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पश्चिम बंगाल WEST BENGAL

V 694077

It is certified that the document is admitted for registration. The signature sheets and the endorsement sheets attached with this document are part of this document.




*[Signature]*  
District Sub-Registrar,  
Registrar U/S 7(2) of  
Registration Act 1908  
Alipore, South 24 Parganas

20 APR 2016









214/16

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that We, (1) **DAFFODIL TOWER PRIVATE LIMITED** a Company incorporated under the Companies Act, 1956, having PAN -AACCD8389C and its registered office at 4B-Castle House, 5/1A, Hungerford Street, 3<sup>rd</sup> floor, Kolkata - 700017, (2) **BRIGHTFUL RESIDENCY PRIVATE LIMITED** having PAN -AAFCE1354E, Company incorporated under the Companies Act, 1956 and its registered office at 4B-Castle House, 5/1A, Hungerford Street, 3<sup>rd</sup> floor, Kolkata - 700017, 3) **PANCHSHREE REALTORS PRIVATE**

		Thumb	1 <sup>st</sup> Finger	Middle Finger	Ring Finger	Small Finger
	Left hand					
	Right hand					




Name :  
Signature : *C. S. Kulkarni*

		Thumb	1 <sup>st</sup> Finger	Middle Finger	Ring Finger	Small Finger
	Left hand					
	Right hand					

Name :  
Signature : *Yashwant*

		Thumb	1 <sup>st</sup> Finger	Middle Finger	Ring Finger	Small Finger
	Left hand					
	Right hand					

Name :  
Signature : *Ramprasad*

		Thumb	1 <sup>st</sup> Finger	Middle Finger	Ring Finger	Small Finger
	Left hand					
	Right hand					

Name :  
Signature : *Vijay Kumar*





















Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas  
Signature / LTI Sheet of Query No/Year 16041000156289/2016

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	Shri Chatter Singh Kathotia 7h Cornfield Rd, P.O:- Ballygunge, P.S:- Gariahat, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700019	Represent ative of Principal [Daffodil Tower Pvt Ltd ]			
2.0	Shri Devvrath Bhartia Bhartia Niwas 6 National Library Avenue, P.O:- Alipore, P.S:- Alipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700027	Represent ative of Principal [Brightful Residency Pvt Ltd ]			
2.1	Shri Devvrath Bhartia Bhartia Niwas 6 National Library Avenue, P.O:- Alipore, P.S:- Alipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700027	Represent ative of Principal [Panchshr ee Realtors Pvt Ltd ]			
2.2	Shri Devvrath Bhartia Bhartia Niwas 6 National Library Avenue, P.O:- Alipore, P.S:- Alipore, Kolkata, District:-South 24-Parganas, West Bengal India PIN - 700027	Represent ative of Principal [Premkunj Enclave Pvt Ltd ]			

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
3.0	Shri Jugraj Singhi Ashoka Vihar 317 G T Rd North Belurmah, Flat No: 402, P.O:- Bally, P.S:- Bally, District:- Howrah, West Bengal, India, PIN - 711202	Represent ative of Principal [Sankatsat hi Properties Pvt Ltd ]			
3.1	Shri Jugraj Singhi Ashoka Vihar 317 G T Rd North Belurmah, Flat No: 402, P.O:- Bally, P.S:- Bally, District:- Howrah, West Bengal, India, PIN - 711202	Represent ative of Principal [Shivpariw ar Real Estate Pvt Ltd ]			
3.2	Shri Jugraj Singhi Ashoka Vihar 317 G T Rd North Belurmah, Flat No: 402, P.O:- Bally, P.S:- Bally, District:- Howrah, West Bengal, India, PIN - 711202	Represent ative of Principal [Sidhiman gal Complex Pvt Ltd ]			
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Shri Piyush Bhartia Bhartia Niwas 6 National Library Avenue, P.O:- Alipore, P.S:- Alipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700027	Represent ative of Attorney [Banaj Developer s Pvt Ltd ]			

