

2983/19

02849/19



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL  
 1940/11/6327/19 A.R.A. IV

AB 548290

Certified that the document is admitted to Registration, T. ... and the endorsement ... are the part of the ...

Slr Case No. 00637 of 15/02/19  
 J(1)- 250  
 J(2)- 2500  
 Total 3000/-  
 Realised on

Additional Registrar of Assurances, Kolkata.  
*[Signature]*

18 MAR 2019

A.R.A.-IV  
 Kolkata

GENERAL POWER OF ATTORNEY

Additional Registrar of Assurances-IV, Kolkata

TO ALL WHOM THESE PRESENTS SHALL COME that I, GOLDMOON EXPORTS PRIVATE LIMITED, having PAN: AABCG0605K, a company registered under the provision of the Companies Act, 1956, having its registered office at 8/1, Lal Bazar Street, 3<sup>rd</sup> floor, Room No.1, P.O. - Lal Bazar, P.S. - Hare Street, Kolkata-700001, duly represented by its director **Sri Harendra Kumar Agarwal**, son of Sri Gouri Shankar Agarwal, by nationality- Indian, by religion- Hinduism, by occupation- business, having PAN: ACWPA2601D, residing at AA15, Salt Lake City, Sector-I, Kolkata-700064, P.O. Bidhan Nagar, P.S. East - Bidhan Nagar, hereinafter referred to as the executant, **SEND GREETINGS :**

30036

22 FEB 2019

No.....Rs-100/- Date.....

Name: Arjun Das Ekora Garden Llp.

Address: 12, Ho + Ch. Mitra Lane

Vendor: .....

Alipur Collectorate, 24 Pga. (S)

**SUBHANKAR DAS**

**STAMP VENDOR**

Alipur Police Churi, Kol-27

Kol-71.

Arjun Mitra

15/3/19



*[Signature]*  
ADDITIONAL REGISTRAR  
OF ASSURANCES - IV, KOLKATA  
05 MAR 2019




Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.R.A. - IV KOLKATA, District Name :Kolkata


Signature / LTI Sheet of Query No/Year 19041000063271/2019



I. Signature of the Person(s) admitting the Execution at Private Residence.


Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Harendra Kumar Agarwal AA 15 Salt Lake City, Block/Sector: I, P.O:- Bidhan Nagar, P.S:- East Bidhannagar, District-North 24-Parganas, West Bengal, India, PIN - 700064	Representative of Principal [Goldmoon Exports Private Limited ]		1651 	Harendra Kumar Agarwal 15/3/19
2	Mr Arpan Mitra 231 Rash Behari Avenue, P.O:- Jamir Lane, P.S:- Gariahat, District-South 24-Parganas, West Bengal, India, PIN - 700019	Representative of Attorney [Ansuday Evera Garden LLP ]		1649 	Arpan Mitra 15/3/19
3	Mr Manish Jhurjhurwala 1st Floor Rajbari Rear Block 19 Dover Lane, P.O:- Ballygunge, P.S:- Gariahat, District-South 24-Parganas, West Bengal, India, PIN - 700019	Representative of Attorney [Ansuday Evera Garden LLP ]		1650 	Manish Jhurjhurwala 15/3/19

Sl No.	Name and of Identity
1	Mr Asghar



  
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Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Aravind Kumar Son of Mr S N Kumar 7/1, P C Das Road, P.O:- Kadamtala, P.S:- Bantra, Howrah, District:- Howrah, West Bengal, India, PIN - 711101	Mr Harendra Kumar Agarwal, Mr Arpan Mitra, Mr Manish Jhunjhunwala		1652 	Aravind Kumar 15/03/2019

  
(Tridip Mitra)

ADDITIONAL REGISTRAR  
OF ASSURANCE  
OFFICE OF THE A.R.A. -  
IV KOLKATA  
Kolkata, West Bengal




*[Signature]*  
ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
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**WHEREAS :**

