

03234/17

I - 3014/17.



पश्चिम बंगाल WEST BENGAL

330792/17

Certified that the document is submitted to Registrar. The original sheets and the copy sent are the part of this document.

T 658324

[Signature]
District Sub-Registrar
Alipore, South 24 Parganas
25.09.17

GENERAL POWER OF ATTORNEY

BE IT KNOWN TO ALL CONCERNED that We (1) **M/S. BHAGWATI NIKETAN PRIVATE LIMITED**, a Private Limited Company, within the meaning of Companies Act, 2013, holding PAN: AACCB7881 and having its Office at 117/1 Landseers Terrace, P.S.-Lafra, P.O.-Kallighat, Kolkata - 700026, AND (2) **M/S. BANDHAN HERISE PRIVATE LIMITED**, a Private Limited Company, within the meaning of Companies Act, 2013, holding PAN: AACCB907H and

MORTECH PROPERTY PRIVATE LIMITED

[Signature]

having its Office at 17/1 Lansdowne Terrace, P.S.-Lake, P.O.-Kolkata, Kolkata - 700026, both duly represented by their Authorized Signatory, MR. ANUP GUPTA, son of Late Sital Prasad Gupta, holding PAN: AHMPG3857C, working for gain at 17/1 Lansdowne Terrace, P.S.-Lake, P.O.-Kolkata, Kolkata - 700026, hereinafter, jointly, called and referred and identified as the "EXECUTANT/OWNERS" (which term and/or expression, unless repugnant to the context or meaning thereof, shall mean, imply and include their Directors, successors, legal heirs, executors, administrators and permitted assigns,) do hereby nominate, appoint and constitute M/S. NORTECH PROPERTY PRIVATE LIMITED, a Private Limited Company, within the meaning of Companies Act, 2013, holding PAN : AACCB7008J and having its Registered Office at 17/1 Lansdowne Terrace, P.S.-Lake, P.O.-Kolkata, Kolkata - 700026, duly represented by its Authorized Signatory, MR. ADITYA AGARWAL, son of Mr. Sanku Agarwal, holding PAN: APEPA7678D, working for gain at 17/1 Lansdowne Terrace, P.S.-Lake, P.O.-Kolkata, Kolkata - 700026 hereinafter called, referred and identified as the "the CONSTITUTED ATTORNEY/ DEVELOPER", which term and/or expression, unless repugnant to the context or meaning thereof, shall mean, imply and include its Director Officers, successors in office and permitted assigns) as our true and lawful Attorney.

WHEREAS

- A. In terms of the basic understanding between the Owners and the Developer which stands with regard to the development (in the matter specified in this Agreement) of the Property/Land measuring total 09 (Nine) Kattahs 05 (Five) Chittak 25 (Twenty Five) Sqft. situated (being at and being municipal premises No. 1732, Nayabad, Kolkata - 700054, now as "EDEN CROWN" comprised in R.S. Dag no. - 99 under R.S. Khatian No. 104 and 147), I.L. No. 25, in Mouza - Nayabad, Police Station - Parba Jadbepur, under Kolkata Municipal Corporation Ward No. 109, within the limit of District South 24 Parganas, West Bengal, together with all title, benefits, encumbrances, authorities, claims, demands, liabilities and tangible and intangible rights of whatsoever or whatsoever nature of the Owners in the above property by constructing new residential/commercial buildings thereon (Project) with the object of selling the units/ apartments/ shops/ offices/ car parks/ constructed area comprised therein the said Project agreed among the Parties entered into a registered Development Agreement dated 25.09.2017 duly registered vide Deed No. 30000 for the year 2017 with the office at D.S. R. - V, Alipore, South 24 Parganas.

