

7734/16

IV

04817/16

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL



Certified that the Document is submitted in Registration Form No. 247058/16 and the undersigned is duly satisfied to the document in the date of the signing.

[Signature]
Registrar of Companies
Kolkata

5-40 PM
02/08/16
247058/16
Registrar of Companies
Kolkata

[Signature]
Authorized Signatory of Rituraj Construction
Group
3/08/16

POWER OF ATTORNEY

THIS POWER OF ATTORNEY is granted at Kolkata on this 2nd day of August 2016:

BY

PERSONS SPECIFIED IN SCHEDULE 1, hereinafter collectively referred to as "APPOINTERS" (which term or expression shall unless excluded by or repugnant to the subject or context mean and include each one of them and each of its respective successors, successors-in-interest and permitted assigns) of the ONE PART.

IN FAVOUR OF

RITURAJ CONSTRUCTION LLP, incorporated and registered under the Limited Liability Partnership Act, 2008, having its registered office at 207, Acharya Jagdish Chandra Bose Road, P.S Beniapur, P.O Circus Avenue District: South 24, Parganas, having:

True

Ritina

NAME	
DOB	70
27 JUN 2016	
S. CHATTERJEE	
Advocate	
C.C. Court	
2 & 3, A. S. Pray Road, Khat.	

Overwritten

A → C → B

~~Adh~~ ~~WA~~

[Handwritten signature]



Identified by me

[Signature]
(SWARUP SIL)
Advocate

S/O B. K. SIL

Enrol. No - WB/286/2007

[Signature]

286

Permanent Account Number AASFR2668H, duly represented by its Designated Partner Raj Vardhan Patodia, son of Gopal Prasad Patodia, working for gain at 207, Acharya Jagadish Chandra Bose Road, P.S Beniapukur, P.O Circus Avenue, District: South 24 Parganas hereinafter referred to as the "ATTORNEY" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include the partners for the time being of the said partnership business or such other person and/or persons who may be taken in and/or admitted as partner and/or partners of the said partnership business or such other persons and/or persons who may carry on the business of the said partnership firm and their respective heirs, legal representatives, executors, administrators and assigns) of the **OTHER PART**.

WHEREAS:

- A.** The Appointers individually and separately own and are seized and possessed of or otherwise well and sufficiently entitled to all that pieces and parcels of land located within Mouza Agarpara, J. L. No.11, having Holding No. 80F within Ward No.6 of Panihati Municipality, District North 24-Parganas which was purchased by the respective Owners from one R. K Millen & Co (India) Pvt Ltd vide 23 (twenty three) registered sale deeds ("Sale Deeds") all executed by the said R. K Millen & Co (India) Pvt Ltd in favour of the respective Appointers. The total area of the land as per Sale Deeds is 214 decimals. However, upon physical measurement the area of the above land was found to be 197 (one hundred ninety seven) decimals which is more fully and particularly described in the **Schedule 2** hereunder written and hereinafter referred to as the "Land".
- B.** The Appointers have entered into a registered Development Agreement dated ^{2nd} August, 2016 and registered at the office Additional Registrar of Assurances-III, Kolkata in Book No.-I, Being No. 7373 for the year 2016 ("Development Agreement") with the Attorney therein referred to as the developer whereby the Appointers have jointly appointed the Attorney to develop the Land by constructing a residential and commercial real estate project thereon ("Project") for consideration as provided in the Development Agreement.
- C.** The Development Agreement inter alia provides that the Appointers shall exclusively grant permit constitute and appoint the Attorney herein as its constituted Attorney to enable the Attorney to carry on development and construction of the self-contained units including flats, apartments for residential purposes and shops and other spaces to be enjoyed for commercial purposes including car parking spaces in the Project to be constructed/developed by the Attorney ("Units") and to enter into agreements for sale and/or lease and/or other documents including deed of sale or lease with prospective buyers or otherwise deal with the Units as well as the undivided proportionate interest in any part of the Land appertaining to the Units and also to receive consideration moneys and further to execute receipts and/or all documents in connection therewith.

Stamp
of
SR

Handwritten signature/initials

Certificate of Registration under section 60 and Rule 69.

Registered in Book - IV

Volume number 1903-2016, Page from 116361 to 116399
being No 190304817 for the year 2016.



Digitally signed by BALARAM ADHIKARI
Date: 2016.08.10 13:09:42 +05:30
Reason: Digital Signing of Deed.

(Balaram Adhikari) 10/08/2016 13:09:41
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
West Bengal.

(This document is digitally signed.)

- D. In this connection, respective Appointers vide its board resolutions resolved to execute a general power of attorney in favour of the Attorney, for the purposes set out herein below.
- E. In pursuance of the said Development Agreement, the Appointers, jointly and severally, have put the Attorney into the possession of the Land to commence construction and complete the development of Project on the Land.
- F. The Appointers now desires to appoint the Attorney as its constituted Attorney.
- G. The words used in capital letter but not defined herein but defined in the Development Agreement shall have their meanings respectively ascribed to them in the Development Agreement.

NOW THEREFORE KNOW YE ALL AND THESE PRESENTS WITNESSETH that the Appointers doth hereby nominate, constitute, appoint and empower **Rituraj Construction LLP**, a limited liability partnership firm having its office at 207, Acharya Jagadish Chandra Bose Road, Kolkata 700017 acting through its authorized representative Mr. Raj Vardhan Patodia, son of Gopal Prasad Patodia, residing at SF/2, New Road, Kolkata – 700 027, P.O Alipore, P.S Alipore ("**ATTORNEY**") as its lawful Attorney, with the power and authority to do all or any of the following acts, things, deeds, and matters, as may be necessary in respect of the Land for construction, development and completion of the Project in order to achieve the purpose and objectives of the said Development Agreement including but not restricted to the following, that is to say:

1. to receive possession as licensee of the Land from the Appointers and to hold, manage and maintain such possession in accordance with the terms and conditions contained in the Development Agreement till the completion of the Project and the transfer of the Units as envisaged in the Development Agreement.
2. to demolish the existing structures, if any, on the Land
3. to enter into, hold and defend possession of the Land and every part thereof and also to manage, maintain and administer the Land and all buildings and constructions to be constructed thereon and every part thereof, affix board, put the barbed wire fencing or construct a compound wall on the Land or any portion thereof as per demarcation thereof and to make all payments for getting the work done;
4. to warn off and prohibit any trespassers on the Land or any parts thereof and to take appropriate steps, whether by legal action or otherwise.
5. to make and prepare and/or cause to be made and prepared all such layout, sub-division, building plans, specifications and designs, as may be necessary, required and advisable at the discretion of the Attorney for the purpose of constructing the buildings on the Land and to get sanction for the same from

the authorities concerned and to engage the services of any architect, engineer, consultant, or any person as may be necessary or advisable at the discretion of the Attorney and to pay necessary fees and charges required for getting the plans sanctioned and do all other acts and things as may be necessary for getting the plans of the buildings sanctioned by the municipality and/or other authorities concerned;

