and/or re-validation of the Building Plans and obtaining drainage connection, water connection, occupancy certificate and other certificates and in this regard to prepare, sign and submit plans, papers, documents, statements, undertakings, declarations, applications, indemnities and other ancillary papers, as be required.
- 7.3 **Connection of Utilities:** To apply for and obtain water connection, drainage connection, sewage connection, electricity connection and any other utilities for the Said Property and the new building.
- 7.4 **Regulatory Clearances:** To apply for and obtain all requisite statutory clearances/permissions/approvals under various Acts, and to appear before all or any authorities for such clearances and to sign and submit all papers, applications and documents in connection with the same.
- 7.5 **Signing and Execution:** To sign, execute, modify, cancel, alter, draw, submit and present for registration and have registered before the concerned authorities all papers, documents, declarations, affidavits, applications, returns, confirmations and consents for and in connection with sanction, modification, alteration, revision and re-validation of the Building Plans and to have the same registered and obtain all permissions and clearances as may be required for the same.

- 7.6 **Appearance:** To appear before Notary Public, Registrars, Magistrates and all other officers and authorities to have notarized, registered and authenticated all papers, declarations, affidavits, confirmations, consents, agreements, documents, indemnities, undertakings etc. as be required to enforce all powers and authorities contained herein only for the above purposes.
- 7.7 **Acceptance of Papers:** To accept notices and service of papers from Kolkata Municipal Corporation, Fire Brigade, Competent Authority under the Urban Land (Ceiling & Regulations) Act, 1976, Police, both Civil Court and Criminal Courts, Land and Land Reforms Department and/or any other statutory authorities and/or other persons.
- 7.8 **Appointment:** To appoint architects, structural engineers, civil engineers, overseers, contractors, solicitors, advocates, chartered accountants and/or such other agents as may be required for effectually discharging the powers and authorities granted herein.
- 7.9 **Granting Receipts:** To receive and pay and/or deposit of moneys including fees, rent, interest from any person or persons, body or bodies, authority or authorities and receive fund and to receive and grant valid receipts and discharges in respect thereof.
- 7.10 **Municipal Tax:** To make payment of upto date municipal tax in respect of the Said Property by way of approaching the Kolkata Municipal Corporation and obtaining necessary orders for such payment and to collect receipts thereof.
- 7.11 **Preparatory Work:** To cause survey, test soil, do excavation and other preparatory works for construction of the New Building on the Said Property.
- 7.12 **Construction:** To construct temporary sheds and godowns for storage of building materials and running of site office and to construct the New Building and/or any other structure on the Said Property, in accordance with the said Development Agreement.

- 7.13 **Contracts for Construction:** In relation to such construction, to sign, execute and register any kind of contracts for construction with any third party under the terms and conditions as be deemed fit by the Attorneys in accordance with the Development Agreement and without creating any liability or obligation of the Grantor.
- 7.14 **Watch and Ward:** To employ and appoint watchmen, guards, and other security personnel for the safety and security of the Said Property.
- 7.15 **Negotiation and Sale:** To negotiate for sale and sell the Units in the New Building to the Transferees, on terms and conditions as be deemed fit by the Attorneys and to prepare, sign, execute and deliver agreements, deeds and other instruments in this regard.
- 7.16 **Receive Payments:** To receive the payment of the amounts which become payable to the Developer, out of the sale proceed of the Units in the said building from the Transferees and acknowledge receipt of the payments.
- 7.17 **Permissions and Clearances:** To apply for and obtain all kind of permissions and clearances required for entering into agreements, deeds and instruments including but not limited to the clearance under the Income Tax Act, 1961, for transfer of the Units in the New Buildings to the Transferees.
- 7.18 **Registration and Authentication:** To appear before Notary Public, Registrars, Magistrates and all other officers and authorities and to have notarized, registered and authenticated all agreements, deeds and other instruments as aforesaid and in particular to present for registration, admit execution, have registered and obtain original of all agreements, deeds and other instruments for the purpose of plan sanction /for conveying/assigning and or transferring of the Units in the New Building after sanction of the Building Plan.



