

04045

108595



पश्चिम बंगाल WEST BENGAL

P 796169

NTC-CMC NO 268/14

POWER OF ATTORNEY
(After registered Development Agreement)

1. Date: 19th June (2014)
2. Place: Kolkata
3. Parties :

Witnessed that the documents submitted for registration. The signature sheet and the endorsement sheets attached with the document are the part of this document.

At District Sub Registrar
Barrackpore: 24 Pgs IN



108539
T.R. Chatterjee only
High Court -
Kolkata

Biddhathu Bhakta
11/06/14

Licensed Street Vendor
C. M. 24/5/14
2 Bunkhali Street

345
Comflower Mercantile Pvt. Ltd.
Biddhathu Bhakta
Director



Vikruti Nirman Pvt. Ltd.
Biddhathu Bhakta
Director

[Signature]
Add. Dist. Sub-Registrar
North 24 Parganas

Seashell Estates Pvt. Ltd.
Biddhathu Bhakta
Director

19 JUN 2014

345
Peach Pull Tie Up Pvt. Ltd.
Biddhathu Bhakta
Director

SUNJALMATA DEVELOPERS PVT. LTD.

Amir uddin
346
Director



Government Of West Bengal
Office Of the A.D.S.R. BARRACKPORE
District:-North 24-Parganas

Endorsement For Deed Number : I - 03595 of 2014
(Serial No. 04045 of 2014 and Query No. 1505L000006867 of 2014)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48(g) of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Amount By Cash

Rs. 7 00/-, on 09/07/2014

(Under Article : E = 7/- on 09/07/2014)

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-1,61,94,196/-

Certified that the required stamp duty of this document is Rs.- 50 /- and the Stamp duty paid as: Impresive Rs.- 100/-

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

Execution is admitted on 09/07/2014 by

1. Bijay Kumar Agarwala

Director, Devpujan Infotech Pvt. Ltd., 14 N S Road, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, Pin :-700001

14 N S Road, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, Pin :-700001.

By Profession : Business

Identified By Mihir Nandi, son of Rajmohan Nandi, 78 Thana Road, Thana:-Khordaha, P.O. :-Khordaha, District:-North 24-Parganas, WEST BENGAL, India, . By Caste: Hindu, By Profession: Service

(Prabir Kumar Goidar)
ADDITIONAL DISTRICT SUB-REGISTRAR



(Prabir Kumar Goidar)
ADDITIONAL DISTRICT SUB-REGISTRAR

09/07/2014 14:37:00

Endorsement Page 3 of 3



Government Of West Bengal
Office Of the A.D.S.R. BARRACKPORE
District:-North 24-Parganas

Endorsement For Deed Number : I - 03595 of 2014
(Serial No. 04045 of 2014 and Query No. 1505L000006867 of 2014)

4. Sushil Kumar Agarwala

Director, Mezenda Enclave Pvt. Ltd., 27 Brabourn Road 1st Floor, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, Pin :-700001.

Director, Threesome Tie Up Pvt. Ltd., 27 Brabourn Road 1st Floor, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, Pin :-700001.

Director, Woodchuck Mercantiles Pvt. Ltd., 27 Brabourn Road 1st Floor, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, Pin :-700001.

Director, Minicoy Barter Pvt. Ltd., 27 Brabourn Road 1st Floor, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, Pin :-700001.
By Profession : Business

5. Pradip Kumar Kedia

Director, Cranberry Enclave Pvt. Ltd., 28 B T Road, Thana:-Cossipore, District:-Kolkata, WEST BENGAL, India, Pin :-700002.

Director, Pamban Enclave Pvt. Ltd., 28 B T Road, Thana:-Cossipore, District:-Kolkata, WEST BENGAL, India, Pin :-700002.

Director, Spoonbill Enclave Pvt. Ltd., 28 B T Road, Thana:-Cossipore, District:-Kolkata, WEST BENGAL, India, Pin :-700002.

Director, Senorita Enclave Pvt. Ltd., 28 B T Road, Thana:-Cossipore, District:-Kolkata, WEST BENGAL, India, Pin :-700002.

Director, Raulette Enclave Pvt. Ltd., 28 B T Road, Thana:-Cossipore, District:-Kolkata, WEST BENGAL, India, Pin :-700002.
By Profession : Business

6. Saroj Kumar Agarwal

Partner, Riya Green Valley Lip., 27 Brabourn Road, District:-Kolkata, WEST BENGAL, India, Pin :-700001.

By Profession : Business

Identified By Mihir Nandi, son of Rajmohan Nandi, 78 Thana Road, Thana:-Khardaha, P.O. :-Khardaha, District:-North 24-Parganas, WEST BENGAL, India, By Caste: Hindu, By Profession: Service.