NORTECH PROPERTY PRIVATE LIMITED


Authorized Signatory

- B. In terms of clause 12.1 of the said Development Agreement, a Power of Attorney is required to be granted to the Developer to take all necessary steps for the purpose of getting the Building Plan sanctioned/revoked/ modified/ altered by the Planning Authorities as well as for construction of the Complex in terms of the said development agreement.
- C. It is also agreed between the parties in terms of the Development Agreement, that the Developer shall be entitled to deal with the entire constructed areas or saleable spaces including Developer's Allocation being 70 % of the said property and Owner's Allocation being 30 % of the said property in terms of the development agreement and the Developer shall sell the entire constructed areas or saleable spaces (including car parking spaces/ store rooms, etc and shall divide the entire proceeds as herefully specified in the said development agreement and the Developer must deposit the amount of 30% of the sale Proceeds to the Owner's Account (being 15% of the total sale proceeds in the account of the Owner No. 1 and 15% of the total sale proceeds in the account of Owner No. 2).
- D. It has also been mutually agreed between the parties herein that in terms of the instant power of attorney the Developer shall be entitled to negotiate for Sale, Leasing or otherwise Transfer of the Flats, Units, Car Parking spaces or rights and other constructed areas or saleable spaces to enter into any contract, agreement, right of occupancy user and/or enjoyment with any person or persons intending to own and/or acquire Flats, Units, Car Parking spaces and other constructed areas/saleable spaces or enforce any covenant in any Agreement for Sale, Deed or any other Agreement or Contract of in respect of Flats, Units, Car Parking and other constructed areas/saleable spaces in the said complex.
- E. The Developer also undertakes to obtain prior written consent of the Owner / Executor in the event of affixing any transfer of the Flats, Units, Car Parking spaces or rights and other constructed areas or saleable spaces to enter into any contract, agreement, right of occupancy user and/or enjoyment with any person or persons intending to own and/or acquire Flats, Units, Car Parking spaces and other constructed areas/saleable spaces or To enforce any covenant in any Agreement for Sale, Deed or any other Agreement or Contract of in respect of Flats, Units, Car Parking spaces and other constructed areas/saleable spaces in respect of the entire Project.
- F. In terms of such clause in the development agreement wt, the Executants/Owners do and each of us doth hereby nominate, constitute and appoint M/S. NORTECH PROPERTY PRIVATE LIMITED, represented by its Authorized Signatory, MR. ADITYA AGARWAL, son of Mr. Suresh Agarwal, holding PAN: AFEPA3878D, working for gain at

17/1 Lansdowne Terrace, P.S.-Lala, P.O.- Kallghat, Kolkata - 700026 hereinafter for the sake of brevity called, referred and identified as "the CONSTITUTED ATTORNEY/ DEVELOPER", to be our true and lawful attorneys in our name and on our behalf to, do jointly or severally all and/or execute all or any of the following acts, deeds, matters and things for us and on our behalf and in our names in respect of Land admeasuring 99 (Nine) Katha 05 (Five) Chittak 25 (Twenty Five) Sqft. situate lying at and being premises No. 1732, Nayabad, Kolkata - 700094, now as "EDEN CROWN" comprised in R.S. Dag no- 90 under R.S. Khata No. 104 and 147/1, J.L. No. 25, in Mouza - Nayabad, Police Station - Parba Jadavpur, under Kolkata Municipal Corporation Ward No. 119, within the limit of District South 24 Parganas, West Bengal, (hereinafter referred to as the said property) morefully and particularly described in the schedule herein below :

1. To take all necessary steps and to sign all papers, documents as to be required and to apply for conversion, mutation, amalgamation, etc. of the nature of the Said Property before the concerned, Block Land and Land Reforms Officer and to appear before all or any authorities for such clearances and to sign and submit all papers, applications and documents in connection with the same for us and on our behalf.
2. To make payment of up to date land revenue/ Panchayat/local authority taxes in respect of the Said Property by way of approaching the concerned authorities and obtaining necessary orders for such payment and to collect receipts thereof for us and on our behalf.
3. To prepare building plan or plans for the construction of a suitable building on the said landed property and to submit the same to the Kolkata Municipal Corporation signed by representative of the concern companies for obtaining approval to the same and to submit further proposals from time to time for any amendments of such building plans to the said Municipal Corporation and other concerned authorities for the purpose of obtaining approval to such amendments.
4. To cause the submission of plans for the Said Property to be prepared and submitted before the concerned Block Land and Land Reforms Officer and then to have the same sanctioned/modified/alterred/reviseed/re-validated by the planning authorities with the consent of the executants/owners and to pay fees, costs and charges for such sanction/ modification/ alteration/revision/revolidation/amendments and upon completion of work, to obtain electricity connection from CBSC and to execute the necessary documents if any, in respect of a portion of the said Property for installation of electrical equipment for electric supply.

drainage connection, water connection and completion certificates from the planning authorities for us and on our behalf.

5. To carry out, manage, attend to and deal with and transact all works of consolidation of holdings and / or the process and any affairs in which we now or shall hereafter be interested or concerned in such manner as our said Attorney shall deem fit and proper.
6. To deal with all authorities including but not limited to the Block Land and Land Reform Officer and the concerned Municipality and other statutory authorities including but not limited to Kolkata Metropolitan Development Authority, Town and Country Planning authorities, MID, Metro Railway Authority and W.B. Fire Department authorities, Airport Authority of India, as to be required for the Said Property, obtaining regulatory clearances from various department, obtaining drainage connection, water connection and certificate of the concerned authority and to prepare, sign and submit all plans, papers, documents, statements, undertakings, declarations, affidavits, applications, returns, confirmations, consents, indemnities and other ancillary papers, as be required, in this regard for us and on our behalf and to appear and represent us in KMDA and to file necessary application or petition to obtain N.O.C. from them, if required, and to take necessary steps there in respect of N.O.C. or any other step or steps require before the said authority as and when our said lawful Attorney thinks, fit and proper.
7. To develop and construct a multistoried building in our property measuring more or less 09 (Nine) Katta 05 (Five) Chittak 25 (Twenty Five) Sqft. situated lying at and being municipal premises No. 1733, Nayabad, Kolkata - 700094, now as "EDEN CROWN" comprised in R.S. Dag No. 98 under R.S. Khatian No. 104 and 147/L. I. L. No. 25, in Mouza - Nayabad, Police Station - Parba Jadavpur, under Kolkata Municipal Corporation Ward No. 109, within the limit of District South 24 Parganas, West Bengal, which is specifically mentioned in the schedule property.
8. To appoint Architects, Contractors, Sub-Contractors, Electricians, Plumbers or any other person's, organizations as may be required from time to time for the purpose of development and construction of proposed multistoried building in respect of the schedule property and settle their accounts on our behalf.

