

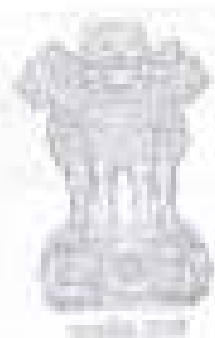
09/05

I-2770/17

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100



रु. 100

ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

अधिकार का यह प्रमाण पत्र केवल  
अधिकारी के अग्रहण के लिए ही  
वैध है अन्यथा यह अमान्य है। 365200

General Manager  
BANK OF BARODAS  
MUMBAI  
D. JUN 2017

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that, We, (1) M/s. Madhu Estates Private Limited, holding PAN: AAECM1849C, (2) M/s. Madh Housing Private Limited, holding PAN: AAECM1849C, (3) M/s. Gupta Nimes Private Limited, holding PAN: AAECM1849C (4) M/s. Madhu Estate Private Limited, holding PAN: AAECM1849C (5) M/s. Madh Property Private Limited, holding PAN: AAECM1849C (6) M/s. Sanyam Estates Private Limited, holding PAN: AAECM1849C, (7) M/s. Nandan Housing Private Limited holding PAN: AAECM1849C, (8) M/s. Madh Mahipal Private Limited, holding PAN: AAECM1849C

SHAGRATHI ADSSAN PVT. LTD.

Authorized Signatory / Director

07916

05 MAY 2017

No. No. \_\_\_\_\_ Date \_\_\_\_\_  
Name \_\_\_\_\_  
Add. \_\_\_\_\_  
City \_\_\_\_\_

BANJAY KUMAR JAIN  
ADVOCATE  
MERCURIES, CALCUTTA



SOHINI A CHANDA  
District Judge (order)  
W.B.C.S. (1984) 1047

সহকারী জজ  
কলকাতা  
০৫ মে ২০১৭

~~Omprakash Mishra~~  
~~Advocate~~  
~~10/10, Park Road~~  
~~Calcutta~~

~~\_\_\_\_\_~~  
~~\_\_\_\_\_~~

(A) M/s. Prachi Housing Private Limited, holding PAN: AADCP5425G (B) M/s. Purvina Promoters Private Limited, holding PAN: AADCP5438E, all Private Limited Companies within the meaning of Companies Act, 2013, having their respective Offices at: 17/1, Landowners Terrace, P. S. - Lake, Kolkata - 700 026, represented by their Authorized Signatory Mr. Aditya Agarwal, son of Mr. Sant Agarwal, holding PAN No. : AFEPA7678D, and presently residing at 16/7 Palm Avenue, P. S. - Karaya, Kolkata- 700 026, for the sake of brevity hereinafter called, referred and identified as the "EXECUTANT/OWNERS" (which term and/or expressions, unless repugnant to the context or meaning thereof, shall mean, imply and include their Directors, managers, legal heirs, partners, administrators and permitted assigns) do hereby nominate, appoint and constitute M/s. HIRAGIRATHI ARAKAN PRIVATE LIMITED, PAN No. : AAHC87435L, a Private Limited Company within the meaning of Companies Act, 2013, having its Registered Office at: 17/1, Landowners Terrace, P. S. - Lake, Kolkata - 700 026, represented by its Authorized Signatory: SHRI HARMYARDHAN MODI, PAN No. : PAVAD7PM3040S, son of Shri Ashok Kumar Modi, residing at 17/1, Landowners Terrace, P. S. - Lake, Kolkata - 700 026, P. S. - Lake, hereinafter for the sake of brevity called, referred and identified as the "the CONSTITUTED ATTORNEY/DEVELOPER", which term and/or expressions, unless repugnant to the context or meaning thereof, shall mean, imply and include its Directors Officers, managers in office and permitted assigns) as our true and lawful Attorney

### WHEREAS

- It is one of the basic understanding between the Owners and the Developer which stands with regard to the development of the matter specified in this Agreement of the Property/Land abutting total 22 (Twenty Two) Kanals 09 (Nine) Chittak 44 (Forty Four) Sqft. More lying at and being municipal premises No. 963, Uttar Pochhi Faridabad, Kolkata - 700104, now as "EDEN HORIZON" comprised in R.R. Chg no.- 4029, 4030, 4071, 4080, 4081 under H.S. Khata no. 79 and 1160, in Mazra - Barhata Faridabad, Police Station - Sonarpur, under Rajar Sonarpur Municipality Ward No. 28, within the limit of District South 24 Parganas, West Bengal, together with all title, benefits, interests, advantages, claims, demands, usufruct and tangible and intangible rights of whatsoever or whatsoever nature of the Owners in the above property by constructing new residential/commercial buildings (Project) with the object of selling the units/apartments/dwaps offices etc. parts/ constructed units comprised therein the said Project agreed among the Parties entered into a Development Agreement dated 26/01/17 date

HIRAGIRATHI ARAKAN PRIVATE LIMITED



Authorized Signatory/ Director



Registrar General of Companies  
Registrar, M.S. Dept. of  
Registration of Companies  
Alipore, South of Park Street

**24 JAN 2017**

MADHURJI ASSURANCE PVT. LTD.

Authorized Signatory

registered vide Deed No. 2766 for the year 2017 with the office at D.H.R. -IV, South 24-  
Purpura, Alipore, Kolkata.

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/revalidated/modified shared by the Planning Authority as well as for constitution of the Corporation 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 80 % of the said property and Owner's Allocation being 20 % of the said property as terms of the development agreement and the Developer shall take the entire constructed areas or saleable spaces including car parking space, open areas, etc. and shall divide the entire proceeds as mentioned specified in the said development agreement.

