

11042/2018

TV

7230/18

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Handwritten notes: 29/11/18, 0.21255/18



AB 264416

Andul Road

Certified that the Document is admitted for registration. The Stamp and Seal and endorsement sheets attached to this document are the part of this Document.

Additional Registrar of Assurances-III, Kolkata

Additional Registrar of Assurances-III, Kolkata

29 NOV 2018

TO ALL TO WHOM THESE PRESENTS SHALL COME, We,



71247

05 OCT 2018

NO..... DATE.....

SOLD TO.....

ADDRESS.....

RS.....

5 OCT 2018 AWANT KUMAR ROY  
10, Kirtankhankar Roy  
1st Floor, Kulkarna

CODE NO. (1067)  
LICENCED NO.  
20 & 20A / 1973

ANJUSHREE BANERJEE  
L. S. VENDOR (O.S.)  
HIGH COURT, KOLKATA-700 001

05 OCT 2018



*[Handwritten Signature]*

Additional Registrar of  
Assurances III Kolkata

29 NOV 2018

Partha Nandy  
/ Late Arun Kumar Nandy  
210, Bakhsara Village Road  
P.O - Bakhsara  
P.S - Jagajh  
Dist - Howrah  
Pin - 711110  
Service

**AAR ESS HOMES PRIVATE LIMITED (PAN-AACCA2602B) (Mob. No. 9903400042)**, a Private Limited Company and is an existing Company within the meaning of the Companies Act, 2013 and having its office at 16, Rameshwar Malia 1<sup>st</sup> Bye Lane, P.O. & P.S. – Howrah, District Howrah – 711101, represented by its Director **MR. NIKUNJ BIDWATKA (PAN – AUNPB4702F) (Mob. No. 9903400042)**, son of Sri Raman Kumar Agarwal, by faith-Hindu, by occupation – Business, Citizen – Indian, residing at 156C, Maniktala Main Road, P.O. Kankurgachi, P.S. – Phoolbagan, Kolkata – 700 054, hereinafter referred to as the **“OWNER/PRINCIPAL”** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors, successors-in-interest and assigns)  
**SEND GREETINGS:**

**WHEREAS:**

A. We, the Principals abovenamed are fully seized and possessed of and/or otherwise well and sufficiently entitled as the full and absolute owners to ALL THAT total 65 Decimals Bastu Land together with structures standing thereon i.e. 11 Decimals land in R.S. Dag No. 388 & L.R. Dag No. 655, 1 Decimal in R.S. Dag No. 700 & L.R. Dag No. 659, 7 Decimals land in R.S. Dag No. 703 & L.R. Dag No. 658 and 46 Decimals land in R.S. Dag No. 704 & L.R. Dag No. 669 and is also the sole and absolute Owners of All That 5 Decimals Doba of R.S. Dag NO. 709 & L.R. Dag No. 657, all under present L.R. Khatian No. 1594, R.S. Khatian Nos. 312, 233, 592 and 597 within Mouza-Mirjapur, J.L. No. 26, P.S. Sankrail, District – Howrah (hereinafter referred to as the said Premises).

B. By a Development Agreement dated 17-09-2018 made between the Principals herein therein referred to as the Owners of the one part and **M/S. EVER BLINK HI-RISE PRIVATE LIMITED** (in short “the **Developer**”), therein referred to as the Developer of the other part and registered in the office of District Sub-Registrar-I Howrah in Book No.1 Being No. 7598 for the year 2018, the Principal has appointed the said Developer as the developer of the said Premises and granted exclusive right to develop the said Premises by constructing new building or complete the existing buildings thereat for mutual benefit and for the consideration and on the terms and conditions therein contained (in short “the **Development Agreement**”).