- A. By virtue of two Deeds of Conveyance both dated 19.10.2011 registered at the office of Sub-Registrar Bolpur, and recorded in Book No.1, Volume No.23, pages: 3029- 3049 being No.07976 for the year 2011 and registered at the office of Sub-Registrar Bolpur, and recorded in Book No.1, Volume No.23, pages: 2938-2953 being No.07970 for the year 2011 the said GOLDMOON EXPORTS PRIVATE LIMITED became absolute Owner and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to in fee simple in possession of **ALL THAT** a land measuring area **83 decimals** (i.e. 50 Cottahs 03 Chittacks 20 sq.ft.) more or less recorded in the record of B.L.& L.R.O. Bolpur as R.S. Plot" No. 1453 corresponding to new L.R. Plot No. 3514, in R.S. Khatian No. 195, 1082, L.R. Khatian No. 7600, 7601, 7602, 7603, 788, 3507, 4539, 4540 4541, 455, 282 & 194, and **ALL THAT** piece and parcel of land measuring an area of **06.65 decimals**, (i.e.4 Cottahs 18 sq.ft.) more or less comprised in R.S. Dag No.1451 corresponding to the **L.R. Dag No.3506**, under L.R. Khatian No. 2836, both lying situated in Mouza- Bandhgora, J.L. No. 100, Sub-Division, P.S. and Additional District Sub-Registration Office- Bolpur, District Birbhum, collectively measuring **89.65 Decimal** (i.e. **54 Cottahs 03 Chittacks 38 sq.ft.**) more or less, morefully and particularly stated in the **FIRST SCHEDULE** hereunder, hereinafter collectively called as the **said premises**;
- B. The Owner, the Executant herein,for the purpose of development of the said premises entered into a Joint Venture Agreement dated 18<sup>th</sup> November, 2011 with Arsuday Builders Private Limited whereby and whereunder Arsuday Builders Private Limited was entrusted the right to develop the said premises as per the terms and conditions mentioned therein. hereinafter referred to as the "**said J V Agreement**";
- E. In pursuance of the said J V Agreement Arsuday Builders Private Limited commenced the development work after obtaining Plan duly sanctioned by Bolpur Municipality being



  
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sanction Plan No.BM/BP/S/169 dated 27<sup>th</sup> June, 2012, hereinafter referred to as the said building plan ;

- F. Arsuday Builders Private Limited has started the land Development alongwith the boundary wall and also started the construction of one block as per the said building plan.
- G. The said building plan was duly revised and the revised sanction plan is having no. BM/BP/REV-S/50 dated 17<sup>th</sup> December, 2018 ;
- H. The said building plan as modified is valid till 26<sup>th</sup> June, 2022;
- I. In course of carrying on development work Arsuday Builders Private Limited was facing certain problems due to present market condition as such has approached the Owner, the Executant herein to renegotiate the sharing of their ratio of revenue sharing, and also for its permission to allow them to take a partner to enable them to complete the development work without any delay;
- J. The Owner has agreed and allowed Arsuday Builders Private Limited to take a partner of its choice on the terms and conditions as Arsuday Builders Private Limited would think suitable for them and also agreed to cancel the **said JV Agreement** and enter into new Joint Development Agreement.
- K. Upon confirmation the Executant herein had cancelled the said Joint Venture Agreement and entered into a new registered Joint Venture Agreement dated 23.02.2019 with **ARSUDAY EVERA GARDEN LLP**, having **PAN: ABOFA2569F** a limited liability Partnership firm incorporated under the provisions of the Limited Liability Partnership Act, 2008 and having its registered office at 12, Ho-Chi-Minh Sarani, Kolkata-700071, P.O Middleton Street & P.S Shakespear represented by its authorized representatives **(1) Arsuday Builders Private Limited** represented by its authorized representative **Shri Arpan Mitra**, son of Shri B. C. Mitra, by faith- Hindu, by nationality- Indian, having **PAN: ADSPM8827A** residing at 231, Rash Behari Avenue, P.O. Ballygunge, P.S. Gariahat, Kolkata -




  
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700019, and (2) Evera Constructions LLP represented by its authorized representative **Sri Manish Jhunjunwala**, son of Late Viswanath Jhunjunwala, by faith- Hindu, by occupation- Business, by nationality: Indian, having **PAN: ACQPJ3454M** residing at 19, Dover Lane, Rajbari, Rear Block, 1<sup>st</sup> Floor, P.S. Gariahat, P.O. Ballygunge, Kolkata-700019, as Developer, the new registered Joint Venture Agreement dated 23.02.2019 being registered in the office of the Additional Registrar of Assurances - IV, Kolkata, and the same is recorded as Book No. - I, Volume No. 1904-2019, Pages 99610 to 99649, Being No. 190402174 for the year 2019, with the Attorneys' appointed herein therein referred to as the Developer and Confirming Party as per the terms and conditions mentioned therein.

