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BNO. 246061/2020.



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Certified that the Document is admitted to Registration. The Signature Sheet and the map at sheets attached to this document are the part of this Document.

[Signature]
Additional Registrar
of Assurances-1, Kolkata

13 FEB 2020

POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, WE: SUGAM GRIHA NIRMAAN LIMITED, a company governed by the Companies Act, 2013, having its CIN U70109WB1989PLC045956 and having PAN AAECS7354N and having its Registered

Ashokkumar

Prakash

Subhas

[Signature]

[Signature]

383960

Sugam Surenty Ltd

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12 FEB 2020

12 FEB 2020

NAME.....
ADD.....
RS.....
12 FEB 2020
S. CHATTERJEE
Licensed State Vendor
C. C. Court
283, K. S. Rd. ...



ADDITIONAL REGISTRAR
 OF REGISTRAR'S OFFICE
 13 FEB 2020

SURHENDU SAMANTA
 S/O. SAHADEB SAMANTA
 31, Rampur Chak, P.S. Dabra
 P.O. : Shyamchak
 Dist : Paschim Midnapur
 Pin : 721501, Seivca

Office at 2/5, Sarat Bose Road, Unit - 1F, P.S. Ballygunge, P.O. Elgin Road, Kolkata - 700 020, represented by its Director MR. ARVIND KUMAR SARAF, son of Late Santosh Kumar Saraf, a Hindu Businessman, having PAN AJQPS0821C and having Aadhar no. 7506 1455 3510 and having his place of business at 2/5, Sarat Bose Road, Unit - 1F, P.S. Ballygunge, P.O. Elgin Road, Kolkata - 700 020 AND ERODE MERCHANTS PRIVATE LIMITED, a company incorporated under the Companies Act, 1956, having its CIN U67120WB1995PTC073778 and having PAN AAACE5513F, and having its registered office at 2/5, Sarat Bose Road, Unit - 1F, P.S. Ballygunge, P.O. Elgin Road, Kolkata - 700 020 represented by its Director MR. ARVIND KUMAR SARAF, son of Late Santosh Kumar Saraf, a Hindu Businessman, having PAN AJQPS0821C and having Aadhar no. 7506 1455 3510 and having his place of business at 2/5, Sarat Bose Road, Unit - 1F, P.S. Ballygunge, P.O. Elgin Road, Kolkata - 700 020 ALEXIA DEALERS PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956, having its CIN U51909WB2008PTC126236 and having PAN AAHCA0632L, and having its registered office at 2/5, Sarat Bose Road, Unit - 1F, P.S. Ballygunge, P.O. Elgin Road, Kolkata - 700 020, represented by its Director MR. ARVIND KUMAR SARAF, son of Late Santosh Kumar Saraf, a Hindu Businessman, having PAN AJQPS0821C and having Aadhar no. 7506 1455 3510 and having his place of business at 2/5, Sarat Bose Road, Unit - 1F, P.S. Ballygunge, P.O. Elgin Road, Kolkata - 700 020 AND ARYA PROJECTS LIMITED, a Company incorporated under the Companies Act, 1956, having its CIN L72300WB1978PLC031444 and having PAN AACCAI732C and having its registered office on the 2nd floor in the building known as "Commerce House" at 2, Ganesh Chandra Avenue, P.S. Bowbazar, P.O. Bowbazar, Kolkata - 700013, represented by its Director MR. PRANAY ARYA, son of Mr. Ramesh Kumar Arya, a Hindu Businessman, having his PAN ADBPA5728R and having Aadhar no. 3811 1505 1848 and having his place of business at 2, Ganesh Chandra Avenue, 2nd Floor, Commerce House, P.S. Bowbazar, Kolkata - 700 013, hereinafter referred to as "the PRINCIPALS" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include their respective successors or successors-in-office and/or assigns) SEND GREETINGS:



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ADDITIONAL RECEIPT
OF ASSESSMENT WORK
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I DEFINITIONS:

Unless in this power there be something contrary or repugnant to the subject or context:-

- a) **ATTORNEYS** shall mean the Developer and its Partners, namely (a) **Mr. Ashok Saraf** son of Late Santosh Kumar Saraf having his place of Business at 2/5 Sarat Bose Road, Unit- 1F, Post Office Elgin Road, Police Station Ballygunge, having PAN **AJQPS0820D** and having Aadhar no. **5399 5075 5762** and (b) **Mr. Arvind Kumar Saraf**, son of Late Santosh Kumar Saraf having his place of Business at 2/5 Sarat Bose Road, Unit- 1F, Post Office Elgin Road, Police Station Ballygunge, having PAN **AJQPS0821C** and having Aadhar no. **7506 1455 3510** AND include any other person whom the Developer may authorize in addition to or as substitute of the above named persons jointly and/or severally but shall not include the person whose authorization to represent the Principals as attorney is revoked by the Developer.
- b) **PREMISES** shall mean the said premises **No. 1479, Kusumba, P.O. Narendrapur, P.S. Sonarpur**, Under **Ward No. 7** of the **Rajpur- Sonarpur Municipality** containing an area of **178 Kottahs 0 Chattaack 9.52 sq. ft.** (more or less) and comprised in the **L.R. Khatian Nos. 2831,2832,2833 and 2834** lying situate at **Mouza Kusumba, Pargana Madanmalla, J.L. No. 50, R.S. No. 138, Touzi No. 259** more fully described in the **FIRST SCHEDULE** hereunder written.
- c) **NEW BUILDING / BUILDINGS** shall mean the new buildings to be constructed on or on a portion of the said premises in accordance with the said plans got sanctioned by the Owners from the Rajpur- Sonarpur Municipality and containing self contained independent residential flats and / or other saleable areas and car parking spaces (both covered and open) of the allocation of the Owners and the Developer.
- d) **PLANS** shall mean the plans, elevations, designs, drawings specifications of the new buildings intended to be constructed at the land of the said premises as sanctioned by the local municipality after pre-approval by the Owners and shall include all modifications, variations and alterations made thereto from time to time in accordance with the provisions of law.



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- e) **OWNERS/PRINCIPALS** shall mean the said (1) **Sugam Girha Nirmaan Ltd.**; (2) **Erode Merchants Pvt. Ltd.**; (3) **Alexia Dealers Pvt. Ltd.** and (4) **Arva Projects Ltd.**
- f) **DEVELOPER** shall mean the said **Sugam Serenity LLP.**
- g) **OWNERS' SHARE OF REALISATION** shall mean the 22% (twenty two percent) of the Realizations of the Owners/Principals in respect of the New Buildings and all Transferable Areas therein.
- h) **DEVELOPMENT AGREEMENT** shall mean the Development Agreement dated **25th January 2020** and registered with **Additional Registrar of Assurances- 1, Kolkata** in **Book - I, Volume No. 1901-2020, Pages 16852 to 16917, Deed No. 190100328 for the year 2020** and made between the Owners/Principals and the Developer and include any modifications and alterations thereof as may be made by the Principals and the Developer in writing.
- i) **DEVELOPER'S SHARE OF REALISATION** shall mean 78% (seventy eight percent) of the Realizations of the Developer in respect of the New Buildings and all Transferable Areas therein.
- j) **REALIZATION** shall mean the amounts that may, from time to time, be received against the Transfer of Units and Parking Spaces and other Transferable Areas and/or in relation to such Transfer on any account other than Pass Through Charges and Extras and Deposits.
- k) **PASS THROUGH CHARGES** shall mean the Goods and Service Tax or any substitutes, additions or alterations thereof and any other impositions, levies or taxes (other than Income Tax) on the Transfer in favour of the Transferees.
- l) **TRANSFER** with its grammatical variations shall include a transfer by delivery of possession and by any other means adopted for effecting what is understood as a transfer of space in multi-storied buildings to purchasers thereof and will include the meaning of the said term as defined in the Income -Tax Act, 1961 and the Transfer of Property Act, 1882.



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m) **UNITS** shall mean the flats, apartments, commercial units and other spaces and / or portions of all kind of uses that shall be built and constructed by the Developer and capable of being used / owned/ possessed independently and shall include the constructed area capable of being independently and exclusively held, occupied and enjoyed and dealt with.

n) **TRANSFeree** shall mean a person or persons to whom any space in the new building will be or has been agreed to be transferred.

o) **REAL ESTATE LAWS** shall mean the West Bengal Housing Industry Regulation Act, 2017 as amended from time to time and include the applicable rules, regulations and byelaws in respect thereof.

p) Any other term or expression used herein shall, unless there be something contrary or repugnant to the subject or context, have the same meaning as assigned in the Development Agreement.

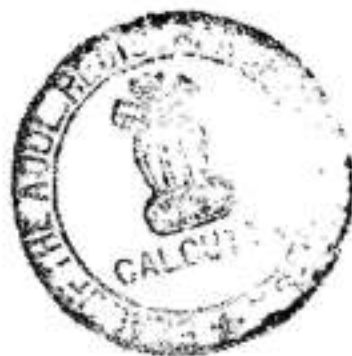
q) **SINGULAR NUMBER** shall include plural numbers and *vice versa*.