MORTECH PROPERTY PRIVATE LIMITED



Authorized Signatory

9. To negotiate on terms for and to agree to and enter into and conclude any agreement for sale and sell in respect of proposed flats and/or the units buildings/ car parking/other spaces at proposed mentioned building in respect of our schedule landed property lying at Meeta - Nayabad, P.S. - Purba Badarghat, fully mentioned and described in the schedule hereto to any bonafide purchaser or purchasers at such price which our said Attorney, in his absolute discretion, thinks fit and proper and / or to cancel and / or to repudiate the same and to take advances or payments in respect of "Agreement for Sale" and Deed of Conveyance in respect of Flats/units/car parking space to be constructed in the said property and to give possession in respect of proposed flats/units/car parking space to be constructed in the said schedule property on and when necessary on such terms and conditions as our said Attorney may think fit and proper and to sign all documents in respect of the said sale of the flat to the purchaser, including 'Allotment letter', 'Agreement for Sale', 'Deed of Conveyance', 'Possession letter', 'Demand letter', 'No-objection- certificate', etc. and to appear before any Registrar or Sub-Registrar or Registrar of Assurances and/or every office authorized by the law to accept a document for registration.
10. To enter into any contract, agreement, right of occupancy use and/or enjoyment with any person or persons intending to own and/or acquire Flats, Units, Car Parking spaces and other constructed areas/usable spaces comprised in the sale of the said Property and for that to sign execute and deliver all papers deeds cancellations documents instruments and writings and do all acts deeds and things, including to make refunds and payments to them on my account whatsoever and also to deal with the space and rights of such person or persons in such manner as the said Attorney may deem fit and proper.
11. To sign, verify and to submit application before the bank or any other financial institution for approval of 'Project' and also enter into any agreement or enter into 'Tri - Party Agreement' with the said financial authority and to submit relevant deeds and to execute other documents like, affidavit, indemnity, bond, declaration, etc. on our behalf.
12. To sign, verify and to submit application with relevant annexure on our behalf for Registration under Section 1 and Sub Section 7 of Section 3 of the 'West Bengal Building (Regulation of Promotion of Construction and Transfer by Promoters) Act, 1993, normally known as 'FORM - A & FORM -C' before the Promoter Cell, Govt. of West Bengal. To sign, verify and to submit application with relevant annexure on our behalf for formation of Apartment Owner's Association' under the statue of 'The West Bengal Apartment Ownership Act' 1974'.

NORTECH PROPERTY PRIVATE LIMITED



Authorized Signatory

13. To ask, demand, sue for, recover, realize and collect all money, current money, considerations, premiums, rent, Construction costs, deposits, advances, compensations, interests, damages, payments whatsoever etc. in respect of Flats, Units, Car Parking spaces and other constructed areas/valuable spaces.
14. To enforce any covenant in any Agreement for Sale, Deed or any other Agreement or Contract in respect of Flats, Units, Car Parking spaces and other constructed areas/valuable spaces by virtue of the authorities hereby conferred, in favour of the person or persons interested in owning, purchasing, taking on lease and/or otherwise acquiring Flats, Units, Car Parking spaces or rights and other constructed areas or valuable spaces in the new Building or Buildings to be constructed at the said Property and if any right to re-enter arises under such covenants or under notice to determine or quit then to exercise such right, arrange others,
15. To deliver possession and/or make over the constructed Flats/Units portions and issue letters of possession, and other constructed areas/valuable spaces and to do all and everything that shall be necessary for completing all sales, transfers, leases or tenancies or otherwise for saleable areas. The Attorney must hand over the share of Owners' Allocation to the Owners as per the registered Development Agreement.
16. All charges and expenses of and incidental to any act, deed, matter or thing done or caused to be done by our said Attorney(s) in exercise of any power or powers herein contained shall be borne and paid and provided for by our said attorney(s) alone and we shall not be responsible for the same and the said Attorney(s) shall indemnify and keep indemnified our estate and effects from and against the payment of the aforesaid costs, charges, that may have to be paid by us by reason of our Attorney(s) doing or causing to be done any act, deed, matter or thing by virtue of these powers.
17. To present any such deed or deeds of sale, conveyance or conveyances or other documents or documents for registration when required and to admit execution thereof and receive of consideration money before the Sub-Registrar or Registrar of Assurances having authority for and to have the said conveyances registered according to law and to do all other acts, deeds and things which our said Attorney shall consider necessary for the transferring and/or conveying the schedule property.
18. To appear for and represent us and to sign, execute any requisite documents before the Board of Revenue, Collector of local District, Sub-Divisional Officer, any Magistrate, Judge, Munsiff and in all Central and State Government offices, Rajar Sanyas Municipal, Kolkata Municipal Corporation, Kolkata Improvement Trust, K.M.I.A. Fin

Brigade Authority, Commissioners of local Division in all matters and things relating to management and development of our schedule property.