L. As per the terms of the aforesaid Joint Venture Agreement dated 23.02.2019 the Executant herein therein referred to as the Owner is giving this Power of Attorney.

M. The Executant, do hereby nominate, constitute and appoint **ARSUDAY EVERA GARDEN LLP**, having **PAN: ABOFA2569F** a limited liability Partnership firm incorporated under the provisions of the Limited Liability Partnership Act, 2008 and having its registered office at 12, Ho-Chi-Minh Sarani, Kolkata-700071, P.O Middleton Street & P.S Shakespear and/or its partner/authorized representatives (1) **Arsuday Builders Private Limited**, having **PAN: AAICA5696B**, a company incorporated under the Companies Act 1956, having its registered office at 12, Ho-Chi-Minh Sarani, Kolkata - 7000 71 represented by its authorised representative/signatory and/or **Sri Arpan Mitra**, son of Sri B.C. Mitra, by faith- Hindu, by occupation- Business, by nationality: Indian, having **PAN:ADSPM8827A** residing at 231, Rash Behari Avenue, Kolkata - 7000 19 and (2) **Evera Constructions LLP**, having **PAN: AAGFE6523Q**, a limited liability Partnership firm incorporated under the provisions of the Limited Liability Partnership Act, 2008 and having its registered office at 23, Circus Avenue, 8<sup>th</sup> Floor, P.O. & P.S. Beniapukur, Kolkata-700017 and duly represented by its Designated Partner/Authorised Representative **Sri Manish Jhunjunwala**,



  
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son of Late Viswanath Jhunjunwala, by faith- Hindu, by occupation- Business, by nationality: Indian, having **PAN: ACQPJ3454M** residing at 19, Dover Lane, Rajbari, Rear Block, 1<sup>st</sup> Floor, P.S. Gariahat, P.O. Ballygunge, Kolkata-700019, as his true and lawful attorney to do all acts, deeds and things in respect of the said premises jointly or severally.

**NOW KNOW YE AND THESE PRESENTS WITNESSES THAT** the executants do hereby nominate, constitute and appoint **ARSUDAY EVERA GARDEN LLP**, having **PAN: ABOFA2569F**, a limited liability Partnership firm incorporated under the provisions of the Limited Liability Partnership Act, 2008 and having its registered office at 12, Ho-Chi-Minh Sarani, Kolkata-700071, P.O Middleton Street & P.S Shakespear, and/or its partner/authorized representatives **(1) Arsuday Builders Private Limited**, having **PAN: AAICA5696B**, a company incorporated under the Companies Act 1956, having its registered office at 12, Ho-Chi-Minh Sarani, Kolkata - 7000 71 represented by its authorised representative/signatory and/or **Sri Arpan Mitra**, son of Sri B.C. Mitra, by faith- Hindu, by occupation- Business, by nationality: Indian, having **PAN:ADSPM8827A** residing at 231, Rash Behari Avenue, Kolkata - 7000 19 and **(2) Evera Constructions LLP**, having **PAN: AAGFE6523Q**, a limited liability Partnership firm incorporated under the provisions of the Limited Liability Partnership Act, 2008 and having its registered office at 23, Circus Avenue, 8<sup>th</sup> Floor, P.O. & P.S. Beniapukur, Kolkata-700017 and duly represented by its Designated Partner/Authorised Representative **Sri Manish Jhunjunwala**, son of Late Viswanath Jhunjunwala, by faith- Hindu, by occupation- Business, by nationality: Indian, having **PAN: ACQPJ3454M** residing at 19, Dover Lane, Rajbari, Rear Block, 1<sup>st</sup> Floor, P.S. Gariahat, P.O. Ballygunge, Kolkata-700019, as his true and lawful attorney to do all acts, deeds and things in respect of the said premises jointly.