II. **RECITALS:**

A. **WHEREAS** by the Development Agreement, the parties thereto have agreed, *inter alia*, that the Developer would be entitled to the exclusive right to develop the New Buildings at the said Premises and Transfer the Transferable Areas therein and administer the same and the Principals and the Developer agreed upon the terms and conditions as morefully contained therein.

B. **AND WHEREAS** in terms of the Development Agreement, the Principals are executing this Power of Attorney in favour of the Attorneys jointly and/or severally to do all acts deeds and things as and for the purposes relating to the New Buildings and the Transfer of the Transferable Areas and administration of the New Buildings and the related purposes hereinafter contained:

III. **NOW KNOW YE BY THESE PRESENTS**, We the Principals abovenamed do hereby jointly and/or severally nominate constitute and appoint the said Attorneys jointly and/or severally as the true and lawful attorneys for in the name and on behalf of the Principals to do execute exercise and perform all or any of the following acts deeds matters



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and things relating to the development of the New Buildings and the Transfer of the Transferable Areas and administration thereof and related and other purposes i.e., to say:-

1. To manage, maintain, look after, supervise, administer, secure, hold and defend possession of the Said Premises and every part thereof as our Licensee and do all acts deeds and things in connection therewith.
2. To deal with fully and in all manner and to warn off and prohibit and if necessary proceed in due form of law against all or any trespassers and to take appropriate steps whether by action or distress or otherwise and to abate all nuisance and for that to enter into all contracts, agreements and arrangements with them or any of them or otherwise and to abate all nuisance.
3. To cause survey, measurement, soil test, excavation and other works at the Said Premises.
4. To sign, apply for and obtain mutation, conversion, updation, insertions, correction of area or boundary or dimension or other description or any other correction, modification, alteration or other recording in respect of the Said Premises or any part thereof or the boundary of the Said Premises in the records of the Rajpur-Sonarapur Municipality, B.L. & L.R.O., the D.L. & L.R.O., Municipal authorities, Planning Authority, Development Authority, Collector, District Magistrate (including ADM) and any other appropriate authorities and to do all other acts, deeds and things with regard thereto as may be deemed fit and proper by the said Attorney or Attorneys.
5. To construct, demolish, reconstruct boundary walls, fencing, dividers etc., at the Said Premises and/or any portion thereof for the purposes connected to development in terms of the Development Agreement and to construct or put up temporary sheds, structures etc., for storage of building materials and for site offices.
6. To accept or object to the assessments made from time to time of land revenue or municipal taxes or valuation or taxes in respect of the Said Premises or the New building or buildings that may be constructed thereon or any part or share thereof by the land authorities, municipal authorities and other authorities and to attend all hearings and have the same finalized.



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7. To pay all rates, municipal and other taxes, land revenue, electricity charges, utility charges, other charges expenses and other outgoings whatsoever payable in respect of the Said Premises or any part thereof or New Buildings for the time being thereon or any part or parts thereof and receive refund of the excess amounts, if paid, from the and/or concerned authorities and to grant receipts and discharges in respect thereof.
8. To prepare apply for and obtain modification or revalidation or revision or alteration or renewal of the Building Plans under sanction in respect of the New Building/s or any other constructions at the New Buildings.
9. To sign and submit all declarations, undertakings, affidavits, gifts of strips or splayed corners required by any authority for the purpose of sanction/ modification/alteration/renewal of the building plans for any construction at the Said Premises.
10. To give notice to the municipal and all other concerned authorities regarding commencement of construction and/or demolition of any structure(s) and/or other purposes as required or deemed fit and proper by our said Attorneys.
11. To carry out demolition, construction, reconstruction, addition, alteration, erection, re-erection and any other related activity at the Said Premises or any part thereof in respect of the New Buildings.
12. To inform municipal and all other concerned authorities of all internal alterations within the sanctioned covered space and to incorporate all deviations in the Completion Plans of the New Buildings in terms of the applicable rules and to get the same regularized/sanctioned by the appropriate authorities.
13. To apply for and obtain temporary and/or permanent connections of all services, including water, electricity, telephone, gas, power, drainage, sewerage, borewell, generator, transformers, lifts, septic tanks, security systems, , towers, electronic or technical connections, etc., and/or other utilities inputs and facilities from the appropriate authorities and statutory bodies or private bodies or service providers as may be required from time to time and/or to make alterations therein and to close down and/or have the same disconnected.



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14. To apply for and obtain any permission clearance and license to erect and run/operate and/or maintain the fire fighting system, lift, generator, and any other utility, input or facility in the New Buildings or any part thereof and also to give contract to the manufacturer/other agencies for maintenance of lift or lifts, generator, fire fighting system and other utilities and its concerned machineries.
15. To deal with any person owning, occupying or having any right title or interest in the property adjacent to or near the Said Premises in connection with the New Buildings in such manner and on such terms and conditions as the said attorney or attorneys may deem fit and proper.
16. TO deal with and correspond with WBSEDCL and/or other authorities and officers for obtaining electric connection, electric power (including substation, if required) to the said Premises and the Flats/Units and other independently saleable units, parking spaces (open, covered and mechanical) for and in respect or relating to the building/buildings to be constructed on the said Premises and for that purpose to sign all letters, applications, undertakings, indemnities, terms and conditions, etc as may be required by WBSEDCL and other authorities concerned.
17. To apply for and obtain permissions, clearances and "No Objection Certificates", etc from the relevant authorities and all other permissions that may be required for sanctioning of the building plans/fire fighting system plans, modifications, and/or alterations and/or revalidation of plans, and/or obtaining utilities and any development activity or other purposes connected with the New Buildings at the said Premises.
18. To apply for and obtain all permissions, approvals, licenses, registrations, clearances, no objection certificates, quotas, subsidies, incentives, exemptions, discounts, waivers, entitlements and allocations of cement, steel, bricks and other building materials, in respect of the New Buildings and/or any part thereof and/or in respect of any input, utility or facility to be installed, run, made operative and managed thereat from all State or Central Government Authorities and statutory or other bodies and authorities concerned and any service providers.
19. To pay the fees for sanction of the building plans and also the fees for the revised/modified plans and also pay the fees, costs, charges, for all clearances, sanctions,



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"no-objection" certificates, as may be necessary and also the labour cess and the fire fighting plans sanction fees of the New Buildings at the said Premises.

20. To apply for and obtain in the name of the Developer the registration under all Real Estate development laws, including the WB Housing Industry Regulation Act 2017 (WB HIRA) as applicable and to appear before the HIRA Authorities/Tribunal as may be required from time to time.

21. To appoint and terminate the appointment of Architects, Structural Engineers, Surveyors, Interior Designers, Landscape Designers and other consultants, agencies, etc for purposes connected with the construction and completion of the New Buildings at the said Premises.

22. To appoint, employ, engage or hire, contractors, sub-contractors, structural engineers, civil engineers, surveyors, overseers, experts, consultants, vastu consultants, chartered accountants, security guards, personnel and/or such other persons or agents as may be required in respect of the New Buildings or any aspect or part thereof on such terms and conditions as the attorneys may deem fit and proper and to cancel, alter or revoke any such appointment or collaboration.

23. To deal with the Government of West Bengal or any department or authority in connection with the compliance of any existing or new laws or provisions affecting the New Buildings and to do all necessary acts, deeds and things to comply with such laws, rules and regulations.

24. For all or any of the purposes hereinstated to apply for, sign, appear and represent the Principals before the Rajpur-Sonarpur Municipality and all its departments, Kolkata Metropolitan Development Authority, B.L. & L.R.O., D.L. & L.R.O., and other authorities / officers under the Land laws, , Collector, District Magistrate, ADM, Municipality, Fire Brigade, Planning Authority, Development Authority, the authorities/Tribunal under WB Housing Industry Regulation Act, 2017 (WB HIRA), the Authorities under the West Bengal Apartment Ownership Act, Companies Act, Societies Registration Act, the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976, the authorities under the West Bengal Land Reforms Act, West Bengal Estate Acquisition Act, Town and Country (Planning & Development) Act, Development Authority, Airport Authorities, all Revenue Authorities, Licensing Authorities, Development Plan Authorities of the Government of



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West Bengal and/or India, Insurance Companies, Police Authorities, Traffic Department, Directorate of Fire Services and all Fire Authorities, Directorate of Lifts, West Bengal State Electricity Distribution Company Limited (WBSEDCL), Directorate of Electricity and Chief Electrical Inspector and other Electricity Authorities, Government of West Bengal, BSNL, Microwave Authorities of Department of Telecommunication, Electricity, Water, drainage, sewerage, lift, generator, telecom, television, wireless connectivity, digital and other service provider organizations, Land Acquisition Collector and also all other authorities and Government Departments and/or its officers and also all other State Executives Judicial or Quasi Judicial, Municipal, land and other authorities and all private bodies and service providers and all other persons and also all courts, tribunals and appellate authorities and do all acts deeds and things as the said attorneys may deem fit and proper and to make, sign, execute, register, submit and/or deliver all documents, declarations, affidavits, applications, undertakings, objections, notices etc (including those relating to boundary verification) and also to submit and take delivery of all title deeds concerning the Said Premises and other papers and documents (including cause papers and orders passed in any suit or litigation or proceeding) as be required by the necessary authorities or as may in any way be found necessary or expedient by the said Attorney.