**LIMITED**, a Company incorporated under the Companies Act, 1956 having PAN AAGCP7535G and its registered office at 4B-Castle House, 5/1A, Hungerford Street, 3<sup>rd</sup> floor, Kolkata - 700017, (4) **PREMKUNJ ENCLAVE PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having PAN AAGCP7534H and its registered office at 4B-Castle House, 5/1A, Hungerford Street, 3<sup>rd</sup> floor, Kolkata - 700017 (5) **SANKATSATHI PROPERTIES PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having PAN AARCS8991C and its registered office at 4B-Castle House, 5/1A, Hungerford Street, 3<sup>rd</sup> floor, Kolkata - 700017 (6) **SIDHIMANGAL COMPLEX PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having PAN AARCS8992B and its registered office at 4B-Castle House, 5/1A, Hungerford Street, 3<sup>rd</sup> floor, Kolkata - 700017, (7) **SHIVPARIWAR REALESTATE PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having PAN AARCS9006Q and its registered office at 4B-Castle House, 5/1A, Hungerford Street, 3<sup>rd</sup> floor, Kolkata - 700017, West Bengal, are the absolute and joint Owners in equal share of **ALL THAT** the undivided piece and parcel of land measuring about 33.33 (thirty three point three three) Kathas equivalent to 55 (fifty five) Decimals, be the same a little more or less, comprised in J.L. No. 50, Touzi No. 255, L.R. Dag No. 2450 corresponding to R.S. Dag No. 2336, L.R. Dag No. 2451 corresponding to R.S. Dag No. 2337, L.R. Dag No. 2388 corresponding to R.S. Dag No. 2283 and L.R. Dag No. 2446 corresponding to R.S. Dag No. 2283/2518, R.S. Khatian Nos. 1325 and 1364 corresponding to L.R. Khatian Nos. 3823, 3824, 3825, 3826, 3827, 3828 and 3829, Mouza - Saswamba, Post Office - Narendrapur, Police Station - Sonarpur, District South 24 Parganas, more fully and particularly described in the schedule hereunder written, hereinafter referred to as the "said property", and by an instrument of development dated \_\_\_\_\_ registered in the office of the D.S.R. IV South 24 Parganas, Book \_\_\_\_\_ Volume No. \_\_\_\_\_ Page No. \_\_\_\_\_ to \_\_\_\_\_ being Deed No. \_\_\_\_\_ of the year 2016, hereinafter referred to as the "said agreement", as mentioned as the Owners therein, have entered into an agreement

for development of the said property with Banaj Developers Private Limited, having its registered office at 4B-Castle House, 5/1A, Hungerford Street, 3<sup>rd</sup> floor, Post Office - Circus Avenue, Police Station - Shakespeare Sarani, Kolkata - 700 017, mentioned as the Developer therein, and whereas under the said agreement, the Developer therein has undertaken to develop the said property by constructing multistoried building or buildings at the said property for the consideration and on the terms and conditions mentioned therein and it has been agreed by us under the said agreement that for the purpose of fulfillment of the obligations of the Developer and us under the said agreement and/or for the purpose of initiating and carrying out and completing the development work at the said property and/or for completion of the purposes of the said agreement, we would execute a registered power of attorney in favour of the Developer and/or its nominee or nominees and thus, in terms of the said agreement, We do hereby and hereunder nominate, appoint and constitute the said Developer, namely, **BANAJ DEVELOPERS PRIVATE LIMITED**, having PAN AAFCB1198L a Company registered under the Companies Act, 1956, having its registered office at 4B, Castle House, 3<sup>rd</sup> Floor, 5/1A, Hungerford Street, Post Office - Circus Avenue, Police Station - Shakespeare Sarani, Kolkata - 700 017, West Bengal, as true and lawful attorney for us, in our name and on our behalf, to do, perform and execute all or any of the following acts, deeds and things that is to say:-

1. To look after, manage and handle the said property in all respect for and on our behalf.

To pay the annual rent, taxes, rates and expenses and/or all outgoings regarding the said property to the concerned B.L.&L.R.O., S.D.L.R.O. or D.L.R.O. or the concerned Municipal Authorities and any other competent authority or authorities for us and the said amount shall be reimbursed to the extent as mentioned in the said Agreement to the extent of the



Owners' Allocation mentioned in the said Agreement, whichever is higher.