6. to apply for and obtain all such approvals, consents, permissions, sanctions and no-objections which may be required to be obtained from any authority, body or functionary under the applicable laws relating to the works envisaged herein including any modification, additions, alterations, variations, changes etc. of the sanctioned plan, commencement and completion of construction of the building(s) on the Land;
7. to apply for and obtain electricity, gas, water, sewerage, drainage, telephone, or other connections of any other utility at or upon the proposed Project and/or the Units and/or Land and/or to make alterations therein and for that purpose to sign execute and submit all papers applications documents and plans and to do all other acts deeds and things as may be deemed fit and proper by the Attorney;
8. to pay all rates, taxes, charges, expenses and other outgoings, whatsoever payable from the date the Development Agreement has come into force ("Effective Date") in the names and on behalf of Appointers for and on account of the Land or any part thereof and/or development thereof and similarly to receive all incomings receivable for and on account of the Land or any part thereof;
9. to insure the Land and/or the proposed Project and Units to be constructed thereon against damages, fire, tempest, riots, civil commotions, floods, earthquake or otherwise and to lodge claims and also receive all insurance claims and moneys and for that purpose to pay the premium and do all acts and things as the Attorney may deem fit and proper;
10. to commence, prosecute, enforce, defend, answer, and oppose all actions and other legal proceedings and demands, existing or otherwise, touching any of the matters concerning the Land or any part thereof and/or development thereof and/or construction of Project thereat including relating to acquisition and/or requisition and/or attachment in respect of the Land or any part thereof and if thought fit to compromise, settle, refer to arbitration, abandon, submit to judgment or become non-suited in any such action or proceeding as aforesaid before any court civil or criminal or revenue;
11. to sign, declare and/or affirm any plaint, written statement, petition, affidavit, verification, vakalatnama, memorandum of appeal or any other document or paper in any proceedings concerning the Land or in any way connected with the development thereof;

On 02-08-2016

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

Presented for registration at 17.40 hrs on 02-08-2016, at the Private residence by Mr Raj Vardhan Patodia ,

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

Execution is admitted on 02/08/2016 by Mr Ravi Prakash Pincha Director/Authorized Signatory, ALOK TOWERS PRIVATE LIMITED, 60A, CHOWRINGHEE RD, P.O:- ELGIN RD, P.S:- Bhawanipore, Kolkata, District-South 24-Parganas, West Bengal, India, PIN - 700020

Identified by Mr S Sil, Son of Mr B K Sil, High Court Cal, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, By caste Hindu, By Profession Advocate

Execution is admitted on 02/08/2016 by Mr Dipak Kumar Sharma Director/Authorized Signatory, AATMAJ REALTORS PRIVATE LIMITED, 283C, Vivekananda Road, P.O:- Manicktala, P.S:- Meniktala, Kolkata, District-South 24-Parganas, West Bengal, India, PIN - 700006

Identified by Mr S Sil, Son of Mr B K Sil, High Court Cal, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, By caste Hindu, By Profession Advocate

Execution is admitted on 02/08/2016 by Mr Saurabh Parmanand Tapediya Director/Authorized Signatory, IDENTITY REALITY DEVELOPERS PRIVATE LIMITED, 26, Belvedere Road, P.O:- Alipore, P.S:- Alipore, Kolkata, District-South 24-Parganas, West Bengal, India, PIN - 700027

Identified by Mr S Sil, Son of Mr B K Sil, High Court Cal, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, By caste Hindu, By Profession Advocate

Execution is admitted on 02/08/2016 by Mr Raj Vardhan Patodia Authorized Representative, RITURAJ CONSTRUCTION L L P, 207, Acharya Jagdish Chandra Bose Road, P.O:- Beniapukur, P.S:- Beniapukur, Kolkata, District-South 24-Parganas, West Bengal, India, PIN - 700017

Identified by Mr S Sil, Son of Mr B K Sil, High Court Cal, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, By caste Hindu, By Profession Advocate



Balaram Adhikari
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

On 09-08-2016

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (d) of Indian Stamp Act 1899.

Payment of Fees

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

Payment of Stamp Duty

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

1. Stamp: Type: Impressed, Serial no 72226, Amount: Rs. 100/-, Date of Purchase: 27/08/2016, Vendor name: S Chatterjee



Balaram Adhikari
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

12. to deposit and withdraw fees, documents and moneys in and from any courts and/or any other person or authority and give valid receipts and discharges thereof;
13. for all or any of the purpose hereinbefore stated to appear and represent the Appointers before all authorities having jurisdiction and to sign execute and submit all papers and documents concerning the Land and/or structures, units and buildings to be developed on the Land;
14. to appoint any project consultant, project manager, architects, engineers, contractors, sub-contractors and/or any other suitable professionals from time to time, as the Attorney may deem fit and proper, for construction, completion of the Project, units and buildings to be developed on the Land;
15. to commence, carry out and complete and/or cause to be commenced and completed, construction work on the Land in accordance with the sanctioned plans and approved specifications and so far as any construction work is concerned, to see that all applicable rules and regulations are strictly observed;
16. to market the Project and for that purpose appoint marketing agents, brokers, and any other person and to advertise in the newspapers or such other media as the Attorney may deem fit and to enter into agreements for the sale of such Units with the prospective purchasers or transferees at and for such price or consideration and upon such terms and conditions as the Attorney shall deem fit and proper in accordance with the Development Agreement and for the same also to enter into for themselves and for and on behalf of the Appointers the agreements for sale of the Units and to do all such necessary acts and things as may be necessary or proper in that behalf;
17. to launch the Project and make booking, take advances and, or, make sale of all the Unit(s) and to exercise full, exclusive right and authority for marketing, leasing, licensing or sale in respect of the built up area of the Project to be developed on the Land by way of sale, lease, license or any other manner of transfer or creation of third-party rights therein, and enter into agreements with such Intending Purchasers, and on such marketing, leasing, licensing or sale, to receive and appropriate Sale Proceeds as per the terms of the Development Agreement and give receipts and hand over ownership, possession, use or occupation of the built up area on the Land. Provided nothing above shall be deemed to empower and authorise the Attorney to appropriate the Sale Proceeds forming part of the Owners Allocation and such Owners Allocation shall be paid in terms of the Development Agreement;
18. to make applications to the government or semi-government authorities for Grants, Subsidies, Quotas, Permits, sanction of cement and steel and/or such other building materials as may be required and for that purpose to execute necessary petitions, applications and writings including undertakings and bonds and to furnish necessary deposits for the same.