25. To insure and keep insured the New Buildings and other developments or any part thereof or any materials equipments or machineries against loss or damage for contractors all risks, if and as be deemed necessary and/or desirable by the said attorneys or any of them and to pay all premium therefor.

26. To apply for and obtain full/partial Completion Certificates and /or Occupancy Certificates and other certificates as may be required from the concerned authorities.

27. To obtain loans and construction finance from any Banks and/or the Financial Institutions in terms of the Development Agreement, and in the manner permitted under the Development Agreement and to create the charge/mortgage on the said Premises but without however creating any financial obligation of repayment upon the Principals.

28. To advertise and publicize the New Buildings or any part thereof in any media and to appoint marketing/sales agents, brokers, sub-brokers, sole selling or other agents for sale or otherwise transfer of the same in terms of the Development Agreement.



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29. To negotiate with the person or persons interested in obtaining Transfer and/or otherwise acquiring Transferable Areas in the New Buildings, to take and accept bookings and applications, issue money receipts, General Terms & Conditions (GTC), allotment letters, demand letters, sale agreements, etc and to deal with, Transfer and/or part with possession of all or any Units, Parking Spaces and other Transferable Areas alongwith or independent of or independently the land comprised in the Said Premises attributable thereto or any portion thereof or any undivided share therein to any Transferee at such price and consideration and on such terms and conditions as the said attorney or attorneys may deem fit and proper but without violating with the terms and conditions of the Development Agreement.
30. To grant consent and No Objection Certificate and permit the Transferees of Units, Parking Spaces and other Transferable Areas (including proportionate land share) to take home loans or finance from any Banks or Financial Institutions and deal with banks and financiers and/or their officers in connection with the no objection certificates, tripartite agreements, agreements, money receipts, consents, clearances, etc., from them.
31. To produce or give copies of any original title deed or documents relating to the Said Premises and/or the New Buildings to any person or financier or home loan provider or others as required from time to time
32. To ask, demand, recover, realize and collect the Realization and all other amounts or any parts thereof receivable in respect of any Transfer of the Transferable Areas in the manner and as per the terms and conditions of the Development Agreement and to deposit the Principals' Realization Share in the bank account of the Principals and the Developer's Realization Share in the bank account of the Developer in terms of the Development Agreement and to issue receipts to the Transferees accordingly which shall fully exonerate the person or persons paying the same.
33. To cancel or terminate any booking and terminate any contract agreement right of occupancy user and/or enjoyment with any person or persons intending to acquire Transferable Areas and/or undivided shares in the land comprised in the Said Premises and to deal with the space and rights of such person or persons in such manner as the said attorney may deem fit and proper.



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34. To join in as party to agreements for Transfer of the Transferable Areas and/or undivided share in the land comprised in the Said Premises or part thereof, and also confirming thereunder the rights and entitlements of the Developer under the said Development Agreement and agreeing to execute the Deeds of Transfer to be executed in pursuance thereof.
35. To prepare sign execute modify, alter, draw, approve rectify and/or register and/or give consent and confirmation and/or deliver all papers, documents, agreements, sale deeds, conveyances, possession letters, leases, supplementary agreements, nominations, assignments, licenses, mortgages, charges, declarations, forms, receipts and such other documents and writings as in any way be required to be so done and as may be deemed fit and proper by the said Attorneys in respect of the Transfer of all the Transferable Areas in the manner and as per the terms and conditions of the Development Agreement.
36. To enforce any covenant in any agreement, deed or any other contracts or documents of transfer executed by the Principals and the Developer and to exercise all rights and remedies available to the Principals and the Developer thereunder.
37. To ask, demand, sue for, recover, realize and collect Extras and Deposits (as defined and described in the Development Agreement) which are or may be due payable or recoverable from any Transferees or any person or persons or authority or authorities on any account whatsoever and to give effectual receipts and discharges for the same.
38. To have the Units transferred to the Transferees to be separately assessed and mutated in the name of the respective Transferees in all public records and with all authorities and/or persons having jurisdiction and to deal with such authority and/or authorities in such manner as the said Attorney or Attorneys may deem fit and proper.
39. To transfer the proportionate share in land and/or in the common areas and installations to any Association or Society if so and as required by law in such manner as may be required.
40. To deal with any claim of any third party in respect of the Said Premises and to oppose or settle the same.



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41. To form a non profit making company or association or society or syndicate amongst the owners and/or buyers of the Transferable Areas (including Association under the Apartment Ownership Act).
42. To appear and represent the Principals before any Notary Public, Registrar of Assurance, District Registrar, Sub Registrar, Additional Registrar, Metropolitan Magistrate and/or other officer or officers or authority or authorities having jurisdiction and to present for registration before them and admit execution and to acknowledge and register and have registered and perfected and/or notarized and/or affirm or declare all Agreements for transfer, Conveyances, Deeds and documents instruments and writings including the bank/finance documents, mortgage deeds, if any, executed by the said Attorneys by virtue of the powers hereby conferred.
43. To look after all or any of the acts relating to Common Purposes including the management, maintenance and administration of the New Buildings as Maintenance In-Charge.
44. To appoint organizations and persons in connection with Building Management, Facility Management, Common Area management on such terms and conditions as the attorneys may deem fit and proper and to cancel, alter or revoke any such appointment.
45. To commence prosecute enforce defend answer and oppose all actions suits writs (including the Writs mentioned in the Development Agreement) appeals revisions, review, arbitration proceedings, and other legal proceedings and demands civil, criminal or revenue concerning and/or touching any of the matters hereinstated and if thought fit to compromise settle, refer to arbitration, abandon, submit to judgment or become non suited in any such action or proceedings as aforesaid before any Court, Civil or Criminal or Revenue, Arbitration Tribunal, any other Tribunal, Collector, Judicial or Quasi Judicial authorities and forums, Statutory authorities, presiding officers, authorized officers, etc. and to sign declare verify and/or affirm any plaint, written statement, petition, application, consent petition, affidavit, vakalatnama, warrant of attorney, memorandum of appeal or any other document or cause paper in any proceeding and to adduce oral and documentary evidences as the occasions shall require and/or as the said attorney or attorneys may think fit and proper.



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46. To apply for, obtain, accept and receive any original or copies of clearances, certificates, permissions, no objections, licenses, notices summons and services of papers from any Court, Tribunal, postal authorities and/or other authorities and/or persons.

47. To receive refund of the excess amount of fee or other amounts, if any, paid for the purposes hereinstated and to give valid and effectual receipts in respect thereof.

48. To receive all letters parcels or other postal articles and documents in respect of the Said Premises and to grant proper and effectual receipt thereof.

49. For better and more effectually exercising the powers and authorities aforesaid to retain appoint and employ Advocates, Pleaders, Solicitors, Mukhtears and to revoke such appointments.

IV. **AND GENERALLY** to do all acts deeds and things for better exercise of the authorities herein contained relating to the Said Premises and the New Buildings and related purposes which the Principals itself could have lawfully done under its own hands and seal, if personally present.

V. **AND** the Principals do hereby ratify and confirm and agree to ratify and confirm all and whatever their said Attorney or Attorneys shall lawfully do or cause to be done in or about the premises aforesaid.

VI. **AND** it is clarified that while-exercising the powers and authorities hereby conferred on the said Attorneys, they or any of them shall not do any act deed or thing which would go against the provisions of the Development Agreement or impair or affect the rights and entitlement of the Principals and by executing this Power of Attorney the obligations of the Principals or the Developer or consequences for non compliance under the Development Agreement shall not be affected.



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VII. **AND WE HEREBY DECLARE** that:

a. This Power of Attorney is given in favour of the said Attorneys, jointly and severally, and accordingly the said Attorneys shall be entitled to exercise the powers conferred upon them either jointly and/or singly by either of them.

b. The powers and authorities hereby granted are irrevocable till the said Premises are fully and properly developed in accordance with the provisions of the Development Agreement dated **25th January 2020** with the said Developer and as per the statutory rules and regulations of the Kolkata Municipal Corporation and other authorities and for the transfer of the flats/units/saleable spaces in the new buildings to be constructed at the said Premises, in favour of the ultimate transferee/purchaser.

VIII. **WE FURTHER CLARIFY THAT** the entire development of the said Premises is to be done and carried out the said Developer at its own costs, risks, efforts and expenses without creating any financial burden and/or any kind of liability or responsibilities upon us, AND that the said Developer has agreed to indemnify and to keep indemnified ourselves against all proceedings, actions, claims, expenses and liabilities whatsoever which may arise by virtue of or on account of the acts done by the Attorneys, by virtue of and under the present Power of Attorney in their favour.