(Prabr Kumar Goidar)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 09/07/2014

Certificate of Admissibility (As per Registration Rules 1962)



(Prabr Kumar Goidar)
ADDITIONAL DISTRICT SUB-REGISTRAR

09/07/2014 14:37:00

Endorsement Page 2 of 3



Government Of West Bengal
Office Of the A.D.S.R. BARRACKPORE
District:-North 24-Parganas

Endorsement For Deed Number : I - 03595 of 2014
(Serial No. 04045 of 2014 and Query No. 1505L000006867 of 2014)

On 19/06/2014

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

Presented for registration at 20.10 hrs on :19/06/2014, at the Private residence by Siddhartha Bhalotia, one of the Executants.

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

Execution is admitted on 19/06/2014 by

1. Siddhartha Bhalotia
 Director, Cornflower Mercantiles Pvt. Ltd., 2 Digambar Jain Temple Road, District:-Kolkata, WEST BENGAL, India, Pin :-700007.

 Director, Peach Puff Tie Up Pvt. Ltd., 2 Digambar Jain Temple Road, District:-Kolkata, WEST BENGAL, India, Pin :-700007.

 Director, Seashell Enclave Pvt. Ltd., 2 Digambar Jain Temple Road, District:-Kolkata, WEST BENGAL, India, Pin :-700007.

 Director, Vikruti Nirman Pvt.ltd., 2 Digambar Jain Temple Road, District:-Kolkata, WEST BENGAL, India, Pin :-700007.
 , By Profession : Business
2. Saroj Kumar Agarwal
 Director, Blizzard Enclave Pvt. Ltd., 2 Digambar Jain Temple Road, Thana:-Posta, District:-Kolkata, WEST BENGAL, India, Pin :-700007.

 Director, Taquilla Tie Up Pvt. Ltd., 2 Digambar Jain Temple Road, Thana:-Posta, District:-Kolkata, WEST BENGAL, India, Pin :-700007.

 Director, Mugos Tie Up Pvt. Ltd., 27 Braburne Road 1st Floor, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, Pin :-700001.

 Director, Maggie Enclave Pvt. Ltd., 28 B T Road, Thana:-Cossipore, District:-Kolkata, WEST BENGAL, India, Pin :-700002.
 , By Profession : Business
3. Ashish More
 Director, Surjaimata Developers Pvt. Ltd., 14 N S Road, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, Pin :-700001.

 Director, Balin Promoters Pvt. Ltd., 14 N S Road, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, Pin :-700001.

 Director, Sawammahal Realtors Pvt. Ltd., 14 N S Road, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, Pin :-700001.
 , By Profession : Business



(Signature)

(Pratik Kumar Goldar)



ADDITIONAL DISTRICT SUB-REGISTRAR

Endorsement Page 1 of 3

09/07/2014 14:37:00

Government of West Bengal
Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
Office of the A.D.S.R. BARRACKPORE, District- North 24-Parganas
Signature / LTI Sheet of Serial No. 04045 / 2014, Deed No. (Book - I , 03595/2014)

Signature of the person(s) admitting the Execution at Office.

No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Bij Kumar Agarwala Address:-35a Ballygunge Park, District:-Kolkata, WEST BENGAL, India, Pin :-700019	Self		 LTI	
			09/07/2014	09/07/2014	

Name of Identifier of above Person(s)

Mihir Nandi
78 Thana Road, Thana:-Khardaha, P.O. :-Khardaha,
District:-North 24-Parganas, WEST BENGAL, India,

Signature of Identifier with Date









Mihir Nandi
9/7/14























(Prabir Kumar Golder)











ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. BARRACKPORE

SPECIMEN FORM FOR TEN FINGERPRINTS

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

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

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

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



Blizzard Enclave (P) Ltd.
Tagulla Tie-up (P) Ltd.
Mungos Tie-up (P) Ltd.
Maggie Enclave (P) Ltd.
Riya Green Valley LLP.



Radip Kumar Kodig
Pam ban Enclave (P) Ltd.
Spoonbill Enclave (P) Ltd.
Senokill Enclave (P) Ltd.
Cranebill Enclave (P) Ltd.
Raukelle Enclave (P) Ltd.



John Jones Mercantiles (P) Ltd.
Leashell Enclave (P) Ltd.
Leashell Tie-up (P) Ltd.
Kruell Nirmam (P) Ltd.



Axenda Enclave (P) Ltd.
Leashell Tie-up (P) Ltd.
Leashell Mercantiles (P) Ltd.
Inicoy Basils (P) Ltd.

