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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Y 917378

4-50 P.M

Certified that this document is admitted to Registration. The signature sheet and the Endorsement sheet attached to the document are part of this document

8-56269/18

Additional District Sub Registrar
Sealdah

22 FEB 2018

POWER OF ATTORNEY

THIS POWER OF ATTORNEY is granted at Kolkata on this 21st day of February 2018:

BY

AHW UNIMARK CONSORTIUM LLP, a limited liability partnership incorporated and registered under the Limited Liability Partnership Act, 2008, having its registered office Shyamkunj, 12C, Lord Sinha Road, 6th Floor, P.O Middleton Street, P.S Shakespeare Sarani, Kolkata- 700071, having PAN AAVFA9112E, acting through its authorized designated partners (1) Sheo Shankar Bagaria, son of Late Sitaram Bagaria, residing at 2C Burdwan Road, Alipore, Kolkata 700027, P.S Alipore, P.O Alipore, having Permanent Account No. AEDPB6059B and (2) Biswanath Choudhary, son of Bajinath Choudhary, residing at 37A, Block B, New Alipore, Kolkata 700053, P.S. New Alipore, P.O. New Alipore, having PAN ACHPC5913D, hereinafter referred to as "APPOINTER" (which expression shall, unless

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[Handwritten mark]

[Handwritten signature]

19/2/18

Mantaha LCB

NAME.....
 ADD.....
 Rs.....

13 FEB 2018

S. CHATTERJEE
 Licensed Stamp Vendor
 C. C. Court
 2 & 3, K. S. Roy Road, Kol-1

13 FEB 2018

Ganesh



V.C.T.I 13 FEB 2018

595

PS Group Realty Pvt. Ltd.

Ganesh

Director/Authorised Signatory



V.C.T.I

596

Ganesh



B.



V.C.T.I

597

Bhavana

(SWARUP SIL) s/o B. K. SIL
 Advocate, Highmt Calcutta
 Enrol no: WB/286/2007

A.D.S.R., SEAI DAH

21 FEB 2018

Dist.- South 24 Parganas

repugnant to the context or meaning thereof, be deemed to include its successors and permitted assigns) of the **ONE PART**.

IN FAVOUR OF

PS GROUP REALTY PRIVATE LIMITED, a company within the meaning of the Companies Act, 2013 having its registered office at 1002 E.M.Bye Pass, Kolkata 700105, P.S Pragati Maidan (previously Tiljala), P.O Dhapa, having Permanent Account No. AABCP5390E, acting through its authorized representative Gaurav Dugar, son of Surendra Kumar Dugar, working for gain at 1002 E.M.Bye Pass, Kolkata 700105, P.S Pragati Maidan (previously Tiljala), P.O Dhapa, having Permanent Account No. AGRPD3020C,, hereinafter referred to as the "**ATTORNEY**" (which expression shall, unless repugnant to the context or meaning thereof, be deemed to include its successor and assigns) of the **OTHER PART**.

WHEREAS:

- handwritten*
- A. The Appointer is the lessee of and is possessed of or otherwise well and sufficiently entitled to ALL THAT piece and parcel of the land containing an arca of 8093.72 square meters (equivalent to 2 acres), more or less, comprised in several Dag Nos in Mouza Boinchtola, J.L No. 4, Police Station- Pragati Maidan, District 24 Parganas (South), numbered as Municipal Premises No. 992, Eastern Metropolitan Bypass, Kolkata- 700105 (hereinafter referred to as the "**Land**") which is more fully described in **Schedule 1** herein. The Appointer had acquired the leasehold interest of the said Land vide Deed of Lease dated 29 October 2013 ("**Lease Deed**") executed by The Kolkata Municipal Corporation ("**KMC**"), therein referred to as the lessor, in favour of the Appointer herein, therein referred to as the lessee and registered at the office of the District Sub Registrar-III, Allpore, South 24 Parganas and recorded in BOOK NO-I, CD Volume No. 4, Pages from 6276 to 6299, Being No. 01543 for the year 2014. *handwritten*
- B. The Appointer entered into a registered Development Agreement dated 17th day of February, 2018 and registered at the office Additional District Sub-Registrar, Sealdah, 24-Parganas (South), Kolkata in Book No.-I, Being No. 679 for the year 2018 ("**Development Agreement**") with the Attorney therein referred to as the developer whereby the Appointer has appointed the Attorney to develop the Land by developing and constructing residential buildings and other constructed spaces to be constructed in phases by the Attorney on the Land, subject to the terms of the Lease Deed and as per Applicable Laws ("**Project**") for consideration as provided in the Development Agreement.
- C. The Development Agreement inter alia provides that the Appointer shall exclusively and irrevocably grant permit constitute and appoint the Attorney herein as its constituted Attorney to enable the Attorney to carry on development and construction of the Project and to enter into agreements for assignment and or sub lease and/or other documents including deed of sub lease or assignment with prospective acquirers or otherwise deal with the Units as well as the undivided proportionate leasehold interest in any part of the Land appertaining to the Units and also to receive consideration moneys and further to execute receipts and/or all documents in connection therewith.

