4067/18

I-3895/18

भारतीय गैर न्यायिक

भारत INDIA

रु. 500

FIVE HUNDRED RUPEES

पाँच सौ रुपये

Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

पश्चिमबंगा पश्चिम बंगाल WEST BENGAL

E 304690

11.30 AM
25/4/18
658140

Certified that the document is admitted to registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document.

Addl. District Sub-Registrar
Behala, South 24 Parganas

25 APR 2018

POWER OF ATTORNEY

made on this the 25th day of April, 2018.

By and Between

(1) ABCON PROPERTIES PRIVATE LIMITED, a company incorporated under the Companies Act, 1956, having its registered office at Flat No.22, 4th Floor, 105, Park Street, Post Office-Park Street, Police Station-Park Street, Kolkata–700 016, having **PAN AACCA5387M**, **(2) SWADESHI APARTMENTS PRIVATE LIMITED**, a company

23 APR 2018

17284

No.....Rs.-500/- Date.....

Name: Milan Ajit Shah

Address: Flat-5/A, 6/1, Sarat Bose

Vendor: Subhankar Das.

P.S. - Ballygunge.

Kol-20

Alipur Collectorate, 24 Pgs. (S)

SUBHANKAR DAS

STAMP VENDOR

Alipur Police Court, Kol-27

17284 = 500×1 = 500/-

OFFICE OF THE ADDL. DISTRICT SUB-REGISTRAR BEHALA

Milan. A. Shah.

MILAN AJIT SHAH

Abcon Properties Pvt. Ltd.

Milan. A. Shah.

Director

For SWADESHI APARTMENTS Pvt. Ltd.

Milan. A. Shah.

Director

For MONITOR BUILDERS PVT. LTD.

Milan. A. Shah.

Director

For PROMPT FINANCIAL MANAGEMENT PVT. LTD

Milan. A. Shah.

Director

A.D.S.R. Behala

25 APR 2018

P.S.

SHAILESH AGARWALLA

S/o. SUNIT AGARWALLA

TOWER NO-16, FLAT NO-3F GENEXX VALLEY

D.H. ROAD SOKA KOLKATA-700104

Major Information of the Deed

Deed No :	I-1607-03895/2018	Date of Registration	25/04/2018
Query No / Year	1607-0000658140/2018	Office where deed is registered	
Query Date	24/04/2018 12:05:55 PM	A.D.S.R. BEHALA, District: South 24-Parganas	
Applicant Name, Address & Other Details	AYAN SHARMA HIGH COURT CALCUTTA,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN 700001, Mobile No. : 9038590585, Status :Advocate		
Transaction		Additional Transaction	
[0139] Sale, Development Power of Attorney		[4002] Power of Attorney, General Power of Attorney [Rs : 0/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Rs. 2,00,00,000/-		Rs. 15,35,97,907/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 75,070/- (Article:48(g))		Rs. 28/- (Article:E, E, E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Ho - Chi - Min Sarani, Road Zone : (D.H.Road -- East India Pharmaceutical (Premises located on Ho-Chi-Min Sarani) Ward-126,127,128) , , Premises No. 923, Ward No: 128

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		1.19 Acre	2,00,00,000/-	15,35,97,907/-	Property is on Road
	Grand Total :				119Dec	200,00,000 /-	1535,97,907 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**ABCON PROPERTIES PVT LTD** Block/Sector: 4TH FLOOR, Flat No: 22, 105, Park Street, P.O:- PARK STREET, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016 , PAN No.:: AACCA5387M, Status :Organization, Executed by: Representative, Executed by: Representative
2	**SWADESHI APARTMENTS PVT LTD** Block/Sector: 4TH FLOOR, Flat No: 22, 105, Park Street, P.O:- PARK STREET, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016 , PAN No.:: AAECS1969B, Status :Organization, Executed by: Representative, Executed by: Representative
3	**MONITOR BUILDERS PRIVATE LIMITED** BALLYGUNGE CIRCULAR ROAD, Block/Sector: 8TH FLOOR, 68A, P.O:- BALLYGUNGE, P.S:- Karaya, District:- South 24-Parganas, West Bengal, India, PIN - 700019 , PAN No.:: AAACN9655M, Status :Organization, Executed by: Representative, Executed by: Representative
4	**PROMPT FINANCIAL MANAGEMENT PRIVATE LIMITED** 68A BALLYGUNGE CIRCULAR ROAD, Block/Sector: 8TH FLOOR, P.O:- BALYGUNGE, P.S:- Karaya, District:- South 24-Parganas, West Bengal, India, PIN - 700019 , PAN No.:: AAFCP6500J, Status :Organization, Executed by: Representative, Executed by: Representative

OFFICE OF THE ADDL. DISTT.
BEHALA

5	**PARIJAT OVERSEAS PRIVATE LIMITED** Block/Sector: 4TH FLOOR, Flat No: 22, 105, Park Street, P.O:- PARK STREET, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016 , PAN No.:: AAECP3536B, Status :Organization, Executed by: Representative, Executed by: Representative
6	**SUNSHINE DEVELOPERS PRIVATE LIMITED** Block/Sector: 4TH FLOOR, Flat No: 22, 105, Park Street, P.O:- PARK STREET, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016 , PAN No.:: AAGCS5307K, Status :Organization, Executed by: Representative, Executed by: Representative
7	**DRISHTI TOWERS PRIVATE LIMITED** BAIJU CHOWK, NEW HOWRAH BRIDGE APPROACH ROAD, Block/Sector: 5TH FLOOR, Flat No: P 12, 510, P.O:- BURRABAZAR, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 , PAN No.:: AADCD2797D, Status :Organization, Executed by: Representative, Executed by: Representative
8	**ZENITH NIRMAN PRIVATE LIMITED** 510 BAIJU CHOWK, P-12, NEW HOWRAH BRIDGE APPROACH, Block/Sector: 5TH FLOOR, P.O:- BURRABAZAR, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 , PAN No.:: AAACZ2834N, Status :Organization, Executed by: Representative, Executed by: Representative
9	**ADBHUT VINIMAY PRIVATE LIMITED** Block/Sector: 6TH FLOOR, Flat No: 6H, 1, Shakespeare Sarani, P.O:- THEATRE ROAD, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700071 , PAN No.:: AAFCA2911C, Status :Organization, Executed by: Representative, Executed by: Representative