- 7.19 **Finance:** To raise construction finance for development and construction of Building(s), from any Banks and/or Financial Institutions and/or Housing Finance Companies and/or Non-Banking Financial Companies upon such terms and conditions as may be applicable including by deposit of original title deeds by creating mortgage of the Property.
- 7.20 **Legal Action:** To take any legal action or to defend any legal proceeding including arbitration proceeding arising out of any matter in respect of development of the Said Property and to accept any notice and service of papers from any Court, Tribunal, Arbitral Tribunal, Postal and/or other authorities and to receive and pay all moneys, including Court Fees etc.
- 7.21 **Outgoings:** To pay all outgoings, including municipal taxes, etc. in respect of the Said Property/New Building and to collect receipts therefore.

## **8. Covenants and Ratification**

- 8.1 **Covenants:** The Attorneys agree and covenant with the Grantors that **(1)** all the costs, charges and expenses for construction shall be borne and paid by the Attorneys **(2)** no financial or other liability shall be created on the Grantors by virtue of grant of this Power of Attorney or by the exercise of any power or authority under this Power of Attorney **and (3)** the liabilities and obligations of the Grantors shall continue to remain the same as mentioned in the Development Agreement, irrespective of grant of this Power of Attorney unless specifically mentioned in the Development Agreement. This Power of Attorney shall be deemed to be part of the Development Agreement dated 26<sup>th</sup> day of June 2015 and its applicability is fully dependent upon the said Development Agreement.
- 8.2 **Hereby Made:** The Grantors hereby ratify and confirm and agree to ratify and confirm all lawful actions of the Attorneys in pursuance of this Power of Attorney.

**Schedule**  
**(Said Property)**

ALL THAT the piece and parcel of land containing by estimation an area of 52.34 Decimals equivalent to 31 Cottahs 10 Chittack 30 sqft (be the same a little more or less) comprised in R.S. Dag No. 359 & R.S.Dag No.360 recorded in R.S. Khatian No.887 & 886 situated in Mouza Tangra, Division 4 Sub Division L, J.L. No.5 in the District of 24 Parganas (S) now within the limits of Kolkata Municipal Corporation , P.S. Pragati Maidan now numbered as Premises No. 71, Matheswartola Road, Kolkata – 700 046 (now amalgamated with 48, Matheswartola Road and renumbered as Premises No 48 Matheswartola Road, Kolkata – 700 046) situated and standing thereon and being butted and bounded as follows:

- On the North:           By Calcutta Mercy Centre and R.S.Dag No. 361 & 362, Mouza Tangra
- On the South :         By Premises No. 27, Matheswartola Road
- On the East:           By Calcutta Mercy Centre along with our Private Passage and R.S.Dag No.357,Mouza Tangra
- On the West:           By Premises No. 72, Matheswartola Road

**OR HOWSOEVER OTHERWISE** the same area is was or were heretofore butted bounded called known numbered described or distinguished.

9. Execution and Delivery

9.1 In Witness Whereof the Grantor and the Attorneys have executed this Power of Attorney on the above date.

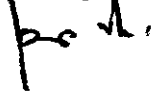
Witness:

1)

  
**JAYANTA PANDIT**  
S/o Gour Hari Pandit  
83, Topsia Road South  
Kolkata - 700046

2) Malay Sengupta.  
Alipore Police Court  
Kolkata - 700027.

Drafted by:



Advocate

BAPI DAS,  
(ADVOCATE)  
ALIPORE POLICE COURT,  
KOLKATA-700027.  
WB-613/2001.