19. To appear and represent us in Urban Land Ceiling Authority and to file necessary application or petition to obtain N.O.C. if any from thereon and to take necessary steps thereon in respect of said N.O.C. or any other step or steps require before the said authority in and when our lawful Attorney thinks, fit and proper.
20. To appear in all courts in the Union of India including the Supreme Court and High Courts and District Courts in all their jurisdiction Civil, Criminal, Testamentary, of Insolvency, Company matters also in the Court of small Causes Calcutta and Sealdah, Howrah, Alipore and also in all Civil and Original courts subordinate to the several High courts in States before all judicial or executive officers, ministerial officers, Magistrates and other authorities whatsoever Union Boards, Union Court, Debt-settlement Board, House Rent Controller's court, Agricultural Income Tax court, Income Tax officer's Court, Board of Revenue, Sales Tax Officer's Court, Central Board of Revenue, Land acquisition officer's Court in all states now established or to be established within the aforesaid Union of India and to sue arrest, condemn, receive, sequester, seize, imprison and to acquit and discharge all and every person or persons companies, corporations whatsoever and whatsoever who are and hereafter may or shall be indebted to us AND also to compromise submit to arbitration conclude and agree all such matters, dealings and transactions and for the purpose to enter into make execute documents, agreements releases and discharges and also to nominate and appoint advocates, attorneys, solicitors, pleaders, auditors, revenue agents or other statutory agents or other persons or person and to give delivery or sign and warrant to prosecute or defend in the several premises aforesaid more specifically to execute Vakalatnamas, all such power or powers as occasion may require also to sign and verify plaints, petitions, written statements, valuation statement for the purpose of Court Fees and suit valuations of accounts or information required to be signed or verified and also all such statements accounts information returns that are or may or shall be required of us from time to time under laws regulations and rules enacted or hereinafter to be enacted by the Central or Local Legislation to be lodged served or filed on our behalf in our personal capacity.
21. To demand sue for enforce payment of recover & receive and give effectual receipts and discharge for all securities for money, debts, goods, merchandise, wares, chattels effects and things of or to which We will or may become possess of or entitled to or which are or may

because their being payable deliverable or transferable to us from or by any person or persons whatsoever or any firm or firms body or bodies of corporation whatsoever.

- 22. To appear, adjust settle and submit at arbitration any accounts, debts, claims and demands, disputes and matters touching any of the matters which are now subsisting or may hereafter arise between us and any other person or persons or firm or firms or body or bodies of corporation whatsoever.
- 23. Generally to do and perform all acts, deeds, things, matters necessary for all or any of the aforesaid purposes and to give full effect thereto.

BE IT IS EXPRESSLY stated that this power of attorney does not create, constitute or assign any kind of tenancy in favour of the said Attorney and the attorney has the right to enter into any conveyances /insurance, agreements etc. in respect of transfer of any Flats, Units, Car Parking spaces and other constructed areas/salable spaces of the said project.

AND GENERALLY to do execute and perform all other lawful acts, matters and things as our said Attorney shall consider necessary in connection with the said premises and hereby agree that all acts, deeds and things in respect of the schedule property lawfully done by the said Attorney on our behalf, shall be construed as acts, deeds and things done by us and we, undertake to ratify and confirm all and whatsoever the said Attorney shall lawfully do or cause to be done by virtue of this POWER OF ATTORNEY.

SCHEDULE OF THE PROPERTY

ALL THAT piece and parcel of land measuring more or less 09 (Nine) Katha 05 (Five) Chhok 25 (Twenty Five) Sqft. Corresponding to 625.33 Sq.mtr. but as per present physical measurement the land area is 508.17 Sq.mtr. togetherwith one tile shed measuring an area of 160 (One hundred) Sq.ft. situate lying at and being K.M.C. Premises No. 1732, Nayabad, Kolkata - 700094, now as "EDEN CROWN" appertaining to H.S. Das no.- 70 under H.S. Khatian No. 104 and 1470, J. L. No. 25, in Moana - Nayabad, Police Station - Purba Jadarpar, under Kolkata Municipal Corporation Ward No. 109, within the limit of Division South 24 Parganas, West Bengal.

- ON THE NORTH : Canal.
- ON THE SOUTH : 23 Ft. Wide Municipal Road.
- ON THE EAST : Part Land of H. S. Das No. 90.
- ON THE WEST : Part Land of H. S. Das No. 90.

OR HOWSOEVER OTHERWISE the same now are or it or heretofore were or was situate located bounded called known numbered described or distinguished.