C. The Principal is executing this Power of Attorney in favour of the said Developer **M/S. EVER BLINK HI-RISE PRIVATE LIMITED** (PAN AAECE0372L) (Mob. No. 9831173764) of 227, A.J.C. Bose Road, P.S. – Bhawanipore, P.O. Elgin Road, Kolkata-700020, represented by its Director **MRS. MAMTA BIDAWATKA (PAN-ADUPB6329G) (Mob. No. 9831173764)**, wife of Raman Kumar Agarwal, by faith-Hindu, by occupation – Business, Citizen-Indian, residing at 156C, Maniktala Main Road, P.O. Kankurgachi, P.S. - Phoolbagan, Kolkata-700054 acting through its persons authorised by its Board of Director to act jointly or severally hereinafter referred to as “**the Attorney**” for the purposes relating to the said Premises as hereinafter contained.

**NOW KNOW YE BY THESE PRESENTS**, We, the withinnamed **PRINCIPAL** do hereby nominate constitute appoint the said Attorney as the true and lawful attorney as the true and lawful attorney of the Principal for and in the name and behalf of the Principal and the said Attorney to do execute exercise and perform all or any of the following acts deeds matters and things relating to said Premises, to say:-

1. For the Developer's allocation/area only to sign and execute on our behalf and in our name all agreements, deeds, documents and papers, including Agreements for Sale/Lease and Deeds of Conveyance in favour of the intending purchasers/transferees/lessees in respect of any part or portion of the said premises and to present any or all of them for registration, if necessary, before the relevant authorities having jurisdiction including the Registrar, District Registrar, Sub-Registrar, Joint Sub-Registrar and the Registrar of Assurances, Kolkata and to appear and represent us before the said authorities at all times as may be necessary and to present documents and to admit the execution of the said agreements, deeds, documents and papers as well as to admit the receipt of consideration on our behalf and to take all necessary steps and to do all necessary acts, deeds, matters and things including preparing, filling up, completing signing and submitting all papers, documents, forms, declarations, statement, memo of consideration and writings to be submitted at the time of registration of the said agreements, deeds documents and papers which may be required for fully, properly and effectually selling, transferring, conveying and leasing any part or portion of the said premises.

2. To prepare, sign, execute, submit, enter into, modify, cancel, confirm, alter, draw, approve and/or register and/or give consent and confirmation to all papers, documents, supplemental agreements, construction, contracts, consent, Declarations prescribed forms, affidavits, applications, undertakings, indemnities plans and other documents as may in any way be required to be so done.
3. To issue and deliver valid and effectual receipts and discharges on our behalf for all money or monies which the said Attorney shall receive as and by way of consideration for sale of any part or portion of said premises.
4. To have the premises mutated in the name of the new Purchaser as the owner thereof in the records of the Howrah Municipal Corporation and in all public records and with all authorities and persons and in connection therewith to pay fees and other charges and to submit the title deeds and copies thereof and other papers and documents to the concerned authorities and to ~~take back~~ the same.
5. To appoint and terminate the appointment of Architects, Engineers and Surveyors for survey and soil testing and also for preparation of new/modified or renewal plans for construction of building(s) at the Premises and also for any additions and/or alterations and/or modifications thereto and to have such plans prepared and the soil of the premises tested and make construction and development of the said premises and all other activities relating thereto.
6. To make prepare, apply for and submit the plan(s) for constructions of building(s) at the premises to the Howrah Municipal Corporation, Panchayat, Zilla Parisad and other relevant authorities for sanctioning and have the same sanctioned and, if so deemed fit and proper, to have the plan(s) submitted and/or sanctioned as stated above, modified and/or altered by the Howrah Municipal Corporation, Panchayat, Zilla Parisad and/or other relevant authorities and in connection therewith to submit for inspection the title deeds and copies thereof and other papers and documents to the concerned authorities and to take back the same.

