

54/45

I 05053/15



54/45

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

U 728744

POWER OF ATTORNEY

1. Date: 5th May 2015
2. Place: Kolkata
3. Parties:

Noted that the document is executed in accordance. The Signature sheet/chart & the endorsement sheet/charts attached with this document are the part of this document

District Sub-Registrar-III
North 24 Parganas, Barasat

06 MAY 2015

- 3.1 **Durable City Projects Private Limited**, a company incorporated under the Companies Act, 1956, (CIN : U70102WB2013PTC191045) having its registered office at 84/A, C. R. Avenue, Kolkata - 700 012, Police Station Bowbazar, [PAN : AAECD5660Q], represented by its director, **Amal Guhait**, son of Late Madan Mohan Guhait, of 22, Seti Bagin Road, Dum Dum, Kolkata - 700 030, Police Station - Dum Dum,
- 3.2 **Liab Infra Developers Private Limited**, a company incorporated under the Companies Act, 1956, (CIN : U70102WB2013PTC191064) having its registered office at 53/4, P.N. Midva Road, Kolkata - 700 056, Police Station - Belghoria, [PAN : AACCL4325Q] represented by its director, **Siddhartha Bhalotia**, son of Ram Gopal Bhalotia, of 32A, Beaman Row, Kolkata - 700 006, Police Station - Burtolla,
- 3.3 **Aforetime Housing Projects Private Limited**, a company incorporated under the Companies Act, 1956, (CIN : U70102WB2013PTC191070) having its registered office 53/4, P.N. Midva Road, Kolkata - 700056, Police Station-Belghoria, [PAN: AALCA3964B], represented by its director, **Sourav Bansal**, son of Sanjeev Kumar Bansal, of 36C, B. T. Road, Gossipore, Kolkata - 700 002, Police Station - Gossipore,
- 3.4 **Santawana Vyapaar Private Limited**, a company incorporated under the Companies Act, 1956, (CIN : U51909WB2013PTC189876) having its registered office at 53/4, P.N. Midva Road, Kolkata - 700056 [PAN : AATCS2171C], Police Station Belghoria, represented by its director **Indraneel Bose**, son of Late Chitranjan Bose, of C-306, Fortune Township, Jessore Road, Kazi Para, Barasat, Kolkata - 700 125, Police Station - Barasat,
- 3.5 **Afterlink Business Private Limited**, a company incorporated under the Companies Act, 1956, (CIN : U51909WB2013PTC190202) having its registered office at 27, Brahourie Road, Kolkata - 700001, Police Station Hale Street [PAN : AALCA6062G], represented by its director, **Sourav Bansal**, son of Sanjeev Kumar Bansal, of 36C, B. T. Road, Gossipore, Kolkata - 700 002, Police Station - Gossipore,
- 3.6 **Probuild Infrastructure Private Limited**, a company incorporated under the Companies Act, 1956, (CIN : U70109WB2012PTC183909) having its registered office at 84/A, C. R. Avenue, Kolkata - 700 012, Police Station - Bowbazar [PAN : AAGCP7019M], represented by its director, **Sanjeev Kumar Bansal**, son of Ram Suran Gupta, of 36C, B. T. Road, Gossipore, Kolkata - 700 002, Police Station - Gossipore,
- 3.7 **Ganeshdham Vanija Private Limited**, a company incorporated under the Companies Act, 1956, (CIN : U51909WB2013PTC191124) having its registered office at 84/A, C. R. Avenue, Kolkata - 700 012, Police Station - Bowbazar [PAN : AAFCG1829F], represented by its director, **Indraneel Bose**, son of Late Chitranjan Bose, of C-306, Fortune Township, Jessore Road, Kazi Para, Barasat, Kolkata - 700 125, Police Station - Barasat,
- 3.8 **Durable Infra Projects Private Limited**, a company incorporated under the Companies Act, 1956, (CIN : U70102WB2013PTC191043) having its registered office at 84/A, C. R. Avenue, Kolkata - 700 012, Police Station - Bowbazar [PAN : AAECD5662N], represented

by its director, **Amal Guchait**, son of Late Madan Mohan Guchait, of 22, Sett Bagan Road, Dum Dum, Kolkata - 700 030, Police Station - Dum Dum.

