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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

U 728742

Q. NO. 3366/2015

Deponent that the document is admitted to register that the signature attached and the stamp of the deponent are attached with this document as the part of this document.

POWER OF ATTORNEY
(After Registered Development Agreement)

- 1. Date: 27th April 2015
- 2. Place: Kolkata
- 3. Parties:



19
Addl. Dist. Reg-Registrar
Doojpur, Howrah
5 MAY 2015

3/1 Barbrik Villa Private Limited, a company incorporated under the Companies Act, 1956, (CIN : U70109WB2011PTC170295) having its registered office at 27, Brabourne Road, Narayani Building, Room No. 301, 3rd Floor, Kolkata - 700 001, Police Station Hare Street, [PAN : AAECB 7763 L], represented by its director, Naresh Agarwal, son of Sri Shankar Lal Agarwal, of 106, K. C. Singha Road, Ganges Garden, Phase - II, Block - GA6, Howrah - 711 102, Police Station - Shibpur,

3/2 Jayditya Infrastructure Private Limited, a company incorporated under the Companies Act, 1956, (CIN : U70109WB2012PTC171615) having its registered office at 106, K. C. Singha Road, Ganges Garden, Phase - II, Block - GA6, Howrah - 711 102, Police Station - Shibpur [PAN : AACCJ 7385 A] represented by its director, Naresh Agarwal, son of Sri Shankar Lal Agarwal, of 106, K. C. Singha Road, Ganges Garden, Phase - II, Block - GA6, Howrah - 711 102, Police Station - Shibpur,

3/3 Astounding Estates Private Limited, a company incorporated under the Companies Act, 1956, (CIN : U70102WB2013PTC197156) having its registered office 106, K. C. Singha Road, Ganges Garden, Phase - II, Block - GA6, Howrah - 711 102, Police Station - Shibpur, [PAN : AALCA 9668 G], represented by its director, Ratan Agarwal, son of Sri Shankar Lal Agarwal, of 106, K. C. Singha Road, Ganges Garden, Phase - II, Block - GA6, Howrah - 711 102, Police Station - Shibpur,

3/4 Khatu Villa Private Limited, a company incorporated under the Companies Act, 1956, (CIN : U70200WB2011PTC165524) having its registered office at 27, Brabourne Road, Narayani Building, Room No. 301, 3rd Floor, Kolkata - 700 001, Police Station Hare Street, [PAN : AAECK 4259 J], represented by its director Pratik Gupta, son of Sri Prabhu Dayal Gupta, of 106, K. C. Singha Road, Ganges Garden, Phase - II, Block - GA6, Howrah - 711 102, Police Station - Shibpur,

3/5 S. K. Kanodia - HUF, (PAN : AAGHS 7831 B) a Hindu Undivided Family represented by its Karta Sushil Kumar Kanodia son of Late Shiv Charan Kanodia residing at 30/31, Kalakar Street, 4th floor, room no. 29, Kolkata - 700 007, P.S. - Burrabazar,

3/6 Manju Kanodia, (PAN : AFYPK 0171 R) wife of Sri Navin Kumar Kanodia residing at 30/31, Kalakar Street, 4th floor, room no. 29, Kolkata - 700 007, P.S. - Burrabazar,

3/7 Sushil Kumar Kanodia, (PAN : AFYPK 9874 M) son of Late Shiv Charan Kanodia residing at 30/31, Kalakar Street, 4th floor, room no. 29, Kolkata - 700 007, P.S. - Burrabazar,

3/8 Sangita Kanodia, (PAN : AGBPK 7068 H) wife of Sri Sushil Kumar Kanodia residing at 30/31, Kalakar Street, 4th floor, room no. 29, Kolkata - 700 007, P.S. - Burrabazar,

3/9 Fiddle Infracon Private Limited, a company incorporated under the Companies Act, 1956, (CIN : U70102WB2014PTC203104) having its registered office at 27, Brabourne Road, Narayani Building, 1st Floor, Kolkata - 700 001, Police Station - Hare Street, [PAN : AACCF 4362 M], represented by its director, Abhishek Agarwal, son of Sri Hari Narayan Agarwal, of P-511, Parnashree Pally, Kolkata - 700 060, Police Station - Parnashree,