SPECIMEN FORM FOR TEN FINGERPRINTS



DATE: 10/10/10 TIME: 10:10 AM

D. 10/10/10	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

D. 10/10/10	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

For
Surgicalsteel Developers (P200)
Quin Promoters (P244)
Samaraswathi Reagents (P200)



D. 10/10/10	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger




D. 10/10/10	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

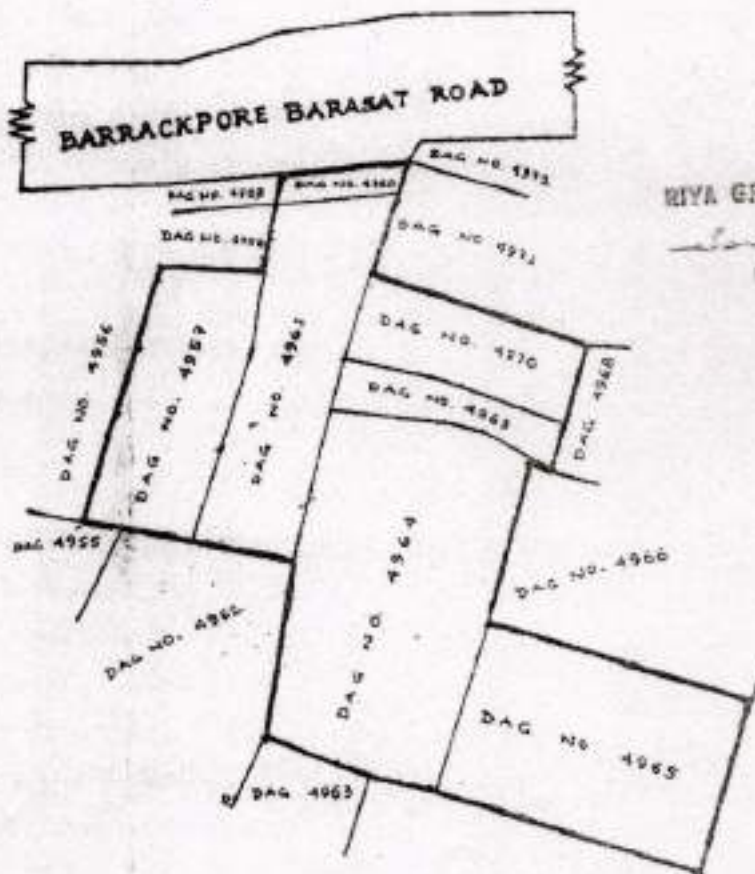
PLAN

MOUZA - TELENIPARA, J.L. NO. 10, L.R. KHATIAN NOS. 5538, 5539, 5540, 5541, 5542, 5543, 5544, 5545, 5546, 5547, 5548, 5549, 5550, 5551, 5552, 5553, 5554, 5555, 5556, 5557 & 5558, R.S. & L.R. DAG NOS. 4957, 4960, 4961, 4964, 4965, 4969 & 4970, P.S. - TITAGARH, DIST. - 24 PARGANS (N)

AREA OF LAND : 204 SATAK

SHOWN IN RED BORDER 

N
4



RIYA GREEN VALLEY ERM

Designated Partner

MOUZA: NILGANJ

Raulette Enclave Pvt. Ltd.
Pamban Enclave Pvt. Ltd.

Cranberry Enclave Pvt. Ltd.
Spoonbill Enclave Pvt. Ltd.
SENORIPA ENCLAVE PVT. LTD.

Pradip Kumar Kedia

Director

MEZENDA ENCLAVE PVT. LTD.
THREESOME TIE UP PVT. LTD.

Woodchuck Mercantiles Pvt. Ltd.
Minicoy Barter Pvt. Ltd.

Director

Vikruti Nirman Pvt. Ltd.
Peach Puff Tie Up Pvt. Ltd.
Cornflower Mercantiles Pvt. Ltd.
Seashell Enclave Pvt. Ltd.

Director

SWARNMAHAL REALTORS PVT. LTD.

SURJALMATA DEVELOPERS PVT. LTD.

SALIN PROMOTERS PVT. LTD.

Director

DEVPUJAN INFRA TECH PVT. LTD.

Director

izzard Enclave Pvt. Ltd.

Maggie Enclave Pvt. Ltd.
Taquilla Tie up Pvt. Ltd.

Director

- 3.1 **CORNFLOWER MERCANTILES PVT. LTD. (PAN : AAFCC 1195 G)** a company incorporated under the Companies Act, 1956, having its registered office at 2, Digamber Jain Temple Road, P.S. Posta, Kolkata - 700 007, represented by its Director MR. SIDDHARTHA BHALOTIA son of Mr. Ramgopal Bhalotia, residing at 32A, Beadon Row, 1st Floor, Kolkata - 700 006.
- 3.2 **BLIZZARD ENCLAVE PVT. LTD. (PAN : AAFCS 2360 Q)** a company incorporated under the Companies Act, 1956, having its registered office at 2, Digamber Jain Temple Road, P.S. Posta, Kolkata - 700 007, represented by its Director MR. SAROJ KUMAR AGARWAL son of Mr. Mamraj Agarwal, of P-10, New Howrah Bridge Approach Road, Kolkata - 700 001.
- 3.3 **SEASHELL ENCLAVE PVT. LTD. (PAN : AASCS 5498 P)** a company incorporated under the Companies Act, 1956, having its registered office at 2, Digamber Jain Temple Road, P.S. Posta, Kolkata - 700 007, represented by its Director MR. SIDDHARTHA BHALOTIA, son of Mr. Ramgopal Bhalotia, residing at 32A, Beadon Row, 1st Floor, Kolkata - 700 006.
- 3.4 **SURJALMATA DEVELOPERS PVT. LTD. (PAN : AASCS 4641 J)** a company incorporated under the Companies Act, 1956, having its registered office at 14, N. S. Road, P.S. Hare Street, Kolkata - 700 001, represented by its Director MR. ASHISH MORE, son of Mr. Rajendra Prasad Agarwal, residing at 18A, Mayfair Road, Kolkata - 700 019.
- 3.5 **PEACH PUFF TIE UP PVT. LTD. (PAN : AAGCP 9805 R)** a company incorporated under the Companies Act, 1956, having its registered office at 2, Digamber Jain Temple Road, P.S. Posta, Kolkata - 700 007, represented by its Director MR. SIDDHARTHA BHALOTIA, son of Mr. Ramgopal Bhalotia, residing at 32A, Beadon Row, 1st Floor, Kolkata - 700 006.