**PS GROUP REALTY LIMITED**



Authorised Signatory

For **SHREY BUILDERS PVT. LTD.**



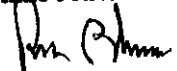
Director / Authorised Signatory

**P K C & Associates & LLP**



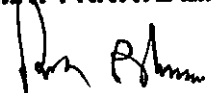
Partner / Authorised Signatory

For **ANGIRA SALES PRIVATE LIMITED**



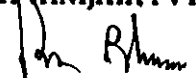
Director / Authorised Signatory

For **BHUMI VINIMAY PRIVATE LIMITED**



Director / Authorised Signatory

For **DEVKRIPA VANIJAYA PVT. LTD.**



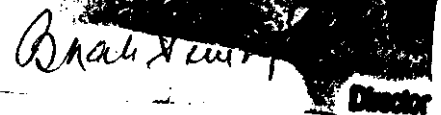
Director / Authorised Signatory

**SURBANTA TIE UP PVT. LTD.**



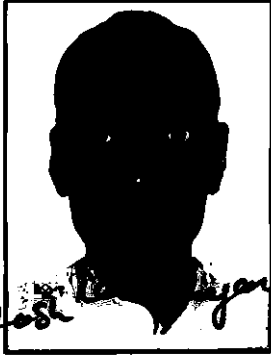

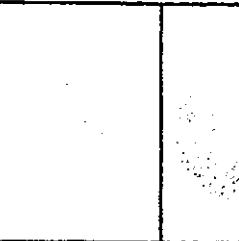
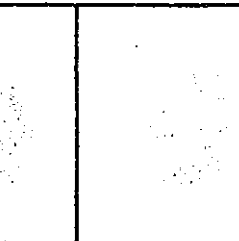
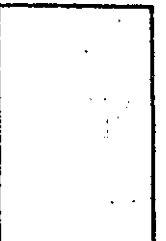
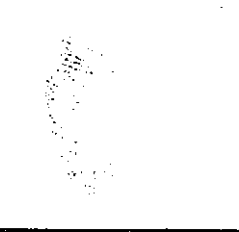
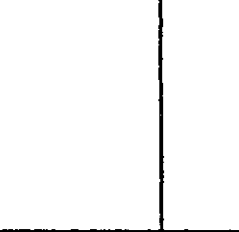
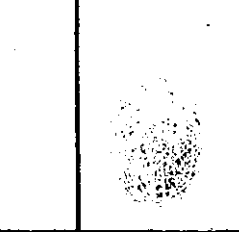

Director

For **PAN CARE RESEARCH & MEDICAL (P) LTD.**



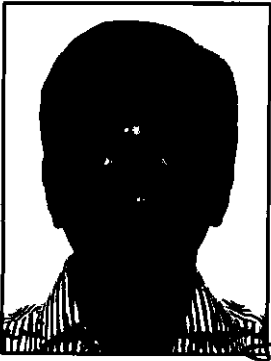






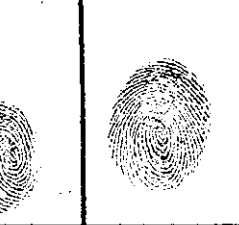
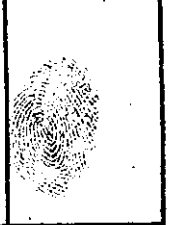
Director

[Grantors]

		Thumb	1st finger	middle finger	ring finger	small finger
 <i>Santosh Duary</i>	left hand					
	right hand					


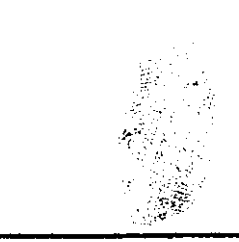
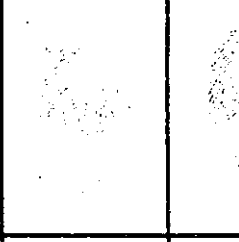
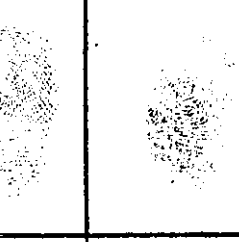
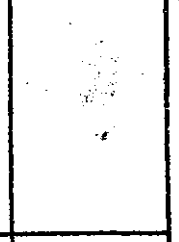