Handwritten initials/signatures: B, LD, bo c



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- D. In pursuance of the said Development Agreement, the Appointer, have put the Attorney into the possession of the Land to commence construction and complete the development of Project on the Land.
- E. This Power of Attorney may be revocable.
- F. The words used in capital letter but not defined herein but defined in the Development Agreement shall have their meanings respectively ascribed to them in the Development Agreement.

NOW THEREFORE KNOW YE ALL AND THESE PRESENTS WITNESSETH that the Appointer doth hereby nominate, constitute, appoint and empower **PS GROUP REALTY PRIVATE LIMITED**, a company within the meaning of the Companies Act, 2013 and having its registered office at 1002 E.M. Bye Pass, Kolkata 700105, P.S Pragati Maidan (previously Tiljala), P.O Dhapa, acting through its authorized representative Gaurav Dugar, son of Surendra Kumar Dugar, working for gain at 1002 E.M. Bye Pass, Kolkata 700105, P.S Pragati Maidan (previously Tiljala), P.O Dhapa ("**ATTORNEY**") as its lawful Attorney, with the power and authority to do all or any of the following acts, things, deeds, and matters, as may be necessary in respect of the Land for construction, development and completion of the Project in order to achieve the purpose and objectives of the said Development Agreement including but not restricted to the following, that is to say:-

1. to receive possession as licensee of the Land from the Appointer and to hold, manage and maintain such possession in accordance with the terms and conditions contained in the Development Agreement till the completion of the Project and the transfer of the Units together with the proportionate, undivided and impartible leasehold interest in the Land as envisaged in the Development Agreement;
2. to demolish the existing structures, if any, on the Land in terms of the Development Agreement;
3. to enter into, hold and defend possession of the Land and every part thereof and also to manage, maintain and administer the Land and all buildings and constructions to be constructed thereon and every part thereof, affix board, put the barbed wire fencing or construct a compound wall on the Land or any portion thereof as per demarcation thereof and to make all payments for getting the work done;
4. to warn off and prohibit any trespassers on the Land or any parts thereof and to take appropriate steps, whether by legal action or otherwise;
5. to make and prepare and/or cause to be made and prepared all such layout, subdivision, building plans, specifications and designs, as may be necessary, required and advisable at the discretion of the Attorney for the purpose of constructing the buildings on the Land and to get sanction for the same from the authorities concerned and to engage the services of any architect, engineer, consultant, or any person as may be necessary or advisable at the discretion of the Attorney and to pay necessary fees and charges required for getting the plans sanctioned and do all other acts and things as may be necessary for getting the plans of the buildings sanctioned by the municipality and/or other authorities concerned in terms of the

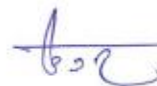
  



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Development Agreement;

6. to apply for and obtain all such approvals, consents, permissions, sanctions and no-objections which may be required to be obtained from any authority, body or functionary under the applicable laws relating to the works envisaged herein including any modification, additions, alterations, variations, changes etc of the sanctioned plan, commencement and completion of construction of the building(s) on the Land in terms of the Development Agreement;
7. to apply for and obtain electricity, gas, water, sewerage, drainage, telephone, or other connections of any other utility at or upon the proposed Project and/or the Units and/or Land and/or to make alterations therein and for that purpose to sign execute and submit all papers applications documents and plans and to do all other acts deeds and things as may be deemed fit and proper by the Attorney;
8. to pay all rents, rates, taxes, charges, expenses and other outgoings, whatsoever payable in terms of the Development Agreement in the names and on behalf of Appointer for and on account of the Land or any part thereof and/or development thereof and similarly to receive all incomings receivable for and on account of the Land or any part thereof;
9. to insure the Land and/or the proposed Project and Units to be constructed thereon against damages, fire, tempest, riots, civil commotions, floods, earthquake or otherwise and to lodge claims and also receive all insurance claims and moneys and for that purpose to pay the premium and do all acts and things as the Attorney may deem fit and proper;
10. to commence, prosecute, enforce, defend, answer, and oppose all actions and other legal proceedings and demands, existing or otherwise, touching any of the matters concerning the Land or any part thereof and/or development thereof and/or construction of Project thereat including relating to acquisition and/or requisition and/or attachment in respect of the Land or any part thereof and if thought fit to compromise, settle, refer to arbitration, abandon, submit to judgment or become non-suited in any such action or proceeding as aforesaid before any court civil or criminal or revenue;
11. to sign, declare and/or affirm any plaint, written statement, petition, affidavit, verification, vakalatnama, memorandum of appeal or any other document or paper in any proceedings concerning the Land or in any way connected with the development thereof;
12. to deposit and withdraw fees, documents and moneys in and from any courts and/or any other person or authority and give valid receipts and discharges thereof;
13. for all or any of the purpose hereinbefore stated to appear and represent the Appointer before all authorities having jurisdiction and to sign execute and submit all papers and documents concerning the Land and/or structures, units and buildings to be developed on the Land;





