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P. 07422/18



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समस्त भूत

100/-

ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AA 261631

7.8.18
 5:30
 P- 223587/18

Certified that the document is admitted to registration. The signature sheet/sheet's & the endorsement of registrar's attached with this document's are the part of this document.

Additional District Sub Registrar
 Registrar, New Town, North 24-Pgs

16 AUG 2018

DEVELOPMENT POWER OF ATTORNEY

Date : 7th of July, 2018

Place : Kolkata, West Bengal, India

Parties :

1277 07-8-18th 1001

Case No. 107
Date of Birth
Date of Marriage
Date of Death
Date of Burial
Date of Interment

Ray -
Advocate
A. S. Ray -

22.5 JUL 2018

892000

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[Two circular stamps]
- Mr. Richard Quinn



Attest that the above is a true and correct copy of the original as per the records of the Registrar of Births and Deaths, District of ...

Interment find by me

31 AUG 2018

[Handwritten signature]
10/8/18

M/s. EXCELLA REALTORS PVT. LTD. (PAN - AACCF1856B), a Company incorporated under the Companies Act, 1956, having it's registered office at 201/52, Kulkarni, Mondal Ganti, V.I.P. Road, PO - Airport, PS - Baginipati, Kollata - 700052, Dist: 24 PGS (N), being represented by it's Director RAHUL AMIN MITLA or MR. RAHUL AMIN (PAN - BCFPA1886P), s/o Mr. Wabidul Islam, by faith Islam, by occupation - business, residing at Abaya Bhagabpur, PO - Palasder Hunt, PS - Kashipur, PIN - 743510, Dist: 24 PGS (S), hereinafter for sake of brevity being referred to and called as the "LANDOWNER/PRINCIPAL/GRANTOR" (which term or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include it's representatives, executors, successors-in-office and assigns) being PARTY of the FIRST PART.

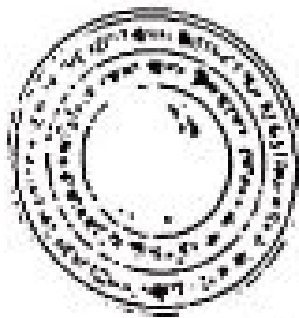
A N D

M/s. EVANIE INFRASTRUCTURE PVT. LTD. (PAN - AAECF5886B), a Company incorporated under the Companies Act, 1956 (CIN - U45309 WB2017 PT220329), having it's office at Premises No. 594/1, Dakshindari Road, "Bina Abasan", Flat No. E2/1, 1st floor, PO - Sreebhumi, PS - Lake Town, Kollata - 700048, Dist: 24 PGS (N), being represented by it's Director namely SRI SUPRIYA KUMAR PATRA (PAN - BCSPP3301B), s/o Sri Anis Kumar Patra, residing at Village - Radhapur, PO - Madhabpur, PS - Bhagsatinagar, PIN - 701626, Dist: Purba Medinipur, by virtue of the resolution adopted, passed and resolved in the meeting of B.O.D. held on 03/11/2017 at 1 PM at 594/1, Dakshindari Road, "Bina Abasan", Flat No. E2/1, 1st floor, PO - Sreebhumi, PS - Lake Town, Kollata - 700048, Dist: 24 PGS (N), hereinafter for sake of brevity being referred to and called as the "DEVELOPER/ATTORNEY" (which term or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include it's representatives, executors, successors-in-office and assigns) being PARTY of the SECOND PART.

52. BACKGROUND:

Ownership by PRINCIPAL/GRANTOR:-

WHEREAS the Landowner herein purchased all that piece and parcel of land measuring about 2.92 Daximals (i.e. 1537 share in the said Dax Number) lying and situated at Mouza - Bishnupur, J.L. No. 41, R.S. & L.R. Dax No. 2884 comprised in L.R. Khatian No. 3195 from Assamra Bhi by virtue of a registered Deed of Conveyance



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13

dated 26/07/2012 having Being No. 09715/2012 of ADSR Bidhanagar, recorded in Book No. I, CD Vol. No. 13, Pg. No. 14813 - 14828.

AND WHEREAS the Landowner herein purchased all that piece and parcel of land admeasuring about 17 Decimals (i.e. 8403 share in the said Dag Number) laying and situated at Mouza - Bishnupur, J.L. No. 44, L.R. Dag No. 3884 comprised in L.R. Khatian No. 2297 from M/s. New Town Projects Pvt. Ltd. by virtue of a registered Deed of Conveyance dated 01/11/2012 having Being No. 13614/2012 of ADSR Bidhanagar, recorded in Book No. I, CD Vol. No. 19, Pg. No. 5252 - 5269.

AND WHEREAS the Landowner herein purchased all that piece and parcel of land admeasuring about 6 Decimals (i.e. 1875 share in the said Dag Number) laying and situated at Mouza - Bishnupur, J.L. No. 44, L.R. Dag No. 3885 comprised in L.R. Khatian No. 536 from Fatema Bibi and Khatujan Bibi by virtue of a registered Deed of Conveyance dated 26/07/2012 having Being No. 09699/2012 of ADSR Bidhanagar, recorded in Book No. I, CD Vol. No. 13, Pg. No. 14497 - 14512.