D. It has also been mutually agreed between the parties hereto 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 and other 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 cause any consent or 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 / Escalator in the event of effecting 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 and other 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 induce any consent 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.

WITNESSED AND SIGNED BY THE

  
DEVELOPER



REGISTRAR OF COMPANIES  
KALUWATHARUWA  
REGISTRATION ACT, 1982  
ALPOTA, SOUTH ZONAL OFFICE

**5 JUN 2013**

SHADINATH ABASAH PVT. LTD.

*[Signature]*  
Director / Secretary

- F. In terms of such clause in the development agreement, we, the Executives/Devserv do and each of us doth hereby nominate, constitute and appoint **M/S. BHADRATHI ABASAN PRIVATE LIMITED**, represented by its Authorized Signatory, **SHRI HARSHVARDHAN MISHRA**, son of Shri Ashok Kumar Mishra, working for years at 171, Laxmikanta Terrace, P. S. - Lake, Kolkata - 700 026, P. S. - Lake, 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 amongst all or any of the following acts, deeds, matters and things for us and on our behalf and in our name in respect of Land measuring 22 (Twenty Two) Katha 09 (Nine) Chitak 44 (Fourty Four) Sqft. situate lying at and being municipal premises No. 863, Uttar Purba Faridabad, Kolkata - 700084, now as "**EDEN HORIZON**" comprised in R.S. Dag no-4128, 4038, 4071, 4098, 4081 under R.S. Khata no. 29 and 1100, in Misra - Barhata Faridabad, Police Station - Sonarpur, under Rajpur Sonarpur Municipality Ward No. 28, within the limit of District Block 24 Patgram, West Bengal, hereinafter referred to as the said property) minutely and particularly described in the schedule herein below :
- To take all necessary steps and to sign all papers, documents as to be required and to apply for extension, mutation, amalgamation, etc. of the nature of the said Property before the concerned Block Land and Land Revenue Officer and to appear before all or any authorities for such extension and to sign and submit all papers, applications and documents in connection with the same for us and on our behalf.
- 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.
- To prepare building plan or plans for the construction of a suitable building on the said heredit 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 similar 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.
- To cause the submission of plans for the said Property to be prepared and submitted before the concerned Block Land and Land Revenue Officer and then to have the same

**BHADRATHI ABASAN PVT. LTD.**

*(Signature)*  
Authorized Signatory, Director



الجمهورية العربية السورية  
الوزارة العامة للزراعة والري  
القاهرة - مصر  
2023

الوزارة العامة للزراعة والري

القاهرة - مصر



interior and exterior installation, removal or validation by the planning authority with the consent of the concerned owners and to pay fees, costs and charges for such interior modifications, alteration or installation and structure and upon completion of work, to obtain electricity connection from CEBC 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 certificate from the planning authority for as and on our behalf.

To carry out, manage, attend to and deal with and manage all works of consolidation of holdings and / or the Premises and any other in which we have or shall hereafter be interested or concerned at all times in such manner as our said Attorney shall deem fit and proper.

To deal with all authorities including but not limited to the Block Land and Land Revenue Officer and the concerned Municipality and other statutory authorities including but not limited to Reserve Bank of India, Development Authority, Town and Country Planning authorities, MCD, 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 attend all plans, papers, documents, statements, certificates, declarations, affidavits, applications, returns, confirmations, consents, submissions and other auxiliary papers, as to be required, in this regard for as 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.

To develop and construct a residential building in our property measuring more or less 22 (Twenty Two) Kathas 18 (Niner Chhatak-44 (Forty Four) Sqft, situated within Manik-Barkhan Faridabad, Police Station - Sonarpur, adjoining to R.B. Clug no. - 4629, 4630, 4671, 4680, 4681 under R.B. Khatian no. 11 and 1180, being Municipal Plot No. - 963, UTTAM PERHA FARIDABAD, KOLKATA - 700044, District- 24 Parganas/Southern, under Rajpur Sonarpur Municipality Ward No. 28, which is specifically mentioned in the schedule property.

MANIKBARKHAN RESIDEX PVT. LTD.

  
Attorney for the Plaintiff



Alberta, South West Corporate  
5 JAN 2012

THAYYARATHI KESAVAN PVT. LTD.

Authorized Signatory / Director

To appoint Architects, Contractors, Sub-Contractors, Electricians, Plumbers or any other persons, organizations as may be required from time to time for the purpose of development and construction of proposed multi-storied building in respect of the schedule property and with their services on our behalf.

To negotiate on terms for and to agree to and enter into and execute any agreement for sale and well in respect of proposed flats and/or the open buildings and parking spaces in proposed multi-storied building in respect of our schedule landed property lying at Mirzan - Bahaman Park Road, P.O. - Serampore, fully mentioned and described in the schedule hereto in my immediate purchase or purchases at such price which the said Attorney, in his absolute discretion, thinks fit and proper and / or to repudiate the same and to take advices or permits in respect of "Agreement for Sale" and Deed of Conveyance in respect of Flats and/or parking space to be constructed in the said property and to give permission in respect of proposed flats and/or parking space to be constructed in the said schedule property as and when necessary on such terms and conditions as the 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", "Demolition letter", "No-objection certificate", etc. and to appear before any Registrar or Sub-Registrar or Registrar of Assurances and/or every other authority by the law to accept a document for registration.

10. To enter into any contract, agreement, right of occupancy and other agreement with any person or persons, intending to own and/or occupy Flats, Lifts, Car Parking spaces and other constructed non-schedule spaces comprised in the sale of the said Property and for that to sign execute and deliver all papers deeds, notifications, documents, instruments and writings and do all acts deeds and things, including to make refunds and payments to them on any account whatsoever and also to deal with the space and rights of such person or persons in such manner as the said Attorney may think fit and proper.