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14. to appoint any project consultant, project manager, architects, engineers, contractors, sub-contractors and/or any other suitable professionals from time to time, as the Attorney may deem fit and proper, for construction, completion of the Project, units and buildings to be developed on the Land in terms of the Development Agreement;
15. to commence, carry out and complete and/or cause to be commenced and completed, construction work on the Land in accordance with the sanctioned plans and approved specifications and so far as any construction work is concerned, to see that all applicable rules and regulations are strictly observed;
16. to market the Project and for that purpose appoint marketing agents, brokers, and any other person and to advertise in the newspapers or such other media as the Attorney may deem fit and to enter into agreements for transfer of such Units together with the proportionate, undivided and impartible leasehold interest in the Land with the prospective transferees at and for such price or consideration and upon such terms and conditions in accordance with the Development Agreement and for the same also to enter into for themselves and for and on behalf of the Appointer the agreements for transfer of the Units together with the proportionate, undivided and impartible leasehold interest in the Land and to do all such necessary acts and things as may be necessary or proper in that behalf;
17. to launch the Project and make booking, take advances and, or, make transfer of all the Unit(s) together with the proportionate, undivided and impartible leasehold interest in the Land and to exercise full, exclusive right and authority for marketing, leasing, licensing or transfer in respect of the Unit(s) together with the proportionate, undivided and impartible leasehold interest in the Land of the Project to be developed on the Land by way of assignment, sub lease, license or any other manner of transfer or creation of third-party rights therein, and enter into agreements with such Intending Transferees, and on such marketing, leasing, licensing or assignment or sub lease, to receive Transfer Proceeds as per the terms of the Development Agreement and give receipts and hand over ownership, possession, use or occupation of the Units together with the proportionate, undivided and impartible leasehold interest in the Land on the Land;
18. to make applications to the government or semi-government authorities for registration of the Project or for Grants, Subsidies, Quotas, Permits, sanction of cement and steel and/or such other building materials as may be required and for that purpose to execute necessary petitions, applications and writings including undertakings and bonds and to furnish necessary deposits for the same;
19. to cause the survey as also measurement of the Land by the local Land Revenue staff members or other Central or State Government Agencies and/or departments and further to cause erection and/or affixation and/or installation of pillars as also fencing all around the Land at such costs and such terms and in such manner as the Attorney shall think proper;
20. to present for registration with the registering authority the transfer deeds and other document or documents for transfer of the Unit(s) together with the






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proportionate, undivided and impartible leasehold interest in the Land and other spaces, in terms of the provisions herein and/or in the Development Agreement and to admit the execution thereof and to complete the registration procedure before the registering authority;