1. To hold, defend and protect possession and manage and maintain the said premises including the building to be constructed therein.
2. To sign, execute and submit all, plans, papers, applications, documents, statements, undertakings and declarations as may



*[Handwritten signature]*

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be required for mutation, conversion etc. of the said premises in BL & LRO Bolpur, Bolpur Municipality and/or any other appropriate authority or authorities.

3. To appoint Engineer/Engineers, Architect/Architects, Surveyor/surveyors, Caretakers, Sub-Contractors and to have survey and soil test of the said premises as may be necessary and for that to make all correspondence with them and to do all other acts, deeds and things as the said Attorney shall deem, fit and proper.
4. To sign, execute and submit all, plans, papers, applications, documents, statements, undertakings and declarations as may be required for having the plan or plans sanctioned for construction of the building at the said premises from the Bolpur Municipality and/or any other appropriate authority or authorities.
5. To sign and execute any map or plan in connection with the variations and/or modifications and/or alterations of the said sanctioned building plan and to submit the same with the Bolpur Municipality and other authority or authorities from time to time and apply for, obtain sanction of the same.
6. To pay fees, obtain sanction and such other order or orders and permissions from the necessary authority or authorities as be expedient for modifications, variations and alterations of the building plan and other papers and documents as may be required by the necessary authorities.
7. To sign for and on behalf of the executant all papers, documents and writings, to appear, represent and to act for and on his behalf before the necessary appropriate authority or authorities including the in BL & LRO Bolpur, Bolpur Municipality, the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976 and any other necessary Government Authorities and appropriate authority or authorities in connection with the getting and obtaining all types of clearances and permissions and sanction, modification, variation and alteration of the building plan.



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8. To receive the excess amount of fees, if any, paid for the purpose of sanction of the modifications, alterations and/or variations of the sanctioned building plan and/or for any other purposes related thereto from the Bolpur Municipality and/or other appropriate authority or authorities.
9. To develop the said premises by construction of the building thereon as per the sanctioned building plan and for such purpose demolish, remove and/or repair any house building and/or structures of whatsoever nature at the said premises.
10. To apply for and obtain from the appropriate authority or authorities the connection of electricity, water supply, gas, sewerage, drainage, telephone and any other connections or utility at the said premises, either temporary or permanent and/or to make alterations therein and to close down and/or disconnect the same and for that to sign, execute and submit all papers, applications, documents and plan and to do all other acts, deeds and things as may be found deem, fit and proper by the said Attorney.
11. To apply for and obtain all entitlements of steel, cement and other building materials from the concerned authority or authorities for construction of the building at the said premises and to sign all necessary papers, documents and applications as may be found deem, fit and proper by the said Attorney for such purpose.
12. To apply for, obtain and renew all license, permits, permissions and clearances from concerned Government and State Departments and Authorities, as may be necessary and/or required for the purpose of proper construction of the building and/or development of the said premises.
13. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said premises or any part thereof and similarly to receive all incoming receivable for and on account of the said premises or any part thereof including the rent from the occupants thereof, if any.




  
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14. To file and submit declarations, statements, affidavits, applications and/or returns to the necessary authorities in connection with the matter herein contained, namely development of the said premises.
15. To deposit and submit and withdraw documents and moneys in and from any Court or Courts and/or any other person or authority and give valid receipts and discharges thereof.
16. To receive compensation and/or award payable in respect of any acquisition and/or requisition and/or vesting of the said premises.
17. To prosecute, sign, verify, declare and/or affirm and file plaints, written statements, petition, applications, affidavit, verification, vakalatnamas, warrant of attorney, objections, cross-objections, counter-claims, application for execution, revision, review, new trial or stay and injunction of whatsoever nature, memorandum of appeal and to do generally all other acts, deeds and things as the Attorney in their discretion think, fit and proper in any proceedings or in any way therewith so as to defend their possession and title during the construction and development of the said premises.
18. To compromise suits, appeals and/or any legal proceedings in any court, any tribunal, any authority whatsoever and sign and verify applications thereof for the purpose of smooth and proper construction and development of the said premises and for the purpose of making the said premises free from all encumbrances.
19. To appoint any lawyers, solicitors, any consultants and experts for and on the behalf of the executant for conducting legal cases and/or any proceedings before any Court, Tribunal and/or any Government Departments and/or Authorities in respect of the said premises.
20. To receive any registered letters or any other documents in respect of the said premises and to grant proper and effectual



  
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receipts in respect thereof, during construction and development of the said premises.