11. To take, demand, sue for, receive, realize and collect all moneys, current moneys, considerations, premiums, fees, Commission costs, deposits, advances, compensations, interests, damages, payments whatsoever due in respect of Flats, Lifts, Car Parking spaces and other constructed non-schedule spaces.

BRADSHAW JAGANNATH PVT. LTD.

Authorized Signatory



SECRETARY  
MINISTRY OF  
INDUSTRIAL DEVELOPMENT  
AND TRADE  
Khartoum, Sudan  
**8 JUN 2012**

**SHADRATH ABDEL FTY LTD.**

*[Signature]*  
General Manager





சென்னை நகராட்சி நிர்வாகப் பேரவை  
நிர்வாககர்  
சென்னை நகராட்சி  
சென்னை, தமிழ்நாடு  
2.10.2012

SHARATHANANDAN PVT. LTD.

Authorized Signatory

Advocates or 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 under the said lease/special parking spaces.

18. To sign and verify and execute all pleadings, affidavits, petitions, review petitions in Commission with any suit proceeding, appeals, writs, reviews before any Tribunal, Authority, Court, Tribunal, Magistrate or any other person for and on our behalf.
19. To appear and represent us in Urban Land Ceiling Authority and to file necessary application or petition to obtain N.G.C. if any from Government and to take necessary steps therein in respect of said N.G.C. or any other act or steps required before the said authority or authorities on our lawful Attorney's advice, file and prepare.
20. To present any such deed or deeds of sale, conveyance or conveyances or other documents or documents for registration when required and to attend 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 such deeds and things which our said Attorney shall consider necessary for the transferring and conveying the schedule property.
21. 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, Rajgarh District Municipality, Kothari Municipal Corporation, Kothari Improvement Trust, K.M.I.A., Fire Brigade Authority, Commissioners of local Division in all matters and things relating to management and development of our schedule property.
22. 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 Courts and Sessions, Munsiff, Adalat and also in all Civil and Original courts subordinate to the several High courts in India before all judicial or executive officers, ministerial officers, Magistrates and other authorities whatsoever Union Board, Union Court, District Revenue Board, Home Dept.

SHAGWATH ABHAI PVT. LTD.

  
Authorized Signatory, Mumbai





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 Revenue Officer's Court in all states now constituted or to be constituted within the official Union of India and to sue, defend, compromise, receive, accept, and to sign and discharge all and every petition or petitions, writs, applications whatsoever and whatsoever who are and hereafter may or shall be indebted to us AND also to compromise suits, to affirm, compromise and sign all such suits, decrees and transactions and for the purpose to execute the same execute documents, agreements releases and discharges and also to execute and appoint attorneys, advocates, pleaders, mediators, conveyance agents or other statutory agents or other persons or persons and to give delivery or sign and warrant to processes or orders in the several courts aforesaid more specifically to execute Vakatsnamas, all such orders or process or intimation may require also to sign and verify plaints, petitions, written statements, valuation statements for the purpose of Court Fees and self valuation 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 hereafter to be enacted by the Central or Local Legislature or be lodged, served or filed on our behalf in our personal capacity.

23. To demand and for receive payment of money & interest and give effectual receipts and discharge for all accounts for money, debts, goods, merchandise, notes, cheques, effects and things of us to which We will or may become possess of or entitled to or which are or may become due owing payable deliverable or receivable to us from or by any person or persons whatsoever or any firm or firms body or bodies of companies whatsoever.

24. To appear, defend, settle and defend or compromise 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 or corporations whatsoever.

25. 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.

**SHARADHANI ABASANI PVT. LTD.**

  
Authorized Signatory / Director



UNITED STATES DEPARTMENT OF COMMERCE  
NATIONAL BUREAU OF STANDARDS  
NIST  
100 BUREAU DRIVE  
GAITHERSBURG, MARYLAND 20899

9 JAN 2017

RECEIVED  
NIST  
100 BUREAU DRIVE  
GAITHERSBURG, MARYLAND 20899

HE IT IS EXPRESSLY stated that this power of attorney shall not create, constitute or constitute any kind of liability or benefit of the said Attorney and the attorney has the right to enter into any correspondence, contracts, agreements etc. in respect of purchase of any Flats, Units, Car parking spaces and other constructed areas/usable spaces of the said project.

AND GENERALLY to do execute and perform all other lawful acts, matters and things in the 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 in the herein shall be deemed 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 remaining more or less 22 (Twenty Two) Kathas of (Nine) Chitak 44 (Ninety Four) Sqft. of area lying or and being portions No. 963, 1114B PUSHA FORTABAD, KOLKATA - 700084, commonly known as "EDEN HORIZON" adjoining to R.S. Dtg no. - 4029, 4038, 4071, 4080, 4081 under R.S. Cluster no. 18 and 1162, in Mouza - Barham Fortabad, Palki Station - Sonapur, under Rajpur Sonapur Municipality Ward No. 28, within the limit of District South 24 Pargana, West Bengal.

- ON THE NORTH : Land of R. S. Dtg No- 4071 (P) & 4072 -
- ON THE SOUTH : Land of R. S. Dtg No- 4029 (P) & 4038 & municipal road
- ON THE EAST : Land of R. S. Dtg No- 4079 & other's land.
- ON THE WEST : Land of R. S. Dtg No- 4071 (P)

OR IN WHICHEVER OTHERWISE the same may use or in our hereinafter write or may obtain legal boundary with known or defined district of (delineated):

SHAGRITHI AGARAN PVT. LTD.