MORTECH PROPERTY PRIVATE LIMITED


Authorized Signatory

IN WITNESS WHEREOF, We have executed this POWER OF ATTORNEY on ¹⁷25th this the day of September, Two Thousand and Seventeen (2017 A.D.).

SIGNED AND DELIVERED by the
within named Executors
in the presence of:

WITNESSES

1 ~~Signature~~
~~Signature~~
~~Signature~~

2 Nilanjana Choudhury
17/1, Laxmidhara Temple
KOL-26

Shagwan Akash Pvt Ltd
BANGALORE HOUSING PET LTD.

Signature
Authorized Signatory / Signatory

SIGNATURE OF OWNERS

Nortech Property Pvt. Ltd.
Signature
Authorized Signatory / Signatory

SIGNATURE OF DEVELOPER

Drafted by me as per information
and instruction furnished by the
Parties.

Nilanjana Choudhury
F/1339/1490/2012
ADVOCATE

NORTECH PROPERTY PRIVATE LIMITED

Signature
Authorized Signatory / Signatory



		Thumb	Index	Middle	Ring	Small
11	11					
	12					

Name: _____
Signature: Aravindhan



		Thumb	Index	Middle	Ring	Small
11	11					
	12					

Name: _____
Signature: Aravindhan

		Thumb	Index	Middle	Ring	Small
11	11					
	12					

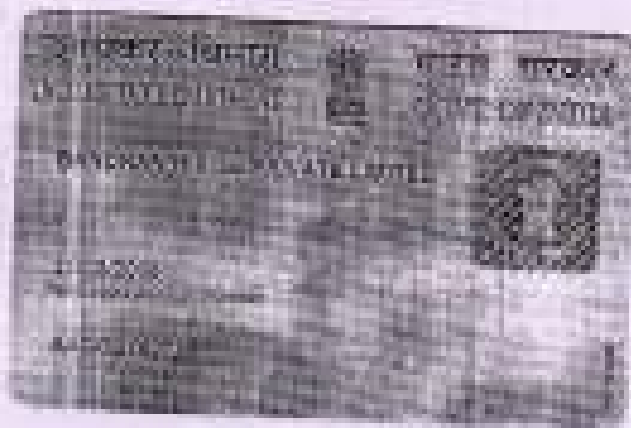
Name: _____
Signature: _____

		Thumb	Index	Middle	Ring	Small
11	11					
	12					

Name: _____
Signature: _____

HORTECH PROPERTY PRIVATE LIMITED

Authorized Signatory



NORTON PROPERTY SERVICES

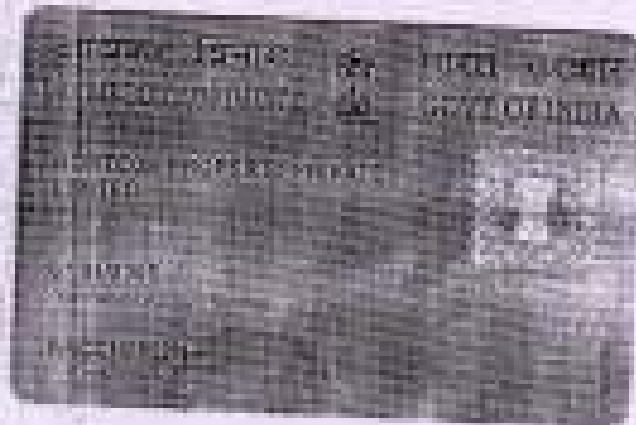


Authorised Signatory



NORTHECH PROPERTY PRIVATE LIMITED

Authorized Signatory



MORTGAGE PROPERTY PRIVATE LIMITED

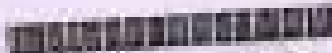

Authorized Signatory



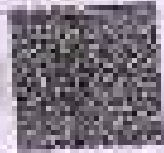
भारत नगरपालिका
 National Urban Corporation
 नगरपालिकाको कार्यालय

आधारपत्रको क्रमांक (No.) 104070000000000000

आधारपत्रको क्रमांक (No.)
 आधारपत्रको क्रमांक (No.)
 आधारपत्रको क्रमांक (No.)



आधारपत्रको क्रमांक (No.)



आधारपत्रको क्रमांक (No.) / Your Aadhaar No. 1

8648 1881 5513

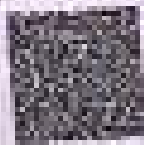
आधार - सार्वजनिक धनसंग्रहणको यन्त्रणा



आधारपत्रको क्रमांक (No.)
 आधारपत्रको क्रमांक (No.)
 आधारपत्रको क्रमांक (No.)

आधारपत्रको क्रमांक (No.)