21. To negotiate for sale and/or transfer of the units/flats/bunglows/carparkings/areas in the proposed building/buildings to be constructed thereon together with the rights appurtenant thereto in terms of the said Joint Venture Agreement and to enter into agreements for sale and to receive advance and/or full consideration and disperse the share of the Owner, the Executant herein, as per the said Joint Development Agreement dated 23.02.2019.
22. To sign and/or execute any agreement for sale, any gift deed, mortgage deed, lease deed or any kind of transfer deed or deeds of conveyances in regard to the units/flats/bunglows/carparkings or spaces allocated as per the joint Development Agreement dated 23.02.2019, on behalf of the executant and present the same for registration before the any Registrar, Sub-Registrar and Registrar of Assurance, Kolkata and to do all things necessary for the due and proper registration of such deeds as aforesaid.
23. For and on the behalf of the Executant the Attorney will sign, execute and register all documents and papers, if necessary, required by the intending Purchasers for sanction of loan in respect of their purchasing units/flats/bunglows/carparkings and other space.
24. To file, appear, commence, prosecute, enforce, defend, answer, to oppose all proceeding in any Court and/or Tribunal in respect of the said premises and in respect of authority touching any of the matters concerning the said premises or any part thereof including acquisition and/or requisition and/or vesting and/or title dispute and/or any agreement and/or anything and if thinks fit to compromise, settle and refer to arbitration such dispute and appear before any Court, Civil or Criminal and/or before any Government Authorities including the Bolpur Municipality and any State and Government Departments and Authorities.



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25. To do such all other acts, deeds and/or things, which may be found necessary and deem fit and proper by the said Attorney for the purpose of development and/or completion of the proposed buildings over the said premises and for the purpose of holding possession and protection of the said premises.

**AND GENERALLY** to do all acts, deeds and things hereby and herein granted in respect of the said premises which the executant could have done lawfully under his own hands and seals if present personally.

**AND GENERALLY** the executant do hereby agree and confirm to ratify all and whatsoever act and/or deeds and/or things the said Attorney shall lawfully do execute and/or perform and/or caused to be done, executed and/or performed in connection with the said premises referred to in the Schedule herein and by virtue of this Power.

**THE SCHEDULE ABOVE REFERRED TO  
(The Said Premises)**

**ALL THAT** a land measuring area **83 decimals** (i.e. 50 Cottahs 03 Chittacks 20 sq.ft.) more or less recorded in the record of B.L. & L.R.O. Bolpur as R.S. Plot No. 1453 corresponding to new L.R. Plot No. 3514, in R.S. Khatian No. 195, 1082, L.R. Khatian No. 7600, 7601, 7602, 7603, 788, 3507, 4539, 4540 4541, 455, 282 & 194, and **ALL THAT** piece and parcel of land measuring an area of **06.65 decimals**, (i.e. 4 Cottahs 18 sq.ft.) more or less comprised in R.S. Dag No. 1451 corresponding to the **L.R. Dag No. 3506**, under L.R. Khatian No. 2836, both lying situated in Mouza- Bandhgora, J.L. No. 100, Sub-Division, P.S. and Additional District Sub-Registration Office- Bolpur, District Birbhum, collectively measuring **89.65 Decimal** (i.e. **54 Cottahs 3 Chittacks 38 sq.ft.**) more or less, and butted and bounded as follows:-

ON THE NORTH

70ft. wide Bye Pass Road, R.S. Plot No. 1454, 1458 & 1452 ;

ON THE EAST

NALA & R.S. Plot No. 1456 & 1457;


ON THE SOUTH

NALA & R.S. Plot No. 1455 ;

ON THE WEST

Municipal Road.