  
Anand Kishore (Director)



IN WITNESS WHEREOF, We have caused this POWER OF ATTORNEY to be  
done on 5th day of June Year Thousand and Seventeen (2017 A.D.)

SIGNED AND DELIVERED by the  
WORTH TRUST Executors  
in the presence of

- 1) Mr. S. S. (Capt. Retd.)  
771 Laxminagar Terrace  
Kolkata - 26
- 2) Rajit Mukhopadhyay  
771 Laxminagar Terrace  
Kolkata - 26

- Madhur Finance Private Limited
- Manik Housing Private Limited
- Libert Finance Private Limited
- Abacus Estate Private Limited
- Met Property Private Limited
- Narayan Estate Private Limited
- Narayan Housing Private Limited
- Maha Mahalaxmi Private Limited
- Prachi Housing Private Limited
- Punjab Promoters Private Limited

[Signature]  
SIGNATURE OF EXECUTORS/OWNERS

SHALWATI AGGARWAL PVT. LTD  
[Signature]  
Authorized Signatory - Director

SIGNATURE OF ATTORNEY

Witnessed & prepared by  
an independent friend of client

Agnisree Chakrabarty  
Advocate  
Hipra court, Kolkata  
(F/919/2011)

SHALWATI AGGARWAL PVT. LTD  
[Signature]  
Authorized Signatory - Director



Registrar General  
Registry of Births, Deaths and Marriages  
Republic of Singapore

5 JUN 2017

REGISTRAR GENERAL

*[Handwritten signature]*



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Left Hand					
Right Hand					

Name:  
Address:

*Abdullah Hamed*



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Right Hand					

Name:  
Address:

*Abdullah Hamed*

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Name:  
Address:

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Right Hand					

Name:  
Address:

Abdullah Hamed  
*[Signature]*  
Abdullah Hamed



UNITED STATES DEPARTMENT OF JUSTICE  
FEDERAL BUREAU OF INVESTIGATION  
WASHINGTON, D.C. 20535

**8 JUN 2012**

BRANDON P. HARRIS

*[Handwritten signature]*

Special Agent in Charge







SHANGHAI ... CO., LTD.

*[Handwritten signature]*





SHARADHA JYOTHI PVT. LTD.

A handwritten signature in black ink, appearing to be 'S. Jyoti', written over a horizontal line.

Authorized Signatory



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*Handwritten text*



HYABRAME... PVT. LTD.

*[Handwritten Signature]*  
Authorized Signatory



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सदस्यको विभागा  
सदस्यको विभागा  
सदस्यको विभागा

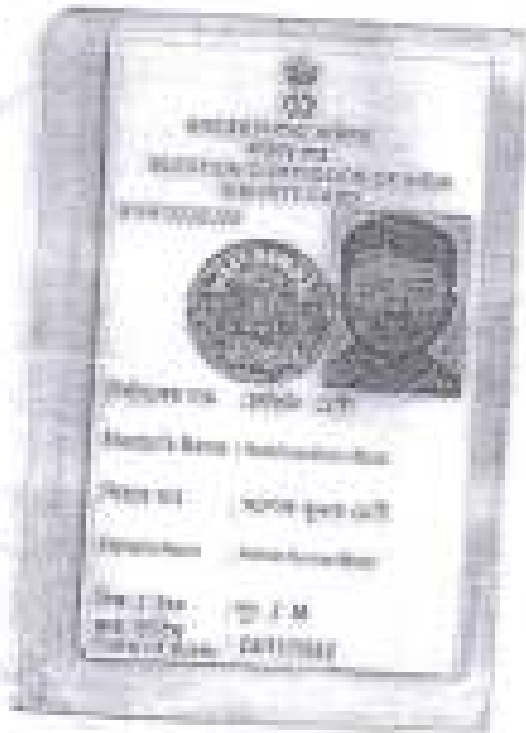


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**Government of West Bengal  
Directorate of Registration & Stamp Revenue**

**e-Assessment Slip**

Query No / Year	1804-1008194769/2017	Office where deed will be registered
Query Date	05/05/2017 12:08:48 PM	D. S. R. - IV SOUTH 24-PARGANAS District West Bengal - Parganas
Applicant Name	Somen Mahto	
Address & Other Details	High Court Trans - Part 5, District: Purulia, WEST BENGAL, India (a) 9011443432, Sakin Adhokar	
Transaction		Additional Transaction
1011B) Sale, Development Power of Attorney after Registered Development Agreement		
Self Worth value		Market value
Rs. 0/-		Rs. 4,02,04,992/-
Total Stamp Duty Payable(SD)		Total Registration Fee Payable
Rs. 0.00 (Circle 48(1))		Rs. 38/- (Article 5, MD, H)
Market Fee Payable	Specified rate of Proportion of Deed	Amount of Stamp Duty to be Paid by Post Auction Stamp
		Rs. 100/-
Remarks	Development Power of Attorney after Registered Development Agreement of (Court - Kolkata), 180412769/2017. Received Rs. 60/- (PFT) and 100/- from the applicant for issuing the assessment slip.(Urban area)	

**Land Details :**

District: South 24-Parganas, P. S.- Sonarpur Municipality, RAJNIGI BHOWANPUR, Mouza: Baransa Fatada, Revenue No: 802, Ward No: 28

Sl. No.	Plot Number	Khatian Number	Land Use Proposed	Area of Land (Sq Ft)	SelfWorth Value (In Rs.)	Market Value (In Rs.)	Other Details
1	1804-1008	82-28	Reside	22 Kana 8 Chakr 44 Sq Ft	0/-	4,02,04,992/-	Property is not mortgaged
<b>Grand Total :</b>					<b>1</b>	<b>4,02,04,992/-</b>	