AND WHEREAS the Landowner purchased all that piece and parcel of land admeasuring about 25 Decimals (i.e. 8125 share in the said Dag Number) laying and situated at Mouza - Bishnupur, J.L. No. 44, L.R. Dag No. 3885 comprised in L.R. Khatian No. 2297 from one Khas Mohammad Molla by virtue of two separate registered Deeds of Conveyance dated 08/08/2012 having Being No. 10323/2012 of ADSR Bidhanagar, recorded in Book No. I, CD Vol. No. 14, Pg. No. 12387 - 12402 and Being No. 10324/2012 of ADSR Bidhanagar, recorded in Book No. I, CD Vol. No. 14, Pg. No. 12403 - 12418.

AND WHEREAS the Landowner purchased all that piece and parcel of land admeasuring about 3.5 Decimals, 3.66 Decimals and 0.75 Decimals laying and situated at Mouza - Bishnupur, J.L. No. 44, L.R. Dag No. 3881, 3882 and 3883 respectively, comprised in L.R. Khatian No. 2595 and 2599 from one Rashid Mirdha by virtue of a registered Deed of Conveyance dated 26/12/2011 having Being No. 14554/2011 of ADSR Bidhanagar, recorded in Book No. I, CD Vol. No. 23, Pg. No. 10876 - 10894.

AND WHEREAS by virtue of the aforesaid deeds, the Landowner herein became the absolute owner of land property morefully described in Schedule A & B hereinafter and mutated it's name with the concerned BL & LRO and was assigned L.R. Khatian No. 8606.



National Archives and Library Administration
Maitree, New Town, North 24-Pgs

07 AUG 2019

AND WHEREAS the Landowner had applied and obtained Permission for Conversion of Land Classification from "Sali" to "Housing Complex" vide Memo No. 05/14/1954/1 (S)/SDM/BSI/2015 dated 24/08/2015 issued by the office of SDM & LRO, Barasat and subsequently applied and obtained Sanctioned Building Plan from the concerned Zilla Parishad.

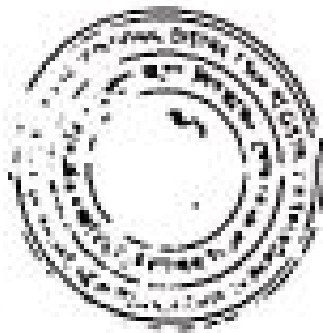
AND WHEREAS the Landowner herein being desirous to develop it's land property by constructing several multi-storied buildings consisting of several self contained residential flats, garages, shops and/or commercial spaces etc. for commercial gains, have approached the Developer for the same. The Developer; being a developer of great repute and stature; possesses the required qualities, expertise and experience to come up with such Housing Project of mass scale. Pursuant to the negotiations by the parties, the Developer has agreed to develop the land morefully described in Schedule A, B & C hereinafter. The Principal/Landowner herein appointed the PARTY of the SECOND PART as the Developer of the proposed Housing Project to be built and constructed on the land property morefully described in Schedule A, B & C hereinafter and on the terms and conditions contained in the registered Development Agreement having Being No. _____/2018 of ADSE Rajarhat.

AND WHEREAS in accordance to the terms and conditions of the said Development Agreement, the Landowner herein hereby executes this Development Power of Attorney in favour of the Developer authorizing it as it's true, lawful, valid and duly constituted Attorney.

NOW THIS POWER OF ATTORNEY WITNESSETH AS FOLLOWS:-

Reason for Granting of Powers:- Since, the Grantor will not always be available and for reasons beyond it's control and cognocing, it will not always be possible for the Grantor to be present in person for executing and registering any deed or document concerning the property morefully described in Schedule A, B & C hereinafter. The Grantor is desirous of granting the following powers and authorities to the Attorney, by this Development Power of Attorney.

1. APPOINTMENT:-



Federal Bureau of Investigation
Washington, D.C. 20535

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Hereby Made:- The Grantor hereby nominates, constitutes and appoints the Attorney as the lawful attorney of the Grantor, to do all acts, deeds and things mentioned below, for, in the name of and on behalf of the Grantor hereto.

5: POWERS AND AUTHORITIES. 12

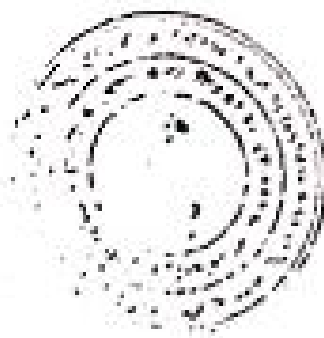
- *To hold, occupy, defend possession of the said property or any part/s thereof on behalf of the Grantor relating to proposed developmental work, to prepare building plan for development of the said land property under consideration and to submit the same before the concerned authorities for obtaining necessary approvals and sanctions and to further submit proposals from time to time for the amendments of such Building Plan/s (if necessary) to and before the concerned authorities for the purpose of obtaining approval to such amendments.*
- *To prepare, sign, execute, submit, present for registration, admit execution and have registered any deed and ancillary papers in respect of the said property morefully described in Schedule A, B & C hereinafter and all other proposed flats, units, apartments, commercial space, garage, shops together with appurtenances in lieu of it's Developer's Allocation in the proposed Housing Project onto and in favor of any one as deemed fit and proper by the Attorney.*
- *To appear before Additional Registrar of Assurance, District Sub-Registrar, Additional District Sub Registrar and all other offices having proper authority and jurisdiction to have registered and authenticated any Deed, all ancillary papers, documents, NOC as maybe required in respect of registration of Deed and/or documents of the said property morefully described in Schedule A, B & C hereinafter including all other proposed flats, units, apartments, commercial space, garage, shops etc. in lieu of it's Developer's Allocation to be built/constructed on the land morefully described in Schedule A, B & C hereinafter together with appurtenances thereto and to collect the IGR/Registration Receipt as well as the original document from the Registration Office.*
- *To appear before any concerned authorities having authority and jurisdiction or touching any matter concerning and involving the said property morefully described in Schedule A, B & C hereinafter.*