- 3.10 ✓ Wonderland Buildcon Private Limited, a company incorporated under the Companies Act, 1956, (CIN : U70102WB2014PTC203098) having its registered office at 53/4, P.N. Middya Road, Kolkata - 700 056, Police Station Belgharia, [PAN : AABCW 5589 L], represented by its director, Niranjana Kumar Bhattar, son of Baldev Das Bhattar, of AB-30/4, Prafulla Kanan (Pashchim), Kestopur Baguiati, Kolkata - 700 101, Police Station - Baguihati,
- 3.11 ✓ Violets Buildcon Private Limited, a company incorporated under the Companies Act, 1956, (CIN : U70102WB2014PTC203097) having its registered office at 53/4, P.N. Middya Road, Kolkata - 700 056, Police Station Belgharia, [PAN : AAECV 8906 B], represented by its director, Rajesh Agarwala, son of Sri Madan Lal Agarwala, of 19, Kalidas Lahiri Lane, Baranagar, Kolkata - 700 056, Police Station - Baranagar,
- 3.12 ✓ Croton Merchandise Private Limited, a company incorporated under the Companies Act, 1956, (CIN : U51909WB2014PTC203103) having its registered office at 27, Brabourne Road, 3rd Floor, Kolkata - 700 001, Police Station Belgharia [PAN : AAFCC 7504 F], represented by its director, Abhishek Agarwal, son of Sri Hari Narayan Agarwal, of P-511, Parnashree Pally, Kolkata - 700 060, Police Station- Parnashree,
- 3.13 ✓ Almond Housing Projects Private Limited, a company incorporated under the Companies Act, 1956, (CIN : U70102WB2014PTC203102) having its registered office at 27, Brabourne Road, Naryani Building, 1st Floor, Kolkata - 700 001, Police Station Hare Street [PAN : AAMCA 8839 L], represented by its director, Rajesh Agarwala, son of Sri Madan Lal Agarwala, of 19, Kalidas Lahiri Lane, Baranagar. Kolkata - 700 056, Police Station - - Baranagar,
- 3.14 ✓ Petunia Commotrade Private Limited, a company incorporated under the Companies Act, 1956, (CIN : U51909WB2014PTC203106) having its registered office at 27, Brabourne Road, Naryani Building, 1st Floor, Kolkata - 700 001, Police Station Hare Street [PAN : AAHCP 8191 K], represented by its director Niranjana Kumar Bhattar, son of Baldev Das Bhattar, of AB-30/4, Prafulla Kanan (Pashchim), Kestopur Baguiati, Kolkata - 700 101, Police Station - Baguihati,
- 3.15 ✓ Amisk Commotrade Private Limited, a company incorporated under the Companies Act, 1956, (CIN : U74990WB2013PTC194324) having its registered office at 27, Brabourne Road, Naryani Building, 1st Floor, Kolkata - 700 001, Police Station Hare Street [PAN : AAMCA 9615 L], represented by its director Sanjay Kumar Tekriwal, son of Bishwanath Tekriwal, of 192, Girish Ghosh Road, Belur Math, Howrah - 711 202, Police Station Liluah,
- 3.16 ✓ Xantia Tie Up Private Limited, a company incorporated under the Companies Act, 1956, (CIN : U74900WB2013PTC192121) having its registered office at 27, Brabourne Road, Naryani Building, 1st Floor, Kolkata - 700 001, Police Station Hare Street [PAN : AAACX 1647 D], represented by its director Sanjay Kumar Tekriwal, son of Bishwanath Tekriwal, of 192, Girish Ghosh Road, Belur Math, Howrah - 711 202, Police Station Liluah,
- 3.17 ✓ Adishakti Promoters Private Limited, a company incorporated under the Companies Act, 1956, (CIN : U70102WB2010PTC152767) having its registered office at 35, Ballygunj Park, Kolkata - 700 019, Police Station Karaya [PAN : AAICA 7983 P], represented by its

director Abinash More, son of Sri Rajendra Prasad Agarwala, of 18A, Mayfair Road, Kolkata - 700 019, Police Station Karaya.

3.18 Advika Dealers Private Limited, a company incorporated under the Companies Act, 1956, (CIN : U151909WB201111PTC164454) having its registered office at 18A, Mayfair Road, Kolkata - 700 019, Police Station Karaya, [PAN : AAJCA 6505 A], represented by its director Bijay Kumar Agarwal, son of Late Ram Prasad Agarwal, of 35A, Bullygunj Park, Kolkata - 700 019, Police Station - Karaya.