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THE FIRST SCHEDULE ABOVE REFERRED TO:

(ENTIRE PROPERTY)

ALL THOSE the pieces and parcels of land together with the structures thereon containing an area of **294 decimals** equivalent to **178 Kottahs 0 Chhattack 9.52 sq.ft.** (more or less) lying situate at **Mouza Kusumba, Pargana Madanmalla, J.L. No. 50, R.S. No. 138, Touzi No. 259, Police Station : Sonarpur, Sub Registration Office : Sonarpur,** in the **District of 24 Parganas (South)** numbered as **Municipal Premises No. 1479, Kusumba, P.O. Narendrapur, Kolkata-700103,** within the limits of **Ward No. 7** of the **Rajpur- Sonarpur Municipality** and comprised in the **L.R. Khatian Nos. 2831, 2832, 2833 and 2834** and the following several Dag numbers.

L.R. Dag No.	R.S. Dag No.	Area (Decimal)
1629	1556	.20
1635	1562	.27
1634	1561	.26
1633	1560	.16
1631	1558	.06
1612	1541	.03
1639	1567	.08
1640	1568	.08
1651	1579	.48
1632	1559	.07
1652	1580	.14
1650	1578	.19
1653	1581	.02
1654	1582	.13
1655	1583	.09
1677	1605/2506	.13
1679	1606	.05
1678(P)	1605(P)	.27
1680(P)	1607(P)	.07
1656(P)	1584(P)	.04
1657(P)	1585(P)	.12
	Total Area	294 Decimal



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OF ASSURANCE
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IN WITNESS WHEREOF the Principals have hereunto set and subscribed their respective hands and seal on this 12th day of February Two Thousand and Twenty.

EXECUTED AND DELIVERED

by the **PRINCIPALS** above named at
Kolkata in the presence of:

Witnesses


1.


SUKHENDU SAMANTA
S/O. SAHADEB SAMANTA
st. Rempur Chak, P.S: Debra
P.O.: Shyamchak
Dist: Paschim Midnapur
Pin. 721301, Service

For Sugam Griha Nirmaan Ltd.
For Erode Merchants Pvt. Ltd.
For Alexia Dealers Pvt. Ltd.

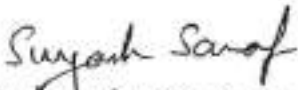

Director

For Arya Projects Ltd.


Director



ARPITA DAS DEY
372/27, Shantoshri Pally,
Phase - II, Barrackpore,
Kolkata - 700 120

2.

3. 
Sanyukta Sanof
14/2 BUDWAN ROAD,
KOLKATA - 700027.


4. SUHEL FARIF
14/2 BUDWAN ROAD
KOLKATA - 700027

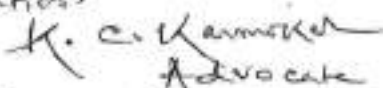
WE ACCEPT:

1 

2 

3 

Drafted by me as per
declaration in document
by the parties.


K. C. Karim
Advocate
High Court, Calcutta
WB/8671/83.



4 ✓
ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
4 3 FEB 2020

FINGER PRINTS

Left Hand



Right Hand



Muray

Left Hand



Right Hand



Prakash

Left Hand



Right Hand



Ashokraj

Left Hand



Right Hand





9/

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
13 FEB 2020

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SUGAM GRIHA NIRMAAN LIMITED

11/01/1989

Exemption / Account Number

AAECS7354N

15/12/2013

इस कार्ड को खाने / पाने पर उपयोग प्रविष्ट करें / लें।
आयकर पैग संसा इकाई, एनएसडी यूएल
5वीं मंजिल, मन्त्री स्टारिंग, प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, डीप बंगला चौक के पास,
पुणे-411 016.

*If this card is lost / someone's lost card is found,
please inform / return to:*
Income Tax PAN Services Unit, NSDL
5th Floor, Mantri Starling
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.
Tel: 91-20-2721 8080, Fax: 91-20-2721 8083
e-mail: ininfo@nsdl.co.in

SUGAM GRIHA NIRMAAN LTD.


Director

स्थायी खाते संख्या / PERMANENT ACCOUNT NUMBER
AAACE5513F



नाम / NAME
ERODE MERCHANTS PRIVATE LIMITED

स्थापना/बनने की तिथि / DATE OF INCORPORATION/FORMATION
28-08-1995

K. H. Das

असहायक आयुक्त, प. व. ख.

COMMISSIONER OF INCOME-TAX, W.B. - XI

ERODE MERCHANTS PVT. LTD.

Director

इस कार्ड के खो / गिरा जाने पर दुरुपयोग करने
वाली अधिकारी को सूचित / ज्ञापन देना है
संयुक्त असहायक आयुक्त(प्रशासक एवं तकनीकी),
पी-7,
चौवटगिरी स्क्वायर,
कलकत्ता - 700 009.

In case this card is lost/ found, kindly inform/return to
the issuing authority :
Joint Commissioner of Income-tax(Systems & Technical),
P-7,
Chowringhee Square,
Calcutta- 700 009.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ALEXIA DEALERS PRIVATE LIMITED



28/05/2008

Permanent Account Number

AAHCA0632L

00000000

इस कार्ड के साथ, यदि आप कृपया सुविधा करें / लीजिए,
आयकर एवं सेवा यूनिट, एन एस डी यूए
कक्षी भवन, टाइम्स टॉवर, कान्हा मिल्स कंपाउंड
एच. बी. मार्ग, लोवर प्रोड, मुंबई - 400 013

*If this card is used / whenever a card card is found,
please inform / return to:-*
Income Tax PAN Services Unit, NSDL,
1st Floor, Times Tower,
Kanha Mills Compound,
S. B. Marg, Lower Proad, Mumbai - 400 013

Tel: 91-22-24994653 Fax: 91-22-24950664
e-mail: unit@nsdl.co.in

ALEXIA DEALERS PVT. LTD,

Director

PERMANENT ACCOUNT NUMBER
AACCA17320

WE NAME
ARYA PROJECTS LIMITED



FROM AND AT THE DATE OF INCORPORATION/FORMATION
21-05-1979

[Signature]
ARYA PROJECTS LIMITED
COMMISSIONER OF INCOME TAX, BANGALORE

1/10/82

आयकर विभाग
INCOME TAX DEPARTMENT
SUGAM SERENITY LLP



भारत सरकार
GOVT. OF INDIA



17/09/2014

Permanent Account Number

ACQFS2908B

Signature

In case this card is lost / found, kindly inform / return to :

Income Tax PAN Services Unit, UTHISL

Plot No. 3, Sector 11, CBD Belapur,

Navi Mumbai - 400 614.

इस कार्ड के खोने/पान पर कृपया सूचित करें/बोटाएं :

आयकर पैन सेवा यूनिट, UTHISL

प्लॉट नं: 3, सेक्टर 11, सी.बी.डी. बेलपुर,

नवी मुंबई-400 614.

Signature

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

ARVIND KUMAR SARAF

SANTOSH KUMAR SARAF

10/11/1965

Permanent Account Number

AJQPS0821C

Signature



121 220504





ভারত সরকার
 Government of India
 অসিম কুমার সারফ
 Asim Kumar Saraf
 পিতা - সন্তোষ কুমার সারফ
 Father - Santosh Kumar Saraf
 জন্ম তারিখ: DOB: 10/11/1965
 লিঙ্গ / Male



7506 1455 3510

আধার - সাধারণ মানুষের অধিকার



ভারতের একমুদ্রিত পরিচয়
 Unique Identification Authority of India

ঠিকানা:
 12, অশোক রোড, অলিপুর,
 কোলকাতা, অসমীয়া, পশ্চিম বঙ্গ,
 700027

Address:
 12, ASHOKA ROAD, Alipura,
 Kolkata, Assam West Bengal,
 700027

7506 1455 3510

1455 3510 7506

www.uidai.gov.in

www.uidai.gov.in

Handwritten signature

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PRANAY ARYA

RAMESH KUMAR ARYA

04/07/1987

Permanent Account Number

ADBPA5728R



Pranay

Signature

Pranay



ভারত সরকার
Unique Identification Authority of India
Government of India

সনিস্করণ নং / Enrollment No : 1900205441401

To
 Prady Aya
 প্রদ্য অয়া
 27'S D BLOCK,
 NALDI HUMAN AVENUE
 New Alipore
 New Alipore, Kolkata
 West Bengal - 700051

010040014



HL85738161271
 85738161



আপনার আধার সংখ্যা / Your Aadhaar No. :
3811 1505 1848

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Unique Identification Authority of India



১৯৭১ ১০০
 Prady Aya
 প্রদ্য অয়া
 Father: Ranesh Aya
 ১৯৫২-০০০১ ০৫৪৩৫৮
 ১৯৭১ / Male



3811 1505 1848

আধার - সাধারণ মানুষের অধিকার



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অন্বেষণে প্রস্তুতভাবে চাল্য যাত
 আসন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার সারা দেশে বাধ্য।
- আধার ভবিষ্যতে সরকারি ও বেসরকারি পরিষেবা
 গ্রহণের সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government
 and Non-Government services in future.