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MALAYSIAN HEALTH SERVICES

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- To enter into, execute and register any Agreement for Sale, Deed of Conveyance, Deed of Mortgage (for the Developer's Allocation only), Deed of Gift, Deed of Lease, Cancellation of Agreement concerning any portion of the proposed Housing Project in lieu of it's Developer's Allocation, to any intending Purchaser/s at such price, the said Attorney deemed fit and proper save and except the Landowner's Allocation as agreed upon in the said Development Agreement.
- To represent the Landowner herein during execution, admission and registration of any Agreement for Sale, Deed of Conveyance, Deed of Mortgage, Deed of Gift, Deed of Lease, Cancellation of Agreement concerning any area or portion of the proposed Housing Project in lieu of it's Developer's Allocation, to any intending Purchaser/s at such price, the said Attorney deemed fit and proper save and except the Landowner's Allocation as agreed upon in the said Development Agreement.
- To present and get registered any such Agreement for Sale, Deed of Conveyance, Deed of Mortgage, Deed of Gift, Lease Deed etc. and to submit execution and receipt of consideration before the Sub-Registrar or Registrar having proper, valid and lawful authority and jurisdiction involving any portion in lieu of it's Developer's Allocation.
- To sign on or behalf or to appear before the concerned Municipality/Corporation/BL & LRO/SDL & LRO/ADM & LRO or any other concerned authorities necessary for the said property morefully described in Schedule A, B & C hereinafter, to get it transferred and mutated and to regularize and pay the taxes and arrears thereon.
- To commence, enforce, defend, appear for ^{or} ~~all~~ ^{any} proceeding or legal actions as may be required in connection to the property morefully described in Schedule A, B & C hereinafter and all other proposed flats, shops, apartments, commercial space, garage, shops, specified facilities, specified services and all other constructed areas to be built/constructed on the land together with appurtenances thereto.
- To apply for and obtaining Occupation/Completion Certificate in respect of the said buildings or any part thereof from the concerned authorities having proper and valid jurisdiction and authority over the same.
- To enter upon the said property or any part/s thereof either alone or along with it's authorized agents, representatives, associates, contractors, sub-contractors, suppliers, labourers and others for the purpose of commencing construction work on the said

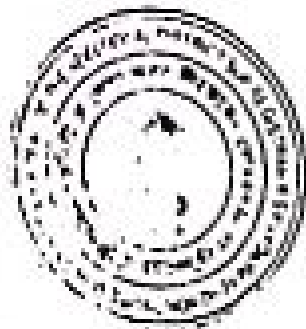


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31 AUG 2019

property and erecting new buildings thereon, to supervise the developmental work in respect of the buildings on the said property and to carry out and/or to get carried out through Contractors or Sub-Contractors and/or in such manner as may be determined by the said Attorney and to erect the construction of the buildings on the said property in accordance with the Sanctioned Building Plan and specifications as/to be sanctioned by the concerned authorities and in accordance with all the applicable rules and regulations made by the Government or West Bengal, or any other concerned authorities having jurisdiction and authority over the same.

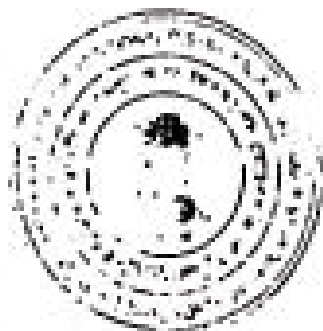
- To carry on correspondence with all concerned authorities in connection with the development of the said property. To appear and represent the Grantor herein before all concerned authorities and parties as may be necessary in connection with the development of the said property morefully described in Schedule A, B & C hereinafter.
- To appoint Agents, Associates, Architects, Consultants, Contractors, Sub-Contractors, Labour Contractors, Material Suppliers, Syndicate and all other personnel and workman from time to time for carrying out the development of the said property for the construction of buildings and development of the land property under consideration.
- To pay and deposit to the concerned authorities having proper jurisdiction and authority over the property morefully described in Schedule A, B & C hereinafter as may be necessary for the purpose of carrying out the development work on the said property and construction of the buildings thereon and to claim refund of such deposits so paid and to give and have valid and effectual receipts in the name of the Grantor herein.
- To appear and represent before various officers and authorities for the purpose of obtaining various permissions, submission of applications for all services, connections including water, electricity connection etc. as maybe required and necessary for carrying out and completing the development of the said property and construction of buildings thereon. To make necessary representations including filling of complaints and appeals, applications before all concerned Assessors and Collectors and other concerned authorities in regard to the fixation of rateable value in respect of the proposed buildings on the said property and/or any portion thereof.