3.19 Angelique Promoters Private Limited, a company incorporated under the Companies Act, 1956, (CIN : U70102WB2014PTC202230) having its registered office at BE-61, Salt Lake, Sector - 1, 1st Floor, Kolkata - 700 064, Police Station Bidhan Nagar, [PAN : AAMCA 7026 K], represented by its Authorised Signatory Bijay Kumar Agarwala, son of Late Ram Prasad Agarwal, of 35A, Bullygunj Park, Kolkata - 700 019, Police Station - Karaya,

3.20 Angelique Builders Private Limited, a company incorporated under the Companies Act, 1956, (CIN : U70102WB2014PTC202230) having its registered office at BE-61, Salt Lake, Sector - 1, 1st Floor, Kolkata - 700 064, Police Station Bidhan Nagar, [PAN : AAMCA 7024 M], represented by its Authorised Signatory Bijay Kumar Agarwala, son of Late Ram Prasad Agarwal, of 35A, Bullygunj Park, Kolkata - 700 019, Police Station - Karaya.

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

And

3.21 Belmont Enclave LLP, a Limited Liability Partnership Firm, incorporated under the Limited Liability Partnership Act, 2008, (LLPIN : AAD-8013) having its registered office at 27, Barabourne Road, Narayani Building, 1st Floor, Room No. 102, Kolkata - 700 001, Police Station - Hare Street, represented by its designated partners, (1) Saroj Kumar Agarwal, son of Sri Mamraj Agarwala and (2) Pawan Kumar Agarwal, son of Sri Boduram Gupta, both of 27, Barabourne Road, 1st Floor, Room No. 102, Kolkata - 700 001, Police Station - Hare Street. (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 195.33 (One Hundred Ninety Five and thirty three) decimal, more or less contained in R.S. Dag No. 46, 47 and 48, L.R. Dag No. 47, 48 and 49 recorded in L.R. Khatian Nos. 8281, 8282, 8283, 8284, 8285, 8286, 8287, 8288, 8289, 8290, 8291, 8292, 8293, 8294, 8295, 8296, 8297, 8298, 8299 and 8300 Mouza Dakshin Jhapardah, J. L. No. 15, Police Station Domjur, within the jurisdiction of Dakshin Jhapardah Gram Panchayet, District Sub-Registrar Howrah, Additional District Sub-Registrar Domjur, District Howrah 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 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 may require the building plans to be sanctioned (Building Plans) by the *Dakshin Jhapardah 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 *Dakshin Jhapardah 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). 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 *Dakshin Jhapardah Gram Panchayet* 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 *Dakshin Jhapardah Gram Panchayet* and the Other Authorities.
 - 7.2 Dealing with Authorities: To deal with all authorities including but not limited to the *Dakshin Jhapardah 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 *Dakshin Jhapardah 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, *Dakshin Jhapardah 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 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, overseers, contractors, solicitors, advocates, chartered accountants and/or such other agents as may be required for effectually discharging the powers and authorities granted herein.
- 7.19 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, *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.

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 (1) measuring 76 decimal, more or less, in R.S. *Dag* No. 46, L.R. *Dag* No. 47, (2) measuring 73 Decimal more or less in R.S. *Dag* No. 47, L.R. *Dag* No. 48 and (3) measuring 46.33 Decimals more or less in R.S. *Dag* No. 48, L.R. *Dag* No. 49 aggregating altogether 195.33 Decimal more or less recorded in L.R. *Khatian* Nos. 8281, 8282, 8283, 8284, 8285, 8286, 8287, 8288, 8289, 8290, 8291, 8292, 8293, 8294, 8295, 8296, 8297, 8298, 8299 and 8300' *Mouza* *Dakshin Jhapardaha*, J. L. No. 15, Police Station *Domjur*, within the jurisdiction of *Dakshin Jhapardaha Gram Panchayet*, District Sub-Registrar, *Howrah*, Additional District Sub-Registrar, *Domjur*, District *Howrah* 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 L.R. <i>Dag</i> No. 46 and Part of L.R. <i>Dag</i> No. 49
On the East	:	By Road and Part of L.R. <i>Dag</i> No. 49
On the South	:	By L.R. <i>Dag</i> Nos. 50, 51 & 52
On the West	:	By L.R. <i>Dag</i> No. 43