- 3.9 **Panchdhan Dealer Private Limited**, a company incorporated under the Companies Act, 1956, (CIN : U51909WB2013PTC190237) having its registered office at Narayani Building, 27, Brabourne Road, Kolkata - 700 001, Police Station - Hare Street, [PAN : AAHCP1584C], represented by its director, **Sourav Bansal**, son of Sanjeev Kumar Bansal, of 36C, B. T. Road, Cossipore, Kolkata - 700 002, Police Station - Cossipore.
- 3.10 **Campaign Developers Private Limited**, a company incorporated under the Companies Act, 1956, (CIN : U70102WB2013PTC191179) having its registered office at 84/A, C. R. Avenue, Kolkata - 700 012, Police Station - Bowbazar [PAN : AAFCC2219K], represented by its director, **Siddhartha Bhalotia**, son of Ram Gopal Bhalotia, of 32A, Beadon Row, Beadon Street, Kolkata - 700006, Police Station - Burtolla.
- 3.11 **Alortime Infraproperties Private Limited**, a company incorporated under the Companies Act, 1956, (CIN : U70102WB2013PTC191173) having its registered office at Narayani Building, 27, Brabourne Road, Kolkata - 700 001, Police Station - Hare Street [PAN : AALCA3963G], represented by its director, **Amal Guchait**, son of Late Madan Mohan Guchait, of 22, Sett Bagan Road, Dum Dum, Kolkata - 700 030, Police Station - Dum Dum.
- 3.12 **Zinnia Constructions Private Limited**, a company incorporated under the Companies Act, 1956, (CIN : U70102WB2013PTC191053) having its registered office at 53/4, P.N. Midden Road, Kolkata - 700 001, Police Station Belgharia [PAN : AAACZ6435H], represented by its director, **Sourav Bansal**, son of Sanjeev Kumar Bansal, of 36C, B. T. Road, Cossipore, Kolkata - 700 002, Police Station - Cossipore.
- 3.13 **Sanwaraseth Vinimay Private Limited**, a company incorporated under the Companies Act, 1956, (CIN : U51909WB2013PTC190223) having its registered office at Narayani Building, 27, Brabourne Road, Kolkata - 700001, Police Station Hare Street [PAN : AATCS0597G], represented by its director, **Ranjan Dey**, son of Kartick Chandra Dey, of 85, Bipin Chandra Road, Dum Dum, Kolkata - 700030, Police Station - Dum Dum.
- 3.14 **Allnew Enterprises Private Limited**, a company incorporated under the Companies Act, 1956, (CIN : U51909WB2013PTC190203) having its registered office at Narayani Building, 27, Brabourne Road, Kolkata - 700 001, Police Station Hare Street [PAN : AAECV0442L], represented by its director **Amal Guchait**, son of Late Madan Mohan Guchait, of 22, Sett Bagan Road, Dum Dum, Kolkata - 700 030, Police Station - Dum Dum.

(collectively Owners/Grantors includes successors-in-interest and/or assigns)

And

- 3.15 **Riva Primarc Greens LLP**, a Limited Liability Partnership Firm, incorporated under the Limited Liability Partnership Act, 2008, (LLPIN : AAC-3684) having its registered office at

27, Brahoume Road, Narayani Building, 3rd Floor, Room No. 301, Kolkata - 700 001
Police Station - Hare Street, [PAN : AARFR0703Q], represented by its partner, Mr.
Siddhartha Bhalotia, son of Mr. Ram Gopal Bhalotia, of 32A, Beadon Row, Beadon Street,
Kolkata - 700 006 nominated by Riva Projects Private Limited (Attorney).