BAHIN PRON STEEP PVT. LTD.

Asst. Mgr.

Director

BAHIN PRON STEEP PVT. LTD.

Asst. Mgr.

Director

3476

BAHIN PRON STEEP PVT. LTD.

347

Director

BAHIN PRON STEEP PVT. LTD.

Asst. Mgr.

Director

BAHIN PRON STEEP PVT. LTD.

Director

347

BAHIN PRON STEEP PVT. LTD.

Asst. Mgr.

Director

BAHIN PRON STEEP PVT. LTD.

Asst. Mgr.

BAHIN PRON STEEP PVT. LTD.

BAHIN PRON STEEP PVT. LTD.

Asst. Mgr.

Director

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Addl. Dist. Sub-Registrar
North 24 Parganas

19 JUN 2014

- 3.6 **MEZENDA ENCLAVE PVT. LTD. (PAN : AAICM 2502 L)** is a company incorporated under the Companies Act, 1956, having its registered office at 27, Brabourne Road, 1st Floor, P.S. Hare Street, Kolkata - 700 001, represented by its Director MR. SUSHIL KUMAR AGARWALA, son of Mr. Gajanand Agarwala, residing at 9, Bikram Garh, P.S. Jadavpur, Kolkata - 700 032.
- 3.7 **TAQUILLA TIE UP PVT. LTD. (PAN : AAECT 4226 C)** is a company incorporated under the Companies Act, 1956, having its registered office at 2, Digamber Jain Temple Road, P.S. Posta, Kolkata - 700 007, represented by its Director MR. SARAJ KUMAR AGARWAL son of Mr. Mamraj Agarwal, of P-10, New Howrah Bridge Approach Road, Kolkata - 700 001.
- 3.8 **THREESOME TIE UP PVT. LTD. (PAN : AAECT 4281 H)** is a company incorporated under the Companies Act, 1956, having its registered office at 27, Brabourne Road, 1st Floor, P.S. Hare Street, Kolkata - 700 001, represented by its Director MR. SUSHIL KUMAR AGARWALA, son of Mr. Gajanand Agarwala, residing at 9, Bikram Garh, P.S. Jadavpur, Kolkata - 700 032.
- 3.9 **WOODCHUCK MERCANTILES PVT. LTD. (PAN : AABCW 3739 N)** is a company incorporated under the Companies Act, 1956, having its registered office at 27, Brabourne Road, 1st Floor, P.S. Hare Street, Kolkata - 700 001, represented by its Director MR. SUSHIL KUMAR AGARWALA, son of Mr. Gajanand Agarwala, residing at 9, Bikram Garh, P.S. Jadavpur, Kolkata - 700 032.
- 3.10 **CRANBERRY ENCLAVE PVT. LTD. (PAN : AAFCC 0342 R)** is a company incorporated under the Companies Act, 1956, having its registered office at 28, B. T. Road, P.S. Cossipore, Kolkata - 700 002, represented by its Director MR. PRADIP KUMAR KEDIA, son of Mr. Nand Kishor Kedia, residing at 28, B. T. Road, P.S. Cossipore, Kolkata - 700 002.

Cranberry Enclave Pvt Ltd

Pradip Kumar Kedia
Director

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Spoonbill Enclave Pvt. Ltd

Pradip Kumar Kedia
Director

Pamban Enclave Pvt. Ltd

Pradip Kumar Kedia
Director

SENGHITA ENCLAVE PVT. LTD.

Pradip Kumar Kedia
Director

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Revielte Enclave Pvt. Ltd.

Pradip Kumar Kedia
Director

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RIYA GREEN VALLEY LLP

Pradip Kumar Kedia
Designated Partner

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[Signature]
Addl. Dist. Sub-Registrar
Barrackpore, North 24 Parganas

19 JUN 2014

Mishir Nandi
10 Rajmahal Nandi
78, Thana Road, Khardah
P.S - Khardah
24 Pgs (N)
Occupation - Service

3.11 **MUNGOS TIE UP PVT. LTD. (PAN : AAICM 2543 D)** a company incorporated under the Companies Act, 1956, having its registered office at 27, Brabourne Road, 1st Floor, P.S. Hare Street, Kolkata - 700 001, represented by its Director MR. SAROJ KUMAR AGARWAL son of Mr. Mamraj Agarwal, of P-10, New Howrah Bridge Approach Road, Kolkata - 700 001.