8648 1881 5513



आधार - सार्वजनिक धनसंग्रहणको यन्त्रणा

Handwritten signature





Handwritten signature or name

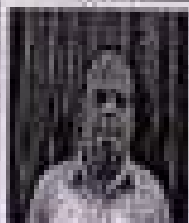
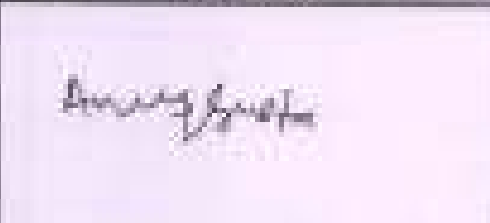
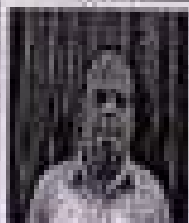
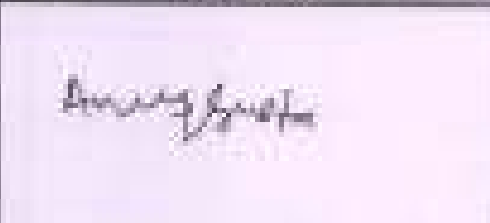
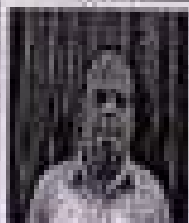
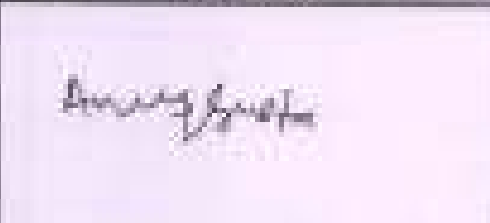

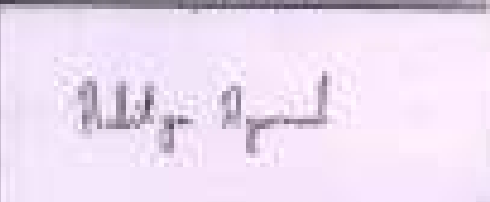

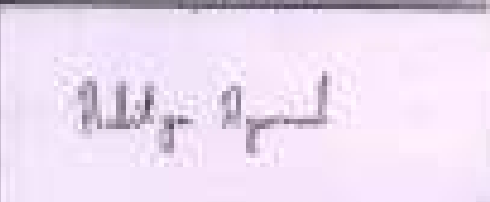

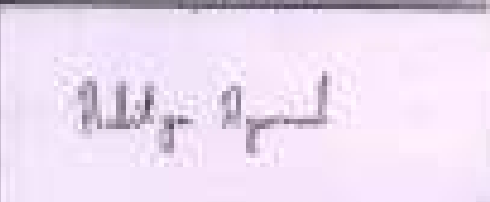
WORTON PROPERTY GROUP LIMITED

Authorized Signatory

Attorney Details :

S. No.	Name, Address, Pin Code, Telephone No. & Signature
1	M/s Nortech Property Private Limited 17/1, Lansdowne Terrace, P.O.- Kalyani, P.S.- Lake, District-South 24-Parganas, West Bengal, India, PIN - 700026, PAN No.: AACDN0002H, Status: Organization, Executed by: Representative

Representative Details :

S. No.	Name, Address, Pin Code, Telephone No. & Signature												
1	<table border="1"> <thead> <tr> <th>NAME</th> <th>Photo</th> <th>Pin Code</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Anup Gupta (Presentant) Son of Late: Shri Prasad Gupta Date of Execution - 25/09/2017, Admitted by: Self, Date of Admission: 25/09/2017, Place of Admission of Execution: Office </td> <td></td> <td>700026</td> <td></td> </tr> <tr> <td colspan="4"> 17/1, Lansdowne Terrace, P.O.- Kalyani, P.S.- Lake, District-South 24-Parganas, West Bengal, India, PIN - 700026, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: AHMPG3657C Status: Representative, Representative of: M/s Bhagwati Norton Private Limited (as Authorized Signatory), M/s Bandhan Hisee Pvt Ltd (as Authorized Signatory) </td> </tr> </tbody> </table>	NAME	Photo	Pin Code	Signature	Mr Anup Gupta (Presentant) Son of Late: Shri Prasad Gupta Date of Execution - 25/09/2017, Admitted by: Self, Date of Admission: 25/09/2017, Place of Admission of Execution: Office		700026		17/1, Lansdowne Terrace, P.O.- Kalyani, P.S.- Lake, District-South 24-Parganas, West Bengal, India, PIN - 700026, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: AHMPG3657C Status: Representative, Representative of: M/s Bhagwati Norton Private Limited (as Authorized Signatory), M/s Bandhan Hisee Pvt Ltd (as Authorized Signatory)			
NAME	Photo	Pin Code	Signature										
Mr Anup Gupta (Presentant) Son of Late: Shri Prasad Gupta Date of Execution - 25/09/2017, Admitted by: Self, Date of Admission: 25/09/2017, Place of Admission of Execution: Office		700026											
17/1, Lansdowne Terrace, P.O.- Kalyani, P.S.- Lake, District-South 24-Parganas, West Bengal, India, PIN - 700026, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: AHMPG3657C Status: Representative, Representative of: M/s Bhagwati Norton Private Limited (as Authorized Signatory), M/s Bandhan Hisee Pvt Ltd (as Authorized Signatory)													
2	<table border="1"> <thead> <tr> <th>NAME</th> <th>Photo</th> <th>Pin Code</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Aditya Agarwal Son of Mr. Sant Agarwal Date of Execution - 25/09/2017, Admitted by: Self, Date of Admission: 25/09/2017, Place of Admission of Execution: Office </td> <td></td> <td>700026</td> <td></td> </tr> <tr> <td colspan="4"> 17/1, Lansdowne Terrace, P.O.- Kalyani, P.S.- Lake, District-South 24-Parganas, West Bengal, India, PIN - 700026, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: AFEPAT878D Status: Representative, Representative of: M/s Nortech Property Private Limited (as Authorized Signatory) </td> </tr> </tbody> </table>	NAME	Photo	Pin Code	Signature	Mr Aditya Agarwal Son of Mr. Sant Agarwal Date of Execution - 25/09/2017, Admitted by: Self, Date of Admission: 25/09/2017, Place of Admission of Execution: Office		700026		17/1, Lansdowne Terrace, P.O.- Kalyani, P.S.- Lake, District-South 24-Parganas, West Bengal, India, PIN - 700026, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: AFEPAT878D Status: Representative, Representative of: M/s Nortech Property Private Limited (as Authorized Signatory)			
NAME	Photo	Pin Code	Signature										
Mr Aditya Agarwal Son of Mr. Sant Agarwal Date of Execution - 25/09/2017, Admitted by: Self, Date of Admission: 25/09/2017, Place of Admission of Execution: Office		700026											
17/1, Lansdowne Terrace, P.O.- Kalyani, P.S.- Lake, District-South 24-Parganas, West Bengal, India, PIN - 700026, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: AFEPAT878D Status: Representative, Representative of: M/s Nortech Property Private Limited (as Authorized Signatory)													