ভারত সরকার
Unique Identification Authority of India

১৯৭১, ১০০
 প্রদ্য অয়া
 ১৯৫২-০০০১, ০৫৪৩৫৮
 ১৯৭১ / Male

১৯৫২, ১০০
 Prady Aya
 ১৯৫২-০০০১, ০৫৪৩৫৮
 ১৯৭১ / Male

3811 1505 1848



Prady

Prady

REPUBLIC OF INDIA
 Ministry of External Affairs
 New Delhi

To: Mr. J. K. Singh
 Address: 100, Park Road, New Delhi
 Date: 15/08/1981
 Subject: Passport Application

The undersigned is pleased to inform you that your application for a passport has been approved. The passport will be issued to you on the date mentioned above.

Yours faithfully,
[Signature]
 Secretary

Mr. J. K. Singh
 100, Park Road
 New Delhi
 110 002

15/08/1981
 100/100/1981

REPUBLIC OF INDIA
 Ministry of External Affairs
 New Delhi

To: Mr. J. K. Singh
 Address: 100, Park Road, New Delhi
 Date: 15/08/1981
 Subject: Passport Application

The undersigned is pleased to inform you that your application for a passport has been approved. The passport will be issued to you on the date mentioned above.

Yours faithfully,
[Signature]
 Secretary

Mr. J. K. Singh
 100, Park Road
 New Delhi
 110 002

15/08/1981
 100/100/1981

100/100/1981
 15/08/1981

Prakash

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AJQPS0820D



नाम /NAME

ASHOK SARAF

पिता का नाम /FATHER'S NAME

SANTOSH KUMAR SARAF

जन्म तिथि /DATE OF BIRTH

02-11-1963

हस्ताक्षर /SIGNATURE

आयकर आयुक्त, प.३.॥

COMMISSIONER OF INCOME-TAX, W.B. - II

Ashok Saraf 12/02/20

इस कार्ड के खो / गिन जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / याचना कर दें
सहायक आयकर आयुक्त,
पी 7,
चौरंगी स्क्वायर,
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to the issuing authority :

Assistant Commissioner of Income-tax,
P-7,
Chowringhee Square,
Calcutta- 700 069.



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD WB / 29 / 218 / 258649

পরিচয় পত্র



Elector's Name : Sukhendu Samanta
নির্বাচকের নাম : সুখেন্দু সামন্ত
Father / Mother /
Husband's Name : Sahadeb Samanta
পিতা/মাতা/স্বামীর নাম : সহদেব সামন্ত
Sex : Male
লিঙ্গ : পুরুষ
Age as on 1.1.1995 : 25
১.১.১৯৯৫ এ বয়স : ২৫

Address
Mouza : Rampurchak
G.P. : Jalimanda
P.S. : Debra
Block : Debra
Dist : Midnapur
প্রিদানা
মৌজা : রামপুরচক
গ্রা. প. : জলিমান্দা
থানা : ডেবরা
ব্লক : ডেবরা
জেলা : মেদিনীপুর

Electoral Registration Officer

নির্বাচক - নিবন্ধন অধিকারিক

For 218 - Debra Assembly Constituency

২১৮ - ডেবরা বিধানসভা নির্বাচন ক্ষেত্র

Place : Midnapur
স্থান : মেদিনীপুর
Date : 30.06.1995
তারিখ : ৩০.০৬.১৯৯৫



भारत सरकार
GOVERNMENT OF INDIA



अशोक सराफ

Ashok Saraf

जन्म तिथि/ DOB: 02/11/1963

पुरुष / MALE



5399 5075 5762

MERA AADHAAR, MERI PEHACHAN

Ashok Saraf 12/02/20



आधार

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

आत्मज: संतोष कुमार सराफ,
सिधारथ विन्डिंग फ्लैट-55बी,
14/2, बर्द्वान् रोड, अलिपोरे,
कोल्कता,
वेस्ट बंगाल - 700027

Address

S/O: Santosh Kumar
Saraf, Sidharth Building
Flat-5B, 14/2, Burdwan
Road, Alipore, Kolkata,
West Bengal - 700027



1947
1800 300 1947

help@uidai.gov.in

www.ww
www.uidai.gov.in

P.O. Box No.1947,
Bengaluru-560 001

Major Information of the Deed

Deed No :	I-1901-00639/2020	Date of Registration	13/02/2020
Query No / Year	1901-1000246061/2020	Office where deed is registered	
Query Date	10/02/2020 5:52:21 PM	A.R.A. - I KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Sukhendu Samanta 2/5, Sarat Bose Road, Thana : Bullygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700020, Mobile No. : 9830485491, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4308] Other than Immovable Property. Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 2,00,021/-	Rs. 27,41,31,496/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 500/- (Article:48(g))	Rs. 101/- (Article: E, E, M(a), M(b), I)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]- 190100328/2020 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip (Urban area)		

Land Details :

District: South 24-Parganas, P.S.- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Sonarpur Station Road, Mouza: Kusumba, Premises No: 1479, , Ward No: 07 Pin Code : 700103

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1629	LR-2831	Pukur	Pukur	20 Dec	1/-	1,45,45,456/-	Property is on Road , Project Name :
L2	LR-1635	LR-2832	Pukur	Pukur	27 Dec	1/-	1,96,36,366/-	Property is on Road , Project Name :
L3	LR-1634	LR-2833	Bastu	Bastu	26 Dec	1/-	2,52,12,117/-	Property is on Road , Project Name :
L4	LR-1633	LR-2834	Bastu	Bastu	16 Dec	1/-	1,55,15,149/-	Property is on Road , Project Name :
L5	LR-1631	LR-2831	Bastu	Bastu	6 Dec	1/-	58,18,181/-	Property is on Road , Project Name :
L6	LR-1612	LR-2832	Bastu	Bastu	3 Dec	1/-	29,09,090/-	Property is on Road , Project Name :
L7	LR-1639	LR-2833	Bastu	Bastu	8 Dec	1/-	77,57,574/-	Property is on Road , Project Name :
L8	LR-1640	LR-2834	Bastu	Bastu	8 Dec	1/-	77,57,574/-	Property is on Road , Project Name :
L9	LR-1551	LR-2831	Bastu	Bastu	48 Dec	1/-	4,65,45,446/-	Property is on Road , Project Name :

L10	LR-1632	LR-2832	Bastu	Bastu	7 Dec	1/-	67,87,878/-	Property is on Road , Project Name :
L11	LR-1652	LR-2833	Bastu	Bastu	14 Dec	1/-	1,35,75,755/-	Property is on Road , Project Name :
L12	LR-1650	LR-2831	Bastu	Bastu	19 Dec	1/-	1,84,24,239/-	Property is on Road , Project Name :
L13	LR-1653	LR-2832	Bastu	Bastu	2 Dec	1/-	19,39,394/-	Property is on Road , Project Name :
L14	LR-1654	LR-2833	Bastu	Bastu	13 Dec	1/-	1,26,06,058/-	Property is on Road , Project Name :
L15	LR-1655	LR-2834	Bastu	Bastu	9 Dec	1/-	87,27,271/-	Property is on Road , Project Name :
L16	LR-1677	LR-2833	Bastu	Bastu	13 Dec	1/-	1,26,06,058/-	Property is on Road , Project Name :
L17	LR-1679	LR-2834	Bastu	Bastu	5 Dec	1/-	48,48,484/-	Property is on Road , Project Name :
L18	LR-1678	LR-2831	Bastu	Bastu	27 Dec	1/-	2,61,81,814/-	Property is on Road , Project Name :
L19	LR-1680	LR-2832	Bastu	Bastu	7 Dec	1/-	67,87,878/-	Property is on Road , Project Name :
L21	LR-1657	LR-2831	Bastu	Bastu	12 Dec	1/-	1,16,36,362/-	Property is on Road , Project Name :
TOTAL :					290Dec	20 /-	2698,18,144 /-	

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Sonarpur Station Road, Mouza: Kusumba, Premises No: 1479/, , Ward No: 07 Pin Code : 700103

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L20	LR-1656	LR-2833	Bastu	Bastu	4 Dec	1/-	38,78,787/-	Property is on Road , Project Name :
Grand Total :					294Dec	21 /-	2736,96,931 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1998 Sq Ft.	2,00,000/-	4,34,565/-	Structure Type: Structure
Floor No: 1, Area of floor : 1998 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 45 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		1998 sq ft	2,00,000 /-	4,34,565 /-	

Principal Details :



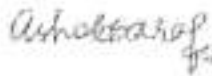



Sl No	Name,Address,Photo,Finger print and Signature
1	Sugam Griha Nirmaan Private Limited 2/5 SARAT BOSE ROAD, P.O:- ELGINE ROAD, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: AAEC57354N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative. Executed by: Representative
2	ERODE MERCHANTS PRIVATE LIMITED 2/5 SARAT BOSE ROAD, P.O:- ELGINE ROAD, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: AAACE5513F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative. Executed by: Representative
3	ALEXIA DEALERS PRIVATE LIMITED 2/5 SARAT BOSE ROAD, P.O:- ELGINE ROAD, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: AAHCA0632L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative. Executed by: Representative
4	ARYA PROJECTS LIMITED 2 GANESH CHANDRA AVENUE, P.O:- BOWBAZAR, P.S:- Bowbazar, District:-Kolkata, West Bengal, India, PIN - 700012 , PAN No.:: AACCA1732C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative. Executed by: Representative