3.12 **PAMBAN ENCLAVE PVT. LTD. (PAN : AAGCP 8662 C)** a company incorporated under the Companies Act, 1956, having its registered office at 28, B. T. Road, P.S. Cossipore, Kolkata - 700 002, represented by its Director MR. PRADIP KUMAR KEDIA, son of Mr. Nand Kishore Kedia, residing at 28, B. T. Road, P.S. Cossipore, Kolkata - 700 002.

3.13 **SPOONBILL ENCLAVE PVT. LTD. (PAN : AASCS 2321 M)** a company incorporated under the Companies Act, 1956, having its registered office at 28, B. T. Road, P.S. Cossipore, Kolkata - 700 002, represented by its Director MR. PRADIP KUMAR KEDIA, son of Mr. Nand Kishore Kedia, residing at 28, B. T. Road, P.S. Cossipore, Kolkata - 700 002.

3.14 **BALIN PROMOTERS PVT. LTD. (PAN : AAFCE 2462 H)** a company incorporated under the Companies Act, 1956, having its registered office at 14, N. S. Road, P.S. Hare Street, Kolkata - 700 001, represented by its Director MR. ASHISH MORE, son of Mr. Rajendra Prasad Agarwal, residing at 18A, Mayfair Road, Kolkata - 700 019.

3.15 **SENIORITA ENCLAVE PVT. LTD. (PAN : AASCS 2320 L)** a company incorporated under the Companies Act, 1956, having its registered office at 28, B. T. Road, P.S. Cossipore, Kolkata - 700 002, represented by its Director MR. PRADIP KUMAR KEDIA, son of Mr. Nand Kishore Kedia, residing at 28, B. T. Road, P.S. Cossipore, Kolkata - 700 002.

3.16 **RAULETTE ENCLAVE PVT. LTD. (PAN : AAGCR 1252 G)** a company incorporated under the Companies Act, 1956, having its registered office at 28, B. T. Road, P.S. Cossipore, Kolkata - 700 002, represented by its Director MR PRADIP KUMAR KEDIA, son of Mr. Nand Kishor Kedia, residing at 28, B. T. Road, P.S. Cossipore, Kolkata - 700 002.

3.17 **VIKRUTI NIRMAN PVT. LTD. (PAN : AAECV 2205 K)** a company incorporated under the Companies Act, 1956, having its registered office at 2, Digamber Jain Temple Road, P.S. Posta, Kolkata - 700 007, represented by its Director MR. SIDDHARTHA BHALOTIA, son of Mr. Ramgopal Bhalotia, residing at 32A, Beadon Row, 1st Floor, Kolkata - 700 006.

3.18 **MINICOY BARTER PVT. LTD. (PAN : AAICM 2504 N)** a company incorporated under the Companies Act, 1956, having its registered office at 27, Bradbourne Road, 1st Floor, P.S. Hare Street, Kolkata - 700 001, represented by its Director MR. SUSHIL KUMAR AGARWALA, son of Mr. Gajanand Agarwal, residing at 9, Bikram Garh, P.S. Jadavpur, Kolkata - 700 032.

3.19 **SAWARNMAHAL REALTORS PVT. LTD. (PAN : AASCS 4644 P)** a company incorporated under the Companies Act, 1956, having its registered office at 14, N. S. Road, P.S. Hare Street, Kolkata - 700 001, represented by its Director MR. ASHISH MORE, son of Mr. Rajendra Prasad Agarwal, residing at 18A, Mayfair Road, Kolkata - 700 019.

3.20 **MAGGIE ENCLAVE PVT. LTD. (PAN : AAICM 2501 K)** a company incorporated under the Companies Act, 1956, having its registered office at 28, B. T. Road, P.S. Cossipore, Kolkata - 700 002, represented by its Director MR. SAROJ KUMAR AGARWAL, son of Mr. Mamraj Agarwal, of P-10, New Howrah Bridge Approach Road, Kolkata - 700 001.

- 3.21 **DEVPUJAN INFRATECH PVT. LTD. (PAN : AAECD 4403 D)** a company incorporated under the Companies Act, 1956, having its registered office at 14, N. S. Road, P.S. Hare Street, Kolkata - 700 001, represented by its Director MR. BIJAY KUMAR AGARWALA, son of Late Ram Prasad Agarwala, residing at 35A, Ballygunge Park, Kolkata - 700 019,

(collectively Grantors)

And

- 3.22 **RIYA GREEN VALLEY LLP**, a Limited Liability Partnership firm incorporated under the Limited Liability Partnership Act, 2008, having its registered office at Narayani Building, 27, Brabourne Road, Kolkata - 700001, Police Station Hare Street (PAN **AAQFR3426H**), represented by one of its designated partner, Mr. Saroj Kumar Agarwal, son of Mr. Mamraj Agarwala, P-10, New Howrah Bridge Approach Road, Kolkata - 700 001, Police Station - Burabazar.