  
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05 MAR 2019



IN WITNESS WHEREOF the executants has hereunto set and subscribed his hand on this the 15th day of March, 2019.

**SIGNED SEALED AND DELIVERED**

by the **EXECUTANT** at Kolkata  
in the presence of :

1. Kripa Shankar Mahapatra

Ap. 47, Lax lake  
KOL 64.

For GOLDMOON EXPORTS PVT. LTD.

Harandra Kumar Agarwal  
Director

2. Vinay Kumar Singh

Ap. 11, Anandika Park  
KOL - 700093

EXECUTANT

Accepted by

1. Arsuday Builders Private Limited

Anjan Mitra

Authorised Signatory  
Partner / Authorised Signatory of  
Arsuday Evers Garden LLP

Evera Constructions LLP

2. Rajesh Shekhar

Partner / Authorised Signatory  
Partner / Authorised Signatory of  
Arsuday Evers Garden LLP

\_\_\_\_\_  
Attorney

Drafted by me

Saswati Sharma


(Saswati Sharma)












Advocate

REG. NO. WB/48/ 1993





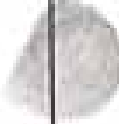
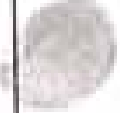





Alipore Judges' Court, Alipore.














  
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OF ASSURANCES, KOLKATA  
**5 MAR 2019**

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name.....  
 Signature..... *Harendra Kumar Jaiswal*


		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name..... ARJAN MITRA  
 Signature..... *Arjan Mitra*

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name..... MAHESH SHUKTHAWALA  
 Signature..... *Mahesh Shukthawala*



  
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OF ASSURANCES, KOLKATA  
15 MAR 2019

### Major Information of the Deed

Deed No :	I-1904-02849/2019	Date of Registration	18/03/2019
Query No / Year	1904-1000063271/2019	Office where deed is registered	
Query Date	07/03/2019 4:20:09 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Arvind Kumar 12, Ho Chi Minh Sarani, Thana : Shakespeare Sarani, District : Kolkata, WEST BENGAL, PIN - 700071, Mobile No. : 9903339270, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
	Rs. 2,56,45,503/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article 48(g))	Rs. 101/- (Article:E, E, M(a), M(b), I)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]- 190402174/2019 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assesment slip.(Urban area)		

#### Land Details :

District: Birbhum, P.S:- Bolpur, Municipality: BOLPUR, Mouza: Bandhgoda Pin Code : 731204

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-3514	LR-7600	Bastu	Bastu	83 Dec		2,37,43,187/-	Width of Approach Road: 70 Ft.,
L2	LR-3508	LR-2836	Bastu	Bastu	6.65 Dec		19,02,316/-	Width of Approach Road: 70 Ft.,
		<b>TOTAL :</b>			<b>89.65Dec</b>	<b>0 /-</b>	<b>256,45,503 /-</b>	
		<b>Grand Total :</b>			<b>89.65Dec</b>	<b>0 /-</b>	<b>256,45,503 /-</b>	

#### Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Goldmoon Exports Private Limited</b> 3rd Floor B/1 Lal Bazar Street, P.O:- Lal Bazar, P.S:- Hare Street, Kolkata, District-Kolkata, West Bengal, India, PIN - 700001 , PAN No.:: AABCG0605K, Status :Organization, Executed by: Representative, Executed by: Representative

#### Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Arsuday Evera Garden LLP</b> 12 Ho Chi Minh Sarani, P.O:- Middleton Street, P.S:- Shakespeare Sarani, Kolkata, District-Kolkata, West Bengal, India, PIN - 700071 , PAN No. : ABOFA2569F, Status :Organization, Executed by: Representative

