

8939/13

IV

05034/13



पश्चिम बंगाल WEST BENGAL

Certified that the document is a true and correct copy of the original as per the part of the document. P 527968

Additional Registrar of Assurances
 Additional Registrar of Assurances III
 Kolkata
 12 JUL 2013

GENERAL POWER OF ATTORNEY

In terms of Development Agreement

KNOW ALL MEN BY THESE PRESENTS, We, 1) SHRI BIMAL KUMAR AGARWAL, 2) SHRI SANJAY KUMAR AGARWAL, 3) SHRI DEEPAK KUMAR AGARWAL, all sons of Late Nirmal Kumar Agarwal, and 4) SMT KUSUM AGARWAL, wife of Shri Bimal Kumar Agarwal, presently all are residing at 2/1A, Raja Raj Krishna Street, Police Station- Burrata, Kolkata- 700 006, all by faith - Hindu and all by occupation business, do hereby SEND GREETINGS:

21758
 2350
 7000

10 JUL 2013

SL. NO. 28857 DATE.....

Sarbojit Ghosh
Advocate
High Court, Calcutta

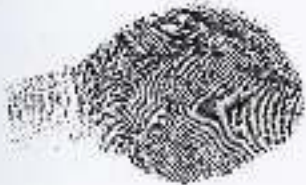
NAME.....

ADD.....

AMT. 1000

S. Ry (AMITABH ROY)

received for registration at.....
on the..... day of..... 2013
at his/her residence by.....



3638

BELLARIO PROJECTS (PVT.) LTD.

S. Ry
Director
(AMITABH ROY)

Mousumi Ghosh
LICENSEE STAND VENDOR
KOLKATA REGISTRATION OFFICE



3639

Kusum Agarwal



3640

Vijay Kumar



3641

Satay Agarwal

Identified by me.....

(S. Ghosh)

Additional Registrar of Securities
Kolkata
11 JUL 2013

State of Registration under section 60 and Rule 69.

Registered in Book - IV
CD Volume number 9
Page from 995 to 1011
being No 05034 for the year 2013.





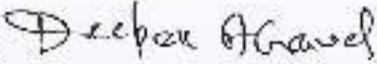
(Signature)
(Sanatan Maity) 19 July 2013
ADDITIONAL REGISTRAR OF ASSURANCE-III
Office of the A.R.A. - III KOLKATA
West Bengal

13/8/13

Government of West Bengal
 Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
 Office of the A.R.A. - III KOLKATA, District- Kolkata
 Signature / LTI Sheet of Serial No. 08939 / 2013, Deed No. (Book - IV , 05034/2013)

Signature of the person(s) admitting the Execution at Office.

Admission of Execution By	Status	Photo	Finger Print	Signature
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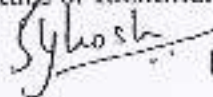
1 Deepak Kumar Agarwal Address - 2/1 A, Raja Raj Krishna Street, P. S. - Burtola, Kolkata, District- WEST BENGAL, India, Pin :-700005	Self	 17/07/2013	 LII 17/07/2013	Deepak Agarwal  /
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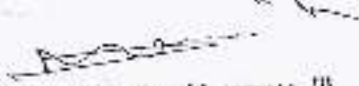


Name of Identifier of above Person(s)

Sarhoji Ghosh
 High Court Cal, District- , WEST BENGAL, India,

Signature of Identifier with Date

 19/7/13


 Additional Registrar of Assurance - III
 (Sanatan Mandir)

ADDITIONAL REGISTRAR OF ASSURANCE-III
 Office of the A.R.A. - III KOLKATA



Government Of West Bengal
Office Of the A.R.A. - III KOLKATA
District:-Kolkata

Endorsement For Deed Number ; IV - 05034 of 2013
(Serial No. 08939 of 2013 and Query No. 1903L000014832 of 2013)

On 11/07/2013

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

Presented for registration at 18.30 hrs on :11/07/2013, at the Private residence by Amitabh Roy
,Claimant.