3. To apply for and/or to look after and/or to persuade and/or do and complete all jobs including correction of Records-of-Right and/or the assessment roll relating to the said property and/or obtaining necessary sanction for construction at the said property including submission of Building Plan and obtainment of sanction thereof as also obtainment of Building Completion Certificate in the department of the concerned B.L.&L.R.O., S.D.L.R.O. and/or D.L.R.O. and/or the concerned Municipal Authorities and/or any other authority or authorities concerned and to do all jobs relating to the said property in our names.
4. To apply for to the concerned B.L.&L.R.O., S.D.L.R.O. and/or D.L.R.O. and/or any other authority or authorities concerned and to do all jobs for conversion of the nature and character of the said land as and when deemed fit and proper by the said Attorney.
5. To make, present, sign, execute and pursue for and on our behalf any application to the concerned B.L.&L.R.O., S.D.L.R.O. and/or D.L.R.O. and/or the concerned Municipal Authorities and/or any other authority or authorities in respect of the said property and/or any part thereof.
6. To file affidavit and/or reply to any letter and/or notice issued by any person or authority regarding the said property and/or any part thereof.
7. To negotiate on terms to be agreed to sell/transfer and/or to enter into agreement with intending transferee or transferees and/or intending purchaser or purchasers for transfer of the said property and/or any part thereof and also to do all jobs relating to the said property in our names.

such part of the Owners' Allocation as indicated in and/or permissible under the said agreement for such consideration and on such terms and conditions as would be deemed fit and proper by the Developer, referred to as the Attorney herein, and to cancel any such agreement.

8. To appear before any Registering Authority and present before him for registration all such Agreements, Deeds and/or documents or instruments whatever signed and executed by us or by our said Attorney for and on our behalf in respect of the whole of the Developer's Allocation or instruments, as may be necessary to complete the registration of such deeds or documents or instruments in the manner required by law, and to do all such acts, deeds and things which our said Attorney thinks fit and proper as fully and effectually as we could do ourselves and to receive payment of the consideration money from such Transferee or Transferees and to issue the receipts thereof and to give discharge for the same and to utilize the transfer proceeds thereof as indicated in the said Agreement.
  
9. To appear, prosecute, defend and to represent us in all courts and quasi-judicial authorities and before any other authority or authorities, as the case may be, including revenue and Income Tax authorities, Registration Offices, requisitioning and/or acquisitioning authorities or other appropriate authorities, and to sign, execute, verify, affirm and file plaints, written statements, petitions, applications, memorandums of appeals, written objections (kalktnamas) and likewise and to accept services of all summons, notices and other processes of law in connection with the said property and/or any part thereof and/or the Developer's as well as Owners' Allocation mentioned in the said Agreement



and/or any part thereof and any matter relating to or arising from the claim and/or money or other monies payable in connection therewith by such requisitioning and/or acquisitioning authorities or other Government bodies.

10. To make, sign and execute all such acts, deeds and things which the said constituted attorney shall consider necessary and to enter into and to agree to such covenants and conditions as may be required for fully and effectually transfer of different flats/units/saleable or transferable spaces in building or buildings to be constructed at the said property out of the Developer's Allocation and such Part of the Owners' Allocation as enshrined in the said Agreement in favour of prospective transferees and settle the price of such flats/units/saleable or transferable spaces and to receive the final consideration thereof as we could do ourselves if personally present and to appropriate such transfer proceeds in the manner as agreed under the said Agreement.
11. To receive from the intending Transferee or Transferees any earnest and/or advance money and also the balance of transfer money and to give good, valid receipt and discharge for the same.
12. Upon such receipt as aforesaid in our names and as our acts and deeds, to sign, execute and deliver Deed or Deeds of Conveyance or Conveyances in respect of any flat/space/unit in building or buildings at the said property or any portion thereof out of the Developer's Allocation and/or permissible under the said Agreement in favour of the Transferee or Transferees concerned and/or their nominee or nominees.
13. To sign and execute all such acts, deeds and things which the said constituted attorney shall consider necessary and to enter

into and to agree to such covenants and conditions as may be required for fully and effectually conveying the flats/units/saleable or transferable spaces in building or buildings at the said property or any part of it out of the Developer's Allocation and /or permissible under the said Agreement as we could do ourselves, if personally present.