NOW THIS POWER OF ATTORNEY WITNESSES AS FOLLOWS:

4. Background

- 4.1 **Ownership of Said Property:** The Owners are the joint owners and possessors of land measuring 136 (One Hundred Thirty Six) decimal, more or less contained in R.S. & L.R. Dag Nos. 402, 403, 404, 405 and 406 recorded in L.R. Khatian Nos. 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270 and 1271, Mouza Berananspuria, J. L. No. 18, Police Station Barasat, within the jurisdiction of Ichapur Nilgunj Gram Panchayet, District Sub-Registrar, Barasat, Additional District Sub-Registrar, Kadambo Gachi, District North 24 Parganas more fully and particularly described in the Schedule below and delineated and demarcated on the Plan annexed hereto and bordered in Red colour thereon (the **Said Property**). The plan attached to this Agreement forms a part of this instrument.
- 4.2 **Said Project:** The Grantors have decided to develop the Said Property by construction of a cluster of buildings on the Said Property (collectively **New Buildings**) and the Grantors have further decided to transfer saleable spaces in the New Buildings (the development and the transfer, collectively **Said Project**).
- 4.3 **Development Agreement:** By an Agreement of even date (**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 ~~and~~ require the building plans to be sanctioned (**Building Plans**) by the ~~Ichapur Nilgunj Gram Panchayet~~ 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 (collectively **Other Authorities**).
- 4.5 **Reason for Granting of Powers:** Under Clause 8.1 of 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 ~~Ichapur Nilgunj Gram Panchayet~~ 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 needful for development of the Said Property by construction of the New Buildings and booking and sale of the flats and spaces (collectively **Units**) in the New Buildings to prospective purchasers (collectively **Intending Purchasers**). (3) Transfer of all the flats and saleable spaces (collectively **Units**) in the New Buildings to the Transferees thereof. 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. **Sale:** Powers and authorities for sale of the Units in the New Buildings to the Intending Purchasers.

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 *Ichapur Nilgunj Gram Panchayat* and the 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 *Ichapur Nilgunj Gram Panchayat* and the Other Authorities.
- 7.2. **Dealing with Authorities:** To deal with all authorities including but not limited to the *Ichapur Nilgunj Gram Panchayat*, 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-valuation 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 notarised, 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 attend/ or other sanction authority/s accept notices and serve of papers from the *Ichapur Nilgunj Gram Panchayat*, 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/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.
- 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. *Ichapur Nilgunj Gram Panchayat*, 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 **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.
- 7.17 **Watch and Ward:** To employ and appoint watchmen, guards, and other security personnel for the Said Property.
- 7.18 **Appointment:** To appoint architects, structural engineers, civil engineers, owners, contractors, solicitors, advocates, chartered accountants and/or such other agents as may be required for effectually discharging the powers and authorities granted herein.
- 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. **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 the sale of the Units in the New Buildings to the Intending Purchasers which shall be deposited in the bank accounts of the Grantors and acknowledge receipt of the payments.
- 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, Kharnas, etc. in respect of the Said Property/New Buildings and to collect receipts therefor.

8. **Covenants and Ratification**

- 8.2 **Covenants:** The Attorney agrees and covenant with the Grantors that (1) the powers and authorities granted for construction of the New Buildings on the Said Property and also for sale of all the Flats and other saleable spaces (collectively Units) in the New Buildings to the Transferees thereof, shall be effective only on handing over of possession of the Said Property to the Developer and such delivery of possession of the Said Property shall be done on obtaining of the sanctioned Plans by the Developer (2) all the costs, charges and expenses for construction shall be borne and paid by the Attorney (3) 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 (4) 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.
- 8.3 **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.
- 9 **This Power of attorney shall be treated as cancelled automatically after completion of the projects and fulfillment of all provisions stated in the Development Agreement.**

Schedule above Referred to
(Said Property)

All THAT Land measuring 136 Decimal more or less in (1) R.S. & L.R. Dag No. 402, measuring 16 Decimal more or less (2) R.S. & L.R. Dag No. 403, measuring 33 Decimal more or less (3) R.S. & L.R. Dag No. 404, measuring 37 Decimal more or less (4) R.S. & L.R. Dag No. 405 measuring 13.15 less and more or less and (5) R.S. & L.R. Dag No. 406, measuring 16 Decimal more or less all recorded in I.R. Khairan Nos. 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270 & 1271 Mouza Berinampukuria, J. L. No. 18, Police Station Barasat, within the jurisdiction of Ichapur Nilganj Gram Panchayat, District Sub-Registrar, Barasat, Additional District Sub-Registrar, Kadambo Gachi, District North 24 Parganas 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 Kaji Bagi Road
On the East	:	By Dag Nos. 399, 401, 418, 417 & 407
On the South	:	By Dag Nos. 364 & 365
On the West	:	By Dag No. 368

10. **Execution and Delivery**

Sanwaraseth Vinimay Private Limited

Allnew Enterprises Private Limited

Ranjan Dey

Director

Anil Guhait

Director

(Owners / Grantors)

Riya Primarc Greens LLP

RIYA PROJECTS PVT. LTD.