21. to sign, execute, enter into, modify, cancel, alter, draw, approve, agreements for transfer and to admit execution thereof and get such documents duly registered and all papers, documents, contracts, agreements, declarations, affidavits, applications, returns, confirmations, consents and other documents as may in any way be required to be so done for and in connection with the development and transfer of the Land or any part thereof and to receive premium/considerations, rents, service charges, taxes and other amounts therefore and grant valid receipts and discharges for the same in terms of the Development Agreement;
22. to empower on behalf of and in the names of the Appointer and to represent its interest before the concerned officers for the grant of the licenses or permits or for any other purpose or renewal thereof as may be necessary under any local Act, Rules, Regulations or Bye-laws and also to appear before any public or Government officer or other Authorities whosoever;
23. to apply for refund of deposits made or to be made with the concerned Authorities and receive such refunds;
24. to nominate, appoint, engage and authorize solicitors, advocates, Income-tax and sales tax practitioners, Chartered Accountants, Architects, Surveyors, Engineers, Contractors, Sub-Contractors and other professional agents and to sign and give warrants or Vakalatnamas or other necessary authorities in their favour from time to time and to revoke their appointments and pay their remunerations including special fees and charges;
25. in connection with or relating to the Land to take action under intimation to the Appointer against any person or tenants, occupiers, etc. if any, in any court and to represent the Appointer in any Court of Law and to sign applications, plaints, written statements, applications, affidavits, review, appeal, petitions, on behalf of the Appointer from time to time as may be found necessary, proper and/or enter into any agreement relating to development of the Land or to refer the same to arbitration or otherwise to deal with the same as effectively to all intents and purposes aforesaid to appoint Advocates(s), Solicitors and Counsel and to sign Vakalatnama and/or authorizations on behalf of the Appointer;
26. to appear before Notary Publics, District Registrars, Sub-Registrars, Registrar of Assurances, Metropolitan and Executive Magistrates, sanctioning authorities and all other officer or officers and authority or authorities in connection with enforcement of all powers and authorities as contained herein;
27. to raise necessary finance and to create mortgage (including by deposit of original title deeds of the Land or otherwise) or charge or encumbrances over the Units together with the proportionate, undivided and impartible leasehold interest in the Land and the Land for the purposes of obtaining lending/financing/guarantees for development and construction of the Project or for any payment of license





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fees/charges or any other statutory or government levies for development/ construction on the Land or for anything pertaining to development/construction of the Project and sign execute all documents deeds papers as may be required for that purpose from time to time for its own behalf and for and on behalf of the Appointer in terms of the Development Agreement without creating any charge / liability in respect of Appointer's share of revenue in the project and the Developer, provided however that the Attorney shall ensure servicing of the loan and interest thereon without default and shall repay such liabilities at the earliest opportunity and shall at all times keep the Appointer saved and harmless against any claim, loss or damages that the Appointer may have to face in relation to or arising out of such mortgage;

28. to grant "No Objection Certificate" to the Intending Transferees for the purpose of obtaining loan, from the institutions and/or banks and/or any other authorities, for the purpose of acquiring Units in the Project and the proportionate interests in the Land and creating mortgage of their respective Units together with the proportionate, undivided and impartible leasehold interest in the Land;
29. to give undertakings, assurances and indemnities, as may be required for the purposes aforesaid;
30. to appear and represent the Appointer before all authorities, make commitments and give undertakings as may be required for all or any of the purposes herein contained;
31. to execute, sign, seal and deliver in the name and on behalf of the Appointer all documents, deeds, instructions, agreements, contracts, acknowledgements including charges, mortgages and security documents on the Land in respect thereof as fully and effectually to all intents and purposes as the Appointers could have done;
32. To delegate, substitute, appoint, authorise any other directors, officers of Attorney and/or of its Group Concerns or such other persons as may be authorised by the Attorney from time to time in this regard and to remove such authorized persons or delegates or substitutes and to appoint any other or others as may be duly appointed under the authority given herein.

AND GENERALLY to do all other acts, deeds, matters and things concerning and in respect of development of the Land and/or construction of Project thereat to be carried out by the Attorney on the Land and to fully effectuate the Development Agreement, provided that nothing contained herein shall authorize the Attorney to act in contravention of the provisions of the Development Agreement and/or allow the Attorney to exceed the authority granted under the Development Agreement.

AND this general power of attorney shall be governed by the laws of India.

AND, APPOINTER HEREBY AGREES AND UNDERTAKES TO ALLOW, RATIFY AND CONFIRM all and whatever acts, deeds, things which the Attorney shall lawfully do or cause to be done on and in respect of the Land and/or development of the Project and/or construction of Units thereat as aforesaid by virtue of these presents.





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APPOINTER FURTHER DECLARES that on appointment of the Attorney by this presents, Appointer shall have no authority and / or power to exercise any of the powers vested in the said Attorney by these presents in respect of the Land, without the written approval of the Attorney.