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Mr Ravi Prakash Pincha Son of Late Sanchisai Pincha 7 Swallow Lane, P.O:- Reserve Bank Bldg, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Status : Representative, Representative of : ALOK TOWERS PRIVATE LIMITED (as Director/Authorized Signatory), PRASHANT COMMODITIES PRIVATE LIMITED (as Director/Authorized Signatory), JOHRI TOWERS PRIVATE LIMITED (as Director/Authorized Signatory), BASUDEV BUILDERS PRIVATE LIMITED (as Director/Authorized Signatory), VEEKAY APARTMENTS PRIVATE LIMITED (as Director/Authorized Signatory), BFM INDUSTRIES LIMITED (as Director/Authorized Signatory), SOMANI ESTATES PRIVATE LIMITED (as Director/Authorized Signatory), SAMSPA EXPO PRIVATE LIMITED (as Director/Authorized Signatory), R D DEVCON PRIVATE LIMITED (as Director/Authorized Signatory), MODAK VYAPAAR PRIVATE LIMITED (as Director/Authorized Signatory)</p>
2	<p>Mr Dipak Kumar Sharma Son of Late Loknath Sharma 283, Vivekananda Road, P.O:- Manicktala, P.S:- Maniktala, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700006, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Status : Representative, Representative of : DIPANKAR PROJECTS PRIVATE LIMITED (as Director/Authorized Signatory), DEVDAN PROJECTS PRIVATE LIMITED (as Director/Authorized Signatory), NAVJOT PROPERTIES PRIVATE LIMITED (as Director/Authorized Signatory), DEEPAN PROJECTS PRIVATE LIMITED (as Director/Authorized Signatory), DEEPIAN PROJECTS PRIVATE LIMITED (as Director/Authorized Signatory), SATYEN PROPERTIES PRIVATE LIMITED (as Director/Authorized Signatory), PUSPAKUNJ ESTATES PRIVATE LIMITED (as Director/Authorized Signatory), DEVADATTA PROJECTS PRIVATE LIMITED (as Director/Authorized Signatory), AATMAJ REALTORS PRIVATE LIMITED (as Director/Authorized Signatory), DINAKAR PROJECTS PRIVATE LIMITED (as Director/Authorized Signatory), SATYEN NIRMAN PRIVATE LIMITED (as Director/Authorized Signatory)</p>
3	<p>Mr Saurabh Parmanand Tapadiya Son of Mr Parmanand Laduram Tapadiya 26, Belvedere Road, P.O:- Alipore, P.S:- Alipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Status : Representative, Representative of : IDENTITY REALTY DEVELOPERS PRIVATE LIMITED (as Director/Authorized Signatory), LAND MARK MEDINOVA L L P (as Director/Authorized Signatory)</p>
4	<p>Mr Raj Vardhan Patodia Son of Mr Gopal Prasad Patodia 5F/2, New Road, P.O:- Alipore, P.S:- Alipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Status : Representative, Representative of : RITURAJ CONSTRUCTION L L P (as Authorised Representative)</p>

Identifier Details :

Name & address
<p>Mr S SII Son of Mr B K SII High Court Cal, P.O:- G P O, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, Identifier Of Mr Ravi Prakash Pincha, Mr Dipak Kumar Sharma, Mr Saurabh Parmanand Tapadiya, Mr Raj Vardhan Patodia</p>

19. to cause the survey as also measurement of the Land by the local Land Revenue staff members or other Central or State Government Agencies and/or departments and further to cause erection and/or affixation and/or installation of pillars as also fencing all around the Land at such costs and such terms and in such manner as the Attorney shall think proper;
20. to present for registration with the registering authority the deeds of conveyance and other document or documents for transfer of the Unit(s) and other spaces, including agreements to sale in terms of the provisions herein and/or in the Development Agreement and to admit the execution thereof and to complete the registration procedure before the registering authority;
21. to sign, execute, enter into, modify, cancel, alter, draw, approve, agreements for transfer and to admit execution thereof and get such documents duly registered and all papers, documents, contracts, agreements, declarations, affidavits, applications, returns, confirmations, consents and other documents as may in any way be required to be so done for and in connection with the development and transfer of the Land or any part thereof and to receive premium/considerations, rents, service charges, taxes and other amounts therefore and grant valid receipts and discharges for the same.
22. to empower on behalf of and in the names of the Appointers and to represent its interest before the concerned officers for the grant of the licenses or permits or for any other purpose or renewal thereof as may be necessary under any local Act, Rules, Regulations or Bye-laws and also to appear before any public or Government officer or other Authorities whatsoever;
23. to apply for refund of deposits made or to be made with the concerned Authorities and receive such refunds;
24. to nominate, appoint, engage and authorize solicitors, advocates, income-tax and sales tax practitioners, Chartered Accountants, Architects, Surveyors, Engineers, Contractors, Sub-Contractors and other professional agents and to sign and give warrants or Vakalatnamas or other necessary authorities in their favour from time to time and to revoke their appointments and pay their remunerations including special fees and charges;
25. In connection with or relating to the Land to take action under intimation to the Appointers against any person or tenants, occupiers, etc. if any, in any court and to represent the Appointers in any Court of Law and to sign applications, plaints, written statements, applications, affidavits, review, appeal, petitions, on behalf of the Appointers from time to time as may be found necessary, proper and/or enter into any agreement relating to development of the Land or to refer the same to arbitration or otherwise to deal with the same as effectively to all intents and purposes aforesaid to appoint Advocates(s), Solicitors and Counsel and to sign Vakalatnama and/or authorizations on behalf of the Appointers;

12	BFM INDUSTRIES LIMITED 80A, CHOWRINGHEE RD, P.O.- ELGIN RD, P.S.- Bhawanipore, Kolkata, District-South 24-Parganas, West Bengal, India, PIN - 700020 Status :Organization, Executed by: Representative
13	DEEPIAN PROJECTS PRIVATE LIMITED 283C, Vivekananda Road, P.O.- Manicktala, P.S.- Maniktala, Kolkata, District-South 24-Parganas, West Bengal, India, PIN - 700006 Status :Organization, Executed by: Representative
14	SOMANI ESTATES PRIVATE LIMITED 80A, CHOWRINGHEE RD, P.O.- ELGIN RD, P.S.- Bhawanipore, Kolkata, District-South 24-Parganas, West Bengal, India, PIN - 700020 Status :Organization, Executed by: Representative
15	SATYEN PROPERTIES PRIVATE LIMITED 283C, Vivekananda Road, P.O.- Manicktala, P.S.- Maniktala, Kolkata, District-South 24-Parganas, West Bengal, India, PIN - 700006 Status :Organization, Executed by: Representative
16	SAMSPA EXPO PRIVATE LIMITED 80A, CHOWRINGHEE RD, P.O.- ELGIN RD, P.S.- Bhawanipore, Kolkata, District-South 24-Parganas, West Bengal, India, PIN - 700020 Status :Organization, Executed by: Representative
17	PUSPAKUNJ ESTATES PRIVATE LIMITED 283C, Vivekananda Road, P.O.- Manicktala, P.S.- Maniktala, Kolkata, District-South 24-Parganas, West Bengal, India, PIN - 700006 Status :Organization, Executed by: Representative
18	DEVADATTA PROJECTS PRIVATE LIMITED 283C, Vivekananda Road, P.O.- Manicktala, P.S.- Maniktala, Kolkata, District-South 24-Parganas, West Bengal, India, PIN - 700006 Status :Organization, Executed by: Representative
19	AATMAJ REALTORS PRIVATE LIMITED 283C, Vivekananda Road, P.O.- Manicktala, P.S.- Maniktala, Kolkata, District-South 24-Parganas, West Bengal, India, PIN - 700006 Status :Organization, Executed by: Representative
20	R D DEVCON PRIVATE LIMITED 8/1, Lal Bazar Street, P.O.- Lal Bazar, P.S.- Hara Street, Kolkata, District-Kolkata, West Bengal, India, PIN - 700001 Status :Organization, Executed by: Representative
21	DINAKAR PROJECTS PRIVATE LIMITED 283C, Vivekananda Road, P.O.- Manicktala, P.S.- Maniktala, Kolkata, District-South 24-Parganas, West Bengal, India, PIN - 700006 Status :Organization, Executed by: Representative
22	MODAK VYAPAAR PRIVATE LIMITED 8/1, Lal Bazar Street, P.O.- Lal Bazar, P.S.- Hara Street, Kolkata, District-Kolkata, West Bengal, India, PIN - 700001 Status :Organization, Executed by: Representative
23	SATYEN NIRMAN PRIVATE LIMITED 283C, Vivekananda Road, P.O.- Manicktala, P.S.- Maniktala, Kolkata, District-South 24-Parganas, West Bengal, India, PIN - 700006 Status :Organization, Executed by: Representative