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ಇಲಾಖಾ ಅಧಿಕಾರಿ, ಕರ್ನಾಟಕ ಸರ್ಕಾರ

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- To demarcate and delineate the Landowner's Allocation in the proposed Housing Project to be developed by the Attorney/Developer herein for and on behalf of the Principal/Landowner herein and to represent it for execution, presentation and registration of the Supplementary Development Agreement for the purpose of determining the allocation of flats/shops/garages/commercial space/unit etc. in line of Landowner's Allocation.
- To issue letters & writings and/or undertakings as may be required from time to time before the concerned authorities for the purpose of carrying out the development work in respect of the said property. To apply and obtain necessary permissions, letters, NOC, writings and undertaking before/to any concerned authorities, Zilla Parishad/Panchayat/ Municipality/Corporation/BL & LRO/SIN, & LRO/ADM & LRO, Fire Brigade Dept. concerning the property morefully described in Schedule A, B & C hereinafter and all other proposed flats, units, apartments, commercial space, garage, shops, specified facilities, specified services and all other constructed areas to be built/constructed on the land morefully described in Schedule A, B & C hereinafter together with appurtenances thereto.
- To appoint pleader, Advocates to appear and act in Court of Law or any other concerned authority, or Court, or Semi-Govt. offices in connection to the land property under consideration.
- To sign, verify, execute plaints, W.S., counter-claims, reviews, applications, affidavits and all other paper of every description that may be necessary to be signed, verified, executed for any purpose, incidental to the aforesaid property and all other proposed flats, units, apartments, commercial space, garage, shops and all other constructed areas to be built/constructed on the land under consideration together with appurtenances thereto.
- To accept writ or summons or other legal processes or notices, appear before any Officer, Authority, Department, Magistrate, Court, Tribunal, Judicial or Quasi-Judicial Officer and represent us and in connection therewith file appeals or revision or representation and appoint Advocates and Lawyers to appear and act in all matters connected with or in relation to or arising out of the said development and construction and sale of the said flats, units, apartments, shops, car-parking spaces and other areas.



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- To receive from any person, officer, authority, tribunal or Court any document or receivables and other things and give release and receipt thereof.

- To appear, represent, apply and obtain necessary permission concerning conversion of land classification/nature and character of land and to update the same in the records of the concerned BL & LRO/SPL & LRO/ADM & LRO and to submit documents, building plans, obtain sanction, Completion Certificate/Occupancy Certificate/Grant of Occupancy from the concerned Municipality and to comply with all formalities concerning amalgamation of plots of lands under consideration if so required.

- To negotiate terms and conditions, and enter into and conclude any Agreement for Sale to any intending Purchaser/s or assignee/s in respect of the said property in lieu of Developer's Allocation in the proposed Housing Project.

- To receive from the intending Purchaser/s any booking money and/or earnest money and/or advance/s and also the entire Consideration Sum/balance of Consideration, on completion of such transfer of property and to give good, proper and valid receipt and discharge for the same which will protect the Purchaser/s interest and deposit the applicable/allocable amount (if any) in the bank account of the Principal/Grantor herein.

- If specifically authorized and directed by the Grantor herein, the Attorney upon such receipt of Consideration Sum, the Attorney shall carry out for and on behalf of the Grantor such acts and deeds and to sign, execute, register and deliver any Agreement for Sale, Deed of Conveyance, Deed of Mortgage, Deed of Gift, Lease Deed concerning the Developer's Allocation only onto and in favour of any intending Purchaser/s or his/her/it's/ their Nominee/s or Assignee/s.

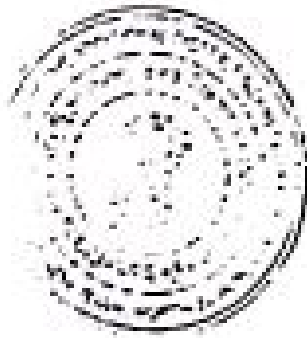
- To insure all flats, units, apartments, commercial space, garage, shops and all other constructed areas to be built/constructed on the land morefully described in Schedule A, B & C hereinafter together with appurtenances thereto against all risks such as fire, tempest, riots, civil commotion, malicious acts, explosions, bombs, short circuits, bursting of gas cylinders, floods, earthquakes or otherwise causing any damage to the building or any portion thereof for the full value of the said buildings and other assets and lives therein as the said Attorney may think fit and proper.



~~All general orders & notices of
Karnataka Govt, from 1980, April 28, 1980~~

~~01/AUG/2010~~

- To ask, receive and realize charges, expenses, rates, cesses, GST and all other sums due or that might become due and payable by the Purchaser/s of flats, units, apartments, commercial spaces, shops, car parking spaces and other areas.
- To be represented in the RL & LRO, SBL & LRO, ADM & LRO, UD Dept. on behalf of the Principal/Grantor herein and submit any documents or papers and participate in any proceedings or in any way connected therewith.
- To mortgage the property in lieu of Developer's Allocation in the proposed Housing Project built on land morefully described in Schedule A, B & C hereinafter to any Financial Institution, Bank, or any other authority as deemed fit and proper by the Attorney herein and to issue NOC in this regard; or any other whatsoever; for and on behalf of the Principal/Grantor herein concerning the aforesaid property. No portion/s of the Landowner's Allocation can be mortgaged/charged/offered as co-lateral security without obtaining prior written permission from the Principal/Grantor herein.
- That this Development Power of Attorney is granted in favour of the said Attorney without any consideration by this presents in respect of the property morefully described in Schedule A, B & C hereinafter, and further that the Attorney herein shall hereby obtain or have the power to make developmental work and additional constructions on the aforesaid property by virtue of this Development Power of Attorney.
- This Development Power of Attorney shall be revocable in nature. The duly constituted Attorney shall have to be informed in writing by the Grantor regarding the revocation of powers and the same shall have to be duly acknowledged by the Attorney herein.
- To receive earnest money, and/or a part of the consideration sum or part payment or the entire consideration sum from any intending Purchaser/s and to issue lawful, proper and valid receipt in name of the Developer or in the name of the Landowner herein.
- To do all acts, deeds, matters and things that would or may be necessary from time to time for which expressly power has been given hereby.