7. To complete the balance construction work, finishing work, structure common facilities and amenities as may be required to complete the buildings and flats under construction in the said Premises.
8. To pay, deposit and/or incur necessary fees, charges and expenses relating to sanction of the plan(s) and to obtain sanction(s) and such other order or orders or permissions from the relevant and necessary authorities as be expedient for such sanctioning, modification and/or alteration of the plan(s).
9. To inform the concerned authorities/municipality of all internal alterations within the sanctioned covered space and to incorporate all such deviations in the Completion Plan in terms of the rules of the concerned authorities/municipality and to get the same regularised and take steps to obtain Completion Certificate.
10. To appear and represent the Principal before the Registrar, District Registrar, Additional Registrar, District Sub-Registrar, Additional District Sub-Registrar and other registration authorities, the Collector, the Commissioner, concerned municipality and all its departments, the Kolkata Metropolitan Development Authority, Fire Brigade, the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976, the Authorised Officer under the West Bengal (Regulation of Promotion of Construction and Transfer by Promoters) Act, 1993 and/or the Real Estate (Regulation and Development) Act, 2016, the B.L.& L.R.O. and other authorities under the West Bengal Land Reforms Act, 1955 and other Land/Tenancy laws, Town And Country Planning Authorities, all Revenue Authorities, Pollution Control Board and other authorities connected to pollution matters, Development Plan Authorities of the Government of West Bengal and/or India, Insurance Companies and authorities and Police Authorities and also all other authorities and Government Departments and/or its officers and also all other State Executives Judicial or Quasi Judicial, Municipal and other authorities and persons and also all courts tribunals and appellate authorities and to do all acts deeds and things and to make sign execute register submit register and/or deliver all documents, declarations, affidavits, deeds of gift, applications, undertakings, indemnities, objections, notices etc (including those relating to boundary verification) and also to submit

and take delivery of all title deeds concerning the said premises and other papers and documents (including cause papers and orders passed in any suit or litigation or proceeding) as be required by the necessary authorities or as may in any way be found necessary or expedient by the said Attorney or any of them.

11. To apply for and obtain necessary permissions, certificates, approvals, no objections etc. for sanction(s) of the plan(s) and/or construction of building(s) at the premises from the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976 and other officers and authorities and in connection therewith to submit for inspection title deeds and copies thereof and other papers and documents and to take back the same.

12. To receive refund of the excess amount of fee, if any, paid for the purposes herein stated and to give valid and effectual receipts and discharges in respect thereof.

13. To accept or object to the assessments made from time to time of Annual Valuations in respect of the said premises or the building or buildings that may be constructed thereon or any part or share thereof by the concerned authorities/municipality and to attend all hearings and have the same finalized.

14. To pay all rates taxes charges expenses and other outgoings whatsoever (including municipal rates and taxes, land revenue and other charges whatsoever) payable in respect of the said premises or any part thereof or any undivided share or shares therein or the building or buildings that may be constructed thereon or any part or parts thereof and receive refund of the excess amounts, if paid, from the concerned authorities and to grant receipts and discharges in respect thereof.

15. To take all necessary steps and actions and do all acts deeds and things as may be required from time to time for effecting partition of the said Premises from the remaining shares/portions in the said Dags belonging to the Other Owners, including by instituting suits and other legal proceedings as may be required and found necessary.

16. To apply for conversion of the said Premises to the concerned authorities under the provisions of the West Bengal Land Reforms Act, 1955 and all other relevant acts and rules, and to have the said Premises converted in all relevant Government Records so as to be suitable for development.

17. To appoint and discharge from time to time security personnel, durwans, guards and watchmen for protection and security of the premises and the building materials.

18. To apply for and obtain from the relevant authorities new electricity, gas, telephone, water, drainage, sewerage, cable connections and/or connections of any other utilities and facilities and/or to make alterations therein and to close down, surrender and/or have disconnected the same as also such existing connections as may be required for obtaining such new connections.

19. To apply for and take loans and/or finances from any Bank or Financial Institution NBFC (including LIC Housing Finance Limited, Housing Development Finance Corporation Limited, SBI Homes Finance Limited, National Housing Bank, Standard Chartered Bank, ICICI Bank, or other Banks or Financial Institutes, NBFC etc.) by creating charge on the said premises or on the security of the said Premises and such other securities and guarantees as may be required and on such terms and conditions as the said Attorney may deem fit and proper and to sign all documents (including for sale and transfer) and to allow the persons interested in purchasing flats, units, shops, showrooms, car parking spaces or rights and other constructed areas or saleable spaces or rights in the new building or buildings to be constructed at the said premises and/or the land comprised in the said Premises or any portion thereof or any undivided share therein to take loans from any such Bank or Financial Institution.