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	RITURAJ CONSTRUCTION L L P 207, Acharya Jagdish Chandra Bose Road, P.O.- Benispukur, P.S.- Benispukur, Kolkata, District-South 24-Parganas, West Bengal, India, PIN - 700017 Status :Organization

26. to appear before Notary Publics, District Registrars, Sub-Registrars, Registrar of Assurances, Metropolitan and Executive Magistrates, sanctioning authorities and all other officer or officers and authority or authorities in connection with enforcement of all powers and authorities as contained herein.
27. to raise necessary finance as and how the Attorney may deem fit and to create mortgage (including by deposit of original title deeds of the Land or otherwise) or charge or encumbrances over the Units and the Land for the purposes of obtaining lending/financing/guarantees for development and construction of the Project or for any payment of license fees/charges or any other statutory or government levies for development/construction on the Land or for any customer financing for the Intending Purchasers of the Unit(s) in the Project or for anything pertaining to development/construction of the Project and sign execute all documents deeds papers as may be required for that purpose from time to time for its own behalf and for and on behalf of the Appointers, provided however that the Attorney shall repay such liabilities at the earliest opportunity and shall at all times keep the Appointers saved and harmless against any claim, loss or damages that the Appointers may have to face in relation to or arising out of such mortgage;
28. to grant "No Objection Certificate" to the Intending Purchasers/transferee/allottees for the purpose of obtaining housing and / or commercial loan, from the institutions and/or banks and/or any other authorities, for the purpose of acquiring Units in the Project and the proportionate interests in the Land and creating mortgage of their respective Units;
29. to give undertakings, assurances and indemnities, as may be required for the purposes aforesaid.
30. to appear and represent the Appointers before all authorities, make commitments and give undertakings as may be required for all or any of the purposes herein contained.
31. to execute, sign, seal and deliver in the name and on behalf of the Appointers all documents, deeds, instructions, agreements, contracts, acknowledgements including charges, mortgages and security documents on the Land in respect thereof as fully and effectually to all intents and purposes as the Appointers could have done;

AND GENERALLY to do all other acts, deeds, matters and things concerning and in respect of development of the Land and/or construction of Project thereat to be carried out by the Attorney on the Land and to fully effectuate the Development Agreement, provided that nothing contained herein shall authorize the Attorney to act in contravention of the provisions of the Development Agreement and/or allow the Attorney to exceed the authority granted under the Development Agreement.

Major Information of the Deed

Deed No :	IV-1903-04817/2016	Date of Registration	8/9/2016 12:39:43 PM
Query No / Year	1903-1000247058/2016	Office where deed is registered	
Query Date	27/06/2016 2:21:03 PM	A.R.A. - III KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Ayan P Hare St,Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 9331309876, Status : Solicitor firm		
Transaction	Additional Transaction		
[4002] Power of Attorney, General Power of Attorney			
Set Forth value	Market Value		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article 48(d))	Rs. 7/- (Article:E)		
Remarks			

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	ALOK TOWERS PRIVATE LIMITED 60A, CHOWRINGHEE RD, P.O.- ELGIN RD, P.S.- Bhawanipore, Kolkata, District-South 24-Parganas, West Bengal, India, PIN - 700020 Status :Organization, Executed by: Representative
2	DIPANKAR PROJECTS PRIVATE LIMITED 283C, Vivekananda Road, P.O.- Manicktala, P.S.- Maniktala, Kolkata, District-South 24-Parganas, West Bengal, India, PIN - 700006 Status :Organization, Executed by: Representative
3	PRASHANT COMMODITIES PRIVATE LIMITED 60A, CHOWRINGHEE RD, P.O.- ELGIN RD, P.S.- Bhawanipore, Kolkata, District-South 24-Parganas, West Bengal, India, PIN - 700020 Status :Organization, Executed by: Representative
4	DEV DAN PROJECTS PRIVATE LIMITED 283C, Vivekananda Road, P.O.- Manicktala, P.S.- Maniktala, Kolkata, District-South 24-Parganas, West Bengal, India, PIN - 700006 Status :Organization, Executed by: Representative
5	IDENTITY REALITY DEVELOPERS PRIVATE LIMITED 26, Belvedere Road, P.O.- Alipore, P.S.- Alipore, Kolkata, District-South 24-Parganas, West Bengal, India, PIN - 700027 Status :Organization, Executed by: Representative
6	JOHRI TOWERS PRIVATE LIMITED 60A, CHOWRINGHEE RD, P.O.- ELGIN RD, P.S.- Bhawanipore, Kolkata, District-South 24-Parganas, West Bengal, India, PIN - 700020 Status :Organization, Executed by: Representative
7	NAVJOT PROPERTIES PRIVATE LIMITED 283C, Vivekananda Road, P.O.- Manicktala, P.S.- Maniktala, Kolkata, District-South 24-Parganas, West Bengal, India, PIN - 700006 Status :Organization, Executed by: Representative
8	BASUDEV BUILDERS PRIVATE LIMITED 8/1, Lal Bazar Street, P.O.- Hare St, P.S.- Hare Street, Kolkata, District-Kolkata, West Bengal, India, PIN - 700001 Status :Organization, Executed by: Representative
9	LAND MARK MEDINOVA L L P 26, Belvedere Road, P.O.- Alipore, P.S.- Alipore, Kolkata, District-South 24-Parganas, West Bengal, India, PIN - 700027 Status :Organization, Executed by: Representative
10	VEEKAY APARTMENTS PRIVATE LIMITED 60A, CHOWRINGHEE RD, P.O.- ELGIN RD, P.S.- Bhawanipore, Kolkata, District-South 24-Parganas, West Bengal, India, PIN - 700020 Status :Organization, Executed by: Representative
11	DEEPAN PROJECTS PRIVATE LIMITED 283C, Vivekananda Road, P.O.- Manicktala, P.S.- Maniktala, Kolkata, District-South 24-Parganas, West Bengal, India, PIN - 700006 Status :Organization, Executed by: Representative


AND this general power of attorney shall be governed by the laws of India.