Identifier Details :

Name & Address	
Mr Nandan Chandra Son of Mr. N Chandra Howrah Court, P.O.- Howrah, P.S.- Howrah, District-Howrah, West Bengal, India, PIN - 711001, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of India, Identifier Of Mr Anup Gupta, Mr Aditya Agarwal	
	25/09/2017

NORTECH PROPERTY PRIVATE LIMITED



Authorized Signatory

38676

02 AUG 2017

Sl. No. _____ Date _____
Name _____
Add. _____
City _____

SANJAY KUMAR JAIN
ADVOCATE
HIGH COURT, CALCUTTA

SOUNDEEP CHANDRA
Licensed Estate Agent
R/F, K. S. Das Road, Park



Document Not Registered in
Kolkata, South 24 Parganas

25 SEP 2017

HORTON PROPERTY PRIVATE LIMITED

[Signature]
Authorized Signatory

[Signature]
Nalayani Chandra, Advocate
High Court

10/10/17

Director Sub-Registrar
Alipore, South 24 Parganas

25 SEP 2017

MORTCH PROPERTY PRIVATE LIMITED



Authorized Signatory



Payment of Stamp Duty

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

Description of Stamp

- 1. Stamp Type: Impressed, Serial no 050024, Amount: Rs.100/-, Date of Purchase: 02/06/2017, Vendor name: Saurabh Chandra



Sud Prasad Bandopadhyay
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

NORTECH PROPERTIES PRIVATE LIMITED



Authorized Signatory





District Sub-Registrar, V
Aligarh, District 24, U.P.

25 SEP 2017

NORTON PROPERTY PRIVATE LIMITED


Authorized Signatory

Major Information of the Deed

Deed No.	I-1830-03014/2017	Date of Registration	25/05/2017
Deed No/Year	1630-1000030772/2017	Office Address as Registered	
Entry Date	25/05/2017 11:21:08 AM	O. B. R. - V SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Somen Malwa Thana - Hans Street, District - Kolkata, WEST BENGAL, Mobile No. : 9821449430, Status - Advocate		
Subject	Registered Agreement		
0138] Sale, Development Power of Attorney after Registered Development Agreement	10000 Other than Immovable Property, Declaration No of Declarant : 5		
Rs. Form value	Rs. 1,00,00,000/-		
Rs. 2-	Rs. 1,00,00,000/-		
Stamp Duty Paid (Rs.)	Rs. 22,00,000/-		
Rs. 100- (Article 100g)	Rs. 50- (Article 100g, E, MD, H)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]- 163003000/2017. Received Rs. 50- (FIFTY only) from the applicant for issuing the document slip (Urban area)		

Land Details :

District South 24-Parganas, P.S.- Purba Jadabour, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, Plot No. 1732, Ward No: 133

Sr. No.	E.C.I. Number	Khata Number	Land Use Proposed	Area of Land (Sq Ft)	Rate (Rs.)	Value (Rs.)	Other Details
L1			Bank	9 Katha 8 Chatak 25 Sq Ft	1/-	1,00,00,000/-	Width of Approach Road: 30 Ft.
Grand Total :					1/-	1,00,00,000/-	