20. To accept receive sign and acknowledge all notices and services of papers from any Court, Tribunal, Postal Authorities and/or other authorities and/or persons and also all registered or insured letters parcels etc. relating to the premises.



21. To commence, prosecute, enforce, defend, answer and oppose all suits, actions, and other legal proceedings and demands civil criminal or revenue, before any Court of law or any authority concerning the premises or any of our affairs in connection therewith or any of the matters aforesaid in which we are now or any time hereafter be interested or concerned and to give evidence and to tender and file documents, if so, when necessary and also, if thought fit, to compromise, settle, refer to arbitration, abandon, submit to judgement or become non-suited in any such suit action or proceeding.

22. To sign declare verify and affirm all Vakalatnama, complaints, written statements, petitions, consent petitions, warrant of Attorney, memorandum of appeals, affidavits and all other documents or cause papers as the occasion shall require and/or as our said Attorney may think fit and proper.

23. To receive from the tenant/occupants, the rent, mense profits in respect of all or any portion of the said premises.

24. To sign and execute the Agreement for Sale or any Deed of Sale or Conveyance or any other deed/documents, rectification Deed, Declaration, boundry declaration Gift to Kolkata Municipal Corporation on our behalf in connection with sale or lease out any portion of the said premises and/or any part thereof and present such deed or document for registration before appropriate registration office having jurisdiction over the propose immovable properties in respect of Developer Allocation.

25. To sign all documents including the agreements for granting or rent/lease of the said premises or any part thereof and also to create mortgage of the said premises belonging to us in favour of any proposed lender and sign and execute all documents in this behalf in respect of Developer Allocation.

26. To take all necessary steps for payment of the taxes, government dues and other outgoings in respect to the said Premises to any local authority, Government authorities and sign all necessary documents and papers including application form for mutation and

appear before any authority on our behalf in connection with or in relation to any matter.

27. To sell, transfer, dispose of, exchange, make gift, grant lease, let out, grant tenancy, licence with respect to the said premises and/or any part thereof belonging to us or any part thereof on such terms and on such consideration as our attorney may think fit and proper and for the aforesaid purposes to sign all papers, documents, affidavits, declaration, agreements, deed of conveyance on our behalf and receive all issues, profits, rents, licence fees, lease rentals, sale consideration and give receipt and valid discharge *in respect of Developer Allocation.*

28. To receive consideration, sale proceeds, rent, issues and profits and all other sums with respect to the said premises or any part thereof in our name and on our behalf and to give effectual receipts and discharges for all or any money which shall come to the hands of the said attorney by virtue of the powers herein contained in respect of Developer Allocation.

29. To hand over vacant possession of the said premises belonging to us or any part thereof and all documents relating to the title of the said premises to be sold on our behalf to any intending purchaser/s or any other persons as the Attorney at its sole discretion may think fit and proper. *in respect of Developer Allocation*

30. To sign and give notice or notices to any tenant or tenants and other occupiers of the said premises or any part thereof to evict, quit and vacate or to repair any damage or to abate any nuisance or to remedy a breach of covenant or contract or for any other purpose or purposes whatsoever and to avail of and enforce all remedies that may be available to us in respect thereof.

31. To make, sign and verify all applications or objections to the appropriate authorities for all and any license, permission or consent etc. require by law in connection with the management, supervision and administration with respect to the said premises or any part thereof.

32. To sign and execute all deeds, instruments, documents and assurances which our Attorney will consider necessary and to enter

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*27/11/12  
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into and/or agree to such covenants and conditions as may be required for fully and effectually conveying any part or portion thereof including any modification, rectification and cancellation required to be done with respect to owner's interest in the said premises or any part thereof as owner's could do ourselves, if personally present.

33. To present any such conveyance or conveyances for registration for any part or portion of the said premises or any part of portion of the constructed area or other area, to admit execution and receipt of consideration before the concerned Sub-Registrar or Additional Registrar or District Registrar having authority for and to have the said conveyance registered and to do all acts, deeds and things which our said attorney shall consider necessary for conveying the said premises or any part thereof or any porther of the constructed or other area to any purchaser or purchasers as fully and effectually in all respect as owners could do the same themselves in respect of Developer Allocation.