**Structure Details :**

Sl. No.	Structure Details	Area of Structure	SelfWorth Value (In Rs.)	Market value (In Rs.)	Other Details
01	On Land 1/1	1000 Sq Ft	0/-	1,00,000/-	Structure Type: Structure
Gr. Floor, Area of Plot : 1000 Sq Ft, Residential Use, Completed Floor, Age of Structure (Year):, Roof Type: , Tax Status, Extent of Completion: Complete					
<b>Total</b>		<b>1000 sq ft</b>	<b>1/-</b>	<b>1,00,000/-</b>	

Directorate of Registration & Stamp Revenue

Assistant Commissioner



*[Handwritten signature]*

Principal Details

Sl No	Name & address	Status	Execution Address Details
1	M/s Maanvi Endave Private Limited 171, Landowners Terrace, P.O.- Sarat Bose Road, P.S.- Lala, District-South 24-Parganas, West Bengal, India, PIN - 700028 PAN No.: AACCM1881C, Status: Organization, Executed by Representative	Organization	Executed by Representative
2	M/s Mera Housing Private Limited 171, Landowners Terrace, P.O.- Sarat Bose Road, P.S.- Lala, District-South 24-Parganas, West Bengal, India, PIN - 700028 PAN No.: AACCM1880D, Status: Organization, Executed by Representative	Organization	Executed by Representative
3	M/s Lagan Kishor Private Limited 171, Landowners Terrace, P.O.- Sarat Bose Road, P.S.- Lala, District-South 24-Parganas, West Bengal, India, PIN - 700028 PAN No.: AACCL1883N, Status: Organization, Executed by Representative	Organization	Executed by Representative
4	M/s Mahary Estate Private Limited 171, Landowners Terrace, P.O.- Sarat Bose Road, P.S.- Lala, District-South 24-Parganas, West Bengal, India, PIN - 700028 PAN No.: AACCM1880K, Status: Organization, Executed by Representative	Organization	Executed by Representative
5	M/s Mera Housing Private Limited 171, Landowners Terrace, P.O.- Sarat Bose Road, P.S.- Lala, District-South 24-Parganas, West Bengal, India, PIN - 700028 PAN No.: AACCM1880B, Status: Organization, Executed by Representative	Organization	Executed by Representative
6	M/s Seering Endave Private Limited 171, Landowners Terrace, P.O.- Sarat Bose Road, P.S.- Lala, District-South 24-Parganas, West Bengal, India, PIN - 700028 PAN No.: AACCH08004, Status: Organization, Executed by Representative	Organization	Executed by Representative
7	M/s Mera Housing Private Limited 171, Landowners Terrace, P.O.- Sarat Bose Road, P.S.- Lala, District-South 24-Parganas, West Bengal, India, PIN - 700028 PAN No.: AACCH0801R, Status: Organization, Executed by Representative	Organization	Executed by Representative
8	M/s Mera Multiple Private Limited 171, Landowners Terrace, P.O.- Sarat Bose Road, P.S.- Lala, District-South 24-Parganas, West Bengal, India, PIN - 700028 PAN No.: AACCM1848C, Status: Organization, Executed by Representative	Organization	Executed by Representative
9	M/s Mera Housing Private Limited 171, Landowners Terrace, P.O.- Sarat Bose Road, P.S.- Lala, District-South 24-Parganas, West Bengal, India, PIN - 700028 PAN No.: AACCM1881L, Status: Organization, Executed by Representative	Organization	Executed by Representative
10	M/s Panna Properties Private Limited 171, Landowners Terrace, P.O.- Sarat Bose Road, P.S.- Lala, District-South 24-Parganas, West Bengal, India, PIN - 700028 PAN No.: AACCP94344, Status: Organization, Executed by Representative	Organization	Executed by Representative

ERAGUPTHI SANKARAYI, ITR







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ಇವುಗಳಿಗೆ ಸಂಬಂಧಿಸಿದಂತೆ  
ಇವುಗಳಿಗೆ ಸಂಬಂಧಿಸಿದಂತೆ

Transfer of property for L1		
Sl.No	From	To, with area (Name-Area)
1	M/s Madhav Enclave Private Limited	M/s Bhagwati Abasan Private Limited-3.7328 Dec
2	M/s Madhav Housing Private Limited	M/s Bhagwati Abasan Private Limited-3.7328 Dec
3	M/s Lagan Korman Private Limited	M/s Bhagwati Abasan Private Limited-3.7328 Dec
4	M/s Memory Enclave Private Limited	M/s Bhagwati Abasan Private Limited-3.7328 Dec
5	M/s MKA Property Private Limited	M/s Bhagwati Abasan Private Limited-3.7328 Dec
6	M/s Navrang Enclave Private Limited	M/s Bhagwati Abasan Private Limited-3.7328 Dec
7	M/s Narmada Housing Private Limited	M/s Bhagwati Abasan Private Limited-3.7328 Dec
8	M/s Nishi Multiple Private Limited	M/s Bhagwati Abasan Private Limited-3.7328 Dec
9	M/s Pooja Housing Private Limited	M/s Bhagwati Abasan Private Limited-3.7328 Dec
10	M/s Purana Promoters Private Limited	M/s Bhagwati Abasan Private Limited-3.7328 Dec