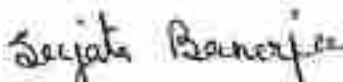
AND, APPOINTERS HEREBY AGREE AND UNDERTAKE TO ALLOW, RATIFY AND CONFIRM all and whatever acts, deeds, things which the Attorney shall lawfully do or cause to be done on and in respect of the Land and/or development of the Project and/or construction of Units thereat as aforesaid by virtue of these presents.

APPOINTERS FURTHER DECLARES that on appointment of the Attorney by this presents; Appointers shall have no authority and / or power to exercise any of the powers vested in the said Attorney by these presents in respect of the Land, without the written approval of the Attorney.

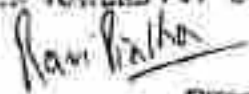
IN WITNESS WHEREOF, APPOINTERS have caused their common seals to be affixed hereto on the 2nd day of August, 2015.

SIGNED SEALED AND DELIVERED by APPOINTERS, acting through their duly authorized signatories

1. 
JAIPRAKASH MADHUGARIA
207, A.J.C. Base Road,
KOLIKATA - 700 017.

2. 
Sevjata Banerjee
207, A.J.C. Base Road
Kolkata - 700 017

WINDRI TOWERS PVT. LTD.


Ravi Pruthi

Director
Authorized Signatory

Opzstar Projects Private Limited


D. S. Sharma

Director
Authorized Signatory

PM PRASHANT COMMUNITIES PVT. LTD.


Ravi Pruthi

Director
Authorized Signatory

DEV DAN PROJECTS PVT. LTD.


D. S. Sharma

Director
Authorized Signatory



Sevjata Banerjee

WINDRI TOWERS PVT. LTD.


Ravi Pruthi

Director
Authorized Signatory

SIGNED SEALED AND DELIVERED by APPOINTERS, acting through their duly authorized signatories

1. 
2. *Dejate Banerjee*

NAVJOT PROPERTIES PVT. LTD.


Director
Authorized Signatory

FOR BASUDEY BUILDERS (P) LTD

Ravi Prakash
Director
Authorized Signatory


SHRI RAMAN BHOOSANA & CO

Santosh
Director

VEEKAY APARTMENTS PVT. LTD

Ravi Prakash
Director
Authorized Signatory


DEEPAK PROJECTS PVT. LTD


Director
Authorized Signatory

B F M INDUSTRIES LTD

Ravi Prakash
Director
Authorized Signatory


GLEPTIMAN PROJECTS PVT. LTD.


Director
Authorized Signatory

SOMANI ESTATES (P) LTD

Ravi Prakash
Director
Authorized Signatory

Satyam Properties Private Limited


Director
Authorized Signatory

For SAMSPA EXPO. PVT. LTD

Ravi Prakash
Director
Authorized Signatory

SIGNED SEALED AND DELIVERED by APPOINTERS, acting through their duly authorized signatories

1. 

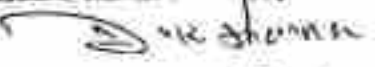
2. Sujata Banerjee

Puspakunj Estate Private Limited.

Director
Authorized Signatory

DEVADATTA PROJECTS PVT. LTD.

Director
Authorized Signatory

RAYANI REAL ESTATE PVT. LTD.

Director
Authorized Signatory

FOR RD DEVLON PVT. LTD.

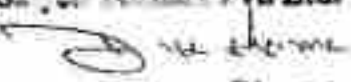
Director
Authorized Signatory

DINAKAR PROJECTS PVT. LTD.

Director
Authorized Signatory

FOR MODAL VIJAYAN PVT. LTD.

Director
Authorized Signatory

Sri. Sri. Srinivasan Pvt. Ltd.

Director
Authorized Signatory

ACCEPTED AND CONFIRMED by the
ATTORNEY

1.



2. Sujata Banerjee

Ritupa Ghosh



In the presence of:

Signature



Name

: JAI PRAKASH MISHRA
GARIA

Address

: 207, A.J.C. Bose
Road
KOLKATA-17

In the presence of:

Signature

: Sujata Banerjee

Name

: Sujata Banerjee

Address

: 207, A.J.C. Bose Road
Kolkata-17

Drafted by



Swarup Sil, Advocate
High Court Calcutta
Enr No. WB/286/2007



ROYALTY FREE ACCESS TO INFORMATION



DL No MH32 20080004328
Valid Till 22-09-2021 (NT)

DOI 18-06-1992
10-06-2015 (TR)

DLR 12-06-2012

FORM 7
RULE 16 (2)

AUTHORISATION TO DRIVE FOLLOWING CLASS
OF VEHICLES THROUGHOUT INDIA



COV DOI
MCWG 18-06-1992
LMV-TR 18-06-1992



DOB : 23-09-1971 BG :

Name SAURABH P TAPDIYA
S/D/W of PARMANAND TAPDIYA
Add AT. JAIL ROAD, CIVIL LINE,
WARDHA.

PIN 442001

Signature & ID of
Issuing Authority: MH32 20127

Signature/Thumb
Impression of Holder

SCHEDULE 1**(Owners)**

- 1) **ALOK TOWERS PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 and having its registered office at 60A, Chowringhee Road, 2nd Floor, Kolkata-700020, Police Station-Bhawanipore, Post Office – Elgin Road, having Permanent Account Number AAGCA3191H, duly represented by its Director/Authorized Signatory, **Ravi Prakash Pincha**, son of Late Sanchialal Pincha, residing at 7, Swallow Lane, P.S. Barabazar, P.O.-Reserve Bank Building, Kolkata - 700001; and
- 2) **DIPANKAR PROJECTS PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 and having its registered office at Ground Floor, 283C, Vivekananda Road, Post Office and Police Station Manicktala, Kolkata-700006, having Permanent Account Number AAECD9927G, duly represented by its Director/Authorized Signatory, **Dipak Kumar Sharma**, son of Late Loknath Sharma, residing at 283, Vivekananda Road, P.S - Manicktala, P.O- Manicktala, Kolkata - 700 006; and
- 3) **PRASHANT COMMODITIES PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 and having its registered office at 60A, Chowringhee Road, 2nd Floor, Police Station- Bhawanipore, Post Office - Elgin Road, Kolkata -700020, having Permanent Account Number AAEC5717C, duly represented by its Director/Authorized Signatory, **Ravi Prakash Pincha**, son of Late Sanchialal Pincha, residing at 7, Swallow Lane, P.S. Barabazar, P.O.-Reserve Bank Building, Kolkata - 700001; and
- 4) **DEV DAN PROJECTS PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 and having its registered office at Ground Floor, 283C, Vivekananda Road, Post Office and Police Station Manicktala, Kolkata-700006, having Permanent Account Number AAECD9925E, duly represented by its Director/Authorized Signatory, **Dipak Kumar Sharma**, son of Late Loknath Sharma, residing at 283, Vivekananda Road, P.S - Manicktala, P.O- Manicktala, Kolkata - 700 006; and
- 5) **IDENTITY REALITY DEVELOPERS PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 and having its registered office at 1st Floor, 26, Belvedere Road, Post Office Alipore, Police Station Alipore, Kolkata-700027, having Permanent Account Number AABC16448N, duly represented by its Director/Authorized Signatory, **Saurabh Parmanand Tapadiya**, son of Parmanand Laduram Tapadiya, residing at 26, Belvedere Road, 1st Floor, P.S - Alipore, P.O Alipore; and
- 6) **JOHRI TOWERS PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 and having its registered office at 60A, Chowringhee Road, 2nd Floor, Police Station- Bhawanipore, Post Office - Elgin Road, Kolkata-700020, having Permanent Account Number AABC13407E, duly represented by