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07 AUG 1978

To receive any compensation, payment, reimbursement or whatsoever form or manner, payable to or in the name of the Principal/Grantor herein concerning the property morefully described in Schedule A, B & C hereinafter and issue a lawful, valid and proper receipt thereof.

The Principal/Grantor herein, do hereby ratify, confirm and declare that this Development Power of Attorney is given in favour of said Attorney and accordingly the said Attorney shall be entitled to exercise independently the power conferred upon the said Attorney by the Principal/Grantor herein.

5: RATIFICATION:

Hereby Make:- The Grantor hereby ratifies and agrees to ratify and confirm all actions of the Attorney in pursuance of this Development Power of Attorney-

SCHEDULE "A" AS ABOVE REFERRED TO: THE SAID PROPERTY ABOVE REFERRED TO

All that piece and parcel of land admeasuring about 19 (i.e. entire share in the said Dag Number) Decimals lying and situated at Mouza - Bishnupur, J.L. No. 44, Touzi No. 10, R.S. No. 126, L.R. Dag No. 3884, L.R. Khatian No. 8506, within the jurisdiction of Chandpur Gram Panchayat, PO - Lambati, PS - Rajarhat, PIN - 700156, Dist: 24 PGS (N), which is delineated with RED COLOUR in the Site Plan attached hereto and butted and bounded as follows:-

ON THE NORTH	:	By Dag No. 3883.
ON THE SOUTH	:	By Dag No. 4008 & 4009.
ON THE EAST	:	By Dag No. 3878.
ON THE WEST	:	By Dag No. 3885.

SCHEDULE "B" AS ABOVE REFERRED TO: THE SAID PROPERTY ABOVE REFERRED TO

All that piece and parcel of land admeasuring about 31 (i.e. entire share in the said Dag Number) Decimals lying and situated at Mouza - Bishnupur, J.L. No. 44, Touzi No. 10, R.S. No. 126, L.R. Dag No. 3885, L.R. Khatian No. 8606, within the jurisdiction of Chandpur Gram Panchayat, PO - Lambati, PS - Rajarhat, PIN - 700156, Dist: 24 PGS



Additional District Sub-Inspector,
Mysore, Mysore, Karnataka 575 001

07 AUG 2018

(N), which is delineated with RED CYCLOR in the Site Plan attached hereto and hatched and bounded as follows:

ON THE NORTH	:	By Dwg No. 3880 & 3881.
ON THE SOUTH	:	By Dwg No. 3882.
ON THE EAST	:	By Dwg No. 3881.
ON THE WEST	:	By Dwg No. 3880.

**SCHEDULE "C" AS ABOVE REFERRED TO:
THE SAID PROPERTY ABOVE REFERRED TO**

All that piece and parcel of land measuring about 1.61 Decimals, 3.5 Decimals, 1.66 Decimals and 0.75 Decimals lying and situated at Mouza - Bishnupur, J.L. No. 44, Tola No. 10, R.S. No. 126, L.R. Dwg No. 3880, 3881, 3882 and 3883 respectively, comprised in L.R. Khata No. 2525 from one Rashid Mulla, within the jurisdiction of Chandpur Gram Panchayat, PO - Lambati, PS - Rajarhat, PIN - 700156, Dist: 24 PGS (N), the said land is being utilized as puthusy for the purpose of egress and ingress to the Housing Project under consideration.

**SCHEDULE "D" ABOVE REFERRED TO:
THE LANDOWNER'S ALLOCATION**

The Landowner's Allocation shall mean and include 38% of the constructed area inclusive of super built up area on the land provided by the Landowner for the proposed Housing Project. The said 38% of the constructed area shall be in forms of flats, units, apartments, commercial space, garage, shops etc. within the said Housing Project, in lieu of it's Landowner's Allocation together with undivided, proportionate, variable, impartible share in the land beneath the Building/Block/Tower in which the said flat/unit/apartments/commercial space/garage/shop etc. is situated.

**SCHEDULE "E" ABOVE REFERRED TO:
THE DEVELOPER'S ALLOCATION**

The Developer's Allocation shall mean and include entire area in the said Housing Project, save and except Landowner's Allocation.



Additional District Engineer,
Bajajpet, New Road, Mysore 575 001

7 AUG 2018

52 EXECUTION AND DELIVERY 12

IN WITNESS WHEREOF the Grantor and the Attorney have executed this Development Power of Attorney on the date mentioned above.

SAHARAJI SINGH PATEL
Att. Saharaj Singh
Director

[GRANTOR]

Accepted:

[Signature]
Attor

[ATTORNEY]

Witnesses:-

1. *Saptarshi Ray*
Adv. for

2. *Saharaj Singh Patel*
Director

Drafted by me

Saptarshi Ray
SAPTARSHI RAY
Advocate (WB 762/09)
SA - 27, Salt Lake City, Kolkata - 700091,
9331265452/8981868507



Additional District Sub-Registrar
Raipur, New Delhi, North 24-Pg

07 AUG 2018

UNDER RULE 41A OF THE I. R. ACT 1908

LIE BOX - SMALL TO THUMB PRINTS

RIE BOX - THUMB TO SMALL PRINTS

ATTESTED: *M. Ruhul Amin*

ATTESTED: *[Signature]*

ATTESTED:

ATTESTED:



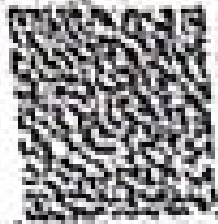
ಆರೋಗ್ಯ ಇಲಾಖೆ, ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ಬೆಂಗಳೂರು, ಹೊಸ 10ನೇ ಮೈಲಿ, ನೋಡ್ 24-ಫ಼ೇಸ್