† 10. Execution and Delivery

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

Barbrik Villa Private Limited

NARESH AGARWAL

Director

Jayditya Infrastructure Private Limited

NARESH AGARWAL

Director

Astounding Estates Private Limited

RATAN AGARWAL

Director

Kaatu Villa Private Limited

PRATIK GUPTA

Director

S. K. Kanodia - HUF

Manju Kanodia

SUSHIL KUMAR KANODIA

Karta

Sushil Kumar Kanodia

MANJU KANODIA

Sangita Kanodia

SUSHIL KUMAR KANODIA

Fiddle Infracon Private Limited

ABHISHEK AGARWAL

Director

SANGITA KANODIA

Wonderland Buildcon Private Limited

NIRANJAN KUMAR BHATTAR

Director

Violets Buildcon Private Limited

RAJESH AGARWAL

Director

Croton Merchandies Private Limited

ABHISHEK AGARWAL

Director

Almond Housing Projects Private Limited

RAJESH AGARWAL

Director

Petunia Commotrade Private Limited

NIRANJAN KUMAR BHATTAR

Director

Amisk Commotrade Private Limited

SAJAY KUMAR TEJRIWAL

Director

Xantia Tie Up Private Limited

SAJAY KUMAR TEJRIWAL

Director

Adishakti Promoters Private Limited

Abinash Mose

Director

Advika Dealers Private Limited

[Signature]
RIJAY KUMAR AGARWALA

Director

Angelique Promoters Private Limited

[Signature]
RIJAY KUMAR AGARWALA

Authorised Signatory

Angelique Builders Private Limited

[Signature]
RIJAY KUMAR AGARWALA

Authorised Signatory

[Owners]

Belmont Enclave LLP

[Signature]

[Signature]
Pawan Agarwal

Designated Partners

[Attorney]

Drafted by:

[Signature]
SUGABORTHY
Court, Calcutta
13/11/2024

Witnesses:

Signature *[Signature]*

Name RAM NIWAS GUPTA

Father's Name Life Handayal Gupta

Address 84/A, C.R. Avenue
Kolkata - 700012

Signature *[Signature]*

Name SUCMITA MAJI

Father's Name Sri Anand Bena Maji

Address 4/3A Verna Lane
Belgharia, Kolkata - 70

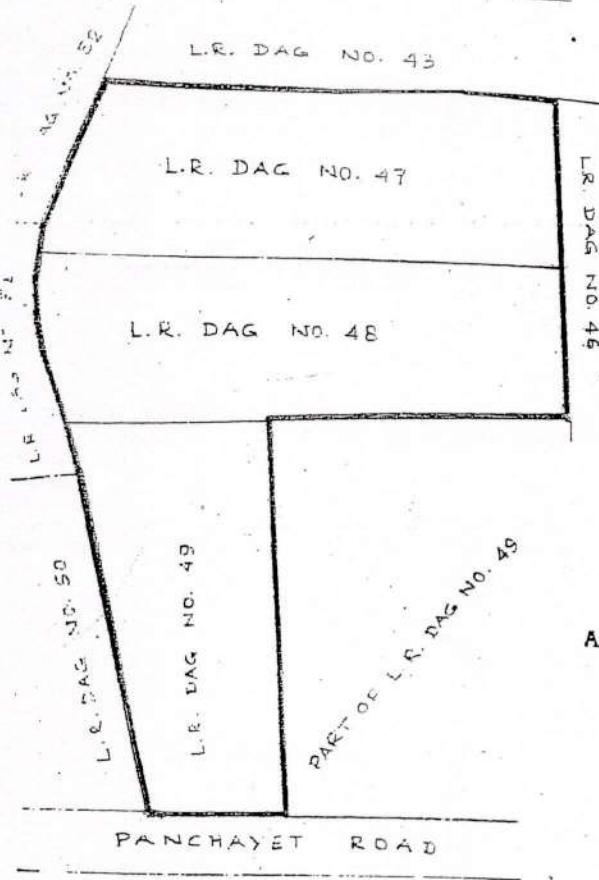
DEED PLAN

MOUZA - DAKSHIN JHAPARDAHA, J.L. NO. 15, L.R. KHATIAN NOS. 8281, 8282, 8283, 8284, 8285, 8286, 8287, 8288, 8289, 8290, 8291, 8292, 8293, 8294, 8295, 8296, 8297, 8298, 8299 AND 8300, P.S. - DOMJUR, DIST. - HOWRAH,

AREA OWNED BY OWNER 195.33 DEC.