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SUGAM SERENITY LLP 2/5 SARAT BOSE ROAD, P.O:- ELGINE ROAD, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: ACQFS2908B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr ARVIND KUMAR SARAF Son of Late SANTOSH KUMAR SARAF Date of Execution - 12/02/2020, , Admitted by: Self, Date of Admission: 13/02/2020, Place of Admission of Execution: Office	 Feb 11 2020 4:57PM	 LTI 13/02/2020	 13/02/2020
2/5 SARAT BOSE ROAD, P.O:- ELGINE ROAD, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020. Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India. . PAN No.:: AJQPS0821C,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Sugam Griha Nirmaan Private Limited (as DIRECTOR), ERODE MERCHANTS PRIVATE LIMITED (as DIRECTOR), ALEXIA DEALERS PRIVATE LIMITED (as DIRECTOR)				

2	Name	Photo	Finger Print	Signature
	Mr ASHOK SARAF (Presentant) Son of Late SANTOSH KUMAR SARAF Date of Execution - 12/02/2020, , Admitted by: Self, Date of Admission: 13/02/2020, Place of Admission of Execution: Office	 <small>Feb 13 2020 4:36PM</small>	 <small>LTI 13/02/2020</small>	 <small>12/02/2020</small>
2/5 SARAT BOSE ROAD, P.O:- ELGINE ROAD, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AJQPS0820D,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SUGAM SERENITY LLP (as PARTNER)				
3	Name	Photo	Finger Print	Signature
	Mr Pranay Arya Son of Mr Ramesh Kumar Arya Date of Execution - 12/02/2020, , Admitted by: Self, Date of Admission: 13/02/2020, Place of Admission of Execution: Office	 <small>Feb 13 2020 4:57PM</small>	 <small>LTI 13/02/2020</small>	 <small>13/02/2020</small>
2 GANESH CHANDRA AVENUE, P.O:- BOWBAZAR, P.S:- Bowbazar, District:-Kolkata, West Bengal, India, PIN - 700012, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ADBPA5728R,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : ARYA PROJECTS LIMITED (as DIRECTOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUKHENDU SAMANTA Son of SAHADEB SAMANTA RAMPUR CHAK, P.O:- SHYAMCHAK, P.S:- Debra, District:-Paschim Midnapore, West Bengal, India, PIN - 721301	 <small>13/02/2020</small>	 <small>13/02/2020</small>	 <small>13/02/2020</small>
Identifier Of Mr ARVIND KUMAR SARAF, Mr ASHOK SARAF, Mr Pranay Arya			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Sugam Griha Nirmaan Private Limited	SUGAM SERENITY LLP-5 Dec
2	ERODE MERCHANTS PRIVATE LIMITED	SUGAM SERENITY LLP-5 Dec
3	ALEXIA DEALERS PRIVATE LIMITED	SUGAM SERENITY LLP-5 Dec
4	ARYA PROJECTS LIMITED	SUGAM SERENITY LLP-5 Dec

Transfer of property for L10

Sl.No	From	To. with area (Name-Area)
1	Sugam Griha Nirmaan Private Limited	SUGAM SERENITY LLP-1.75 Dec
2	ERODE MERCHANTS PRIVATE LIMITED	SUGAM SERENITY LLP-1.75 Dec
3	ALEXIA DEALERS PRIVATE LIMITED	SUGAM SERENITY LLP-1.75 Dec
4	ARYA PROJECTS LIMITED	SUGAM SFRENITY LLP-1.75 Dec

Transfer of property for L11

Sl.No	From	To. with area (Name-Area)
1	Sugam Griha Nirmaan Private Limited	SUGAM SERENITY LLP-3.5 Dec
2	ERODE MERCHANTS PRIVATE LIMITED	SUGAM SERENITY LLP-3.5 Dec
3	ALEXIA DEALERS PRIVATE LIMITED	SUGAM SERENITY LLP-3.5 Dec
4	ARYA PROJECTS LIMITED	SUGAM SERENITY LLP-3.5 Dec

Transfer of property for L12

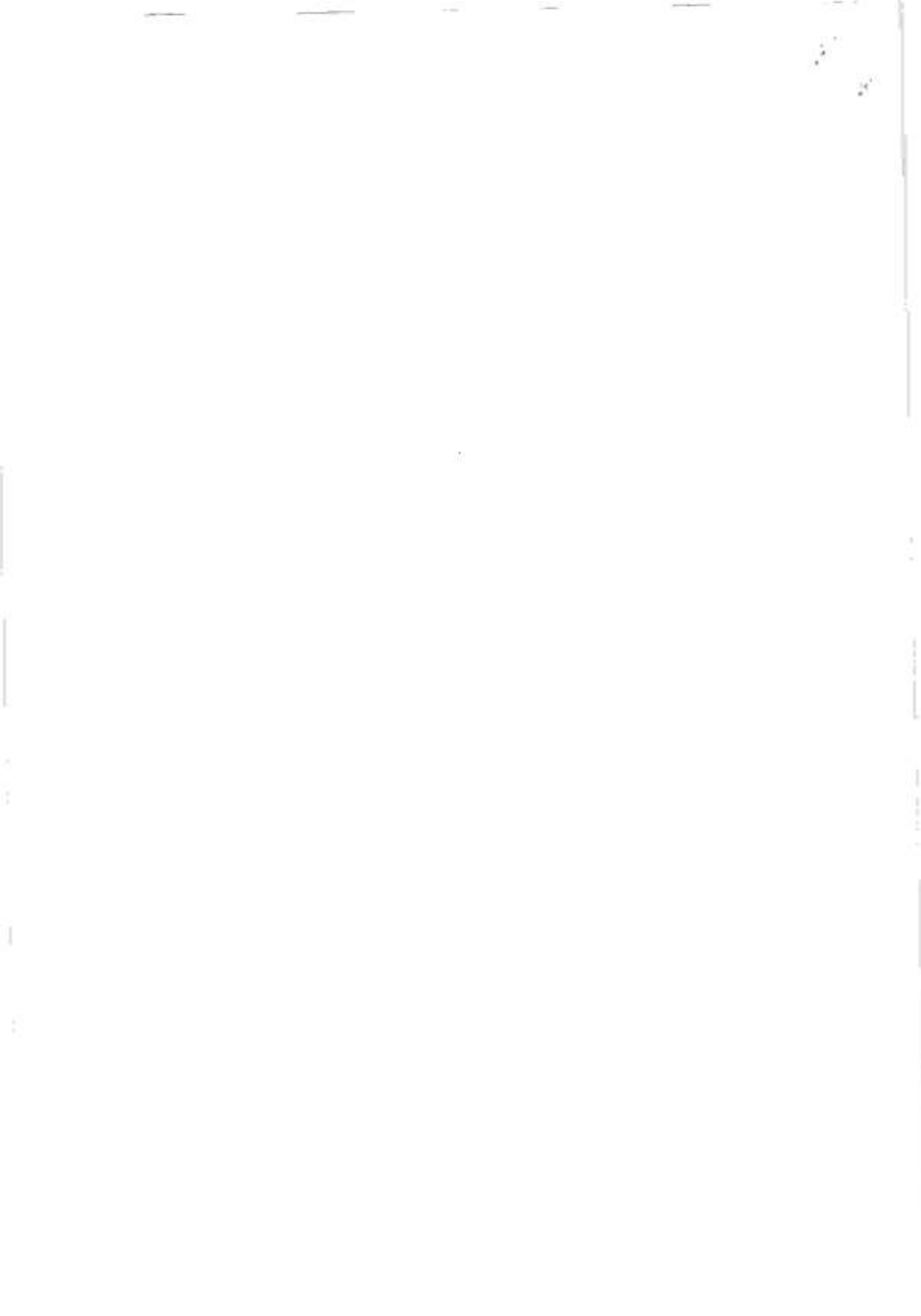
Sl.No	From	To. with area (Name-Area)
1	Sugam Griha Nirmaan Private Limited	SUGAM SERENITY LLP-4.75 Dec
2	ERODE MERCHANTS PRIVATE LIMITED	SUGAM SERENITY LLP-4.75 Dec
3	ALEXIA DEALERS PRIVATE LIMITED	SUGAM SERENITY LLP-4.75 Dec
4	ARYA PROJECTS LIMITED	SUGAM SERENITY LLP-4.75 Dec

Transfer of property for L13

Sl.No	From	To. with area (Name-Area)
1	Sugam Griha Nirmaan Private Limited	SUGAM SERENITY LLP-0.5 Dec
2	ERODE MERCHANTS PRIVATE LIMITED	SUGAM SERENITY LLP-0.5 Dec
3	ALEXIA DEALERS PRIVATE LIMITED	SUGAM SERENITY LLP-0.5 Dec
4	ARYA PROJECTS LIMITED	SUGAM SERENITY LLP-0.5 Dec