07 AUG 2018

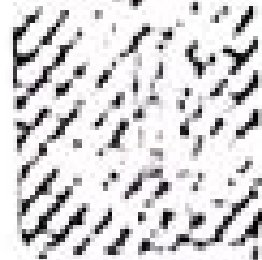
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card



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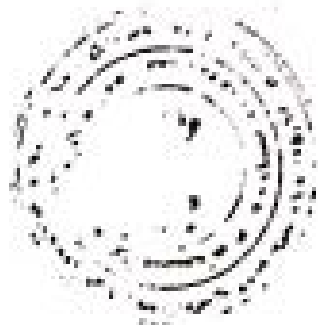
नाम / Name

EVANT INFRASTRUCTURE PRIVATE LIMITED

निगम/मंडल की तारीख
Date of Incorporation / Formation

29/03/2017

17-03-2017



आयकर विभाग
INCOME TAX DEPARTMENT

SUPRIYA KUMAR PATRA

ASIS KUMAR PATRA

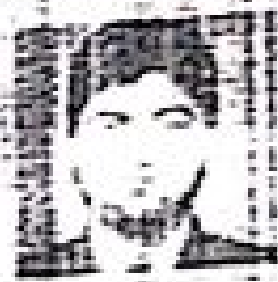
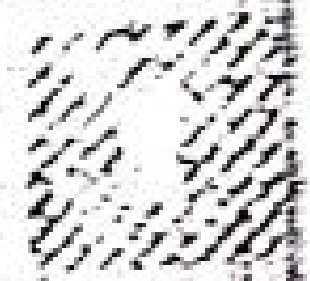
04/10/1984

BCSEP3301E

Signature



भारत सरकार
GOVT. OF INDIA



04/10/1984

Signature



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी खाता संख्या कार्ड
Permanent Account Number Card

AACCE1856B

नाम / Name

EXCELLA REALTORS PRIVATE LIMITED

निगम/गठन की तारीख
Date of Incorporation/Formation

11/06/2009

Mr. Rahul Arora



आयकर विभाग

INCOME TAX DEPARTMENT

भारत सरकार

GOVT OF INDIA

MR. RUHUL AMIN

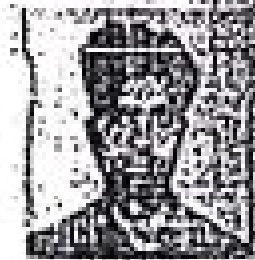
MOHAMMAD WAHIDUL ISLAM

04/09/1979

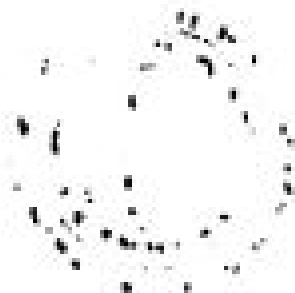
Permanent Account Number

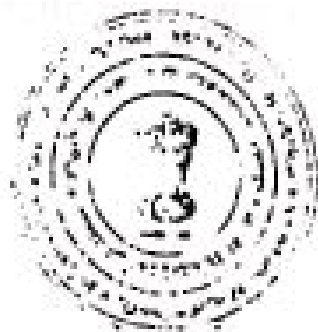
BCEPA4886P

Mr. Ruhul Amin
Signature



Mr. Ruhul Amin





ELECTION COMMISSION OF INDIA
भारतीय निर्वाचन आयोग
भारत



Candidate's Name: ...
 District: ...
 Father's Name: ...
 Party: ...
 Sex: ...
 Age on 1.1.2003: ...
 P.S. Area - ...

Address:
 Aditya Bhagwanth Bhawani Road 14 Pargana
 ...

Date:



Facsimile Signature
 Electoral Registration Officer
 ...

Constituency: ...
 ...
 ...





ভারত সরকার

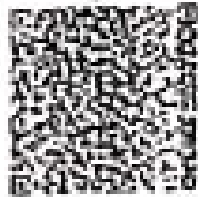
भारत सरकार
Unique Identification Authority of India
Government of India

উপস্থাপন নং / Enrolment No.: 105-W1052057-02

To
সুপ্রিয়া কুমার পত্র
SUPRIYA KUMAR PATRA
Rachour
Madhupur
East Midnapore
West Bengal 721426



10528573081FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

6948 7094 0610

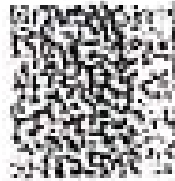
আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



সুপ্রিয়া কুমার পত্র
SUPRIYA KUMAR PATRA
পিতা : অসীষ পত্র
Father : ASIS PATRA
জন্ম তারিখ / DOB : 04-01-1984
সুপ্রিয় / M/F



6948 7094 0610

আধার - সাধারণ মানুষের অধিকার



Major Information of the Deed

Deed No:	1-1523-09422/2018	Date of Registration	16/08/2018
Query No / Year	1523-1000223389/2018	Office where deed is registered	
Query Date	06/08/2018 4:48:47 PM	A D S R RAJAHAT, District North 24 Parganas	
Applicant Name, Address & Other Details	SANTARSHI DAIY SA 27 SALT LAKE CITY, Hous: East Bishnupur, District: North 24 Parganas, WEST BENGAL, PIN - 700091, MAA No - 911205452, Status: Adverse		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property Declaration [File of Declaration: 2]		
Set Forth value	Market Value		
Rs. 6/-	Rs. 1,54,34,012/-		
Stampduty Paid(50)	Registration Fee Paid		
Rs. 100/- (Article 48(g))	Rs. 216 (Article E. E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year] - 152308832/2018		