Transfer of property for S1		
Sl.No	From	To, with area (Name-Area)
1	M/s Madhav Enclave Private Limited	M/s Bhagwati Abasan Private Limited-100 Sq Ft
2	M/s Madhav Housing Private Limited	M/s Bhagwati Abasan Private Limited-100 Sq Ft
3	M/s Lagan Korman Private Limited	M/s Bhagwati Abasan Private Limited-100 Sq Ft
4	M/s Memory Enclave Private Limited	M/s Bhagwati Abasan Private Limited-100 Sq Ft
5	M/s MKA Property Private Limited	M/s Bhagwati Abasan Private Limited-100 Sq Ft
6	M/s Navrang Enclave Private Limited	M/s Bhagwati Abasan Private Limited-100 Sq Ft
7	M/s Narmada Housing Private Limited	M/s Bhagwati Abasan Private Limited-100 Sq Ft
8	M/s Nishi Multiple Private Limited	M/s Bhagwati Abasan Private Limited-100 Sq Ft
9	M/s Pooja Housing Private Limited	M/s Bhagwati Abasan Private Limited-100 Sq Ft
10	M/s Purana Promoters Private Limited	M/s Bhagwati Abasan Private Limited-100 Sq Ft

BHAGWATI ABASAN PVT LTD.

  
Authorized Signatory / Director

Notes:

1. The given information are found correct. Due to assessment made stands correct.



भारत सरकार  
स्वास्थ्य विभाग  
नई दिल्ली

### Major Information of the Deed

Deed No.:	I-1804-02770/2017	Date of Registration	05/06/2017
Query No./Year	1804-1000194788/2017	Office where deed is registered	
Query Date	05/06/2017 12:08:49 PM	D/S/R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Suresh Mishra High Court, Thana - Hare Street, District - Kolkata, WEST BENGAL, Mobile No. - 9051449430, Status: Advocate		
Transaction	Auction/Transfer		
[B134] Sale, Development Power of Attorney after Registered Development Agreement			
Set forth value	Market Value		
Rs. 24-	Rs. 4,10,94,952/-		
Stamp Duty Paid (50%)	Negotiation Fee Paid		
Rs. 100- (Article 45g)	Rs. 30- (Article E, Mpto. II)		
Remarks	Development Power of Attorney after Registered Development Agreement of (Deed No./Year)- 1804037502017. Received Rs. 50- ( FIFTY only ) from the applicant for issuing the assent slip (Urban area).		

#### Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SHARPUJ, Mouza: Saptari Fortabad, Pensions No. 05, Ward No. 29

Sch No.	Plot Number	Khatian Number	Land Use Proposed	Land Use RCN	Area of Land	Setforth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-4009	RS-39	Reside	Reside	22 Katha 9 Chatak 44 Sq Ft	1/-	4,07,94,952/-	Property is on Road
<b>Grand Total :</b>					<b>37.329Dec</b>	<b>1/-</b>	<b>407,94,952/-</b>	

#### Structure Details :

Sch No.	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1000 Sq Ft	1/-	3,00,000/-	Structure Type: Structure
Gr. Floor, Area of foot : 1000 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 07yrs, Roof Type: Tiles-Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>1000 sq ft</b>	<b>1/-</b>	<b>3,00,000/-</b>	

#### Principal Details :

Sl. No.	Name, Address, Photo, Finger print and Signatures
1	<b>Ms Madhur Enclave Private Limited</b> F/11, Lansdowne Terrace, P.O.- Sural Bose Road, P.S:- Lake, District-South 24-Parganas, West Bengal, India, PIN - 700026, PAN No. - AAECM1851C, Status: Organization, Executed by: Representative
2	<b>Ms Maink Housing Private Limited</b> F/11, Lansdowne Terrace, P.O.- Sural Bose Road, P.S:- Lake, District-South 24-Parganas, West Bengal, India, PIN - 700026, PAN No. - AAECM1850D, Status: Organization, Executed by: Representative
3	<b>Ms Lagan Nimran Private Limited</b> F/11, Lansdowne Terrace, P.O.- Sural Bose Road, P.S:- Lake, District-South 24-Parganas, West Bengal, India, PIN - 700026, PAN No. - AAECM1853N, Status: Organization, Executed by: Representative

ELECTRONIC ASSENT slip L134

  
Suresh Mishra

4	<b>M/s Memory Estate Private Limited</b> 171, Lansdowne Terrace, P.O.- Sarat Bose Road, P.S.- Lake, District-South 24-Parganas, West Bengal, India, PIN- 700026, PAN No.: AACCN1860B, Status- Organization, Executed by: Representative
5	<b>M/s Milk Property Private Limited</b> 171, Lansdowne Terrace, P.O.- Sarat Bose Road, P.S.- Lake, District-South 24-Parganas, West Bengal, India, PIN- 700026, PAN No.: AACCN1860B, Status- Organization, Executed by: Representative
6	<b>M/s Nanning Enclave Private Limited</b> 171, Lansdowne Terrace, P.O.- Sarat Bose Road, P.S.- Lake, District-South 24-Parganas, West Bengal, India, PIN- 700026, PAN No.: AACCN0805M, Status- Organization, Executed by: Representative
7	<b>M/s Namrata Housing Private Limited</b> 171, Lansdowne Terrace, P.O.- Sarat Bose Road, P.S.- Lake, District-South 24-Parganas, West Bengal, India, PIN- 700026, PAN No.: AACCN0831R, Status- Organization, Executed by: Representative
8	<b>M/s Mohini Multiplex Private Limited</b> 171, Lansdowne Terrace, P.O.- Sarat Bose Road, P.S.- Lake, District-South 24-Parganas, West Bengal, India, PIN- 700026, PAN No.: AACCN1849C, Status- Organization, Executed by: Representative
9	<b>M/s Prachi Housing Private Limited</b> 171, Lansdowne Terrace, P.O.- Sarat Bose Road, P.S.- Lake, District-South 24-Parganas, West Bengal, India, PIN- 700026, PAN No.: AACCP6435G, Status- Organization, Executed by: Representative
10	<b>M/s Purnima Promoters Private Limited</b> 171, Lansdowne Terrace, P.O.- Sarat Bose Road, P.S.- Lake, District-South 24-Parganas, West Bengal, India, PIN- 700026, PAN No.: AACCP5434H, Status- Organization, Executed by: Representative