14. To appoint, engage on our behalf pleaders, advocates and solicitors, whenever our said attorney shall deem fit and proper and to discharge and/or terminate his or their appointment.
15. To compromise, compound or withdraw cases or be non-suited, to refer to arbitration all disputes and differences in connection with the said property or any portion thereof.
16. To withdraw and receive documents or money from any office or opposite party, either in execution of decree or otherwise, and to do and perform all such acts that may be necessary in connection with any of such cases.
17. To let out and/or to give on lease and/or to transfer in any manner whatsoever the flats/units/saleable or transferable spaces in the building or buildings or any part or portion thereof at the said property out of the Developer's Allocation and/or permissible under the said Agreement to any person or persons, company, firms, society, organizations, institutions and/or association of persons on such terms and conditions and at and for such consideration as may be deemed fit by our attorney and to receive rents, issues receipts and deal with the tenants/lessee(s)/transferee(s) in any lawful manner including instituting eviction proceedings in accordance with law.

18. To concur in doing any one or more of the acts, deeds and things hereinbefore mentioned in conjunction with any other person or persons without making us liable for any loss or damage on that account under any circumstances save as provided in the said Agreement.
19. To represent us before all Government and Semi Government Offices and local bodies and/or authorities in connection with the said property and/or any part thereof and/or the building or buildings to be constructed at the said property and/or the flats/units/saleable or transferable spaces at such building or buildings until delivery of possession of the Owners' Allocation to us.

**AND GENERALLY** to do, execute and perform any other act, or acts, deeds or deeds, matter or things whatever which in the opinion of our said Attorney ought to be done, executed and performed in relation to the said property or our concern, engagements and business or affairs ancillary or incidental thereto as would be required to be done, performed and executed for the purpose of carrying on all or any of the work relating to development of the said property and/or to discharge all or any of the obligations of the Developer, being the Attorney herein, under the said Agreement as fully and effectually as we ourselves could do the same if we were personally present.

**AND** we hereby cancel and/or rescind and/or revoke any or all previous Power or Power of Attorney whatsoever given by us to any person or persons, association of persons, firms, companies, legal entities, institutions and societies in connection with the said property.

**AND** our said constituted Attorney shall have the power and authority to order and/or sub-delegate all and/or



any of the powers conferred upon it under these presents upon or to any person or persons including any organization and/or institution and/or association of persons whom it thinks fit and proper with the power of further conferring such powers, whether by way of executing a further Power of Attorney or otherwise, and the said Attorney may also appoint an agent to exercise its powers under these presents through such Agent and the said Attorney may, whenever it thinks fit and proper, also revoke such sub-delegation and/or conferment and/or agency and/or power of attorney, as the case may be.

**AND** we hereby specify that in the event of sub-delegation or conferment of the powers conferred upon the said Attorney under these presents, the person to whom such power would be delegated or conferred shall be deemed to have been appointed by us as our lawful attorney conferring all the powers contained in these presents;

**AND** we hereby empower and authorize the Attorney to exercise all and/or any of the powers conferred upon it under these presents through any of its men, servants, agents, employees and/or nominee or nominees and/or assigns, whether jointly or severally, from time to time.

**AND** we hereby agree and undertake to ratify and confirm all and whatsoever our said attorney or agents appointed by our said Attorney or the persons to whom powers under these presents may be delegated by our said attorney under the Power in that behalf hereinbefore contained, shall lawfully do, execute or perform in exercise of the Power, authorities and liberties lawfully conferred upon, under and by virtue of these presents

**SCHEDULE ABOVE REFERRED TO**

**ALL THAT** piece and parcel of land measuring about 33.33 (thirty three point three three) Cottahs equivalent to 55 (fifty five) Decimals, be the same a little more or less, comprised in J.L. No. 50, Touzi No. 255, Mouza - Kusumba, comprised in L.R. Dag No. 2450 corresponding to R.S. Dag No. 2336, L.R. Dag No. 2451 corresponding to R.S. Dag No.2337, L.R. Dag No.2388 corresponding to R.S. Dag No. 2283 and L.R. Dag No. 2446 corresponding to R.S. Dag No. 2283/2518, R.S. Khatian Nos. 1325 and 1364 corresponding to L.R. Khatian Nos. 3823, 3824, 3825, 3826, 3827, 3828 and 3829, Post Office - Narandrapur, Police Station - Sonarpur, District - South 24 Parganas, and butted and bounded by:

- ON THE NORTH** : Partly passage & partly land of Dag nos.2277, 2281 and 2282;
- ON THE SOUTH** : Property of Dag Nos.2283/2518, 2338,2335, 2339 and 2340;
- ON THE EAST** : Partly road and partly land of Dag Nos.2284, 2285, 2332 and 2335;
- ON THE WEST** : Land of Dag No.s2282,2342, 2344 and 2345;

IN WITNESS WHEREOF We put our signatures on this Power of Attorney on this the 20th day of April, 2016.

SIGNED, SEALED AND

DELIVERED in presence

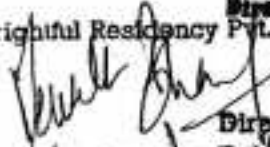
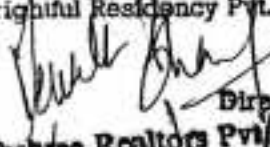
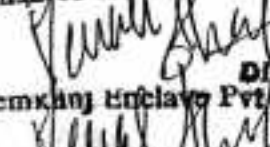
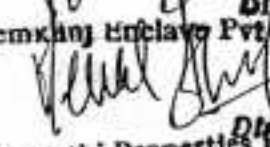
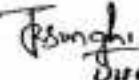
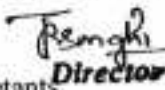

of the following :

WITNESSES:

1) Debangshu Dinda  
Bakultala Lane,  
Ramrajatala,  
Howrah- 711104  
P.O. Santragachi

2) Kishor Mishra.  
6-National Library Avenue  
Col - 27.

for DAFFODIL TOWER PVT. LTD  
C. S. Katta

- 1.  Director  
Brightful Residency Pvt. Ltd.
- 2.  Director  
Panchshree Realtors Pvt. Ltd.
- 3.  Director  
Premkunj Enclave Pvt. Ltd.
- 4.  Director  
Sankatsathi Properties Pvt. Ltd.
- 5.  Director  
Sidhimangal Complex Pvt. Ltd.
- 6.  Director  
Shivpariwar Real Estate Pvt. Ltd.
- 7.  Director  
Signature of the Executants

for BANAJ DEVELOPERS PRIVATE LIMITED

 Director  
Signature with seal of the Constituted Attorney

Prepared in my chamber  
and attested by me:

Sajit Kumar Saha  
Advocate  
Alipore Judges' Court,  
Kolkata - 700 027.

Typed by:  
Deepika Datta  
Alipore Judges' Court,  
Kolkata - 700 027.



## Land Details

Sl No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
1	District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR- SONARPUR, Mouza: Kusumba	LR Plot No:- 2450 , LR Khatian No:- 3823	27 Dec	1/-	1,10,78,825/-	Proposed Use: Bastu, ROR: Shall, Property is on Road
	District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR- SONARPUR, Mouza: Kusumba	LR Plot No:- 2451 , LR Khatian No:- 3824	28 Dec	1/-	1,14,89,152/-	Proposed Use: Bastu, ROR: Shall, Property is on Road
total			55 Dec	2/-	2,25,67,977/-	

## Principal Details

Sl No.	Name & Address ( Organization )	Status	Execution And Admission Details	Other Details
1	Daffodil Tower Pvt Ltd 4b Castle House 5/1a Hungerford St, P.O:- Circus Avenue, P.S:- Shakespear Sarani, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700017	Organization	Executed by: Representative,	PAN No. AACCD8389C,
2	Brightful Residency Pvt Ltd 4b Castle House 5/1a Hungerford St, P.O:- Circus Avenue, P.S:- Shakespear Sarani, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700017	Organization	Executed by: Representative,	PAN No. AAFCB1354E,
3	Panchshree Realtors Pvt Ltd 4b Castle House 5/1a Hungerford St, P.O:- Circus Avenue, P.S:- Shakespear Sarani, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700017	Organization	Executed by: Representative,	PAN No. AAGCP7535G,
4	Emerging Enclave Pvt Ltd 4b Castle House 5/1a Hungerford St, P.O:- Circus Avenue, P.S:- Shakespear Sarani, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700017	Organization	Executed by: Representative,	PAN No. AAGCP7534H,