Transfer of property for L14

Sl.No	From	To. with area (Name-Area)
1	Sugam Griha Nirmaan Private Limited	SUGAM SERENITY LLP-3.25 Dec
2	ERODE MERCHANTS PRIVATE LIMITED	SUGAM SERENITY LLP-3.25 Dec
3	ALEXIA DEALERS PRIVATE LIMITED	SUGAM SERENITY LLP-3.25 Dec
4	ARYA PROJECTS LIMITED	SUGAM SERENITY LLP-3.25 Dec



Transfer of property for L15

Sl.No	From	To. with area (Name-Area)
1	Sugam Griha Nirmaan Private Limited	SUGAM SERENITY LLP-2.25 Dec
2	ERODE MERCHANTS PRIVATE LIMITED	SUGAM SERENITY LLP-2.25 Dec
3	ALEXIA DEALERS PRIVATE LIMITED	SUGAM SERENITY LLP-2.25 Dec
4	ARYA PROJECTS LIMITED	SUGAM SERENITY LLP-2.25 Dec

Transfer of property for L16

Sl.No	From	To. with area (Name-Area)
1	Sugam Griha Nirmaan Private Limited	SUGAM SERENITY LLP-3.25 Dec
2	ERODE MERCHANTS PRIVATE LIMITED	SUGAM SERENITY LLP-3.25 Dec
3	ALEXIA DEALERS PRIVATE LIMITED	SUGAM SERENITY LLP-3.25 Dec
4	ARYA PROJECTS LIMITED	SUGAM SERENITY LLP-3.25 Dec

Transfer of property for L17

Sl.No	From	To. with area (Name-Area)
1	Sugam Griha Nirmaan Private Limited	SUGAM SERENITY LLP-1.25 Dec
2	ERODE MERCHANTS PRIVATE LIMITED	SUGAM SERENITY LLP-1.25 Dec
3	ALEXIA DEALERS PRIVATE LIMITED	SUGAM SERENITY LLP-1.25 Dec
4	ARYA PROJECTS LIMITED	SUGAM SERENITY LLP-1.25 Dec

Transfer of property for L18

Sl.No	From	To. with area (Name-Area)
1	Sugam Griha Nirmaan Private Limited	SUGAM SERENITY LLP-6.75 Dec
2	ERODE MERCHANTS PRIVATE LIMITED	SUGAM SERENITY LLP-6.75 Dec
3	ALEXIA DEALERS PRIVATE LIMITED	SUGAM SERENITY LLP-6.75 Dec
4	ARYA PROJECTS LIMITED	SUGAM SERENITY LLP-6.75 Dec

Transfer of property for L19

Sl.No	From	To. with area (Name-Area)
1	Sugam Griha Nirmaan Private Limited	SUGAM SERENITY LLP-1.75 Dec
2	ERODE MERCHANTS PRIVATE LIMITED	SUGAM SERENITY LLP-1.75 Dec
3	ALEXIA DEALERS PRIVATE LIMITED	SUGAM SERENITY LLP-1.75 Dec
4	ARYA PROJECTS LIMITED	SUGAM SERENITY LLP-1.75 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Sugam Griha Nirmaan Private Limited	SUGAM SERENITY LLP-6.75 Dec
2	ERODE MERCHANTS PRIVATE LIMITED	SUGAM SERENITY LLP-6.75 Dec
3	ALEXIA DEALERS PRIVATE LIMITED	SUGAM SERENITY LLP-6.75 Dec
4	ARYA PROJECTS LIMITED	SUGAM SERENITY LLP-6.75 Dec

Transfer of property for L20

Sl.No	From	To. with area (Name-Area)
1	Sugam Griha Nirmaan Private Limited	SUGAM SERENITY LLP-1 Dec
2	ERODE MERCHANTS PRIVATE LIMITED	SUGAM SERENITY LLP-1 Dec
3	ALEXIA DEALERS PRIVATE LIMITED	SUGAM SERENITY LLP-1 Dec
4	ARYA PROJECTS LIMITED	SUGAM SERENITY LLP-1 Dec

Transfer of property for L21

Sl.No	From	To. with area (Name-Area)
1	Sugam Griha Nirmaan Private Limited	SUGAM SERENITY LLP-3 Dec
2	ERODE MERCHANTS PRIVATE LIMITED	SUGAM SERENITY LLP-3 Dec
3	ALEXIA DEALERS PRIVATE LIMITED	SUGAM SERENITY LLP-3 Dec
4	ARYA PROJECTS LIMITED	SUGAM SERENITY LLP-3 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Sugam Griha Nirmaan Private Limited	SUGAM SERENITY LLP-6.5 Dec
2	ERODE MERCHANTS PRIVATE LIMITED	SUGAM SERENITY LLP-6.5 Dec
3	ALEXIA DEALERS PRIVATE LIMITED	SUGAM SERENITY LLP-6.5 Dec
4	ARYA PROJECTS LIMITED	SUGAM SERENITY LLP-6.5 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Sugam Griha Nirmaan Private Limited	SUGAM SERENITY LLP-4 Dec
2	ERODE MERCHANTS PRIVATE LIMITED	SUGAM SERENITY LLP-4 Dec
3	ALEXIA DEALERS PRIVATE LIMITED	SUGAM SERENITY LLP-4 Dec
4	ARYA PROJECTS LIMITED	SUGAM SERENITY LLP-4 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	Sugam Griha Nirmaan Private Limited	SUGAM SERENITY LLP-1.5 Dec
2	ERODE MERCHANTS PRIVATE LIMITED	SUGAM SERENITY LLP-1.5 Dec
3	ALEXIA DEALERS PRIVATE LIMITED	SUGAM SERENITY LLP-1.5 Dec
4	ARYA PROJECTS LIMITED	SUGAM SERENITY LLP-1.5 Dec

Transfer of property for L6

Sl.No	From	To. with area (Name-Area)
1	Sugam Griha Nirmaan Private Limited	SUGAM SERENITY LLP-0.75 Dec
2	ERODE MERCHANTS PRIVATE LIMITED	SUGAM SERENITY LLP-0.75 Dec
3	ALEXIA DEALERS PRIVATE LIMITED	SUGAM SERENITY LLP-0.75 Dec
4	ARYA PROJECTS LIMITED	SUGAM SERENITY LLP-0.75 Dec

Transfer of property for L7

Sl.No	From	To. with area (Name-Area)
1	Sugam Griha Nirmaan Private Limited	SUGAM SERENITY LLP-2 Dec
2	ERODE MERCHANTS PRIVATE LIMITED	SUGAM SERENITY LLP-2 Dec
3	ALEXIA DEALERS PRIVATE LIMITED	SUGAM SERENITY LLP-2 Dec
4	ARYA PROJECTS LIMITED	SUGAM SERENITY LLP-2 Dec

Transfer of property for L8

Sl.No	From	To. with area (Name-Area)
1	Sugam Griha Nirmaan Private Limited	SUGAM SERENITY LLP-2 Dec
2	ERODE MERCHANTS PRIVATE LIMITED	SUGAM SERENITY LLP-2 Dec
3	ALEXIA DEALERS PRIVATE LIMITED	SUGAM SERENITY LLP-2 Dec
4	ARYA PROJECTS LIMITED	SUGAM SERENITY LLP-2 Dec

Transfer of property for L9

Sl.No	From	To. with area (Name-Area)
1	Sugam Griha Nirmaan Private Limited	SUGAM SERENITY LLP-12 Dec
2	ERODE MERCHANTS PRIVATE LIMITED	SUGAM SERENITY LLP-12 Dec
3	ALEXIA DEALERS PRIVATE LIMITED	SUGAM SERENITY LLP-12 Dec
4	ARYA PROJECTS LIMITED	SUGAM SERENITY LLP-12 Dec

Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Sugam Griha Nirmaan Private Limited	SUGAM SERENITY LLP-499.50000000 Sq Ft
2	ERODE MERCHANTS PRIVATE LIMITED	SUGAM SERENITY LLP-499.50000000 Sq Ft
3	ALEXIA DEALERS PRIVATE LIMITED	SUGAM SERENITY LLP-499.50000000 Sq Ft
4	ARYA PROJECTS LIMITED	SUGAM SERENITY LLP-499.50000000 Sq Ft

Land Details as per Land Record

District: South 24-Parganas, P.S.- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Sonarpur Station Road, Mouza: Kusumba, Premises No: 1479, Ward No: 07 Pin Code : 700103