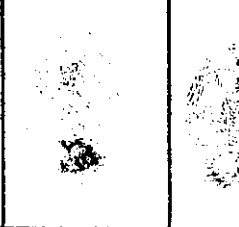
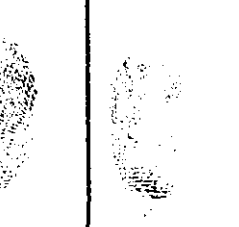

Name SANTOSH KUMAR DUJAR

Signature Santosh Kumar Duary

		Thumb	1st finger	middle finger	ring finger	small finger
 <i>Ravi Kumar Duary</i>	left hand					
	right hand					

Name RAVI KUMAR DUJAR


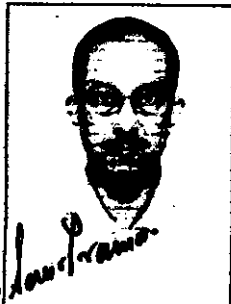
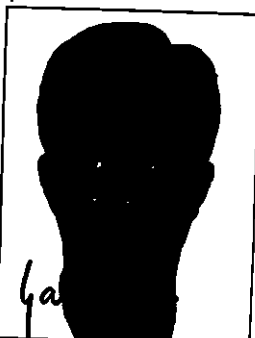
Signature Ravi Kumar Duary

		Thumb	1st finger	middle finger	ring finger	small finger
 <i>Prakash Bhimrajka</i>	left hand					
	right hand					

Name PRAKASH BHIMRAJKA

Signature Prakash Bhimrajka

**SPECIMEN FORM FOR TEN FINGERPRINTS**

	<i>Sumit Kumar Singh</i>						
Little		Ring	Middle	Fore	Thumb	(Left Hand)	
Thumb		Fore	Middle	Ring	Little	(Right Hand)	
	<i>Bhaskar Kumar Prasad</i>						
Little		Ring	Middle	Fore	Thumb	(Left Hand)	
Thumb		Fore	Middle	Ring	Little	(Right Hand)	
	<i>Yash Dey</i>						
Little		Ring	Middle	Fore	Thumb	(Left Hand)	
Thumb		Fore	Middle	Ring	Little	(Right Hand)	
<p>PHOTO</p>							
Little		Ring	Middle	Fore	Thumb	(Left Hand)	
Thumb		Fore	Middle	Ring	Little	(Right Hand)	



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue  
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS, District Name :South 24-Parganas  
Signature / LTI Sheet of Query No/Year 16031000280582/2016

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
1.0	Mr PRAKASH BHIMRAJKA 36/1A, ELGIN ROAD, P.O:- ELGIN, P.S:- Bhawanipore, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700020	Represent ative of Principal [ANGIRA SALES PVT LTD ]			
1.1	Mr PRAKASH BHIMRAJKA 36/1A, ELGIN ROAD, P.O:- ELGIN, P.S:- Bhawanipore, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700020	Represent ative of Principal [BHUMI VINIMAY PVT LTD ]			
1.2	Mr PRAKASH BHIMRAJKA 36/1A, ELGIN ROAD, P.O:- ELGIN, P.S:- Bhawanipore, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700020	Represent ative of Principal [DEVKRIP A VANIJAY A PVT LTD ]			

**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
2.0	Mr BHABA SANKAR PRAMANIK 254/2B/1, N.S.C. BOSE ROAD, P.O:- NAKTALA, P.S:- Jadavpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700047	Representative of Principal [PAR CARE RESEARCH & MEDICAL PVT LTD]			
2.1	Mr BHABA SANKAR PRAMANIK 254/2B/1, N.S.C. BOSE ROAD, P.O:- NAKTALA, P.S:- Jadavpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700047	Representative of Principal [SURSARITA TIE UP PVT LTD]			
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3.0	Mr Santosh Kr Dugar 52/4/1, Ballygunge Circular Road, P.O:- BALLYGUNGE, P.S:- Bullygunge, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700019	Representative of Principal [PS GROUP REALTY LTD]			
3.1	Mr Santosh Kr Dugar 52/4/1, Ballygunge Circular Road, P.O:- BALLYGUNGE, P.S:- Bullygunge, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700019	Representative of Principal [SREOMES BUILDERS PVT LTD]			