## Seller, Buyer and Property Details

### Principal & Attorney Details

Presentant Details	
	Name and Address of Presentant
	Shri Chatter Singh Kathotia 7h Cornfield Rd, P.O.- Ballygunge, P.S.- Gariahat, Kolkata, District-South 24-Parganas, West Bengal, India, PIN - 700019

Principal Details	
	Name, Address, Photo, Finger print and Signature
	Daffodil Tower Pvt Ltd 4b Castle House 5/1a Hungerford St, P.O.- Circus Avenue, P.S.- Shakespear Sarani, Kolkata, District-South 24-Parganas, West Bengal, India, PIN - 700017 PAN No. AACCD8389C,; Status : Organization; Represented by representative as given below:-
1)	Shri Chatter Singh Kathotia 7h Cornfield Rd, P.O.- Ballygunge, P.S.- Gariahat, Kolkata, District-South 24-Parganas, West Bengal, India, PIN - 700019 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AKMPK2416Q,; Status : Representative; Date of Execution : 20/04/2016; Date of Admission : 20/04/2016; Place of Admission of Execution : Pvt. Residence
	Brightful Residency Pvt Ltd 4b Castle House 5/1a Hungerford St, P.O.- Circus Avenue, P.S.- Shakespear Sarani, Kolkata, District-South 24-Parganas, West Bengal, India, PIN - 700017 PAN No. AAFCB1354E,; Status : Organization
	Panchstree Realtors Pvt Ltd 4b Castle House 5/1a Hungerford St, P.O.- Circus Avenue, P.S.- Shakespear Sarani, Kolkata, District-South 24-Parganas, West Bengal, India, PIN - 700017 PAN No. AAGCP7535G,; Status : Organization
	Premkunj Enclave Pvt Ltd 4b Castle House 5/1a Hungerford St, P.O.- Circus Avenue, P.S.- Shakespear Sarani, Kolkata, District-South 24-Parganas, West Bengal, India, PIN - 700017 PAN No. AAGCP7534H,; Status : Organization; Represented by their ( 2-4 ) representative as given below:
1)	Dr. Vinod Sharma 4b Castle House National Library Avenue, P.O.- Airport P.S.- Gariahat, Kolkata, District-South 24-Parganas, West Bengal, India, PIN - 700027 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AKZK127 PSR, Status : Representative, Date of Execution : 20/04/2016, Date of Admission : 20/04/2016, Place of Admission of Execution : Pvt. Residence

Principal Details

Name, Address, Photo, Finger print and Signature

Sankatsathi Properties Pvt Ltd

4b Castle House 5/1a Hungerford St, P.O:- Circus Avenue, P.S:- Shakespear Sarani, Kolkata, District- South 24-Parganas, West Bengal, India, PIN - 700017 PAN No. AARCS8991C.; Status : Organization

Sidhimangal Complex Pvt Ltd

4b Castle House 5/1a Hungerford St, P.O:- Circus Avenue, P.S:- Shakespeare Sarani, Kolkata, District- Kolkata, West Bengal, India, PIN - 700017 PAN No. AARCS8991C.; Status : Organization

Shivpariwar Real Estate Pvt Ltd

4b Castle House 5/1a Hungerford St, P.O:- Circus Avenue, P.S:- Shakespear Sarani, Kolkata, District- South 24-Parganas, West Bengal, India, PIN - 700017 PAN No. AARCS8991C.; Status : Organization; Represented by their ( 5-7 ) representative as given below:-

Shri Jugraj Singhi

Ashoka Vihar 317 G T Rd North Belurmath, Flat No: 402, P.O:- Bally, P.S:- Bally, District:-Howrah, West Bengal, India, PIN - 711202 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AJJPS8229B.; Status : Representative; Date of Execution : 20/04/2016; Date of Admission : 20/04/2016; Place of Admission of Execution : Pvt. Residence