सूचना पत्र
आवश्यक बिंदु

- (1) भारतीय रिजर्व बैंक के आर.डी.ए.सी. की प्रतिकृति के साथ प्राप्त प्रत्येक नई चेक, इसके अतिरिक्त-संशोधित प्रतिलिपि प्रदान की गयी हैं। नए चेक प्रदान के साथ ही नए प्रतिलिपि प्रदान प्रदान की गयी हैं।
- (2) भारतीय रिजर्व बैंक के आर.डी.ए.सी. की प्रतिकृति प्रदान की गयी हैं। नए चेक प्रदान के साथ ही नए प्रतिलिपि प्रदान प्रदान की गयी हैं।
- (3) नए चेक प्रदान के प्रतिकृति प्रदान प्रदान की गयी हैं। नए चेक प्रदान के साथ ही नए प्रतिलिपि प्रदान प्रदान की गयी हैं।

UCO Bank
IMPORTANT

- (1) Customers are requested to file the all cheques related to the Bank about when to use by Reserve Bank of India and to file the cheques related to the Bank about when to use by Reserve Bank of India.
- (2) The amount of the cheques should be entered in the Pass Book when the cheques are used. The amount of the cheques should be entered in the Pass Book when the cheques are used.
- (3) The amount of the cheques should be entered in the Pass Book when the cheques are used. The amount of the cheques should be entered in the Pass Book when the cheques are used.

099/0564 4 X 2

संशोधित चेक प्रदान प्रदान की गयी हैं। नए चेक प्रदान के साथ ही नए प्रतिलिपि प्रदान प्रदान की गयी हैं। नए चेक प्रदान के साथ ही नए प्रतिलिपि प्रदान प्रदान की गयी हैं।

सूचना पत्र
UCO Bank
CALCUTTA, CANNING STREET

एक चेक प्रदान के
के अतिरिक्त

NAME: RAVI PRASAD PUNJA
Address: 7, BANGALORE ROAD

एक चेक प्रदान के
के अतिरिक्त

एक चेक प्रदान के
के अतिरिक्त

Ravi Prasad

its Director/Authorized Signatory, **Ravi Prakash Pincha**, son of Late Sanchialal Pincha, residing at 7, Swallow Lane, P.S. Barabazar, P.O.-Reserve Bank Building, Kolkata - 700001; and

- 7) **NAVJOT PROPERTIES PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 and having its registered office at Ground Floor, 283C, Vivekananda Road, Post Office and Police Station Manicktala, Kolkata-700006, having Permanent Account Number AAECN6297K, duly represented by its Director/Authorized Signatory, **Dipak Kumar Sharma**, son of Late Loknath Sharma, residing at 283, Vivekananda Road, P.S - Manicktala, P.O- Manicktala, Kolkata - 700 006; and
- 8) **BASUDEV BUILDERS PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 and having its registered office at 8/1, Lal Bazar Street, Bikaner Building, 1st Floor, Room No.11, Post Office General Post Office, Police Station Hare Street, Kolkata-700001, having Permanent Account Number AACCB5875F, duly represented by its Director/Authorized Signatory, **Ravi Prakash Pincha**, son of Late Sanchialal Pincha, residing at 7, Swallow Lane, P.S. Barabazar, P.O.-Reserve Bank Building, Kolkata - 700001; and
- 9) **LAND MARK MEDINOVA LLP**, a company incorporated under the Companies Act, 1956 and having its registered office at 1st Floor, 26, Belvedere Road, Post Office Alipore, Police Station Alipore, Kolkata-700027, having Permanent Account Number AACCL1822G, duly represented by its Director/Authorized Signatory, **Saurabh Parmanand Tapadiya**, son of Parmanand Laduram Tapadiya, residing at 26, Belvedere Road, 1st Floor, P.S - Alipore, P.O Alipore; and
- 10) **VEEKAY APARTMENTS PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 and having its registered office at 60A, Chowringhee Road, 2nd Floor, Police Station- Bhawanipore, Post Office - Elgin Road, Kolkata-700020, having Permanent Account Number AAACV9674J, duly represented by its Director/Authorized Signatory, **Ravi Prakash Pincha**, son of Late Sanchialal Pincha, residing at 7, Swallow Lane, P.S. Barabazar, P.O.-Reserve Bank Building, Kolkata - 700001; and
- 11) **DEEPAN PROJECTS PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 and having its registered office at Ground Floor, 283C, Vivekananda Road, Post Office and Police Station Manicktala, Kolkata-700006, having Permanent Account Number AAECD9923C, duly represented by its Director/Authorized Signatory, **Dipak Kumar Sharma**, son of Late Loknath Sharma, residing at 283, Vivekananda Road, P.S - Manicktala, P.O- Manicktala, Kolkata - 700 006; and
- 12) **BFM INDUSTRIES LIMITED**, a company incorporated under the Companies Act, 1956 and having its registered office at 60A, Chowringhee Road, 2nd Floor, Police Station- Bhawanipore, Post Office - Elgin Road, Kolkata-700020, having

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RAVI PRAKASH PINCHA

SANCHIA LAL PINCHA

12/08/1978

Permanent Account Number

AFLPP8303D

Ravi Prakash
Signature



Ravi Prakash

एन.एन.डी. संख्या/पैन नंबर / ईडीआर :
आयकर विभाग/इंजीन, राजपथ संजय
सिटी 4000, नया दिल्ली
कॉल टेलीफोन/टेलीफोन नंबर/कॉल
नंबर/फोन - 411 003





If this card is lost / damaged, the card is invalid.
पैन कार्ड खोया / नष्ट हो तो
Income Tax PAN Services Unit, NSIC,
3rd Floor, Sampriti Chambers,
Near BSNL Telephone Exchange,
Delhi, Pin - 110 043

Tel: 51-20-2721 4061, Fax: 91-20-2721 4061
www.incometax.gov.in

Permanent Account Number AABCT0262F, duly represented by its Director/Authorized Signatory, **Ravi Prakash Pincha**, son of Late Sanchialal Pincha, residing at 7, Swallow Lane, P.S. Barabazar, P.O.-Reserve Bank Building, Kolkata - 700001; and