Land Details :

District North 24-Parganas, P.S - Rajahat, Gram Panchayat CHANDPUR, Mouza Bishnupur						Other Details		
Sch No	Plot Number	Khatian Number	Land Use Proposed	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)		
L1	LR-3884		Bashu	Bashu	19 Dec	1/-	49,26,852/-	Width of Approach Road: 15 Ft., Adjacent to Metal Road.
L2	LR-3885		Bashu	Bashu	31 Dec	1/-	60,38,548/-	Width of Approach Road: 15 Ft., Adjacent to Metal Road.
L3	LR-3881		Bashu	Bagan	3.5 Dec	1/-	9,07,575/-	Width of Approach Road: 15 Ft., Adjacent to Metal Road.
L4	LR-3882		Bashu	Bagan	3.66 Dec	1/-	9,49,007/-	Width of Approach Road: 15 Ft., Adjacent to Metal Road.
L5	LR-3883		Bashu	Doba	0.75 Dec	1/-	1,54,451/-	Width of Approach Road: 15 Ft., Adjacent to Metal Road.
L6	LR-3880		Bashu	Bagan	1.61 Dec	1/-	4,17,486/-	Width of Approach Road: 15 Ft., Adjacent to Metal Road.
TOTAL :				59.52 Dec	6/-	154,34,012/-		
Grand Total :				59.52 Dec	6/-	154,34,012/-		

Major Information of the Deed - 1-1523-09422/2018-16/08/2018

21/08/2018 Query No - 15231000223389/2018 Deed No - 1-152309422/2018, Document digitally signed



Principal Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	EXCELLA REALTORS PRIVATE LIMITED 27/12, Kankhal, Model Camp, VIII West, Kolkata, P.O - Aspur, P.S - Bagbaid, District -North 24 Parganas, West Bengal, India, PIN - 700052, PAN No - AACE11894B, State Registration Executed by Representative

Attorney Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	EVANGIE INFRASTRUCTURE PRIVATE LIMITED SMT Dakshinam Road, Kolkata, Block/Sector 'Dima Akash', Flat No 121, 1st Floor, P.O - Seaboard, P.S - Lake Town, District -North 24 Parganas West Bengal, India, PIN - 700045, PAN No - AACE18004B, State Registration Executed by Representative

Representative Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	Mr RAHUL AMIN MOLLA Son of Mr. Wahidul Islam Abuya Bhagabandya, P.O - Pakyopok Road, P.S - Kanchpur, District -South 24 Parganas, West Bengal, India, PIN - 743510, Sex: Male, By Caste: Muslim, Occupation: Business, Caret of India, PAN No - DCCPA488CP Status : Representative, Representative of - EXCELLA REALTORS PRIVATE LIMITED (as Director)
2	Mr SUPRIYA KUMAR PATRA (Presentant) Son of Mr. Anil Kumar Patra Mahon - Rallapur, Purba Medinipur, P.O - Madhatpur, P.S - Dimpalpur, District -Purba Medinipur, West Bengal, India, PIN - 721020, Sex: Male, By Caste: Hindu, Occupation: Business, Caret of India, PAN No - DCCPP2001E Status : Representative, Representative of - EVANGIE INFRASTRUCTURE PRIVATE LIMITED (as Director)

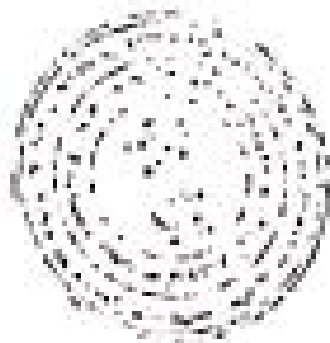
Identifier Details :

Name & address
Mr SAPTARISHI RAY Son of Mr. Anil Kumar RAY 5A/27 SAI FLAME CITY, P.O - SECHIDHAWAN, P.S - East Sechenagar, District -North 24 Parganas, West Bengal, India, PIN - 700051, Sex: Male, By Caste: Hindu, Occupation: Advocate, Caret of India, Identifier: Mr RAHUL AMIN MOLLA, Mr SUPRIYA KUMAR PATRA

More information of the Deed - +1523 994222018-16/08/2018

27/08/2018 Query No - 1523150021 152315918 Deed No - 152309422 12018. Document is digitally signed

2018/08/27 10:00 AM



Transfer of property for L1		
Sl.No	From	To, with area (Name-Area)
1	EXCELLA REALTORS PRIVATE LIMITED	EVANE INFRASTRUCTURE PRIVATE LIMITED-11 Dec
Transfer of property for L2		
Sl.No	From	To, with area (Name-Area)
1	EXCELLA REALTORS PRIVATE LIMITED	EVANE INFRASTRUCTURE PRIVATE LIMITED-21 Dec
Transfer of property for L3		
Sl.No	From	To, with area (Name-Area)
1	EXCELLA REALTORS PRIVATE LIMITED	EVANE INFRASTRUCTURE PRIVATE LIMITED-3-5 Dec
Transfer of property for L4		
Sl.No	From	To, with area (Name-Area)
1	EXCELLA REALTORS PRIVATE LIMITED	EVANE INFRASTRUCTURE PRIVATE LIMITED-1-6-6 Dec
Transfer of property for L5		
Sl.No	From	To, with area (Name-Area)
1	EXCELLA REALTORS PRIVATE LIMITED	EVANE INFRASTRUCTURE PRIVATE LIMITED-0-7-5 Dec
Transfer of property for L6		
Sl.No	From	To, with area (Name-Area)
1	EXCELLA REALTORS PRIVATE LIMITED	EVANE INFRASTRUCTURE PRIVATE LIMITED-1-8-1 Dec