SCHEDULE - 1

Leasehold right in ALL THAT piece and parcel of the land measuring an area of 8093.72 square meters, (equivalent to 2 Acres), more or less, comprised within Dag No. 305(P), 306, 307(P), 308(P), 345(P), 346(P), 347(P), 349(P), 348(P), 350, 351(P), 455(P), and 457(P) in Khatian No. 160 (sabek 183), in Mouza Boinchola, J.L No. 4, P.S Pragati Maidan, District Sub-Registration Office Sealdah, District Registration Office Alipore, District 24 Parganas (South), numbered as the Municipal Premises No. 992, Eastern Metropolitan Bypass, Kolkata-700105, under Assessee No. 110583000033 within the limits of Kolkata Municipal Corporation and butted and bounded as follows:

- | | | |
|--------------|---|---|
| ON THE NORTH | : | By Dag Nos 225, 226, 227, 228, 230, 231(P), 346(P) and 351(P) (other land of KMC and portion of KMDA godown); |
| ON THE SOUTH | : | By Dag Nos 344(P), 345(P), 348(P), 349(P), 455(P) and 457(P) (Land of Kolkata Stock Exchange); |
| ON THE EAST | : | By E.M Bypass |
| ON THE WEST | : | By Dag No. 351(P) (other land of KMC and portion of Kolkata Stock Exchange land) |

And delineated in the map/ plan attached as **Schedule 2** hereto.

SCHEDULE - 2

PLAN ON WHICH THE LAND IS DEMARCATED

Separate sheet annexed at the end of this Agreement.









by

A.D.S.R., SEALDAH
21 FEB 2018
Dist.- South 24 Parganas

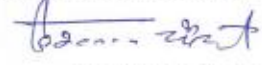
IN WITNESS WHEREOF, THE APPOINTER have caused their common seals to be affixed hereto on the 21ST day of February, 2018.

SIGNED SEALED AND DELIVERED by APPOINTER, acting through their duly authorized signatories

AHW UNIMARK CONSORTIUM LLP


Designated Partner

AHW UNIMARK CONSORTIUM LLP


Designated Partner

ACCEPTED AND CONFIRMED by the ATTORNEY

PS Group Realty Pvt. Ltd.


Director/Authorised Signatory


In the presence of:

Signature : 

Name : DHIRAJ SETHIA

Address: 1002 B.M Bye Pass
Kolkata - 700105

In the presence of:

Signature : 

Name : ASHISH BAGARIA

Address: 2c, BORDWAN ROAD
KOLKATA - 700027

Drafted by me:



Swarup Sil
Advocate
High Court at Calcutta
Enrol No.: WB/286/2007



A.D.S.R., SEALDAH

21 FEB 2018












Dist.- South 24 Parganas














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A.D.S.R., SEALDAH
21 FEB 2018
Dist.- South 24 Parganas

FORM FOR TEN FINGERPRINTS

<p align="center">PHOTO</p> 	<p><i>Wesley</i></p>		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
		Left Hand					
			Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
		Right Hand					

<p align="center">PHOTO</p> 	<p><i>Wesley</i></p>		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
		Left Hand					
			Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
		Right Hand					



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A.D.S.R., SEALDAH
21 FEB 2018
Dist.- South 24 Parganas

FORM FOR TEN FINGERPRINTS












PHOTO 		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb	
	Left Hand						
	<i>Gaunt</i>		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
		Right Hand					

PHOTO		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb	
	Left Hand						
	Right Hand		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



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A.D.S.R., SEALDAH
21 FEB 2018
Dist.- South 24 Parganas

आयुक्त विभाग
REGULAR DEPARTMENT

भारत सरकार
GOVT OF INDIA

GAURAV DUGAR
SURENDRA KUMAR DUGAR
6011985
Particulars Account Number
AGRPD3020C

Signature



Gaurav



भारत सरकार
भारत सरकार



पौरुष नाम
GAURAV DUGAR
जन्मदिन/DOB: 16/01/1985
पुरुष / MALE



6736 8001 3695

आधार - भारतीय नागरिकों के अधिकार

Gaurav Dugar



भारत सरकार
 GOVERNMENT OF INDIA

ठिकाना:
 23- B- 5, वि.वि. रोड,
 बालीगंज, कोलकाता,
 पश्चिम बंगाल - 700019

Address
 52/4/1, B.C. ROAD,
 Ballygunge S.O,
 Kolkata,
 West Bengal - 700019

6736 8001 3695





1800 220 1800 1800 220 1800 1800 220 1800 1800 220 1800

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आयकर विभाग
INCOME TAX DEPARTMENT
BISHWANATH CHOUDHARY
BALNATH CHOUDHARY
19/03/1959
Permanent Account Number
ACHPC5813D

भारत सरकार
GOVT OF INDIA



व्यक्तिगत आयकर रिटर्न
PERSONAL INCOME TAX RETURN
व्यक्तिगत आयकर रिटर्न
PERSONAL INCOME TAX RETURN