- 13) **DEEPTIMAN PROJECTS PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 and having its registered office at Ground Floor, 283C, Vivekananda Road, Post Office and Police Station Manicktala, Kolkata-700006, having Permanent Account Number AAECD9928K, duly represented by its Director/Authorized Signatory, **Dipak Kumar Sharma**, son of Late Loknath Sharma, residing at 283, Vivekananda Road, P.S - Manicktala, P.O- Manicktala, Kolkata - 700 006; and
- 14) **SOMANI ESTATES PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 and having its registered office at 60A, Chowringhee Road, 2nd Floor, Police Station- Bhawanipore, Post Office - Elgin Road, Kolkata-700020, having Permanent Account Number AAGCS3720A, duly represented by its Director/Authorized Signatory, **Ravi Prakash Pincha**, son of Late Sanchialal Pincha, residing at 7, Swallow Lane, P.S. Barabazar, P.O.-Reserve Bank Building, Kolkata - 700001; and
- 15) **SATYEN PROPERTIES PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 and having its registered office at Ground Floor, 283C, Vivekananda Road, Post Office and Police Station Manicktala, Kolkata-700006, having Permanent Account Number AAUCS3948J, duly represented by its Director/Authorized Signatory, **Dipak Kumar Sharma**, son of Late Loknath Sharma, residing at 283, Vivekananda Road, P.S - Manicktala, P.O- Manicktala, Kolkata - 700 006; and
- 16) **SAMSPA EXPO PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 and having its registered office at 60A, Chowringhee Road, 2nd Floor, Police Station- Bhawanipore, Post Office - Elgin Road, Kolkata-700020, having Permanent Account Number AADCS6679K, duly represented by its Director/Authorized Signatory, **Ravi Prakash Pincha**, son of Late Sanchialal Pincha, residing at 7, Swallow Lane, P.S. Barabazar, P.O.-Reserve Bank Building, Kolkata - 700001; and
- 17) **PUSPAKUNJ ESTATES PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 and having its registered office at Ground Floor, 283C, Vivekananda Road, Post Office and Police Station Manicktala, Kolkata-700006, having Permanent Account Number AAHCP6349P, duly represented by its Director/Authorized Signatory, **Dipak Kumar Sharma**, son of Late Loknath Sharma, residing at 283, Vivekananda Road, P.S - Manicktala, P.O- Manicktala, Kolkata - 700 006; and
- 18) **DEVADATTA PROJECTS PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 and having its registered office at Ground Floor, 283C, Vivekananda Road, Post Office and Police Station Manicktala, Kolkata-700006,

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
4	Mr Raj Vardhan Patodia 5F/2, New Road, P.O-> Alipore, P.S.- Alipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700027	Represent ative of Attorney [RITURAJ CONSTR UCTION L LP]		C-5552 	 21/08/2016
Sl No.	Name and Address of Identifier	Identifier of		Signature with date	
1	Mr S Sil Son of Mr B K Sil High Court Cal, P.O.- G P O, P.S.- Hare Street, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700001	Mr Ravi Prakash Pincha, Mr Dipak Kumar Sharma, Mr Saurabh Parmarand Tapadiya, Mr Raj Vardhan Patodia:		 21/08/2016	

(Balaram Adhikari)
ADDITIONAL REGISTRAR
OF ASSURANCE
OFFICE OF THE A.R.A. -
III KOLKATA
Kolkata, West Bengal


21/08/2016

having Permanent Account Number AAECD9926H, duly represented by its Director/Authorized Signatory, **Dipak Kumar Sharma**, son of Late Loknath Sharma, residing at 283, Vivekananda Road, P.S - Manicktala, P.O- Manicktala, Kolkata - 700 006; and

- 19) **AATMAJ REALTORS PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 and having its registered office at Ground Floor, 283C, Vivekananda Road, Post Office and Police Station Manicktala, Kolkata-700006, having Permanent Account Number AAMCA5734A, duly represented by its Director/Authorized Signatory, **Dipak Kumar Sharma**, son of Late Loknath Sharma, residing at 283, Vivekananda Road, P.S - Manicktala, P.O- Manicktala, Kolkata - 700 006; and
- 20) **R. D. DEVCON PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 and having its registered office at 8/1, Lal Bazar Street, Post Office General Post Office, Police Station Hare Street, Kolkata-700001, having Permanent Account Number AAECR0364H, duly represented by its Director/Authorized Signatory, **Ravi Prakash Pincha**, son of Late Sanchialal Pincha, residing at 7, Swallow Lane, P.S. Barabazar, P.O.-Reserve Bank Building, Kolkata - 700001; and
- 21) **DINAKAR PROJECTS PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 and having its registered office at Ground Floor, 283C, Vivekananda Road, Post Office and Police Station Manicktala, Kolkata-700006, having Permanent Account Number AAECD9933A, duly represented by its Director/Authorized Signatory, **Dipak Kumar Sharma**, son of Late Loknath Sharma, residing at 283, Vivekananda Road, P.S - Manicktala, P.O- Manicktala, Kolkata - 700 006; and
- 22) **MODAK VYAPAAR PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 and having its registered office at 8/1, Lal Bazar Street, Bikaner Building, 1st Floor, Room No.11, Post Office General Post Office, Police Station Hare Street, Kolkata-700001, having Permanent Account Number AAECM81358, duly represented by its Director/Authorized Signatory, **Ravi Prakash Pincha**, son of Late Sanchialal Pincha, residing at 7, Swallow Lane, P.S. Barabazar, P.O.-Reserve Bank Building, Kolkata - 700001; and
- 23) **SATYEN NIRMAN PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 and having its registered office at Ground Floor, 283C, Vivekananda Road, Post Office and Police Station Manicktala, Kolkata-700006, having Permanent Account Number AAUCS4713M, duly represented by its Director/Authorized Signatory, **Dipak Kumar Sharma**, son of Late Loknath Sharma, residing at 283, Vivekananda Road, P.S - Manicktala, P.O- Manicktala, Kolkata - 700 006;.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2.8	Mr Dipak Kumar Sharma 283, Vivekananda Road, P.O.- Manicktala, P.S.- Maniktala, Kolkata, District-South 24- Parganas, West Bengal, India, PIN - 700006	Represent ative of Principal [PUSPAK UNJ ESTATES PRIVATE LIMITED]			 21.8.20
2.9	Mr Dipak Kumar Sharma 283, Vivekananda Road, P.O.- Manicktala, P.S.- Maniktala, Kolkata, District-South 24- Parganas, West Bengal, India, PIN - 700006	Represent ative of Principal [SATYEN NIRMAN PRIVATE LIMITED]			 21.8.20
2.10	Mr Dipak Kumar Sharma 283, Vivekananda Road, P.O.- Manicktala, P.S.- Maniktala, Kolkata, District-South 24- Parganas, West Bengal, India, PIN - 700006	Represent ative of Principal [SATYEN PROPER TIES PRIVATE LIMITED]			 21.8.20
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3.0	Mr Saurabh Parmanand Tapadiya 26, Belvedere Road, P.O.- Alipore, P.S.- Alipore, Kolkata, District-South 24- Parganas, West Bengal, India, PIN - 700027	Represent ative of Principal [IDENTIT Y REALITY DEVELOP ERS PRIVATE LIMITED]			 21/8/20
3.1	Mr Saurabh Parmanand Tapadiya 26, Belvedere Road, P.O.- Alipore, P.S.- Alipore, Kolkata, District-South 24- Parganas, West Bengal, India, PIN - 700027	Represent ative of Principal [LAND MARK MEDINOV A L L P.]			 21/8/20

Additional Rights of Assurances - 10






Kolkata

2 AUG 2020

SCHEDULE 2
[Land]