Major Information of the Deed :- I-1904-02849/2019-18/03/2019

**Representative Details :**

Name,Address,Photo,Finger print and Signature	
1	<b>Mr Harendra Kumar Agarwal</b> Son of Mr Gouri Shankar Agarwal AA 15 Salt Lake City, Block/Sector: I, P.O:- Bidhan Nagar, P.S:- East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACWPA2601D Status : Representative, Representative of : Goldmoon Exports Private Limited (as Director)
2	<b>Mr Arpan Mitra (Presentant )</b> Son of Mr B C Mitra 231 Rash Behari Avenue, P.O:- Jamir Lane, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADSPM8827A Status : Representative, Representative of : Arsuday Evera Garden LLP (as Authorised Signatory)
3	<b>Mr Manish Jhunjunwala</b> Son of Late Viswanath Jhunjunwala 1st Floor Rajbari Rear Block 19 Dover Lane, P.O:- Ballygunge, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACQPJ3454M Status : Representative, Representative of : Arsuday Evera Garden LLP (as Authorised Representative of Evera Constructions LLP)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Aravind Kumar</b> Son of Mr S N Kumar 7/1, P C Das Road, P.O:- Kadamtala, P.S:- Bantra, Howrah, District:-Howrah, West Bengal, India, PIN - 711101			
Identifier Of Mr Harendra Kumar Agarwal, Mr Arpan Mitra, Mr Manish Jhunjunwala			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Goldmoon Exports Private Limited	Arsuday Evera Garden LLP-83 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	Goldmoon Exports Private Limited	Arsuday Evera Garden LLP-6.65 Dec

**Endorsement For Deed Number : I - 190402849 / 2019**

Major Information of the Deed :- I-1904-02849/2019-18/03/2019

2019

Rate of Market Value(WB PUVI rules of 2001)

It is stated that the market value of this property which is the subject matter of the deed has been assessed at Rs 68,45,503/-



Tridip Misra  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
Kolkata, West Bengal

On 15-03-2019

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

Presented for registration at 17:50 hrs on 15-03-2019, at the Private residence by Mr Arpan Mitra .

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

Execution is admitted on 15-03-2019 by Mr Harendra Kumar Agarwal, Director, Goldmoon Exports Private Limited, 3rd Floor 8/1 Lal Bazar Street, P.O:- Lal Bazar, P.S:- Hare Street, Kolkata, District-Kolkata, West Bengal, India, PIN - 700001

Identified by Mr Aravind Kumar, . . Son of Mr S N Kumar, 7/1, P C Das Road, P.O: Kadamtala, Thana: Bantra, . City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Business

Execution is admitted on 15-03-2019 by Mr Arpan Mitra, Authorised Signatory, Arsuday Evera Garden LLP, 12 Ho Chi Minh Sarani, P.O:- Middleton Street, P.S:- Shakespeare Sarani, Kolkata, District-Kolkata, West Bengal, India, PIN - 700071

Identified by Mr Aravind Kumar, . . Son of Mr S N Kumar, 7/1, P C Das Road, P.O: Kadamtala, Thana: Bantra, . City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Business

Execution is admitted on 15-03-2019 by Mr Manish Jhunjhunwala, Authorised Representative of Evera Constructions LLP, Arsuday Evera Garden LLP, 12 Ho Chi Minh Sarani, P.O:- Middleton Street, P.S:- Shakespeare Sarani, Kolkata, District-Kolkata, West Bengal, India, PIN - 700071

Identified by Mr Aravind Kumar, . . Son of Mr S N Kumar, 7/1, P C Das Road, P.O: Kadamtala, Thana: Bantra, . City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Business



Tridip Misra  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
Kolkata, West Bengal

2019

State 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 of Indian Stamp Act 1899.

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 101/- ( E = Rs 21/- , J = Rs 55/- , M(a) = Rs 21/- , M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 101/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 30036, Amount: Rs.100/-, Date of Purchase: 22/02/2019, Vendor name: S Das



Tridip Misra

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - IV KOLKATA

Kolkata, West Bengal

Major Information of the Deed :- I-1904-02849/2019-18/03/2019

25/03/2019 Query No.-19041000060271 / 2019 Deed No. I - 190402849 / 2019, Document is digitally signed.



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2019, Page from 135871 to 135901  
being No 190402849 for the year 2019.



*Tridip Misra*

Digitally signed by TRIDIP MISRA  
Date: 2019.03.26 19:35:12 +05:30  
Reason: Digital Signing of Deed.

(Tridip Misra) 26-03-2019 19:35:06  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
West Bengal.

(This document is digitally signed.)