Endorsement For Deed Number ; 1 - 152333422 / 2018

On 16-08-2018

Certificate of Market Value (WB PWD rules of 2001)

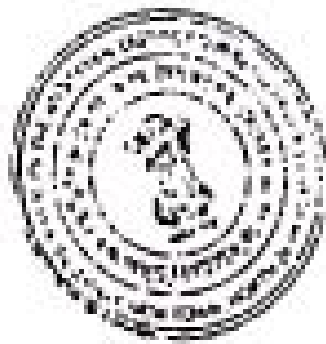
Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,54,34,012/-

Debasish Dhar
 ADDITIONAL DISTRICT SUB-REGISTRAR
 OFFICE OF THE A.D.S.R. RAJAHAT
 North 24 Parganas, West Bengal

More Information of the Deed - 1-1523 09422/2018-16/08/2018

27/08/2018 Query No - 15231564223359/2018 Deed No. 1- 152309422 / 2018 Document is digitally signed

Page 21 of 25



07-08-2018

Admission (Under Section 52 & Rule 22A(1) 4C(1), W.B. Registration Rules, 1962)

Admitted for registration at 17.30 hrs. on 07-08-2018, of the Private instrument by Mr. SUPRIYA KUMAR PATRA .

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

Execution is admitted on 07-08-2018 by Mr. RAHUL ANIL KOLLA, Director, EXCELLA REALTORS PRIVATE LIMITED (Private Limited Company), 291/52, Karkha, Mondal Gane, V.I.P. Road, Koka, P.O - Airport, P.S - Bagmati, District -North 24 Parganas, West Bengal, India, PIN - 700052

Identified by Mr. SAPTARSHI RAY, . . . Son of Mr. AJIT KUMAR RAY, SA-27 SALT LAKE CITY, P.O. SECH BHAWAN, Thana - East Badhanagar, . North 24 Parganas, WEST BENGAL, India, PIN - 700091, by caste Hindu, by profession Advocate

Execution is admitted on 07-08-2018 by Mr. SUPRIYA KUMAR PATRA, Director, EVANGI INFRASTRUCTURE PRIVATE LIMITED (Private Limited Company), 59411, Drishwedas Road, Kohna, Block/Sector "Bima Abasan", Flat No. E211, 1st Floor, P.O - Sreebhumi, P.S - Lake Town, District -North 24 Parganas, West Bengal, India, PIN - 700049

Identified by Mr. SAPTARSHI RAY, . . . Son of Mr. AJIT KUMAR RAY, SA-27 SALT LAKE CITY, P.O. SECH BHAWAN, Thana - East Badhanagar, . North 24 Parganas, WEST BENGAL, India, PIN - 700091, by caste Hindu, by profession Advocate

Debanish Chak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

On 16-08-2018

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 43 (2) of Indian Stamp Act 1899

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 211/- (E = Rs 211/-) and Registration Fees paid by Cash Rs 211/-

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

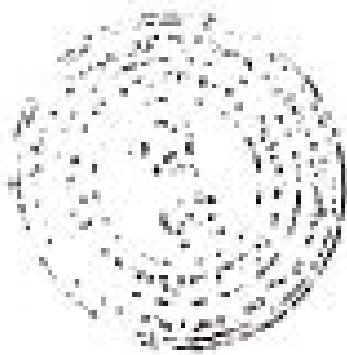
1. Stamp Type: Impressed, Serial no 1277, Amount: Rs 100/-, Date of Purchase: 07/08/2018, Vendor name: M Datta

Debanish Chak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24 Parganas, West Bengal

Major Information of the Deed - 1-1523-09422/0018-16/08/2018

27/08/2018 Query No. 1523150022/0018/2018 Deed No. 1-1523/09422/2018 [Document is digitally signed]

Page 14 of 28

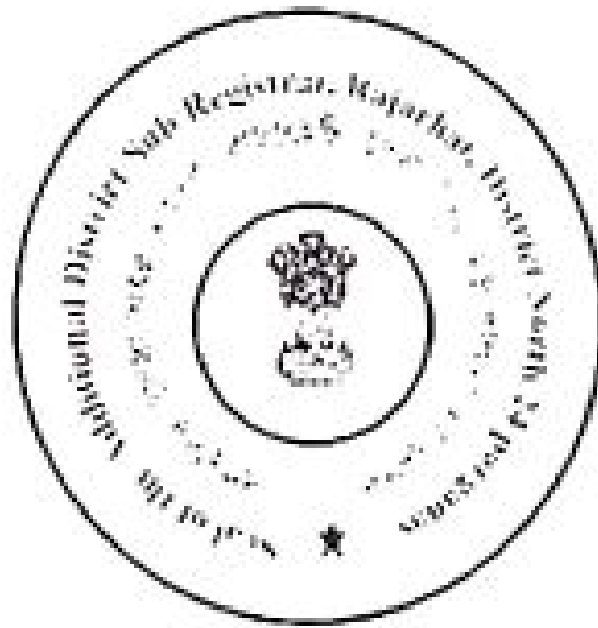


Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2018, Page from 311982 to 312007

being No 152309422 for the year 2018.



Digitally signed by DEBASISH DHAR
Date: 2018.08.27 12:13:29 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 27-08-2018 12:12:34 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)