**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 RAVI DUGAR 52/4/1, Ballygunge Circular Road, P.O:- BALLYGUNGE, P.S:- Bullygunge, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700019	Representative of Principal [PKC AND ASSOCIATES LLP ]			
SI No.	Name and Address of identifier	Identifier of			Signature with date
1	Mr JAYANTA PANDIT Son of Mr GOUR HARI PANDIT 83 TOPSIA RD SOUTH, P.O:- G K RD, P.S:- Topsia, Kolkata, District:- South 24-Parganas, West Bengal, India, PIN - 700046	Mr PRAKASH BHIMRAJKA, Mr BHABA SANKAR PRAMANIK, Mr Santosh Kr Dugar, Mr RAVI DUGAR			

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 (Utpal Kumar Basu)  
 DISTRICT SUB-  
 REGISTRAR  
 OFFICE OF THE D.S.R. -  
 III SOUTH 24-PARGANAS  
 South 24-Parganas, West  
 Bengal



Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2016

From

**PS GROUP REALTY LTD. & ORS.**

... Grantor

To

**SURENDRA KUMAR DUGAR & GAURAV DUGAR**

... Attorneys

**POWER OF ATTORNEY**

**For Sanction of Building Plans, Construction of Said Buildings  
and Sale of Units**

**71, Matheswartola Road , Kolkata – 700 046  
(now amalgamated with 48, Matheswartola Road and renumbered as  
Premises No 48 Matheswartola Road, Kolkata – 700 046)**

## Seller, Buyer and Property Details

### A. Principal & Attorney Details

Presentant Details	
SL No.	Name and Address of Presentant
1	Mr Santosh Kr Dugar 52/4/1, Ballygunge Circular Road, P.O:- BALLYGUNGE, P.S:- Bullygunge, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700019

Principal Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	PS GROUP REALTY LTD 83, TOPSIA ROAD (SOUTH), P.O:- TOPSIA, P.S:- Topsia, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700046 PAN No. AABCP5390E,; Status : Organization
2	ANGIRA SALES PVT LTD 36/1A, ELGIN ROAD, P.O:- ELGIN, P.S:- Bhawanipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AAFC9336B,; Status : Organization
3	BHUMI VINIMAY PVT LTD 36/1A, ELGIN ROAD, P.O:- ELGIN, P.S:- Bhawanipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AACCB9850C,; Status : Organization
4	DEVKRIPA VANIJAYA PVT LTD SHERWOOD ESTATE, 169, N.S.C. BOSE ROAD, Block/Sector: P, Flat No: R-1, P.O:- ELGIN, P.S:- Sonarpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700103 PAN No. AACCD4722H,; Status : Organization; Represented by their ( 1-4 ) representative as given below:-
1-4 (1)	Mr PRAKASH BHIMRAJKA, AUTHORISED SIGNATORY 36/1A, ELGIN ROAD, P.O:- ELGIN, P.S:- Bhawanipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700020 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ADGPB7657M,; Status : Representative; Date of Execution : 03/08/2016; Date of Admission : 03/08/2016; Place of Admission of Execution : Pvt. Residence
5	PKC AND ASSOCIATES LLP 12, CHAKRABERIA ROAD (NORTH), P.O:- BALLYGUNGE, P.S:- Bullygunge, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AABCP4806B,; Status : Organization; Represented by representative as given below:-