SHOWN IN RED BORDER
NOT TO SCALE

R.S. DAG NO.	L.R. DAG NO.	TOTAL AREA IN DAG (DEC.)	AREA OWNED BY OWNER (DEC.)
46	47	76	76.00
47	48	73	73.00
48	49	139	46.33
	TOTAL	288	195.33



ADISHAKTI PROMOTERS PVT. LTD.

Abinash More

Director,

ADVIKA DEALERS PVT. LTD.

ANGELIQUE PROMOTERS PVT. LTD.

ANGELIQUE BUILDERS PVT. LTD.

[Signature]

Director/Authorised Signatory

Wonderland Buildcon Pvt. Ltd.

PETUNIA COMMOTRADE PVT. LTD.

Nirajan Kumar Chatterjee

Director/Authorised Signatory.

ALMOND HOUSING PROJECTS PVT. LTD.

VIOLETS BUILDCON PVT. LTD.

Rajesh Agarwal

Director/Authorised Signatory.

AMISK COMMOTRADE PRIVATE LIMITED

XANTIA TIE-UP PRIVATE LIMITED

Sanjay Kumar Tekriwal

Director / Authorised Signatory

CROTON MERCHANDISE PVT. LTD.

FIDDLE INFRACON PVT. LTD.

[Signature]

Director/Authorised Signatory

BARBERIK VILLA PVT. LTD.

FOOT BRIDGE Infrastructure Pvt. Ltd.

Narash Agarwal

(OWNERS) Director

FOOT KHATI VILLA PVT. LTD.

Roshni Gupta

Director

ASTOUNDING ESTATES PVT. LTD.

Ratan Agarwal

Director

S. K. KANODIA HUF

Sushil Kumar Kanodia
Member Karta

Manju Kanodia

Sansita Kanodia

L MONT ENCLAVE LLP.

[Signature]
Partner/Designated Partner

L MONT ENCLAVE LLP.

[Signature]
Partner/Designated Partner
(ATTORNEY)

Drawn by
[Signature]

SPECIMEN FORM FOR TEN FINGERPRINTS

for an agreement
 for Astounding Estates (P) Ltd

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

P.
 For Khatu Villa (P) Ltd.

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

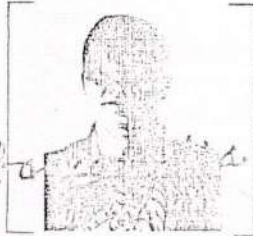
ujhai Kumar Kanodia
 For self and S. K. Kanodia - HUF

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

Manju K

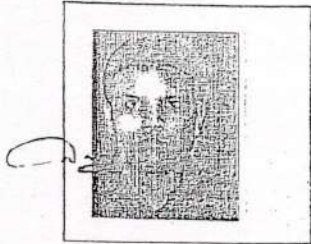
Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Sangita



Sangita Kanodia

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



ABHISHEK AGARWAL
For Cotton Merchandise (P) Ltd
Fiddle Infracon (P) Ltd.

Abhishek Agarwal

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

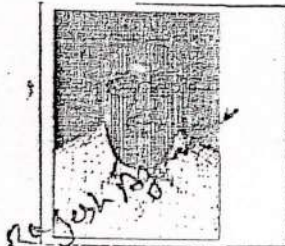
Niraj Kumar Bhatia



For Wonderland Builders (P) Ltd
Peturia Commtrade (P) Ltd

Niraj Kumar Bhatia

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

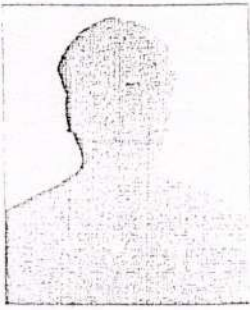


For Violet Builders (P) Ltd.
Almond Housing Projects (P) Ltd.

Rajesh Agarwal

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

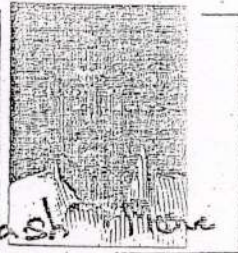
Savijy



For Anick Cementtrade (P) Ltd.
Yantra Tie Up (P) Ltd.