Bishwanath



Biswanath
Choudhary
DOB: 15/03/1959
Male / MALE



2810 0779 2673

Aadhaar - Aam Admi ka Adhikar



भारत सरकार, नई दिल्ली
भारत सरकार, नई दिल्ली
MINISTRY OF INDIA

Address

S/O: Bajjnath Choudhary, 37A BLOCK-B,
New Alipore, Kolkata,
West Bengal - 700053



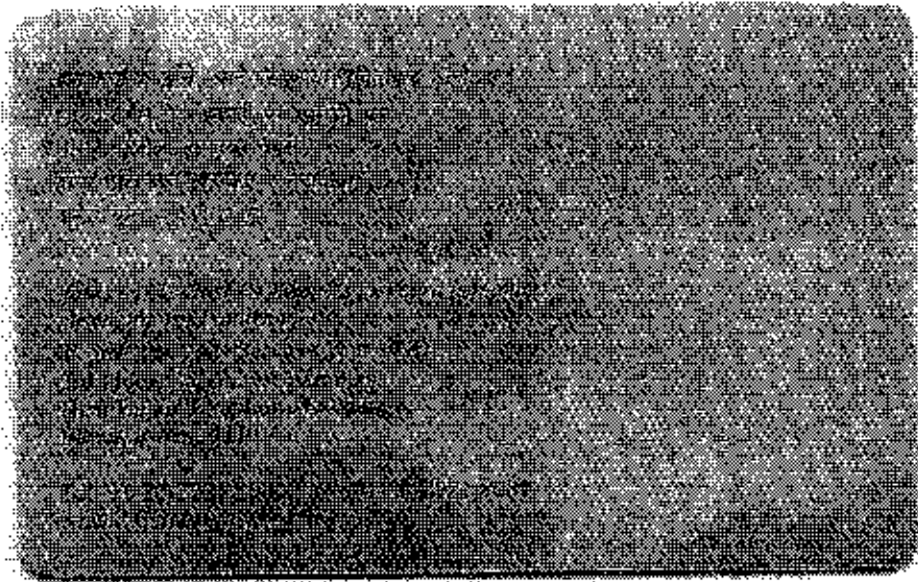
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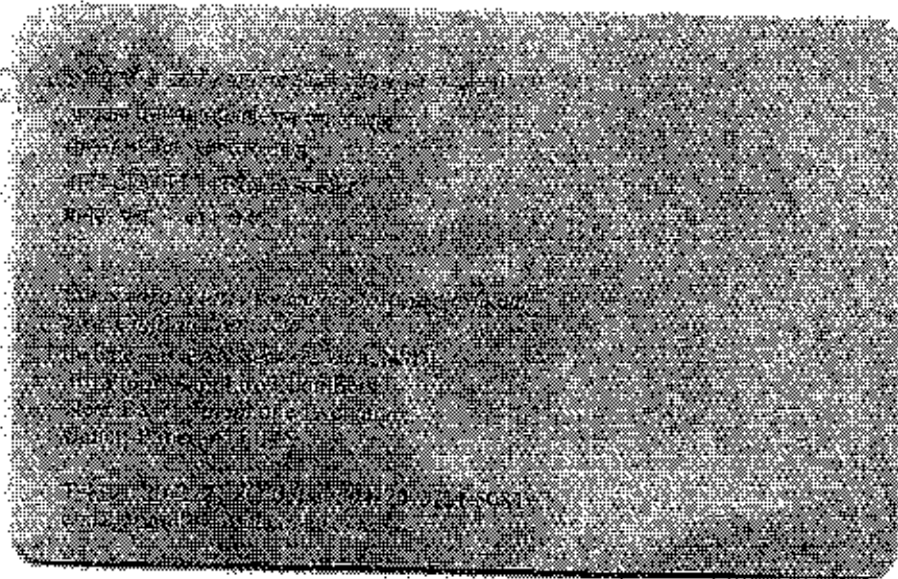
www.uidai.gov.in

P.O. Box No. 1947,
Bangalore-560 071

Bajjnath Choudhary



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Khed Shankar Bagaria












Government of West Bengal

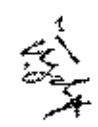
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue


OFFICE OF THE A.D.S.R. SEALDAH, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16061000056269/2018

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
1	Sheo Shankar Bagaria 2C, Burdwan Road, Alipore, P.O:- Alipore, P.S:- Alipore, District:- South 24-Parganas, West Bengal, India, PIN - 700027	Represent ative of Principal [AHW UNIMARK CONSOR TIUM LLP]			 21-02-2018
2	Biswanath Choudhary 3/A, Block-B, New Alipore, P.O:- New Alipore, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053	Represent ative of Principal [AHW UNIMARK CONSOR TIUM LLP]			 21-2-18
3	Gaurav Dugar 1002, E. M. Bye Pass, P.O:- Dhapa, P.S:- Tiljala, District:-South 24- Parganas, West Bengal, India, PIN - 700105	Represent ative of Attorney [PS GROUP REALTY PRIVATE LIMITED]			 21/2/18