## Principal Details

SL No.	Name, Address, Photo, Finger print and Signature
5(1)	Mr RAVI DUGAR 52/4/1, Ballygunge Circular Road, P.O:- BALLYGUNGE, P.S:- Bullygunge, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AEXPD1472L,; Status : Representative; Date of Execution : 03/08/2016; Date of Admission : 03/08/2016; Place of Admission of Execution : Pvt. Residence
6	SREOME BUILDERS PVT LTD 12C, CHAKRABERIA ROAD (NORTH), P.O:- BALLYGUNGE, P.S:- Bullygunge, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AAECs4070M,; Status : Organization; Represented by their representative as given below:-
6(1)	Mr Santosh Kr Dugar 52/4/1, Ballygunge Circular Road, P.O:- BALLYGUNGE, P.S:- Bullygunge, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AGRPD3021D,; Status : Representative; Date of Execution : 03/08/2016; Date of Admission : 03/08/2016; Place of Admission of Execution : Pvt. Residence
7	SURSARITA TIE UP PVT LTD P-17A, C.I.T. SCHEME NO. XLVIII, ASHUTOSH CHOWDHUR, Flat No: G2, P.O:- BALLYGUNGE, P.S:- Karaya, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700019 PAN No. AALCS0491B,; Status : Organization
8	PAR CARE RESEARCH & MEDICAL PVT LTD P-17A, ASHUTOSH CHOWDHURY AVENUE, P.O:- BALLYGUNGE, P.S:- Kasba, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700019 PAN No. AADCP0842K,; Status : Organization; Represented by their ( 7-8 ) representative as given below:-
7-8 (1)	Mr BHABA SANKAR PRAMANIK, DIRECTOR 254/2B/1, N.S.C. BOSE ROAD, P.O:- NAKTALA, P.S:- Jadavpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700047 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AFQPP6876E,; Status : Representative; Date of Execution : 03/08/2016; Date of Admission : 03/08/2016; Place of Admission of Execution : Pvt. Residence

**Attorney Details**

SL No.	Name, Address, Photo, Finger print and Signature		
1	<b>SKY VIEW DEVELOPERS</b> 83, TOPSIA ROAD (SOUTH), P.O:- GOBINDO KHATIK, P.S:- Topsia, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700046 PAN No. AABCP5390E,; Status : Organization; Represented by not executed as given below:-		
1(1)	Mr Gaurav Dugar 2 B Dover Rd, P.O:- Ballygunge, P.S:- Ballygunge, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,; Status : Representative; Date of Execution : ; Date of Admission : ; Place of Admission of Execution :	Photo	Finger Print
		Signature	
(2)	Mr Surendra Kumar Dugar 2 B Dover Rd, P.O:- Ballygunge, P.S:- Ballygunge, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,; Status : Representative; Date of Execution : ; Date of Admission : ; Place of Admission of Execution :	Photo	Finger Print
		Signature	

**B. Identifire Details**

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr JAYANTA PANDIT Son of Mr GOUR HARI PANDIT 83 TOPSIA RD SOUTH, P.O:- G K RD, P.S:- Topsia, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700046 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India,	Mr PRAKASH BHIMRAJKA, Mr BHABA SANKAR PRAMANIK, Mr Santosh Kr Dugar, Mr RAVI DUGAR	

**C. Transacted Property Details**

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, P.S:- Tangra, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Matheswartala Road, , Premises No. 71, Ward No: 58		31 Katha 10 Chatak 30 Sq Ft	1/-	6,92,15,439/-	Proposed Use: Bastu, Property is on Road

Structure Details					
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
F0	Gr. Floor	5000 Sq Ft.	0/-		Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete
S1	On Land L1	5000 Sq Ft.	1/-	15,00,000/-	Structure Type: Structure