Structure Details :

Sr. No.	Structure Details	Area of Structure (Sq Ft)	Rate (Rs.)	Value (Rs.)	Other Details
S1	On Land L1	100 Sq Ft	1/-	25,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 1 Year, Roof Type: Tile (Flat), Extent of Completion: Complete					
Total :		100 sq ft	1/-	25,000/-	

Principal Details :

Sr. No.	Name	Address	Photo	Finger Print	Signature
1	M/s Bhagwati Niketan Private Limited	17/1, Lansdowne Terrace, P.O.- Kalighat, P.S.- Lake, District-South 24-Parganas, West Bengal, India, PIN - 700028, PAN No. : AACCG7668J, Status - Organization, Executed by: Representative, Excluded by: Representative			
2	M/s Sandhan Hirsa Pvt Ltd	17/1, Lansdowne Terrace, P.O.- Kalighat, P.S.- Lake, District-South 24-Parganas, West Bengal, India, PIN - 700028, PAN No. : AACCG7667H, Status - Organization, Executed by: Representative, Excluded by: Representative			



ADYTECH PROPERTY PRIVATE LIMITED

A handwritten signature in dark ink, appearing to be a stylized name, is written over the printed text.

Authorized Signatory

10/10/2007



Director Sub-Registrar V
Alipore, South 24 Parganas

25 SEP 2007

MORTCH PROPERTY PRIVATE LIMITED


Authorized Signatory

Certificate of Registration under section 50 and Rule 59.

Registered in Book - I

Volume number 1630-2017, Page from 94371 to 94395
being No 163003014 for the year 2017.



Digitally signed by SATIPRASAD
BANDYOPADHYAY
Date: 2017.10.23 11:57:47 +05:30
Reason: Digital Signing of Deed.

(Satiprasad Bandyopadhyay) 23-10-2017 11:57:24
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS
West Bengal.



NORTCH PROPERTY PRIVATE LIMITED

Authorized Signatory

(This document is digitally signed.)



District Sub-Registrar
Alipore, District 24 Parganas

25 SEP 1977

HORTON PROPERTY PRIVATE LIMITED

Authorized Signatory



NORTHON PROPERTY PRIVATE LIMITED


Aurum Square



District Sub-Registrar-V
Alipore, South 24 Parganas

25.09.17

REGISTERED PROCEEDING FILE NO. 100/17

Authorized Signature





District Sub-Registrar-V
Bangalore, South 24 Pergana

25 SEP 2011

FORTECH PROPERTY PRIVATE LIMITED

Authorized Signatory



HORTECH PROPERTY PRIVATE LIMITED



Authorized Signatory

[Handwritten signature]



26 SEP 2017

District Sub-Registrar-V
Allpore, South 24 Parganas

HORTICON PROPERTY PRIVATE LIMITED

[Handwritten signature]

Approved Signatory



MORTGAGE PROPERTY PRIVATE LIMITED

Authorized Signatory



District Sub-Regional Office
Affairs, Room 2A Ferguson

25 SEP 1967

NORTON PROPERTY PRIVATE LIMITED

Authorized Signatory

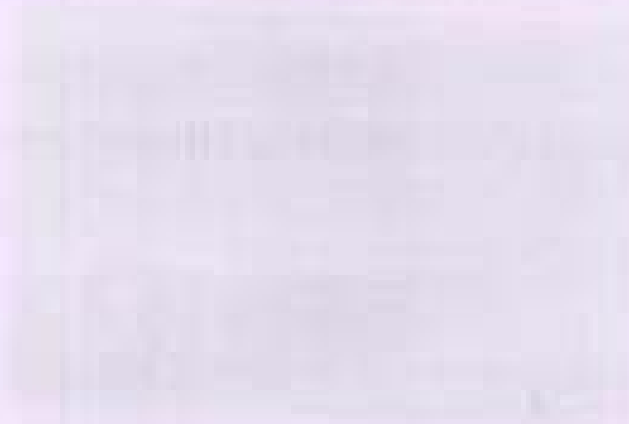


Charmo Sae-Regisera V
Alfaro, South 24 Pampanga

25 SEP 1971

MORTGAGE PROPERTY PRIVATE LIMITED

Authorized Signatory



KORTCH PROPERTY PRIVATE LIMITED

Authorized Signatory



MORTGAGE PROPERTY VALUERS, Limited



Approved Signatory



MORTECH PROPERTY PRIVATE LIMITED

A handwritten signature in blue ink, appearing to be "P. ...".

Authorized Signatory



NOVTECH PROPERTY PRIVATE LIMITED

A handwritten signature or initials in black ink, appearing to be a stylized 'S' or similar character.

Authorized Signatory



MORTECH PROPERTY PRIVATE LIMITED

[Handwritten signature]
Authorized Signatory



NORTON PROPERTY FINANCE LTD

Authorized Signatory