(Attorney).

NOW THIS POWER OF ATTORNEY WITNESSES AS FOLLOWS:

4. Background

- 4.1 **Ownership of Said Property:** The Grantors are the joint owners and possessors of land measuring 204 (Two hundred Four) decimal, more or less equivalent to 6 (Six) bigha 3 (Three) cottaha 6 (Six) chittaks and 32 (Thirty Two) sq.ft. more or less **together with** old dilapidated tally shed structures standing thereon or on part thereof, situate, lying at and contained in R.S. & L.R. *Dag* No. 4957, 4960, 4961, 4964, 4965, 4969, 4970 recorded in L.R. *Khatian* Nos. 5538, 5539, 5540, 5541, 5542, 5543, 5544, 5545, 5546, 5547, 5548, 5549, 5550, 5551, 5552, 5553, 5554, 5555.

5556, 5557, 5558 Mouza - Telenipara, J.L. No. 10, Police Station - Titagarh, within Seuli Gram Panchayat, District 24 Pgs (N), more fully described in the **Schedule** below and delineated and demarcated on the **Plan** annexed hereto and bordered in Red colour thereon (collectively **Said Property**).

- 4.2 **Said Project:** The Grantors have decided to develop the Said Property by way of construction of a cluster of buildings on the Said Property (collectively **New Buildings**) and booking and sale of the flats and saleable spaces (collectively **Units**) in the New Buildings to prospective purchasers (collectively **Intending Purchasers**). The development of the Said Property by way of construction of New Buildings and transfer of Units in the New Buildings to Intending Purchasers, collectively **Said Project**.
- 4.3 **Development Agreement:** By an Agreement of even date registered in the Office of the A.D.S.R. Barrackpore (**Development Agreement**), the Grantors have appointed the Attorney as the developer of the Said Property for development of New Buildings, in the manner and on the terms and conditions contained in the Development Agreement.
- 4.4 **Building Plans:** The Grantors require the building plans to be sanctioned (**Building Plans**) by the Seuli Gram Panchayat and other statutory authorities including but not limited to Traffic Department, Directorate of Fire Service, Pollution Control Board, Directorate of Lifts, Directorate of Electricity, Urban Land Ceiling Department, West Bengal State Electricity Board and/or West Bengal State Electricity Development Corporation Limited or any other authority (collectively **Other Authorities**).
- 4.5 **Reason for Granting of Powers:** Under the Development Agreement, it has been agreed that the Grantors shall grant a Power of Attorney to the Attorney and/or its nominees (1) for causing sanction of the Building Plans by the Seuli Gram Panchayat and the Other Authorities as well as the powers and

authorities with regard to the development of the Said Property by construction of the New Buildings thereon and (2) for doing all things for development of the Said Property by construction of the New Buildings and booking and sale of Units in the New Buildings to Intending Purchasers. Accordingly, the Grantors are granting certain powers and authorities to the Attorney, by this Power of Attorney.

5. Subject Matter of Power of Attorney

- 5.1 **Sanction of Building Plans:** Powers and authorities for causing sanction of the Building Plans and ancillary activities incidental thereto.
- 5.2 **Construction of New Buildings:** Powers and authorities for construction of the New Buildings on the Said Property in terms of the Development Agreement.
- 5.3 **Construction loan:** Powers and authorities for taking loan by mortgaging the said property for construction purpose without making Owners' liable for the same.
- 5.4 **Sale Agreements:** Powers and authorities for entering into Sale Agreements with the intending Purchasers.
- 5.5 **Sale:** Power and authorities for execution of Sale Agreements and Conveyance Deeds of different Units in the New Buildings in favour of Intending Purchasers and to sign and present for registration before the appropriate authority save and except Owners' Allocation.

6. Appointment

- 6.1 **Hereby Made:** The Grantors hereby nominate, constitute and appoint the Attorney as the lawful Attorney of the Grantors, to do all acts, deeds and things mentioned below, for, in the name of and on behalf of the Grantors.

7. Powers and Authorities

7.1 **Sanction of Building Plans and Other Statutory Compliances:**

To cause sanction of the Building Plans by appointing a licensed architect and structural engineer and then, if required, to have the same revalidated and/or modified and/or extended and/or altered and/or revised by the Seuli Gram Panchayet and/or Other Authorities and to pay fees, costs and charges for such sanction, modification, alteration, revision, extension and/or re-validation as the case may be and upon completion of work, to obtain drainage connection, water connection, occupancy certificate and other certificates from the Seuli Gram Panchayet and the Other Authorities.

- 7.2 **Dealing with Authorities:** To deal with all authorities including but not limited to the Seuli Gram Panchayet and the Other Authorities for sanction, modification, alteration, extension, revision and/or re-validation of the Building Plans and obtaining drainage connection, water connection, occupancy certificate and other certificates and in this regard to prepare, sign and submit plans, papers, documents, statements, undertakings, declarations, applications, indemnities and other ancillary papers, as be required.