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1629, LR Khatian No:- 2831	Owner:সুগম গৃহ নির্মাণ প্রাঃ লিমিটেড, Address:2/5 শরত বোস রোড, কোল-20, Classification:পুকুর, Area:0.05000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 1635, LR Khatian No:- 2832	Owner:আলেক্সিয়া ডিভারস প্রাঃ লিমিটেড, Address:2/5 শরত বোস রোড কোল-20, Classification:পুকুর, Area:0.07000000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 1634, LR Khatian No:- 2833	Owner:এরোড মার্চেন্টস প্রাঃ লিমিটেড, Address:2/5 শরত বোস রোড কোল- 20, Classification:বান্ধ, Area:0.07000000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 1633, LR Khatian No:- 2834	Owner:আর্য প্রজেক্টস লিমিটে, Address:2, গণেশ চন্দ্র এডিনিউ, কোলকাতা-700 013, Classification:বান্ধ, Area:0.04000000 Acre,	Owner Name not selected by applicant.
L5	LR Plot No:- 1631, LR Khatian No:- 2831	Owner:সুগম গৃহ নির্মাণ প্রাঃ লিমিটেড, Address:2/5 শরত বোস রোড, কোল-20, Classification:বান্ধ, Area:0.02000000 Acre,	Owner Name not selected by applicant.
L6	LR Plot No:- 1612, LR Khatian No:- 2832	Owner:আলেক্সিয়া ডিভারস প্রাঃ লিমিটেড, Address:2/5 শরত বোস রোড কোল-20, Classification:বান্ধ, Area:0.01000000 Acre,	Owner Name not selected by applicant.
L7	LR Plot No:- 1639, LR Khatian No:- 2833	Owner:এরোড মার্চেন্টস প্রাঃ লিমিটেড, Address:2/5 শরত বোস রোড কোল- 20, Classification:বান্ধ, Area:0.02000000 Acre,	Owner Name not selected by applicant.
L8	LR Plot No:- 1640, LR Khatian No:- 2834	Owner:আর্য প্রজেক্টস লিমিটে, Address:2, গণেশ চন্দ্র এডিনিউ, কোলকাতা-700 013, Classification:বান্ধ, Area:0.02000000 Acre,	Owner Name not selected by applicant.

L9	LR Plot No:- 1651, LR Khatian No:- 2831	Owner:সুগম গৃহ নির্মাণ প্রাঃ লিমিটেড, Address:2/5 শরত বোস রোড, কোল-20 Classification:বাস্ত, Area:0.12000000 Acre,	Owner Name not selected by applicant.
L10	LR Plot No:- 1632, LR Khatian No:- 2832	Owner:আনেক্সিয়া ডিভারস প্রাঃ লিমিটেড, Address:2/5 শরত বোস রোড কোল-20, Classification:বাস্ত, Area:0.02000000 Acre,	Owner Name not selected by applicant.
L11	LR Plot No:- 1652, LR Khatian No:- 2833	Owner:এরোড মার্চেন্টস প্রাঃ লিমিটেড, Address:2/5 শরত বোস রোড কোল- 20, Classification:বাস্ত, Area:0.04000000 Acre,	Owner Name not selected by applicant.
L12	LR Plot No:- 1650, LR Khatian No:- 2831	Owner:সুগম গৃহ নির্মাণ প্রাঃ লিমিটেড, Address:2/5 শরত বোস রোড, কোল-20 Classification:বাস্ত, Area:0.05000000 Acre,	Owner Name not selected by applicant.
L13	LR Plot No:- 1653, LR Khatian No:- 2832	Owner:আনেক্সিয়া ডিভারস প্রাঃ লিমিটেড, Address:2/5 শরত বোস রোড কোল-20, Classification:বাস্ত, Area:0.01000000 Acre,	Owner Name not selected by applicant.
L14	LR Plot No:- 1654, LR Khatian No:- 2833	Owner:এরোড মার্চেন্টস প্রাঃ লিমিটেড, Address:2/5 শরত বোস রোড কোল- 20, Classification:বাস্ত, Area:0.03000000 Acre,	Owner Name not selected by applicant.
L15	LR Plot No:- 1655, LR Khatian No:- 2834	Owner:আর্য প্রজেক্টস লিমিটে, Address:2, গণেশ চন্দ্র এডিনিউ, কোলকাতা-700 013 Classification:বাস্ত, Area:0.02000000 Acre,	Owner Name not selected by applicant.
L16	LR Plot No:- 1677, LR Khatian No:- 2833	Owner:এরোড মার্চেন্টস প্রাঃ লিমিটেড, Address:2/5 শরত বোস রোড কোল- 20, Classification:বাস্ত, Area:0.03000000 Acre,	Owner Name not selected by applicant.
L17	LR Plot No:- 1679, LR Khatian No:- 2834	Owner:আর্য প্রজেক্টস লিমিটে, Address:2, গণেশ চন্দ্র এডিনিউ, কোলকাতা-700 013 Classification:বাস্ত, Area:0.01000000 Acre,	Owner Name not selected by applicant.
L18	LR Plot No:- 1678, LR Khatian No:- 2831	Owner:সুগম গৃহ নির্মাণ প্রাঃ লিমিটেড, Address:2/5 শরত বোস রোড, কোল-20 Classification:বাস্ত, Area:0.07000000 Acre,	Owner Name not selected by applicant.
L19	LR Plot No:- 1680, LR Khatian No:- 2832	Owner:আনেক্সিয়া ডিভারস প্রাঃ লিমিটেড, Address:2/5 শরত বোস রোড কোল-20, Classification:বাস্ত, Area:0.02000000 Acre,	Owner Name not selected by applicant.
L21	LR Plot No:- 1657, LR Khatian No:- 2831	Owner:সুগম গৃহ নির্মাণ প্রাঃ লিমিটেড, Address:2/5 শরত বোস রোড, কোল-20 Classification:বাস্ত, Area:0.09000000 Acre,	Owner Name not selected by applicant.

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Sonarpur Station Road, Mouza: Kusumba, Premises No: 1479/, , Ward No: 07 Pin Code : 700103

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L20	LR Plot No:- 1656, LR Khatian No:- 2833	Owner:প্রমোদ মারচেন্টস গ্রা: সিবিটেক, Address:2/5 শরত বোস রোড কোল- 20, Classification:বাণ্য, Area:0.04000000 Acre.	Owner Name not selected by applicant.

On 12-02-2020

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 27,41,31,495/-



Debasis Patra
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

On 13-02-2020

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.

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

Presented for registration at 16:20 hrs on 13-02-2020, at the Office of the A.R.A. - I KOLKATA by Mr ASHOK SARAF

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

Execution is admitted on 13-02-2020 by Mr Pranay Arya, DIRECTOR, ARYA PROJECTS LIMITED, 2 GANESH CHANDRA AVENUE, P.O:- BOWBAZAR, P.S:- Bowbazar, District:-Kolkata, West Bengal, India, PIN - 700012

Identified by Mr SUKHENDU SAMANTA, . . Son of SAHADEB SAMANTA, RAMPUR CHAK, P.O: SHYAMCHAK, Thana: Debra, . Paschim Midnapore, WEST BENGAL, India, PIN - 721301, by caste Hindu, by profession Service

Execution is admitted on 13-02-2020 by Mr ARVIND KUMAR SARAF, DIRECTOR, Sugam Griha Nirmaan Private Limited, 2/5 SARAT BOSE ROAD, P.O:- ELGINE ROAD, P.S:- Bullygunge, District -South 24-Parganas, West Bengal, India, PIN - 700020; DIRECTOR, ERODE MERCHANTS PRIVATE LIMITED, 2/5 SARAT BOSE ROAD, P.O:- ELGINE ROAD, P.S:- Bullygunge, District-South 24-Parganas, West Bengal, India, PIN - 700020; DIRECTOR, ALEXIA DEALERS PRIVATE LIMITED, 2/5 SARAT BOSE ROAD, P.O:- ELGINE ROAD, P.S:- Bullygunge, District -South 24-Parganas, West Bengal, India, PIN - 700020

Identified by Mr SUKHENDU SAMANTA, . . Son of SAHADEB SAMANTA, RAMPUR CHAK, P.O: SHYAMCHAK, Thana: Debra, . Paschim Midnapore, WEST BENGAL, India, PIN - 721301, by caste Hindu, by profession Service

Execution is admitted on 13-02-2020 by Mr ASHOK SARAF, PARTNER, SUGAM SERENITY LLP, 2/5 SARAT BOSE ROAD, P.O:- ELGINE ROAD, P.S:- Bullygunge, District-South 24-Parganas, West Bengal, India, PIN - 700020

Identified by Mr SUKHENDU SAMANTA, . . Son of SAHADEB SAMANTA, RAMPUR CHAK, P.O: SHYAMCHAK, Thana: Debra, . Paschim Midnapore, WEST BENGAL, India, PIN - 721301, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 101/- (E = Rs 21/- , I = Rs 55/- ,M(a) = Rs 21/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 101/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 500/-
Description of Stamp:

1. Stamp: Type: Impressed, Serial no 383960, Amount: Rs.500/-, Date of Purchase: 12/02/2020, Vendor name: S
CHATTERJEE



Debasis Patra
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

DATED THIS 12th DAY OF FEB. 2020

FROM

SUGAM GRIHA NIRMAAN LTD. & OTHERS

... (PRINCIPALS)

TO

SUGAM SERENITY LLP & OTHERS.

... (ATTORNEYS)

POWER OF ATTORNEY

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2020, Page from 31006 to 31056

being No 190100639 for the year 2020.



Digitally signed by DEBASIS PATRA
Date: 2020.02.26 14:58:11 +05:30
Reason: Digital Signing of Deed.

(Debasis Patra) 2020/02/26 02:58:11 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.

(This document is digitally signed.)