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

Execution is admitted on 11/07/2013 by

1. Dimal Kumar Agarwal, son of Lt. Nirmal Kumar Agarwal , 2/1 A, Raja Raj Krishna Street, P. S. - Burtola, Kolkata, District:-, WEST BENGAL, India, Pin : 700006, By Caste Hindu, By Profession - Business
2. Sanjay Kumar Agarwal, son of Lt. Nirmal Kumar Agarwal , 2/1 A, Raja Raj Krishna Street, P. S. - Burtola, Kolkata, District:-, WEST BENGAL, India, Pin :-700006, By Caste Hindu, By Profession - Business
3. Kusum Agarwal, wife of Dimal Kumar Agarwal , 2/1 A, Raja Raj Krishna Street, P. S. - Burtola, Kolkata, District:-, WEST BENGAL, India, Pin :-700006, By Caste Hindu, By Profession : Others
4. Amitabh Roy
Director, M/s. Bellagio Projects Private Limited, P- 186, Rajarhat Road, Kolkata, District:-, WEST BENGAL, India, Pin : 700186.
, By Profession : Others
Identified By Sarbojit Ghosh, son of , High Court Cal, District:-, WEST BENGAL, India, , By Caste Hindu, By Profession: Advocate.

(Sanatan Maity)
ADDITIONAL REGISTRAR OF ASSURANCE III

On 12/07/2013

Payment of Fees:

Amount By Cash

Rs. 7.00/-, on 12/07/2013

(Under Article : F. = 7/- on 12/07/2013)


Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs. - /-

Certified that the required stamp duty of this document is Rs.- 50/- and the Stamp duty paid as Impressive Rs.- 100/-

(Sanatan Maity)
ADDITIONAL REGISTRAR OF ASSURANCE III

On 17/07/2013


Additional Registrar of Assurance III
Kolkata

(30.07.2013)





Government Of West Bengal
Office Of the A.R.A. - III KOLKATA
District:-Kolkata

Endorsement For Deed Number : IV - 05034 of 2013
(Serial No. 08939 of 2013 and Query No. 1903L000014832 of 2013)

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

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


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

Execution is admitted on 17/07/2013 by

1. Deepak Kumar Agarwal, son of LL. Nirmal Kumar Agarwal , 2/1 A, Raja Raj Krishna Street, P. S. - Burtola, Kolkata, District:-, WEST BENGAL, India, Pin :-700006, By Caste Hindu, By Profession : Business

Identified By Sarbojit Ghosh, son of . . , High Court Cal, District:-, WEST BENGAL , India, . By Caste Hindu, By Profession: Advocate

(Sanatan Maity)
ADDITIONAL REGISTRAR OF ASSURANCE-III


Additional Registrar of Assurance-III
Kolkata
(Sanatan Maity)



RESEARCH PROJECTS (S&T) LTD

Director
Research Projects (S&T) Ltd

11 JUL 2013

WHEREAS we are the executant of a Development Agreement dated 16/7/11...
 duly registered in the office of the A.R.A. II, Kolkata and duly recorded in Book - I,
 Volume no-....., Pages- to, Being no- 10185 for the Year 2013 made in favour
 of **M/S BELLAGIO PROJECTS PRIVATE LIMITED**, a company incorporated
 under the Companies Act, 1956, having its registered office at P-186, Rajarhat
 Road, Kolkata-700 0186 represented by its Director, **MR. AMITABH ROY** in
 respect of the land measuring 86 decimal i.e. 51 kattahs 09 chittaks and 39 sq. ft.
 more or less, i.e. (9 decimal i.e. 5 Kattahs 07 Chittaks 05 Square feet comprised in
 K.S. & L.R. Dag no- 4285, 3 decimal i.e. 01 Kattah 13 Chittaks 02 square feet
 comprised in R.S. & L.R. Dag no- 4286, 26 decimal i.e. 15 Kattahs 11 Chittaks 21
 Square feet comprised in R.S. & L.R. dag no- 4287, 32 decimal i.e. 19 Kattahs 5
 Chittaks 34 square feet comprised in R.S. & L.R. Dag no- 4288 and 16 decimal i.e.
 09 Kattahs 04 Chittaks 22 square feet comprised in R.S. & L.R. Dag no- 4290) in
 Morva- Gopalpur, I.L. No- 2, Police station- Airport, within the limits of Rajarhat-
 Gopalpur Municipality, Ward no- 05, District- North 24 Parganas together with all
 title, benefits, easements, authorities, claims, demands, usufructs and tangible and
 intangible rights of whatsoever or howsoever nature of the Grantor in the above
 property, all more fully and collectively described in the Schedule herein
 (collectively Said Property) and are required to execute a General Power of Attorney
 for the purpose thereof which we do hereby do and as such we do hereby authorize,
 appoint, nominate and constitute **M/S BELLAGIO PROJECTS PRIVATE
 LIMITED**, a company incorporated under the Companies Act, 1956, having its
 registered office at P-186, Rajarhat Road, Kolkata-700 0186 represented by its
 Director, **MR. AMITABH ROY** as our lawfully Constituted Attorney, to act on our
 behalf, in connection with our aforesaid property, to do or cause on our behalf the
 following acts and deeds, jointly and severally:

Attestation of the Registrar - II

Kolkata

11 JUL 2013

1. To appear and represent before the authorities of Gram Panchayat, W.B.S.E.D.C.I., Income Tax Authorities, bodies under the Town and Country Planning Act, Road and Railway Authorities, Assurance of Calcutta, District Registrar, Additional District Sub-Registrar, and before all other statutory and local bodies as and when necessary for the purpose of construction of new building/s and do all the needful as per the terms and conditions mentioned in this Agreement for Development for acts including those related to allotment/registration and sale of flats, shops, garage spaces to be constructed on the said Property.
2. To apply, obtain electricity, Gas, Water, Sewerage orders and permissions from the necessary authorities as to expedient for sanction, modification and/or alteration of the development, plans and also to submit and take delivery of title deeds concerning the said premises and also other papers and documents as may be required by the necessary authorities and to appoint Engineers, architects and other Agents and Sub- Contractor for the aforesaid purpose as the said developer / Attorney may think fit and proper.
3. To manage and maintain the said premises including the building/s to be constructed thereon.
4. To sign, verify and file application, forms, building plans and revised building plans for multi storied building/s, deeds, documents and papers in respect of said premises before the Gram Panchayat or before any other statutory authorities for the purpose of maintenance, protection, preservation and construction of building/s over and above the said premises.
5. To pay all Panchayat / Municipal and other Statutory taxes, rates and charges in respect of the said land and premises on our behalf and in our names as and when the same will become due and payable.

6. To enter in to any agreement for Sale, Memorandum of Understanding and for to execute deed of amalgamation with neighbor's plot of land of the schedule property and for any other instruments and deeds & documents in respect of sale of flat/s, units and for car parking spaces within Developer's Allocation in the proposed building/s in favour of the intending purchaser/s in terms of the present Agreement for the Development. To take finance/loan in their names (Developer's name) or in the name of intending purchaser/s from any financial concern by depositing and mortgaging flat/flats/shops/garage from Developer's Allocation and to sign in the papers and documents for the said purpose. To sign and execute and make registration of any Agreement for Sale, Memorandum of Understanding and for Deed of Conveyance, and / or any other instruments and documents in respect of sale of flat/s, shops, units and for car parking spaces in the proposed building/s in favour of the intending purchaser/s relating to Developer's Allocation.

7. To receive the consideration of money in cash or by cheque/ draft from the intending purchaser or purchasers for booking of flat/s, shops/garages or units or car parking spaces constructed thereon the said Property and to grant receipts thereof and to give full discharge to the purchaser/s.

8. To do all the needful according to the condition mentioned in this present Agreement for Development regarding negotiation, agreement/ contract for sale of flats, garages, covered spaces car parking spaces within the Developer's Allocation.

9. To instruct the Advocate/ Lawyer for preparing and for drafting such agreements, instruments, deeds & documents and other such papers as per the terms and conditions agreed upon by both parties in this present agreement for Development, as may be necessary for the purpose for sale of flats/units and car parking spaces in the said building/s relating to Developer's allocation in our said premises.