- 7.3 **Connection of Utilities:** To apply for and obtain water connection, drainage connection, sewage connection, electricity connection and any other utilities for the Said Property.

- 7.4 **Regulatory Clearances:** To apply for and obtain all requisite statutory clearances/permissions/approvals under various Acts, including but not limited to clearances under the (1) West Bengal

Land Reforms Act, 1955 and (2) Urban Land (Ceiling & Regulations) Act, 1976 and to appear before all or any authorities for such clearances and to sign and submit all papers, applications and documents in connection with the same.

- 7.5 **Signing and Execution:** To sign, execute, modify, cancel, alter, draw, submit and present for registration and have registered before the concerned authorities all papers, documents, declarations, affidavits, applications, returns, confirmations and consents for and in connection with sanction, modification, alteration, revision and re-validation of the Building Plans and to have the same registered and obtain all permissions and clearances as may be required for the same.
- 7.6 **Appearance:** To appear before Notary Public, Registrars, Magistrates and all other officers and authorities to have notarized, registered and authenticated all papers, declarations, affidavits, confirmations, consents, agreements, documents, indemnities, undertakings etc. as be required to enforce all powers and authorities contained herein only for the above purpose.
- 7.7 **Acceptance of Papers:** To accept notices and service of papers from the Seuli Gram Panchayet Fire Brigade, Competent Authority under the Urban Land (Ceiling & Regulations) Act, 1976, Police, both Civil Court and Criminal Courts, Land and Land Reforms Department and/or any other statutory authorities and/or other persons.
- 7.8 **Appointment:** To appoint architects, structural engineers, civil engineers, overseers, contractors, solicitors, advocates, chartered accountants and/or such other agents as may be required for effectually discharging the powers and authorities granted herein.
- 7.9 **Granting Receipts:** To receive and pay and/or deposit of moneys including fees, rent, interest from any person or persons, body or

bodies, authority or authorities and receive fund and to receive and grant valid receipts and discharges in respect thereof.

- 7.10 **Land Revenue:** To make payment of upto date land revenue/*panchayet*/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.
- 7.11 **Mutation:** To take all necessary steps and to sign and submit all papers, applications and documents to record the Grantors' name as owners of the Said Property in the office of B.L.&L.R.O., Seuli Gram Panchayet local authorities and/or any other concerned authorities and to pay fees, costs and charges for that purpose.
- 7.12 **Amalgamation:** To take all necessary steps and to sign all papers, documents as to be required for amalgamation of the various plots comprised in the Said Property into one holding in the name of the Grantors and to pay fees, costs and charges for that purpose.
- 7.13 **Land Conversion:** To take all necessary steps and to sign and submit all papers, applications and documents in connection with change of the nature and character of land contained in the Said Property *inter alia* by way of approaching the concerned authorities and obtaining necessary orders for conversion of the Said Property and thereafter paying fees and charges for the same.
- 7.14 **Preparatory Work:** To cause survey, test soil, do excavation and other preparatory works for construction of the New Buildings on the Said Property.
- 7.15 **Construction:** To construct temporary sheds and godowns for storage of building materials and running of site office and to

construct the New Buildings and/or any other structure on the Said Property, in accordance with the Development Agreement.

- 7.16 **Loan for Construction:** To avail loan facility from any bank or financial institution by mortgaging the said property without making Owners' liable for the same.
- 7.17 **Contracts for Construction:** In relation to such construction, to sign, execute and register any kind of contracts for construction with any third party under the terms and conditions as be deemed fit by the Attorney in accordance with the Development Agreement and without creating any liability or obligation of the Grantors.
- 7.18 **Watch and Ward:** To employ and appoint watchmen, guards, and other security personnel for the Said Property.
- 7.19 **Negotiation and Sale:** To negotiate for sale and sell the Units in the New Buildings to the Intending Purchasers, on terms and conditions as be deemed fit by the Attorney and to prepare, sign, execute and deliver agreements, conveyances and other instruments in this regard. The attorney shall have power to cancel any sale agreement as shall be considered by them necessary. **Be it expressly stated that this Power of Attorney does not create, constitute or assume any kind of transfer, enjoyment or making of profit in favour of the Attorney.**
- 7.20 **Receive Payments:** To receive all payments with regard to sale of the Units in the New Buildings from the Intending Purchasers and acknowledge receipt of the payments save and except Owners Allocation.
- 7.21 **Permissions and Clearances:** To apply for and obtain all kind of permissions and clearances required for entering into such agreements, conveyances and instruments including but not limited to the clearance under the Income Tax Act, 1961, for

transfer of the Units in the New Buildings to the Intending Purchasers.