ALL THAT piece and parcel of the land measuring **197 (one hundred ninety seven) decimals or 8040.452 (eight thousand forty point four five two) square meters** comprised in R.S. Dag Nos. 1079(P), 1081, 1082, 1086, 1087, 1088, 1089, 1063, 1074 and 1075(P), Khatian Nos 1257 to 1276 at Mouza Agarpura, J. L. No.11, under Holding No.80 F, B.T Road in Ward No.6 of Panihati Municipality, District North 24-Parganas having being butted and bounded as follows:

- ON THE NORTH : By Dag No. 1085, 1084, 1061, 1062 and 1064;
ON THE SOUTH : By Dag No. 1080, 1079, 1078, 1075 (P) and
By Common Passage leading to Murari Mohan Mitra Road;
ON THE EAST : By Barrackpur Trunk Road;
ON THE WEST : By Dag No. 1090.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2.3	Mr Dipak Kumar Sharma 283, Vivekananda Road, P.O:- Manicktala, P.S:- Maniktala, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700006	Represent ative of Principal [DEVADA TTA PROJECT S PRIVATE LIMITED]			 21.8.16
2.4	Mr Dipak Kumar Sharma 283, Vivekananda Road, P.O:- Manicktala, P.S:- Maniktala, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700006	Represent ative of Principal [DEV DAN PROJECT S PRIVATE LIMITED]			 21.8.16
2.5	Mr Dipak Kumar Sharma 283, Vivekananda Road, P.O:- Manicktala, P.S:- Maniktala, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700006	Represent ative of Principal [DINAKAR PROJECT S PRIVATE LIMITED]			 21.8.16
2.6	Mr Dipak Kumar Sharma 283, Vivekananda Road, P.O:- Manicktala, P.S:- Maniktala, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700006	Represent ative of Principal [DIPANKA R PROJECT S PRIVATE LIMITED]			 21.8.16
2.7	Mr Dipak Kumar Sharma 283, Vivekananda Road, P.O:- Manicktala, P.S:- Maniktala, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700006	Represent ative of Principal [NAVJOT PROPER TIES PRIVATE LIMITED]			 21.8.16

FORM FOR TEN FINGERPRINTS


PHOTO 	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


PHOTO 	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







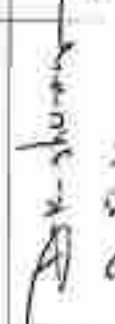



PHOTO 	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

PHOTO 	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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1.9	Mr Ravi Prakash Pincha 7 Swallow Lane, P.O.- Reserve Bank Bldg, P.S.- Burrobazar, Kolkata, District-Kolkata, West Bengal, India, PIN - 700001	Represent ative of Principal [VEEKAY APARTM ENTS PRIVATE LILIMITED			 21.8.16
2.0	Mr Dipak Kumar Sharma 285, Vivekananda Road, P.O.- Manicktala, P.S.- Maniktala, Kolkata, District-South 24- Parganas, West Bengal, India, PIN - 700006	Represent ative of Principal [AATMAJ REALTOR S PRIVATE LIMITED]		 C-5554	 21.8.16
2.1	Mr Dipak Kumer Sharma 285, Vivekananda Road, P.O.- Manicktala, P.S.- Maniktala, Kolkata, District-South 24- Parganas, West Bengal, India, PIN - 700006	Represent ative of Principal [DEEPAN PROJECT S PRIVATE LIMITED]			 21.8.16
2.2	Mr Dipak Kumar Sharma 285, Vivekananda Road, P.O.- Manicktala, P.S.- Maniktala, Kolkata, District-South 24- Parganas, West Bengal, India, PIN - 700006	Represent ative of Principal [DEEPIMA N PROJECT S PRIVATE LIMITED]			 21.8.16
 					








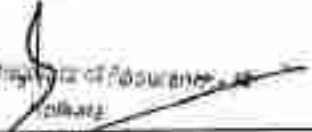
Government of West Bengal

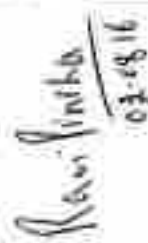




Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue


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

Signature / LTI Sheet of Query No/Year 19031000247058/2016

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

Sl No.	Name of the Executant	Category	Photo	Finger Print C-5553	Signature with date
1.0	Mr Ravi Prakash Pincha 7 Swallow Lane, P.O:- Reserve Bank Bldg, P.S- Burrobazar, Kolkata, District-Kolkata, West Bengal, India, PIN - 700001	Represent ative of Principal [ALOK TOWERS PRIVATE LIMITED]			 02.08.16
1.1	Mr Ravi Prakash Pincha 7 Swallow Lane, P.O:- Reserve Bank Bldg, P.S- Burrobazar, Kolkata, District-Kolkata, West Bengal, India, PIN - 700001	Represent ative of Principal [BASUDE V. BUILDERS PRIVATE LIMITED]			 02.08.16
1.2	Mr Ravi Prakash Pincha 7 Swallow Lane, P.O:- Reserve Bank Bldg, P.S- Burrobazar, Kolkata, District-Kolkata, West Bengal, India, PIN - 700001	Represent ative of Principal [BFM INDUSTRI ES LIMITED]			 02.08.16
1.3	Mr Ravi Prakash Pincha 7 Swallow Lane, P.O:- Reserve Bank Bldg, P.S- Burrobazar, Kolkata, District-Kolkata, West Bengal, India, PIN - 700001	Represent ative of Principal [JOHRI TOWERS PRIVATE LIMITED]			 02.08.16
<p>Authorized Signatory of the Authority</p>  2 AUG 2016					

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1.4	Mr Ravi Prakash Pincha 7 Swallow Lane, P.O:- Reserve Bank Bldg, P.S.- Burrobazar, Kolkata, District-Kolkata, West Bengal, India, PIN - 700001	Represent ative of Principal [MODAK VYAPAAR PRIVATE LIMITED]			 02.08.16
1.5	Mr Ravi Prakash Pincha 7 Swallow Lane, P.O:- Reserve Bank Bldg, P.S.- Burrobazar, Kolkata, District-Kolkata, West Bengal, India, PIN - 700001	Represent ative of Principal [PRASHA NT COMMOD ITIES PRIVATE LIMITED]			 02.08.16
1.6	Mr Ravi Prakash Pincha 7 Swallow Lane, P.O:- Reserve Bank Bldg, P.S.- Burrobazar, Kolkata, District-Kolkata, West Bengal, India, PIN - 700001	Represent ative of Principal [R D DEVCON PRIVATE LIMITED]			 02.08.16
1.7	Mr Ravi Prakash Pincha 7 Swallow Lane, P.O:- Reserve Bank Bldg, P.S.- Burrobazar, Kolkata, District-Kolkata, West Bengal, India, PIN - 700001	Represent ative of Principal [SAMSPA EXPO PRIVATE LIMITED]			 02.08.16
1.8	Mr Ravi Prakash Pincha 7 Swallow Lane, P.O:- Reserve Bank Bldg, P.S.- Burrobazar, Kolkata, District-Kolkata, West Bengal, India, PIN - 700001	Represent ative of Principal [SOMANI ESTATES PRIVATE LIMITED]			 02.08.16


2 AUG 2016