Transfer of Property from Principal to Attorney				
Sch No.	Name of the Principal	Name of the Attorney	Transferred Area	Transferred Area in(%)
L1	PS GROUP REALTY LTD	SKY VIEW DEVELOPERS	6.53125	12.5
	ANGIRA SALES PVT LTD	SKY VIEW DEVELOPERS	6.53125	12.5
	BHUMI VINIMAY PVT LTD	SKY VIEW DEVELOPERS	6.53125	12.5
	DEVKRIPA VANIJAYA PVT LTD	SKY VIEW DEVELOPERS	6.53125	12.5
	PKC AND ASSOCIATES LLP	SKY VIEW DEVELOPERS	6.53125	12.5
	SREOME BUILDERS PVT LTD	SKY VIEW DEVELOPERS	6.53125	12.5
	SURSARITA TIE UP PVT LTD	SKY VIEW DEVELOPERS	6.53125	12.5
	PAR CARE RESEARCH & MEDICAL PVT LTD	SKY VIEW DEVELOPERS	6.53125	12.5

Transfer of Property from Principal to Attorney				
Sch No.	Name of the Principal	Name of the Attorney	Transferred Area	Transferred Area in(%)

**Transfer of Property from Principal to Attorney**

Sch No.	Name of the Principal	Name of the Attorney	Transferred Area	Transferred Area in(%)
S1	ANGIRA SALES PVT LTD	SKY VIEW DEVELOPERS	625 Sq Ft	12.5
	BHUMI VINIMAY PVT LTD	SKY VIEW DEVELOPERS	625 Sq Ft	12.5
	DEVKRIPA VANIJAYA PVT LTD	SKY VIEW DEVELOPERS	625 Sq Ft	12.5
	PAR CARE RESEARCH & MEDICAL PVT LTD	SKY VIEW DEVELOPERS	625 Sq Ft	12.5
	PKC AND ASSOCIATES LLP	SKY VIEW DEVELOPERS	625 Sq Ft	12.5
	PS GROUP REALTY LTD	SKY VIEW DEVELOPERS	625 Sq Ft	12.5
	SREOME BUILDERS PVT LTD	SKY VIEW DEVELOPERS	625 Sq Ft	12.5
	SURSARITA TIE UP PVT LTD	SKY VIEW DEVELOPERS	625 Sq Ft	12.5

**D. Applicant Details****Details of the applicant who has submitted the requisition form**

Applicant's Name	Bapi Das
Address	Thana : Alipore, District : South 24-Parganas, WEST BENGAL
Applicant's Status	Advocate

Office of the D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas

Endorsement For Deed Number : I - 160303663 / 2016

Query No/Year 16031000280582/2016 Serial no/Year 1603004234 / 2016  
Deed No/Year I - 160303663 / 2016  
Transaction [0138] Sale, Development Power of Attorney after Registered Development Agreement  
Name of Presentant Mr Santosh Kr Dugar Presented At Private Residence  
Date of Execution 03-08-2016 Date of Presentation 03-08-2016

Remarks

On 25/07/2016

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 7,07,15,439/-

*UK Basu*

(Utpal Kumar Basu)

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

South 24-Parganas, West Bengal

On 03/08/2016

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

Presented for registration at 17:50 hrs on : 03/08/2016, at the Private residence by Mr Santosh Kr Dugar ,.

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

Execution is admitted on 03/08/2016 by

1. Mr PRAKASH BHIMRAJKA Mr PRAKASH BHIMRAJKA, Son of Late BAJRANG LAL BHIMRAJKA, 36/1A, ELGIN ROAD, P.O: ELGIN, Thana: Bhawanipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700020, By caste Hindu, By profession Business
  2. Mr PRAKASH BHIMRAJKA Mr PRAKASH BHIMRAJKA, Son of Late BAJRANG LAL BHIMRAJKA, 36/1A, ELGIN ROAD, P.O: ELGIN, Thana: Bhawanipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700020, By caste Hindu, By profession Business
  3. Mr PRAKASH BHIMRAJKA Mr PRAKASH BHIMRAJKA, Son of Late BAJRANG LAL BHIMRAJKA, 36/1A, ELGIN ROAD, P.O: ELGIN, Thana: Bhawanipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700020, By caste Hindu, By profession Business
- Indetified by Mr JAYANTA PANDIT, Son of Mr GOUR HARI PANDIT, 83 TOPSIA RD SOUTH, P.O: G K RD, Thana: Topsia, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700046, By caste Hindu, By Profession Service