Sl No.	Name and Address of identifier	Identifier of	Signature with date
1 A.D.S.R.	Mr Swarup Sii Son of B.K Sii High Court, Cal, P.O.- G.P.O, P.S.- Hare Street, District:Kolkata, West Bengal, India, PIN - 700001	Sheo Shankar Bagaria, Biswanath Choudhary, Gaurav Dugar	 21/02/18


 (Satyajit Biswas)
 ADDITIONAL DISTRICT
 SUB-REGISTRAR
 OFFICE OF THE A.D.S.R.
 SEALDAH
 South 24-Parganas, West
 Bengal



ভারত সরকার
Government of India

শ্রী সত্যেন্দ্র বসু
Sree Shantanu Basu
পিতা : শ্রী রজন বসু
Father: Sri Ran Basu
জন্ম তারিখ (DOB) : 1962/18/67
পুংস্ব / Male



5941 1239 0922

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Unique Identification Authority of India

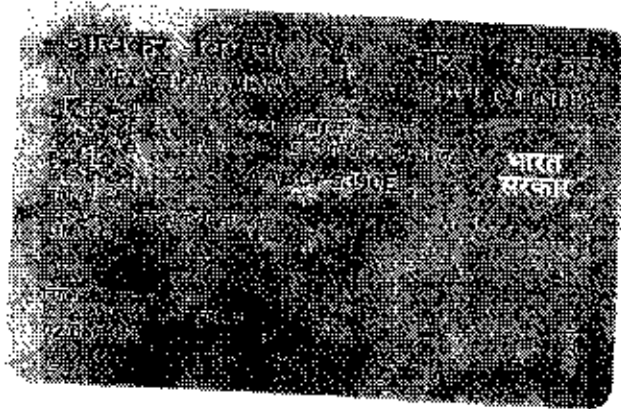
ঠিকানা:
শ্রী স্বর্নময় রোড, বাণেশ্বর,
কেন্দ্রকোটা, অনিশপুর, পশ্চিম বঙ্গ,
700027

Address:
20 BARDWAN ROAD, Alipore,
Kolkata, Alipore, West Bengal,
700027

5941 1239 0922



Basu



Gauri

Major Information of the Deed

Deed No	I-1606-00706/2018	Date of Registration	22/02/2018
Query No / Year	1606-1000056269/2018	Office where deed is registered	
Query Date	21/02/2018 12:49:47 PM	A.D.S.R. SEALDAH, District: South 24-Parganas	
Applicant Name, Address & Other Details	Swarup Sii High Court, Cal, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9830048150, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 5,00,00,000/-	Rs. 58,18,18,240/-		
Stamp Duty Paid (SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]- 160600679/2018 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip. (Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Tiljala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: E. M. Bye Pass, Road Zone : (Ultradanga More – Manicktala Main Road On road) , Premises No. 992

Sch No	Plot Number	Khatian Number	Land Use Proposed	Area of Land ROR	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		5,00,00,000/-	58,18,18,240/-	Property is on Road
Grand Total :					200Dec	500,00,000 /-	5818,18,240 /-

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	AHW UNIMARK CONSORTIUM LLP 12C, Lord Sinha Road, P.O:- Middleton Street, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700071 . PAN No.: AAVFA9112E, Status :Organization, Executed by: Representative, Executed by: Representative

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	PS GROUP REALTY PRIVATE LIMITED 1002, E.M. Bye Pass, P.O.- Dhapa, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700105 , PAN No.: AABCP5390E, Status :Organization, Executed by: Representative

Major Information of the Deed :- I-1606-00706/2018-22/02/2018

Representative Details :

Sl. No	Name, Address, Photo, Finger print and Signature
1	Sheo Shankar Bagaria Son of Late Sitaram Bagaria 2C, Burdwan Road, Alipore, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, , PAN No.: AEDPB6059B Status : Representative, Representative of : AHWUNIMARK CONSORTIUM LLP (as partner)
2	Biswanath Choudhary Son of Baijnath Choudhury 37A, Block-B, New Alipore, P.O:- New Alipore, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, , PAN No.: ACHPC6913D Status : Representative, Representative of : AHW UNIMARK CONSORTIUM LLP (as partner)
3	Gaurav Dugar (Presentant) Son of Surendra Kumar Dugar 1002, E. M. Bye Pass, P.O:- Dhapa, P.S:- Tijjala, District:-South 24-Parganas, West Bengal, India, PIN - 700106, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, , PAN No.: AGRPD3020C Status : Representative, Representative of : PS GROUP REALTY PRIVATE LIMITED (as authorized signatory)