Savijy Kumar Tejwani	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Abinash Mohan



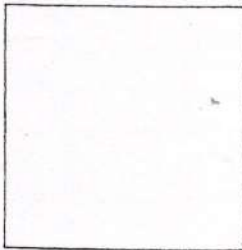
For Adishakti Promoters (P) Ltd.

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

For Adika Dealers (P) Ltd.
Angelique Promoters (P) Ltd.
Angelique Builders (P) Ltd.

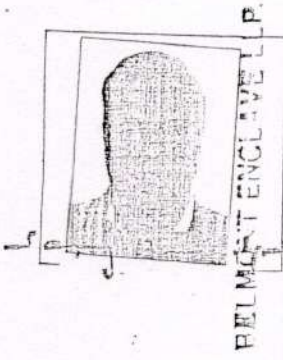


Adika Dealers (P) Ltd.	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



[Blank]	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



BELMONT ENCLAVE LLP

Partner/Designated Partner	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



BELMONT

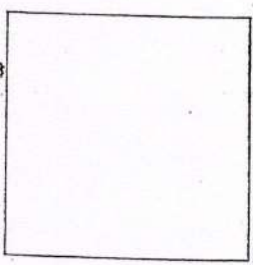
Partner/Designated Partner	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



NARESH

For Jayditya Infrastructure (P) Ltd.
Barbrik Villa (P) Ltd.

NARESH	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



Government Of West Bengal
Office Of the A.D.S.R. DOMJUR
District:-Howrah

Endorsement For Deed Number : I - 01935 of 2015
(Serial No. 01974 of 2015 and Query No. 0504L000003366 of 2015)

On 27/04/2015

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

Presented for registration at 18.50 hrs on :27/04/2015, at the Private residence by Pratik Gupta , one of the Executants.

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

Execution is admitted on 27/04/2015 by

1. Pratik Gupta
Director, Khatu Villa Private Limited, 27, Brabourne Road, Narayani Building, Room No. 301, 3rd Floor,
, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, Pin :-700001.
, By Profession : Business
2. Naresh Agarwal
Director, Barbrik Villa Private Limited, 27, Brabourne Road, Narayani Building, Room No. 301, 3rd
Floor, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, Pin :-700001.

Director, Jayditya Infrastructure Private Limited, 106, K. C. Singha Road, Ganges Garden, Phase I I,
Block G A 6, Thana:-Shibpur, District:-Howrah, WEST BENGAL, India, Pin :-711102.
, By Profession : Business
3. Ratan Agarwal
Director, Astounding Estates Private Limited, 106, K. C. Singha Road, Ganges Garden , Phase I I,
Block G A 6,, Thana:-Shibpur, District:-Howrah, WEST BENGAL, India, Pin :-711102.
, By Profession : Business
4. Sushil Kumar Kanodia
Self And Karta, S. K. Kanodia H U F, 30/31, Kalakar Street, 4th Floor, Room No. 29,
Thana:-Burrobazar, District:-Kolkata, WEST BENGAL, India, Pin :-700007.
, By Profession : Business
5. Manju Kanodia, wife of Sri Navin Kumar Kanodia , 30/31, Kalakar Street, 4th Floor, Room No. 29,
Thana:-Burrobazar, District:-Kolkata, WEST BENGAL, India, Pin :-700007, By Caste Hindu, By
Profession : Business
6. Sangita Kanodia, wife of Sri Sushil Kumar Kanodia , 30/31, Kalakar Street, 4th Floor, Room No. 29,
Thana:-Burrobazar, District:-Kolkata, WEST BENGAL, India, Pin :-700007, By Caste Hindu, By
Profession : Business
7. Abhishek Agarwal
Director, Fiddle Infracon Private Limited, 27, Brabourne Road, Narayani Byilding, 1st. Floor,
Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, Pin :-700001.