Siddhanta Bhattacharya

Authorised Signatory / Director

Partner

(Attorney)

Drafted by:

Siddhanta Bhattacharya
17/11/2019

WB/1319/1999

Witnesses:

Signature *Nilima K. Bhopalka* Signature *R. N. Gupta*

Name *Nilima Kumari Bhopalka* Name *RAM NIWAS GUPTA*

Father's Name *Sri Kamal Kumar Aggarwal* Father's Name *LATE HARSHYAL GUPTA*

Address *18, Keshav Kunj, Paschim* Address *80/A, C.R. Avenue*
Complex, V.I.P Road, Kolkata, West - 700012 *Kolkata - 700012*

SITE PLAN

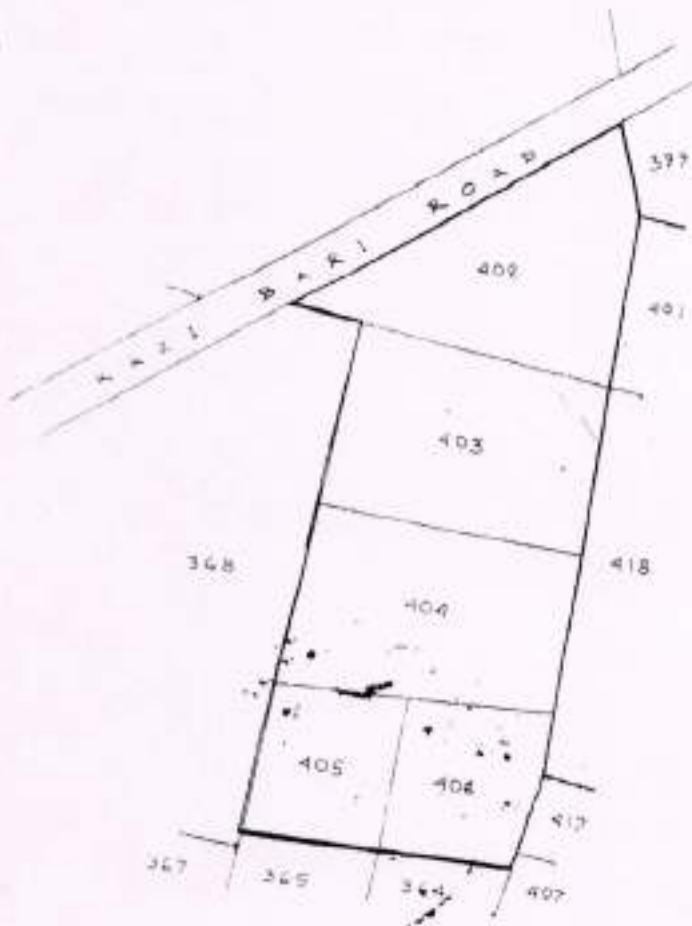
MOUZA - BERUNANPUKHURIA, J.L. NO. 18, L.R. KHATIAN
 S. 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268,
 1269, 1270 & 1271, P.S. - BARASAT, DIST. - 24 PARGANAS (NORTH),

AREA OWNED BY OWNERS 136 DECIMAL

SHOWN IN RED BORDER

NOT TO SCALE

<u>DAG NO.</u>	<u>TOTAL AREA</u>
402	36
403	33
404	37
405	14
406	16
TOTAL	<u>136</u>



Probul Infrastructure Pvt. Ltd.

Sanjay Das

Director

Lawrence Saha Vignesh Private Limited

Ranjay Saha

Director

Panchshil Dealer Private Limited

Starline Housing Projects Pvt. Ltd.

Ganja Constructions Pvt. Ltd.

Astarlink Business Private Limited

Sawwan Bansal

Director

Durable City Projects Pvt. Ltd.

Durable Infra Projects Pvt. Ltd.

Starline Infra Properties Pvt. Ltd.