34. To institute, defend and prosecute, enforce or resist any suit or other action and proceedings, appeals, in any court of India, civil, criminal, revenue, or before any tribunal or arbitration or Income Tax Authorities or any other quasi judicial authorities on our behalf with respect to the said premises or any part thereof and to execute and sign Vakalatnama and other authorities to act and plead, to sign and verify plaints, written statements, affidavits, declarations, applications, petitions and other pleading including pleadings under Article 226 of the Constitution of India and also to present any memorandum of appeal and other legal processes, enforce judgement, execute any decree or order, to appoint and engage on our behalf any advocate, attorney, counsels as our said attorney would think fit and proper and to adjust, settle, compromise, withdraw the same.

35. For better and more effectually exercising all or any of the powers and authorities herein granted, to retain appoint and employ Advocates, Solicitors, lawyers etc. and to pay their fees and costs.

36. To receive, pay and/or deposit all moneys including court fees, stamp and registration fees, other fees etc. and to receive refunds thereof and grant valid receipts and discharge in respect thereof.

37. To warn off and prohibit and, if necessary, proceed in due form of law against any trespassers on the premises or any part thereof of those who have committed any breach of their covenants or obligations and to take appropriate steps whether by action or distress or otherwise and to abate all nuisance.

38. For and/or any of the aforesaid purposes to sign execute verify and/or affirm for us and on behalf and in our name all maps, plans, applications, letters, communications, documents, papers, writings and pleadings (including complaints, petitions, affidavits, written statements applications, Memoranda of Appeals, etc.) as may be required.

39. For all or any of the aforesaid purpose to represent us and to do all acts, deeds, things and matters concerning or connected with or relating to or touching the same and/or ancillary and/or incidental thereto.

40. Be it noted that this Power of Attorney is being granted in favour of the said attorney without any consideration and no interest or right of the attorney is created on the said property which is the subject matter of this power of Attorney and that further the said attorney shall not hereby obtain or have power to make any construction, development work on the said property.

~~The Attorney is not personally entitled to receive any consideration amount and consideration amount if any will be credited to the Principal's Bank Account. This Power of Attorney is revocable Nature.~~

41. **AND GENERALLY** to do all acts deeds and things concerning the power and authorities hereby granted in respect of the premises and for better exercise of the authorities herein contained which we ourselves could have done lawfully under our own hand if personally present.

42. **AND** we do hereby ratify and confirm and agree to ratify and confirm the acts, deeds, matters, things, powers and authorities that the said Attorney shall lawfully do, execute, perform and/or exercise or cause to be done, executed, performed and/or exercised by virtue of

for my  
Principal's

these presents and/or in exercise of the powers and authorities conferred hereunder or otherwise expressed or intended so to be.

**AND GENERALLY** to do all acts deeds matters and things for better exercise of the authorities hereby granted in respect of the said premises which the Principal itself could have lawfully done under its own hands and seals, if personally present.

**AND** the Principal doth hereby ratify and confirm and agree and undertake to ratify and confirm all and whatever the said Attorney has done or shall lawfully do or cause to be done in or about the premises aforesaid.

**AND** this Power of Attorney is in respect of Developer's allocation/area only. No right to sell of the Owner's allocation

**THE SCHEDULE ABOVE REFERRED TO**  
**(said Premises)**

**ALL THAT** total 65 (Sixty Five) Decimals Bastu Land together with structures standing thereon having an area of 4000 Sq.ft. (approx.) i.e. 11 Decimals land in R.S. Dag No. 388 & L.R. Dag No. 655, 1 Decimal in R.S. Dag No. 700 & L.R. Dag No. 659, 7 Decimals land in R.S. Dag No. 703 & L.R. Dag No. 658 and 46 Decimals land in R.S. Dag No. 704 & L.R. Dag No. 669 and All That 5 Decimals Doba of R.S. Dag No. 709 & L.R. Dag No. 657, all under present L.R. Khatian No. 1594 and R.S. Khatian Nos. 312, 233, 592 & 597, within Mouza-Mirjapur, J.L. No. 26, P.S. Sankrail, District - Howrah within Mashila Gram Panchyaet, including all rights of user of the common passage and other easement rights attached thereto. All are lying contiguous to each other and as a single plot of land, more particularly shown and delineated by RED border in the plan annexed herewith, butted and bounded as:

- ON THE NORTH** : Andul Road,
- ON THE SOUTH** : Dag No. 668 & Passage.
- ON THE EAST** : Dag No.674, 673, 671, 670 & part of Dag No. 669.
- ON THE WEST** : Part of Dag Nos. 655, 658 & 659.

IN WITNESS WHEREOF the Principals have executed this Power of Attorney on this 29<sup>th</sup> day of November 2018.

EXECUTED AND DELIVERED by  
the withinnamed **PRINCIPAL** at

**Kolkata** in the presence of:

Partha Nandy  
10, K. S. Roy Road  
Kolkata - 700001

Tapan Kumar Bose  
10, K. S. Roy Road  
Kolkata - 700001.

AAR...  
Nihuj  
Biswas  
Director

As per Xerox copy of the document supplied by the parties and believing upon the documents and as per instruction of Purchaser(s) the document have been drafted and prepared at my Office.

Awani Kumar Roy  
**Awani Kumar Roy**  
Advocate

WB/1927/1978

High Court  
Calcutta

Typed by :

Sanjeeb Kumar Behera  
**Sanjeeb Kumar Behera**

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



व्यक्तिगत वित्त खाते का ID  
Personal Account Number Card  
ADUPB6328G



नाम / Name  
MANYA BIDAWATKA

पिता का नाम / Father's Name  
BIRAJAM LUNDIA

व्यक्तिगत पहचान संख्या / PAN  
2204/1968

हस्ताक्षर / Signature



Manya Bidawatka

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

समाप्ति लेखा संख्या कार्ड  
Panasonic Account Number Card

AUNPB4702F

नाम / Name  
NIKUNJ BIDAWATKA

पिता का नाम / Father's Name  
RAMAN KUMAR BIDAWATKA

जन्म तिथि / Date of Birth  
24/07/1951

हस्ताक्षर / Signature



Nikunj  
Bidawatka



PERMANENT ACCOUNT NUMBER

AACE42502B



OF

AARESS HOMES PVT LTD

...

...



...

...

AARESS HOMES (P) LTD.

*A. Bidawatha*

Director



EVER BLINK HI-RISE PVT. LTD

Director

INDIAN UNION DRIVING LICENCE		WEST BENGAL STATE	
No.	WB-112011139546	Issue D.	13/04/2011
Name	PARTHA KUMAR	Photo	
S/D/W of	ARUN KUMAR	Age	00/00/00
Blood Gr.		Sex	
Address:-			
210 BAKSARA VILLAGE RD BANGALORE			
Permitted to Drive Throughput			
Valid Till			
NY	08/09/2030	Class	
T	00/00/0000	MCN	
Judge Details		Holder's Sign	
Number			
DI. of Issue	00/00/0000	L. Authority	
Valid Till	00/00/0000	BANGALORE	

# SPECIMEN FORM FOR TEN FINGERPRINTS



		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Hand					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right Hand					

*Handwritten signature*



		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Hand					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right Hand					



		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Hand					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right Hand					



		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Hand					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right Hand					

### Major Information of the Deed

Deed No :	IV-1903-07230/2018	Date of Registration	29/11/2018
Query No / Year	1903-1000292385/2018	Office where deed is registered	
Query Date	16/11/2018 5:20:40 PM	A.R.A. - III KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	A K Roy Hare St, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9830971326, Status : Advocate		
Transaction	Additional Transaction		
[4002] Power of Attorney, General Power of Attorney			
Set Forth value	Market Value		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(d))	Rs. 7/- (Article:E)		
Remarks			



#### Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>AAR ESS HOMES PRIVATE LIMITED</b> 16 Rameshwar Malia 1st Bye Lane, P.O:- Howrah, P.S:- Howrah, Howrah, District-Howrah, West Bengal, India, PIN - 711101 , PAN No.:: AACCA2602B, Status :Organization, Executed by: Representative, Executed by: Representative

#### Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>EVER BLINK HIRISE PRIVATE LIMITED</b> 227, A J C Bose Road, P.O:- Elgin Road, P.S:- Bhawanipore, Kolkata, District-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: AAECE0372L, Status :Organization, Status : Not Executed

#### Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Nikunj Bidwatka (Presentant)</b> Son of Mr Raman Kumar Agarwal Date of Execution - 29/11/2018, , Admitted by: Self, Date of Admission: 29/11/2018, Place of Admission of Execution: Office	 <small>Nov 29 2018 2:15PM</small>	 <small>LTI 29/11/2018</small>	 <small>29/11/2018</small>

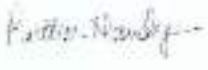
Major Information of the Deed :- IV-1903-07230/2018-29/11/2018

156C Maniktala Main Road, P.O:- Kankurgachi, P.S:- Phool Bagan, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700054, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AUNPB4702F Status : Representative, Representative of : AAR ESS HOMES PRIVATE LIMITED (as Director)

2 Mrs Mamta Bidawatka

Wife of Mr Ramen Kumar Agarwal , 156C, Maniktala Main Road, P.O:- Kankurgachi, P.S:- Phool Bagan, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700054, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADUPB6329G Status : Representative, Representative of : EVER BLINK HIRISE PRIVATE LIMITED (as DIRECTOR)

Identifier Details :

Name & address	
Mr Partha Nandy Son of Late Arun Kumar Nandy 210 Baksara Village Road, P.O:- Baksara, P.S:- JAGACHHA, District:-Howrah, West Bengal, India, PIN - 711110, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Identifier Of Mr Nikunj Bidwatka	
	29/11/2018

Endorsement For Deed Number : IV - 190307230 / 2018

On 29-11-2018

**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 : 48 (d) of Indian Stamp Act 1899.

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

Presented for registration at 11:56 hrs on 29-11-2018, at the Office of the A.R.A. - III KOLKATA by Mr. Nikunj Bidwatka ..

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

Execution is admitted on 29-11-2018 by Mr Nikunj Bidwatka, Director, AAR ESS HOMES PRIVATE LIMITED, 16 Rameshwar Malia 1st Bye Lane, P.O:- Howrah, P.S:- Howrah, Howrah, District:-Howrah, West Bengal, India, PIN - 711101

Identified by Mr Partha Nandy, , Son of Late Arun Kumar Nandy, 210 Baksara Village Road, P.O: Baksara, Thana: JAGACHHA, , Howrah, WEST BENGAL, India, PIN - 711110, by caste Hindu, by profession Service

Major Information of the Deed :- IV-1903-07230/2018-29/11/2018

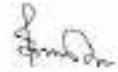
**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 7/- ( E = Rs 7/- ) and Registration Fees paid by Cash Rs 7/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 71247, Amount: Rs.100/-, Date of Purchase: 05/10/2018, Vendor name: Anjushree Banerjee



**Probir Kumar Golder**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - III KOLKATA**  
**Kolkata, West Bengal**

@@  
DATED THIS 29<sup>th</sup> DAY OF November 2018  
@@

FROM

AAR ESS HOMES PRIVATE  
LIMITED

TO

M/S. EVER BLINK HI-RISE  
PRIVATE LIMITED

**POWER OF ATTORNEY**

**MR. AWANI KUMAR ROY**  
Advocate  
10, Kiran Shankar Roy Road,  
Kolkata - 700 001.



Certificate of Registration under section 60 and Rule 69.

Registered In Book - IV

Volume number 1903-2018, Page from 206690 to 206718  
being No 190307230 for the year 2018.



Digitally signed by PROBIRKUMAR  
GOLDER  
Date: 2018.12.05 16:51:04 +05:30  
Reason: Digital Signing of Deed.

(Probir Kumar Golder) 12/5/2018 4:50:40 PM  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - III KOLKATA  
West Bengal.

(This document is digitally signed.)