Director, Croton Merchandise Private Limited, 27, Brabourne Road, Narayani Byilding, 1st. Floor,
Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, Pin :-700001.
, By Profession : Business



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Addl. Dist. Sub-Registrar
Howrah, Howrah

5 MAY 2015
(Maitreyee Ghosh)

ADDITIONAL DISTRICT SUB-REGISTRAR OF DOMJUR

Endorsement Page 1 of 3



Government Of West Bengal
Office Of the A.D.S.R. DOMJUR
District:-Howrah

Endorsement For Deed Number : I - 01935 of 2015
(Serial No. 01974 of 2015 and Query No. 0504L000003366 of 2015)

8. Niranjan Kumar Bhattar
Director, Wonderland Building Private Limited, 53/4, P. N. Middy Road,, Thana:-Belgharia,
District:-Kolkata, WEST BENGAL, India, Pin :-700056.
Director, Petunia Commotrade Private Limited, 27, Brabourne Road, Narayani Building, 1st Floor,
Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, Pin :-700001.
, By Profession : Business
9. Rajesh Agarwala
Director, Violets Buildcon Private Limited, 53/4, P. N. Middy Road, Thana:-Belgharia, District:-Kolkata,
WEST BENGAL, India, Pin :-700056.
Director, Almond Housing Private Limited, 27, Brabourne Road, Narayani Building, 1st Floor,
Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, Pin :-700001.
, By Profession : Business
10. Sanjay Kumar Tekriwal
Director, Amisk Commotrade Private Limited, 27, Brabourne Road, Narayani Building, 1st Floor,
Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, Pin :-700001.
Director, Xantia Tie Up Private Limited, 27, Brabourne Road, Narayani Building, 1st Floor, Thana:-Hare
Street, District:-Kolkata, WEST BENGAL, India, Pin :-700001.
, By Profession : Business
11. Abinash More
Director, Adishakti Promoters Private Limited, 35, Ballygunj Park, , Thana:-Karaya, District:-Kolkata,
WEST BENGAL, India, Pin :-700019.
, By Profession : Business
12. Bijay Kumar Agarwala
Director, Advika Dealers Private Limited, 18 A, Mayfair Road, Thana:-Karaya, District:-Kolkata, WEST
BENGAL, India, Pin :-700019.
Director, Angelique Promoters Private Limited, 35 A, Bullygunj Park, Thana:-Bidhan Nagar,
District:-Kolkata, WEST BENGAL, India, Pin :-700064.
Director, Angelique Builders Private Limited, B E 61, Salt Lake , Sector - 1, 1st Floor, Thana:-Bidhan
Nagar, District:-Kolkata, WEST BENGAL, India, Pin :-700064.
, By Profession : Business
13. Saroj Kumar Agarwal
Director, Belmont Enclave L L P, 27, Brabourne Road, Narayani Building, 1st Floor, Room No. 102,
Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, Pin :-700001.
, By Profession : Business



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Addl. Dist. Sub-Registrar
Domjur, Howrah
5 MAY 2015
(Maitreyee Ghosh)



Government Of West Bengal
Office Of the A.D.S.R. DOMJUR
District:-Howrah

Endorsement For Deed Number : I - 01935 of 2015
(Serial No. 01974 of 2015 and Query No. 0504L000003366 of 2015)

14. Pawan Kumar Agarwal
Director, Belmont Enclave L L P, 27, Brabourne Road, Narayani Building, 1st Floor, Room No 102,
Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, Pin :-700001.
By Profession : Business
Identified By Mihit Nandi, son of Rajmohan Nandi, 78, Thana Road, Khardaha, Thana:-Khardaha,
District:-North 24-Parganas, WEST BENGAL, India, By Caste: Hindu, By Profession: Service.

(Maitreyee Ghosh)
ADDITIONAL DISTRICT SUB-REGISTRAR OF DOMJUR

On 28/04/2015

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.-5,74,59,743/-

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

(Maitreyee Ghosh)
ADDITIONAL DISTRICT SUB-REGISTRAR OF DOMJUR

On 05/05/2015

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 : 48(g) of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 7.00/-, on 05/05/2015

(Under Article : ,E = 7/- on 05/05/2015)

(Maitreyee Ghosh)
ADDITIONAL DISTRICT SUB-REGISTRAR OF DOMJUR



19
Addl. Dist. Sub-Registrar
Domjur, Howrah

5 MAY 2015
(Maitreyee Ghosh)

ADDITIONAL DISTRICT SUB-REGISTRAR OF DOMJUR

05/05/2015 12:25:00

Endorsement Page 3 of 3

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 5
Page from 5567 to 5588
being No 01935 for the year 2015.



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(Maitreyee Ghosh) 05-May-2015
ADDITIONAL DISTRICT SUB-REGISTRAR OF DOMJUR
Office of the A.D.S.R. DOMJUR
West Bengal