7.22 **Registration and Authentication:** To appear before Notary Public, Registrars, Magistrates and all other officers and authorities and to have notarized, registered and authenticated all agreements, conveyances and other instruments as aforesaid and in particular to present for registration, admit execution, have registered and obtain original of all agreements, conveyances and other instruments for sale of the Units in the New Buildings.

7.23 **Legal Action:** To take any legal action or to defend any legal proceeding including arbitration proceeding arising out of any matter in respect of the Said Property and to accept any notice and service of papers from any Court, Tribunal, Arbitral Tribunal, Postal and/or other authorities and to receive and pay all moneys, including Court Fees etc.

7.24 **Outgoings:** To pay all outgoings, including local taxes, *Khaznas*, etc. in respect of the Said Property/New Buildings and to collect receipts therefor.

8. Covenants and Ratification

8.1 **Covenants:** The Attorney agrees and covenant with the Grantors that (1) all the costs, charges and expenses for construction shall be borne and paid by the Attorney (2) no financial or other liability shall be created on the Grantors by virtue of grant of this Power of Attorney or by the exercise of any power or authority under this Power of Attorney and (3) the liabilities and obligations of the Grantors shall continue to remain the same as mentioned in the Development Agreement, irrespective of grant of this Power of Attorney unless specifically mentioned in the Development Agreement.

- 8.2 **Hereby Made:** The Grantors hereby ratify and confirm and agree to ratify and confirm all lawful actions of the Attorney in pursuance of this Power of Attorney.

Schedule
(Said Property)

Land measuring 204 (Two Hundred Four) decimal, more or less equivalent to 6 (Six) *bigha* 3 (Three) *cottah* 6 (Six) *chittack* and 32 (thirty two) square feet, more or less **together with** old dilapidated tally shed structures standing thereon or on part thereof, situate lying at and contained in R.S. & L.R. *Dag* No. 4957, 4960, 4961, 4964, 4965, 4969, 4970 recorded in L.R. *Khatian* Nos. 5538, 5539, 5540, 5541, 5542, 5543, 5544, 5545, 5546, 5547, 5548, 5549, 5550, 5551, 5552, 5553, 5554, 5555, 5556, 5557, 5558 Mouza - Telenipara, J.L. No. 10, Police Station - Titagarh, within Seuli Gram Panchyat, District 24 Pgs (N) and delineated and demarcated on the **Plan** annexed hereto and bordered in **Red** colour thereon and butted and bounded as follows:

On the North	:	By Barrackpore Barasat Road
On the South	:	By <i>Dag</i> no. 4955, 4962, 4963 and Mouza Nilganj.
On the East	:	By <i>Dag</i> no. 4971, 4972, 4968, 4966 and Mouza Nilganj.
On the West	:	By <i>Dag</i> no. 4956, 4958, 4959 & 4962

9. Execution and Delivery

9.1 In Witness Whereof the Grantors and the Attorney have executed this Power of Attorney on the above date.

Cornflower Mercantiles Private Limited

Siddharth Bhalu
Director

Blizzard Enclave Private Limited

Sanjay Kumar Singh
Director

Seashell Enclave Private Limited

Siddharth Bhalu
Director

Surjalmata Developers Private Limited

Anish Kumar
Director

Peach Puff Tie Up Private Limited

Siddharth Bhalu
Director

Mezenda Enclave Private Limited

Saurabh
Director

Taquilla Tie Up Private Limited

Sanjay Kumar Singh
Director

Threesome Tie Up Private Limited

Saurabh
Director

Woodchuck Mercantiles Private Limited

Saurabh
Director

Cranberry Enclave Private Limited

Pradip Kumar Kedia
Director

Mungos Tie Up Private Limited

Sanjay Kumar Singh
Director

Pamban Enclave Private Limited

Pradip Kumar Kedia
Director

Spoonbill Enclave Private Limited

Pradip Kumar Kedia
Director

Balin Promoters Private Limited

Anish Kumar
Director

Senorita Enclave Private Limited

Pradip Kumar Kedia
Director

Vikruti Nirman Private Limited

Siddhant Kumar
Director

Sewarnmahal Realtors Private Limited

Anirban
Director

Raulette Enclave Private Limited

Pradip Kumar Kedia
Director

Minicoy Barter Private Limited

Saurabh
Director

Maggie Enclave Private Limited

Saurabh
Director

Devpujan Infratech Private Limited

Saurabh

Director

[Grantors]

We accept:

RIYA GREEN VALLEY LLP

Saurabh

Designated Partner
[Developer]

Drafted by me

Tuhin Ranjan Chakraborty
(TUHIN RANJAN CHAKRABORTY)
Advocate, High Court, Calcutta

Witnesses:

Signature Nitesh Kumar Bhopal

Name Nitesh Kumar Bhopal

Address Flat-1A, Kethou Konj

Panchwati Complex, Kaikhal
Kol-700052

Signature Saurabh

Name Saurabh


Address 36C, B.T. Road

Kalkali-700002

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 9
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being No 03595 for the year 2014.




(Prabir Kumar Goldar) 10-July-2014
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. BARRACKPORE
West Bengal