Identifier Details :

Name & address
Mr Swarup Sil Son of B K Sil High Court, Cal, P.O:- G P O, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of India, , Identifier Of Sheo Shankar Bagaria, Biswanath Choudhary, Gaurav Dugar

Transfer of property for L 1		
Sl.No	From	To, with area (Name-Area)
1	AHWUNIMARK CONSORTIUM LLP	PS GROUP REALTY PRIVATE LIMITED-200 Dec

Endorsement For Deed Number : I - 160600706 / 2018

On 21-02-2018

Presentation(Under Section 52 & Rule 22A(3) 48(1) W.B. Registration Rules-1962)

Presented for registration at 16:50 hrs on 21-02-2018, at the Private residence by Gaurav Dugar .

Major Information of the Deed :- I-1606-00706/2018-22/02/2018

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 58,18,18,240/-

Admission of Execution (Under Section 56, W.B. Registration Rules, 1962) (Representative)

Execution is admitted on 21-02-2018 by Sheo Shankar Bagaria, partner, AHW UNIMARK CONSORTIUM LLP, 12C, Lord Sinha Road, P.O:- Middleton Street, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700071

Identified by Mr Swarup Sil, , Son of B K Sil, High Court, Cal, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 21-02-2018 by Biswanath Choudhary, partner, AHW UNIMARK CONSORTIUM LLP, 12C, Lord Sinha Road, P.O:- Middleton Street, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700071

Identified by Mr Swarup Sil, , Son of B K Sil, High Court, Cal, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 21-02-2018 by Gaurav Dugar, authorized signatory, PS GROUP REALTY PRIVATE LIMITED, 1002, E.M. Bye Pass, P.O:- Dhapa, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700105

Identified by Mr Swarup Sil, , Son of B K Sil, High Court, Cal, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Satyajit Biswas
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
South 24-Parganas, West Bengal

On 22-02-2018

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 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 194528, Amount: Re.100/-, Date of Purchase: 13/02/2018, Vendor name: S CHATTERJEE

Satyajit Biswas
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
South 24-Parganas, West Bengal

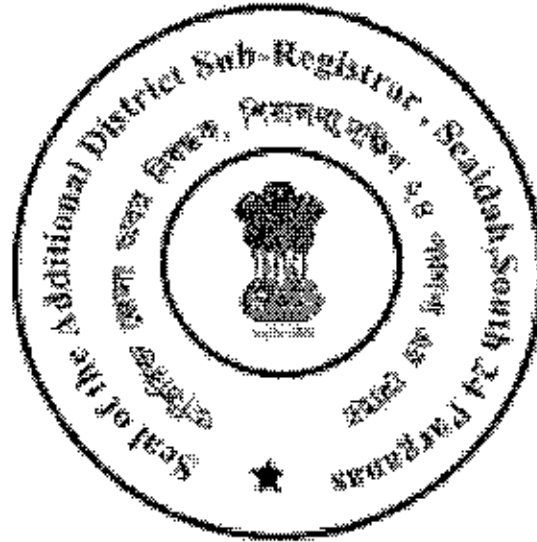
Major Information of the Deed :- I-1606-00706/2018-22/02/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1606-2018, Page from 22529 to 22558

being No 160600706 for the year 2018.



Digitally signed by SATYAJIT BISWAS
Date: 2018.02.26 14:25:35 +05:30
Reason: Digital Signing of Deed.

Handwritten signature

**(Satyajit Biswas) 26-02-2018 14:25:13
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
West Bengal.**

(This document is digitally signed.)

DATED THIS 21st DAY OF FEBRUARY, 2018

FROM:

AHW UNIMARK CONSORTIUM LLP
through its authorized designated partners
(1) Mr. Sheo Shankar Bagaria
And
(2) Mr. Biswanath Choudhary

... Appointer

TO

PS GROUP REALTY PRIVATE LIMITED
through its authorized representative
Mr Gaurav Dugar
And
its Director
Mr. Surendra Kumar Dugar

... Attorney

POWER OF ATTORNEY

KHATTAN & CO LLP
Advocates, Notaries, Patent & Trademark Attorneys
Emerald House,
1B, Old Post Office Street
Kolkata 700001
T: +91 33 2248 7000 | F: +91 33 2248 7656