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

Execution is admitted on 03/08/2016 by

1. Mr BHABA SANKAR PRAMANIK Mr BHABA SANKAR PRAMANIK, Son of Mr BASANTA KUMAR PRAMANIK, 254/2B/1, N.S.C. BOSE ROAD, P.O: NAKTALA, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700047, By caste Hindu, By profession Business
2. Mr BHABA SANKAR PRAMANIK Mr BHABA SANKAR PRAMANIK, Son of Mr BASANTA KUMAR PRAMANIK, 254/2B/1, N.S.C. BOSE ROAD, P.O: NAKTALA, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700047, By caste Hindu, By profession Business  
Indetified by Mr JAYANTA PANDIT, Son of Mr GOUR HARI PANDIT, 83 TOPSIA RD SOUTH, P.O: G K RD, Thana: Topsia, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700046, By caste Hindu, By Profession Service

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

Execution is admitted on 03/08/2016 by

1. Mr Santosh Kr Dugar AUTHORISED SIGNATORY, PS GROUP REALTY LTD, 83, TOPSIA ROAD (SOUTH), P.O:- TOPSIA, P.S:- Topsia, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700046 Mr Santosh Kr Dugar, Son of Late M Dugar, 52/4/1, Road: Ballygunge Circular Road, , P.O: BALLYGUNGE, Thana: Bullygunge, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700019, By caste Hindu, By profession Business
2. Mr Santosh Kr Dugar DIRECTOR, SREOME BUILDERS PVT LTD, 12C, CHAKRABERIA ROAD (NORTH), P.O:- BALLYGUNGE, P.S:- Bullygunge, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700020 Mr Santosh Kr Dugar, Son of Late M Dugar, 52/4/1, Road: Ballygunge Circular Road, , P.O: BALLYGUNGE, Thana: Bullygunge, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700019, By caste Hindu, By profession Business  
Indetified by Mr JAYANTA PANDIT, Son of Mr GOUR HARI PANDIT, 83 TOPSIA RD SOUTH, P.O: G K RD, Thana: Topsia, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700046, By caste Hindu, By Profession Service

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

Execution is admitted on 03/08/2016 by

- Mr RAVI DUGAR PARTNER, PKC AND ASSOCIATES LLP, 12, CHAKRABERIA ROAD (NORTH), P.O:- BALLYGUNGE, P.S:- Bullygunge, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700020 Mr RAVI DUGAR, Son of Mr SANTOSH DUGAR, 52/4/1, Road: Ballygunge Circular Road, , P.O: BALLYGUNGE, Thana: Bullygunge, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700019, By caste Hindu, By profession Business  
Indetified by Mr JAYANTA PANDIT, Son of Mr GOUR HARI PANDIT, 83 TOPSIA RD SOUTH, P.O: G K RD, Thana: Topsia, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700046, By caste Hindu, By Profession Service

*UK Basu*

(Utpal Kumar Basu)

DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal



On 04/08/2016

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

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

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 53/- ( E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 53/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-

**Description of Stamp**

1. Rs 100/- is paid on Impressed type of Stamp, Serial no 13220, Purchased on 29/07/2016, Vendor named A K Purkayastha.

*UK Basu*

(Utpal Kumar Basu)

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-  
PARGANAS

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2016, Page from 112342 to 112368  
being No 160303663 for the year 2016.



UK Basu

Digitally signed by UTPAL KUMAR BASU  
Date: 2016.08.05 14:20:16 +05:30  
Reason: Digital Signing of Deed.

(Utpal Kumar Basu) 05/08/2016 14:20:15  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)