Allnew Enterprises Private Limited

Anand Guchait

Director

CAMPAIGN DEVELOPERS PVT. LTD.

Stable Infra Developers Pvt. Ltd.

Indrajit Dasgupta

Director

Geneshilham Vasthya Private Limited

Santwana Vignesh Private Limited

Indranil Das

Director

RIYA - PRIMARO STEELS LLP
RIYA PROJECTS PVT. LTD.

Indranil Dasgupta

Authorised Signatory/Director

Partner/Designated Partner

ATTORNEY

OWNERS

SPECIMEN FORM FOR TEN FINGERPRINTS



Prebuild Inspector

Sajee M. D. Director	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Sourav Bansal

For Punchham Dealer (P) Ltd
Zinnia Constructions (P) Ltd
All India Business (P) Ltd
Aparajita Housing Projects (P) Ltd

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



Ranjan Singh
Director

Ranjan Singh Director	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Anand Ghoshal

For Durable City Projects (P) Ltd
Durable Infra Projects (P) Ltd
All India Infra Properties (P) Ltd
All India Infra Services (P) Ltd

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

SPECIMEN FORM FOR TEN FINGERPRINTS



Siddhant Bhatnagar

For
Campaign Development (2) Ltd
Diablo Design Developers (P) Ltd

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



Indranil Banerjee

For
Ganeshkhanna Vaniya (P) Ltd
Sankha (P) Vyanaya (P) Ltd

		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						



Government Of West Bengal
Office Of the D.S.R. - III NORTH 24-PARGANAS
District:-North 24-Parganas

Endorsement For Deed Number : I - 05053 of 2015
(Serial No. 05445 of 2015 and Query No. 1525L000010678 of 2015)

On 05/05/2015

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

Presented for registration at 18.30 hrs on 05/05/2015, at the Private residence by Sanjeev Kumar Bansal, one of the Executants.

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

Execution is admitted on 05/05/2015 by

1. Amal Guhait
Director, Durable City Projects Pvt. Ltd., 84/a, C. R. Avenue, , District:-Kolkata, WEST BENGAL, India
. By Profession : Business
2. Siddhartha Bhalotia
Director, Liable Infra Developers Pvt. Ltd., 53/4, P. N. Midhy Road, , District:-Kolkata, WEST BENGAL, India
. By Profession : Business
3. Sourav Bansal
Director, Aforetime Housing Projects Pvt. Ltd., 53/4, P. N. Midya Road, , District:-Kolkata, WEST BENGAL, India.
. By Profession : Business
4. Indraneel Bose
Director, Santawana Vyapaar Pvt. Ltd., 53/4 P. N. Midya Road, , District:-Kolkata, WEST BENGAL, India.
. By Profession : Business
5. Sourav Bansal
Director, Afterlink Business Pvt. Ltd., 27, Brabourne Road, District:-Kolkata, WEST BENGAL, India
. By Profession : Cultivation
6. Sanjeev Kumar Bansal
Director, Probuilt Infrastructure Pvt. Ltd., 84/a, C.r. Avenue, District:-Kolkata, WEST BENGAL, India
. By Profession : Cultivation
7. Indraneel Bose
Director, Ganeshdham Vanliya Pvt. Ltd., 84/a, C. R. Avenue, District:-Kolkata, WEST BENGAL, India
. By Profession : Cultivation
8. Amal Guhait
Director, Durable Infra Projects Pvt. Ltd., 84/ A, C. R. Avenue, District:-Kolkata, WEST BENGAL, India
. By Profession : Cultivation
9. Sourav Bansal
Director, Panchdhan Dealer Pvt. Ltd., Narayani Building, District:-Kolkata, WEST BENGAL, India
. By Profession : Cultivation

(Sushil Kumar Das)
District Sub-Registrar, III North 24 Pgs

07/05/2015 16:37:00

Endorsement Page 1 of 3



Government Of West Bengal
Office Of the D.S.R. - III NORTH 24-PARGANAS
District:-North 24-Parganas

Endorsement For Deed Number : I - 05053 of 2015
(Serial No. 05445 of 2015 and Query No. 1525L000010678 of 2015)