#### Attorney Details :

Sl. No.	Name, Address, Photo, Finger print and Signature
1	<b>M/s Shagirathi Abasan Private Limited</b> 171, Lansdowne Terrace, P.O.- Sarat Bose Road, P.S.- Lake, District-South 24-Parganas, West Bengal, India, PIN- 700026, PAN No.: AACCB0742M, Status- Organization

#### Representative Details :


Sl. No.	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Aditya Agarwal</b> <b>(Presentant)</b> Son of Mr. Sarat Agarwal Date of Execution - 05/05/2017, . Admitted by Sec. Date of Admission, 05/05/2017, Place of Admission of Execution: Office			
	101, Palm Avenue, P.O.- Karaya, P.S.- Karaya, District-South 24-Parganas, West Bengal, India, PIN- 700005, Sex: Male, By Caste- Hindu, Occupation: Business, Citizen of India, PAN No.: AFEPAT678D Status- Representative, Representative of: M/s Madhur Enclave Private Limited (as Authorized signatory), M/s Milk Housing Private Limited (as Authorized signatory), M/s Lagan Niman Private Limited (as Authorized signatory), M/s Memory Estate Private Limited (as Authorized signatory), M/s Milk Property Private Limited (as Authorized signatory), M/s Nanning Enclave Private Limited (as Authorized signatory), M/s Namrata Housing Private Limited (as Authorized signatory), M/s Mohini Multiplex Private Limited (as Authorized signatory), M/s Prachi Housing Private Limited (as Authorized signatory), M/s Purnima Promoters Private Limited (as Authorized signatory)			

[18002221000@delhitechnology.com](mailto:18002221000@delhitechnology.com)

  
Authorized Signatory / Director

Name	Photo	Finger Print	Signature
<b>Mr Harshvardhan Modi</b> Son of Mr. Anshu Kumar Modi Date of Execution - 05/06/2017, Admitted by: Self, Date of Admission: 05/06/2017, Place of Admission of Execution: Office			
Jan 4 2017 1:49 PM JTS SAKSHI			05/06/2017
17/1, Lansdown Terrace, P.O. - Sarat Bose Road, P.S. - Lake, District - South 24-Parganas, West Bengal India, PIN - 700008, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: ADJPM30404 Status: Representative, Representative of: M/s Bhagnathi Abbas Private Limited (as Authorized signatory)			

**Identifier Details :**

Name & Address	
<b>Mr Somesh Mitra</b> Son of Mr. Debash R Mitra High Court Chakraborty, P.O. - G.P.O. P.S. - Hare Sheet, Kolkata, District - Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of India, Member Of Mr Adhy's Agency, Mr Harshvardhan Modi	05/06/2017
	

**BHAGNATHI ABBAS PVT. LTD.**



Authorized & Valid Power of Attorney

Transfer of property for L1		
Sl.No	From	To, with area (Name-Area)
1	M/s Madhav Enclave Private Limited	M/s Bhagwati Abasan Private Limited-3.7329 Dec
2	M/s Mark Housing Private Limited	M/s Bhagwati Abasan Private Limited-3.7329 Dec
3	M/s Lagan Naman Private Limited	M/s Bhagwati Abasan Private Limited-3.7329 Dec
4	M/s Memory Estate Private Limited	M/s Bhagwati Abasan Private Limited-3.7329 Dec
5	M/s Mark Property Private Limited	M/s Bhagwati Abasan Private Limited-3.7329 Dec
6	M/s Narsing Enclave Private Limited	M/s Bhagwati Abasan Private Limited-3.7329 Dec
7	M/s Navrati Housing Private Limited	M/s Bhagwati Abasan Private Limited-3.7329 Dec
8	M/s Mohan Multiple Private Limited	M/s Bhagwati Abasan Private Limited-3.7329 Dec
9	M/s Pooja Housing Private Limited	M/s Bhagwati Abasan Private Limited-3.7329 Dec
10	M/s Purima Promoters Private Limited	M/s Bhagwati Abasan Private Limited-3.7329 Dec

Transfer of property for S1		
Sl.No	From	To, with area (Name-Area)
1	M/s Madhav Enclave Private Limited	M/s Bhagwati Abasan Private Limited-100 Sq Ft
2	M/s Mark Housing Private Limited	M/s Bhagwati Abasan Private Limited-100 Sq Ft
3	M/s Lagan Naman Private Limited	M/s Bhagwati Abasan Private Limited-100 Sq Ft
4	M/s Memory Estate Private Limited	M/s Bhagwati Abasan Private Limited-100 Sq Ft
5	M/s Mark Property Private Limited	M/s Bhagwati Abasan Private Limited-100 Sq Ft
6	M/s Narsing Enclave Private Limited	M/s Bhagwati Abasan Private Limited-100 Sq Ft
7	M/s Navrati Housing Private Limited	M/s Bhagwati Abasan Private Limited-100 Sq Ft
8	M/s Mohan Multiple Private Limited	M/s Bhagwati Abasan Private Limited-100 Sq Ft
9	M/s Pooja Housing Private Limited	M/s Bhagwati Abasan Private Limited-100 Sq Ft
10	M/s Purima Promoters Private Limited	M/s Bhagwati Abasan Private Limited-100 Sq Ft

BHAGWATI ABASAN PVT. LTD

  
Authorized Signatory / Director

On 05-05-2017

**Certificate of Admissibility (Rule 43, W.B. Registration Rules, 1908)**  
Admitted under rule 21 of West Bengal Registration Rule, 1922 duly stamped under schedule 1A, Article number - 48 (i) of Indian Stamp Act 1899

**Presented Under Section 52 & Rule 124(3) 48(1), W.B. Registration Rules, 1908.**  
Presented for registration at 12-29 hrs. on 05-05-2017, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr Aditya Agarwal.