### Attorney Details

Name, Address, Photo, Finger print and Signature

Banaj Developers Pvt Ltd  
4B Castle House 5/1a Hungerford St, P.O:- Circus Avenue, P.S:- Shakespear Sarani, Kolkata, District:- South 24-Parganas, West Bengal, India, PIN - 700017 PAN No. AAFCB1198L.; Status : Organization;  
Represented by representative as given below:-

- 1) Shri Piyush Bhartia  
Bhartia Niwas 6 National Library Avenue, P.O:- Alipore, P.S:- Alipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700027 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AEIPB4707M.; Status : Representative; Date of Execution : 20/04/2016; Date of Admission : 20/04/2016; Place of Admission of Execution : Pvt. Residence

### Identifire Details

#### Identifier Details

No.	Identifier Name & Address	Identifier of	Signature
	Shri Debangshu Dinda Son of Shri Debdarsan Dinda Bakultala Lane Ramrajatala, P.O:- Santragachi, P.S:- Santragachi, District:-Howrah, West Bengal, India, PIN - 711109 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India.	Shri Chatter Singh Kathotia, Shri Devvrath Bhartia, Shri Jugraj Singhi, Shri Piyush Bhartia	

### Transacted Property Details

#### Land Details

h No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
	District South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR- SONARPUR, Mouza: Kusumba	LR Plot No:- 2450 , LR Khatian No:- 3823	27 Dec	1/-	1,10,78,825/-	Proposed Use: Bastu, ROR: Shali, Property is on Road
	District South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR- SONARPUR, Mouza: Kusumba	LR Plot No:- 2451 , LR Khatian No:- 3824	27 Dec	1/-	1,14,89,152/-	Proposed Use: Bastu, ROR: Shali, Property is on Road

**Transfer of Property from Principal to Attorney**

Sl. No.	Name of the Principal	Name of the Attorney	Transferred Area	Transferred Area in(%)
1	Daffodil Tower Pvt Ltd	Banaj Developers Pvt Ltd	3.85714	14.2857
	Brightful Residency Pvt Ltd	Banaj Developers Pvt Ltd	3.85714	14.2857
	Panchshree Realtors Pvt Ltd	Banaj Developers Pvt Ltd	3.85714	14.2857
	Premkunj Enclave Pvt Ltd	Banaj Developers Pvt Ltd	3.85714	14.2857
	Sankatsathi Properties Pvt Ltd	Banaj Developers Pvt Ltd	3.85714	14.2857
	Sidhimangal Complex Pvt Ltd	Banaj Developers Pvt Ltd	3.85714	14.2857
	Shivpariwar Real Estate Pvt Ltd	Banaj Developers Pvt Ltd	3.85714	14.2857
	2	Daffodil Tower Pvt Ltd	Banaj Developers Pvt Ltd	4
Brightful Residency Pvt Ltd		Banaj Developers Pvt Ltd	4	14.2857
Panchshree Realtors Pvt Ltd		Banaj Developers Pvt Ltd	4	14.2857
Premkunj Enclave Pvt Ltd		Banaj Developers Pvt Ltd	4	14.2857
Sankatsathi Properties Pvt Ltd		Banaj Developers Pvt Ltd	4	14.2857
Sidhimangal Complex Pvt Ltd		Banaj Developers Pvt Ltd	4	14.2857
Shivpariwar Real Estate Pvt Ltd		Banaj Developers Pvt Ltd	4	14.2857

**Applicant Details**

**Details of the applicant who has submitted the requisition form**

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



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

Endorsement For Deed Number : I - 160402419 / 2016

Deed No/Year	16041000156289/2016	Serial no/Year	1604002484 / 2016
Deed No/Year	I - 160402419 / 2016		
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Name of Presentant	Shri Chatter Singh Kathotia Presented At	Private Residence	
Date of Execution	20-04-2016	Date of Presentation	20-04-2016

Remarks

On 20/04/2016

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

Presented for registration at 15:45 hrs on : 20/04/2016, at the Private residence by Shri Chatter Singh Kathotia .