10. Siddhartha Bhalotia
Director, Campaign Developers Pvt. Ltd., 84/ A , C.r. Avenue, District:-Kolkata, WEST BENGAL, India.
. By Profession : Cultivation
11. Amal Guhait
Director, Aforetime Infraproperties Pvt. Ltd., Narayani Building, District:-Kolkata, WEST BENGAL, India.
. By Profession : Cultivation
12. Sourav Bansal
Director, Zinnia Construction Pvt. Ltd., 53/4, P. N. Middy Road, District:-Kolkata, WEST BENGAL, India.
. By Profession : Cultivation
13. Ranjan Dey
Director, Sanwaraseth Vinimya Pvt. Ltd., Narayani Building, District:-Kolkata, WEST BENGAL, India.
. By Profession : Cultivation
14. Amal Guhait
Director, Alinew Enterprises Pvt. Ltd., Narayani Building, District:-Kolkata, WEST BENGAL, India.
. By Profession : Cultivation
15. Siddhartha Bhalotia
Director, Riya Primarc Greens L L P, 27, Brabourne Road, District:-Kolkata, WEST BENGAL, India.
. By Profession : Cultivation

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

(Suman Basu)
District Sub-Registrar III North 24 Pgs

On 06/05/2015

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 : 4, 48(g) of Indian Stamp Act 1899, also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs. 100/-

Payment of Fees:

Amount By Cash

Rs. 53.00/-, on 06/05/2015

(Under Article : E = 21/- R = 28/- M(1) = 4/- on 06/05/2015)

Certificate of Market Value (WB RUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-1,35,61,858/-

(Sushil Kumar Roy)

District Sub-Registrar III North 24 Pgs

07/05/2015 18:37:00

Endorsement No. 2 of 3



Government Of West Bengal
Office Of the D.S.R. - III NORTH 24-PARGANAS
District:-North 24-Parganas

Endorsement For Deed Number : I - 05053 of 2015
(Serial No. 05445 of 2015 and Query No. 1525L000010678 of 2015)

Certified that the required stamp duty of this document is Rs - 70/- and the Stamp duty paid as
respective Rs - 100/-

(Suman Basu)
District Sub-Registrar III North 24 Pgs

(Sushil Kumar Roy)
District Sub-Registrar III North 24 Pgs
Endorsement Page 2 of 3

Land Date of Registration under section 40 and Rule 69.

Registered in Book - I
CD Volume number 12
Page from 727 to 745
being No 05053 for the year 2015.



Suman Basu 08-May-2016
District Sub-Registrar III North 24 Pgs
Office of the D.S.R. - III NORTH 24-PARGANAS
West Bengal

8319

WB/1319/1999

Address: **TUHIN RANJAN CHAKRABORTY**
Advocate
High Court Calcutta

Rs.
Kolkata Collectorate,
11, Nuleji Sushas Rd.,
Kolkata-1

Arati K. Saha
Licensed Stamp
Vendor.

Date
22 APR 2015

[Handwritten signature]



1794

Freebuild Infrastructure Pvt. Ltd.

[Handwritten signature]
Director.



1795

Sankar Bose Vinodan Private Limited

[Handwritten signature]
Director.



✓
District Sub-Registrar-III
North 24-Parganas, Barasat

05 MAY 2015

1796
Durable City Projects Pvt. Ltd.
Durable Infra Projects Pvt. Ltd.
Aforetime Infraproperties Pvt. Ltd.
Aforetime Enterprises Private Limited

Anand Suchait
Director

1797
Geneshdham Vanyan Private Limited
Santowans Vynapar Private Limited

Jacobson Bass
Director

1798
Panchdham Dealer Private Limited
Globe Constructions Pvt. Ltd.
Afterlink Business Private Limited
Aforetime Housing Projects Pvt. Ltd.

Sauvami Borsal
Director

1799
CAMPAIN DEVELOPERS PVT. LTD.
Lab's Infra Developers Pvt. Ltd.

Aditya Kumar
Director

1800
HIYA - PRIMARO GREENS LLP
HIYA PROJECTS PVT. LTD.

Autheer
Partner/Designated Partner



District Sub-Registrar-III
North 24 Parganas, West Bengal

05 MAY 2015

Mishir Nandi
S/o. Rajmahar Nandi
78, Thana Road, Khordah
P.S. - Khordah
24 Pgs (N)
Occupation - Service.