Additional Registrar of Assurances - III
Kolkata

17 JUL 2013

10. To sign, declare and/or affirm any Plan, Written Statement, Petition, Affidavit, Verification, Vokalatnama, Warrant of Attorney, Memo of Appeal or any other documents or papers in any proceedings relating to our said premises or in any way connected therewith, arising out of the agreements and relating to the construction to be made in the premises.

11. That Attorney/Developer will take all the necessary steps before the proper registering Officer by signing, presenting and executing proper Agreement of Sale / Deeds of Conveyance in favour of any intending purchasers of Developer's Allocation.

12. For all or any of the purposes herein before stated and to appear and represent us before all concerned authorities having jurisdiction over our said premises as per the condition mentioned in the this present Agreement.

13. To execute documents to make arrangements for Tie-ups with Various brands of repale for better marketing of the project.

The Attorney/Developer will do the aforesaid acts, deeds and things regarding development of the land mentioned in the schedule of the related Agreement for development.

And we do hereby ratify and confirm and agrees to ratify and confirm all actions of the said Attorney in pursuance of this Power of Attorney.



Ministarstvo Zdravlja Republike Srbije - B

11.12.2015

SCHEDULE

ALL THAT piece and parcel of land measuring 86 decimal i.e. 51 kattahs 09 chittaks and 79 sq. ft. more or less, i.e. (9 decimal i.e. 5 Kattahs 07 Chittaks 05 Square feet comprised in R.S. & L.R. Dag no- 4285, 3 decimal i.e. 01 Kattah 13 Chittaks 02 square feet comprised in R.S. & L.R. Dag no- 4286, 26 decimal i.e. 15 Kattahs 11 Chittaks 21 Square feet comprised in R.S. & L.R. dag no- 4287, 32 decimal i.e. 19 Kattahs 5 Chittaks 34 square feet comprised in R.S. & L.R. Dag no- 4288 and 16 decimal i.e. 09 Kattahs 04 Chittaks 22 square feet comprised in R.S. & L.R. Dag no- 4290) in Mouza- Gopalpur, J.L. No- 2, Police station- Airport, within the limits of Rajarhat-Gopalpur Municipality under Ward no- 05, District- North 24 Parganas and delineated and demarcated on the Plan annexed hereto and bordered in colour Red thereon and buttred and bounded as follows:

- On the North : 30.0M Wide Rajarhat Road.
- On the South : Land of R.S and L.R Dag no 4289 & Hideo Road.
- On the East : Land of R.S and L.R Dag no 4287, 4359 & 4360.
- On the West : Land of R.S and L.R Dag no- 4283, 4284, 4289.

Together with all tide, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Owners in the Said Property.

IN WITNESS WHEREOF the Executant has executed this General Power of Attorney

on the 11th day of July, 2013. Kusum Aggarwal

Kusum Aggarwal
Surya M Aggarwal
at D. of A. & L. of A.

.... EXECUTANT ...

BELLAGIO PROJECTS (PVT.) LTD.

T.R.
Director

MIR. AMITABH ROY.

.... ATTORNEY

Witnesses:

Signature Ashis K. Aggarwal . Signature P. S. S. S.

Name Ashis K. Aggarwal . Name P. S. S. S.

Father's Name Bimal K. Aggarwal . Father's Name U. N. C. D. S. S.

Address 91, Rajaraj Kishore . Address 29, Bank Park, Kol-12

8 West Kolkata - 700006 .

Drafted by me
Sybnash
Adv.

Sarbojit Ghosh
Advocate
High Court, Calcutta



Additional Register of Assurance - III
Workers
11 JAN 2015

SPECIMEN FORM FOR TEN FINGERPRINTS



T.R.T.

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



Scotty W. Myerwald

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



Kushin Ferguson

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



Edmond Workman

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



Additional Registrar, Assurances - III
Kolkata

13 JUL 2013

SPECIMEN FORM FOR TEN FINGERPRINTS



Deepak A. Ganesan

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



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



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



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

Handwritten scribble or signature in the top right corner.



13 JUL 2013
Kolkata