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 2,25,67,977/-

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

Execution is admitted on 20/04/2016 by

Shri Chatter Singh Kathotia Shri Chatter Singh Kathotia, Son of Late B R Kathotia, 7h Cornfield Rd, P.O: Ballygunge, Thana: Gariahat, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700019, By caste Hindu, By profession Others

Indetified by Shri Debangshu Dinda, Son of Shri Debdarsan Dinda, Bakultala Lane Ramrajatala, P.O: Santragachi, Thana: Santragachi, , Howrah, WEST BENGAL, India, PIN - 711109, By caste Hindu, By Profession Others

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

Execution is admitted on 20/04/2016 by

1. Shri Devvrath Bhartia Shri Devvrath Bhartia, Son of Shri Piyush Bhartia, Bhartia Niwas 6 National Library Avenue, P.O: Alipore, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, By caste Hindu, By profession Others

2. Shri Devvrath Bhartia Shri Devvrath Bhartia, Son of Shri Piyush Bhartia, Bhartia Niwas 6 National Library Avenue, P.O: Alipore, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, By caste Hindu, By profession Others

3. Shri Devvrath Bhartia Shri Devvrath Bhartia, Son of Shri Piyush Bhartia, Bhartia Niwas 6 National Library Avenue, P.O: Alipore, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, By caste Hindu, By profession Others

Indetified by Shri Debangshu Dinda, Son of Shri Debdarsan Dinda- Bakultala Lane Ramrajatala, P.O: Santragachi, Thana: Santragachi, , Howrah, WEST BENGAL, India, PIN - 711109, By caste Hindu, By Profession Others

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

Execution is admitted on 20/04/2016 by

1. Shri Jugraj Singhi Shri Jugraj Singhi, Son of Late Hanuman Mal Singhi, Ashoka Vihar 317 G T Rd North Belurmath, Flat No: 402, P.O: Bally, Thana: Bally, , Howrah, WEST BENGAL, India, PIN - 711202, By caste Hindu, By profession Others

2. Shri Jugraj Singhi Shri Jugraj Singhi, Son of Late Hanuman Mal Singhi, Ashoka Vihar 317 G T Rd North Belurmath, Flat No: 402, P.O: Bally, Thana: Bally, , Howrah, WEST BENGAL, India, PIN - 711202, By caste Hindu, By profession Others

3. Shri Jugraj Singhi Shri Jugraj Singhi, Son of Late Hanuman Mal Singhi, Ashoka Vihar 317 G T Rd North Belurmath, Flat No: 402, P.O: Bally, Thana: Bally, , Howrah, WEST BENGAL, India, PIN - 711202, By caste Hindu, By profession Others

Identified by Shri Debangshu Dinda, Son of Shri Debdarsan Dinda, Bakultala Lane Ramrajatala, P.O: Santragachi, Thana: Santragachi, , Howrah, WEST BENGAL, India, PIN - 711109, By caste Hindu, By Profession Others

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

Execution is admitted on 20/04/2016 by

Shri Piyush Bhartia Shri Piyush Bhartia, Son of Late Bishwanath Bhartia, Bhartia Niwas 6 National Library Avenue, P.O: Alipore, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, By caste Hindu, By profession Others

Identified by Shri Debangshu Dinda, Son of Shri Debdarsan Dinda, Bakultala Lane Ramrajatala, P.O: Santragachi, Thana: Santragachi, , Howrah, WEST BENGAL, India, PIN - 711109, By caste Hindu, By Profession Others

(Tridip Misra)

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

On 21/04/2016

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

Admissible under rule 21 of West Bengal Registration Rule: 1962 duly stamped under schedule 1A, Article number 11 of Indian Stamp Act 1899.

**Payment of Fees**

Certified that the Registration Fees payable for this document is Rs. 39/- ( E = Rs 7/- H = Rs 28/- M(b) = Rs 4/- ) and the Registration Fees paid by Cash Rs 39/-

**Payment of Stamp Duty**

Certified that the Stamp Duty payable for this document is Rs. 40/- and Stamp Duty paid by Stamp Rs 40/-



icate of Registration under section 60 and Rule 69.  
tered in Book - I  
ne number 1604-2016, Page from 65429 to 65458  
I No 160402419 for the year 2016.



Digitally signed by TRIDIP MISRA  
Date: 2016.04.22 17:44:33 -07:00  
Reason: Digital Signing of Deed.

ridip Misra) 4/22/2016 5:44:32 PM  
STRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)