**Certificate of Market Value (MR 1941 rules of 2002)**  
Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 4,10,04,352/-

**Admission of Executor (Under Section 50, W.B. Registration Rules, 1908) [Draughtsmen's]**  
Executor is admitted on 05-05-2017 by Mr Aditya Agarwal, Authorized signatory, M/s Mohan Enclave Private Limited, 17/1, Lansdowne Terrace, P.O.- Sarat Bose Road, P.S.- Lake, District-South 24-Parganas, West Bengal, India, PIN - 700026, Authorized signatory, M/s Mark Housing Private Limited, 17/1, Lansdowne Terrace, P.O.- Sarat Bose Road, P.S.- Lake, District-South 24-Parganas, West Bengal, India, PIN - 700026, Authorized signatory, M/s Lagan Baran Private Limited, 17/1, Lansdowne Terrace, P.O.- Sarat Bose Road, P.S.- Lake, District-South 24-Parganas, West Bengal, India, PIN - 700026, Authorized signatory, M/s Mansoli Estate Private Limited, 17/1, Lansdowne Terrace, P.O.- Sarat Bose Road, P.S.- Lake, District-South 24-Parganas, West Bengal, India, PIN - 700026, Authorized signatory, M/s Mark Property Private Limited, 17/1, Lansdowne Terrace, P.O.- Sarat Bose Road, P.S.- Lake, District-South 24-Parganas, West Bengal, India, PIN - 700026, Authorized signatory, M/s Navrang Enclave Private Limited, 17/1, Lansdowne Terrace, P.O.- Sarat Bose Road, P.S.- Lake, District-South 24-Parganas, West Bengal, India, PIN - 700026, Authorized signatory, M/s Namrata Housing Private Limited, 17/1, Lansdowne Terrace, P.O.- Sarat Bose Road, P.S.- Lake, District-South 24-Parganas, West Bengal, India, PIN - 700026, Authorized signatory, M/s Mohan Multiplex Private Limited, 17/1, Lansdowne Terrace, P.O.- Sarat Bose Road, P.S.- Lake, District-South 24-Parganas, West Bengal, India, PIN - 700026, Authorized signatory, M/s Prachi Housing Private Limited, 17/1, Lansdowne Terrace, P.O.- Sarat Bose Road, P.S.- Lake, District-South 24-Parganas, West Bengal, India, PIN - 700026, Authorized signatory, M/s Purana Properters Private Limited, 17/1, Lansdowne Terrace, P.O.- Sarat Bose Road, P.S.- Lake, District-South 24-Parganas, West Bengal, India, PIN - 700026

Indebted by Mr Somesh Mishra, Son of Mr Debos K Mishra, High Court Calcutta, P.O:- G P O, Thana, Hare Street, City/Town: KOLKATA, Kolkata, WEST-BENGAL, India, PIN - 700021, by caste Hindu, by profession Advocate  
Executor is admitted on 05-05-2017 by Mr Harshvardhan Modi, Authorized signatory, M/s Bhagirathi Aashan Private Limited, 17/1, Lansdowne Terrace, P.O.- Sarat Bose Road, P.S.- Lake, District-South 24-Parganas, West Bengal, India, PIN - 700026  
Indebted by Mr Somesh Mishra, Son of Mr Debos K Mishra, High Court Calcutta, P.O:- G P O, Thana, Hare Street, City/Town: KOLKATA, Kolkata, WEST-BENGAL, India, PIN - 700021, by caste Hindu, by profession Advocate

**Payment of Fee**  
Certified that required Registration Fee payable for this document is Rs 28/- | E = Rs 71/-, H = Rs 28/-, MO) = Rs 41/- | and Registration Fee paid by Cash Rs 28/-

**Payment of Stamp Duty**  
Certified that required Stamp Duty payable for this document is Rs. 30/- and Stamp Duty paid by Stamp Rs. 100/-  
**Description of Stamp**  
1 Stamp Type: Improved, Serial no-6018, Amount: Rs.100/-, Date of Purchase: 05/05/2017, Vendor name: Soumitra Chandra

*Chandra*  
Pradipa Kishore Datta  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
South 24-Parganas, West Bengal  
BHAGIRATHI AASHAN PVT. LTD  
*[Signature]*



Certificate of Registration under section 60 and Rule 69,  
Registered in Book - I  
Volume number 1604-2017, Page from 79794 to 79819  
being No 160402770 for the year 2017.



*Sub*

Digitally signed by PRADIPTA KISHORE  
GUHA  
Date: 2017.06.15 19:31:14 +05:30  
Reason: Digital Signing of Deed

(Pradipta Kishore Guha) 15/06/2017 19:31:14  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.

Digitally signed by Pradipta Kishore Guha, DN: cn=Pradipta Kishore Guha, o=District Sub-Registrar, ou=Office of the D.S.R. - IV South 24 Parganas, West Bengal, email=pradipta.kishore.guha@govt.nic.in

Pradipta Kishore Guha

(This document is digitally signed.)