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**KSHETRUM ESTATE** PS PENINSULA, 6TH FLOOR, OFF. NO. - 801, 1/1A/2, Mahendra Roy Lane, P.O:- TOPSIA, P.S:- Topsia, District:-South 24-Parganas, West Bengal, India, PIN - 700046 , PAN No.:: AADAK2066L, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr MILAN AJIT SHAH (Presentant) Son of Mr AJIT SHANTILAL SHAH Date of Execution - 25/04/2018, , Admitted by: Self, Date of Admission: 25/04/2018, Place of Admission of Execution: Office	 Apr 25 2018 11:43AM	 LTI 25/04/2018	25/04/2018
	Block/Sector: GEETANJALI BUILDING, Flat No: 5/A, 6/1, Sarat Bose Road, P.O:- SAMBHUNATH, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ATPPS8576H Status : Representative, Representative of : ABCON PROPERTIES PVT LTD (as DIRECTOR), SWADESHI APARTMENTS PVT LTD (as DIRECTOR), MONITOR BUILDERS PRIVATE LIMITED (as DIRECTOR), PROMPT FINANCIAL MANAGEMENT PRIVATE LIMITED (as DIRECTOR), PARIJAT OVERSEAS PRIVATE LIMITED (as DIRECTOR), SUNSHINE DEVELOPERS PRIVATE LIMITED (as DIRECTOR), DRISHTI TOWERS PRIVATE LIMITED (as AUTHORIZED SIGNATORY), ZENITH NIRMAN PRIVATE LIMITED (as AUTHORIZED SIGNATORY), ADBHUT VINIMAY PRIVATE LIMITED (as AUTHORIZED SIGNATORY), KSHETRUM ESTATE (as AUTHORIZED SIGNATORY)			

Major Information of the Deed :- I-1607-03895/2018-25/04/2018

OFFICE OF THE ADDL. DISTT.
SEHALA

2 Name	Photo	Finger Print	Signature
Mr SHIVAM MILAN SHAH Son of Mr MILAN AJIT SHAH Date of Execution - 25/04/2018, , Admitted by: Self, Date of Admission: 25/04/2018, Place of Admission of Execution: Office	 Apr 26 2018 11:44AM	 LTI 26/04/2018	25/04/2018

Block/Sector: GEETANJALI BUILDING, Flat No: 5/A, 6/1, Sarat Bose Road, P.O:- SAMBHUNATH, P.S Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: CMPPS1911K Status : Representative, Representative of : KSHETRUM ESTATE (as AUTHORIZED SIGNATORY)

Identifier Details :

Name & address	
Mr SHAILESH AGARWALLA Son of Mr SUNIT AGARWALLA GENEXX VALLEY, Block/Sector: 26, Flat No: 3F, Diamond Harbour Road, P.O:- JOKA, P.S:- Behala, Diamond Harbour District:-South 24-Parganas, West Bengal, India, PIN - 700104, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Mr MILAN AJIT SHAH, Mr SHIVAM MILAN SHAH	
	25/04/2018

Endorsement For Deed Number : I - 160703895 / 2018

On 24-04-2018

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 15,35,97,907/-

Sandip Biswas
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
South 24-Parganas, West Bengal

Major Information of the Deed :- I-1607-03895/2018-25/04/2018

OFFICE OF THE ADD. DISTRICT SUB-REGISTRAR
BEHALA

On 25-04-2018

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 (g) of Indian Stamp Act 1899.

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

Presented for registration at 11:30 hrs on 25-04-2018, at the Office of the A.D.S.R. BEHALA by Mr MILAN AJIT SHAH ,.

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

Execution is admitted on 25-04-2018 by Mr MILAN AJIT SHAH, AUTHORIZED SIGNATORY, DRISHTI TOWERS PRIVATE LIMITED (Private Limited Company), BAIJU CHOWK, NEW HOWRAH BRIDGE APPROACH ROAD, Block/Sector: 5TH FLOOR, Flat No: P 12, 510, P.O:- BURRABAZAR, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001; AUTHORIZED SIGNATORY, ZENITH NIRMAN PRIVATE LIMITED (Private Limited Company), 510 BAIJU CHOWK, P-12, NEW HOWRAH BRIDGE APPROACH, Block/Sector: 5TH FLOOR, P.O:- BURRABAZAR, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001; AUTHORIZED SIGNATORY, ADBHUT VINIMAY PRIVATE LIMITED (Private Limited Company), Block/Sector: 6TH FLOOR, Flat No: 6H, 1, Shakespeare Sarani, P.O:- THEATRE ROAD, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700071; AUTHORIZED SIGNATORY, KSHETRUM ESTATE (Association of persons / Body of Individuals), PS PENINSULA, 6TH FLOOR, OFF. NO. - 801, 1/1A/2, Mahendra Roy Lane, P.O:- TOPSIA, P.S:- Topsia, District:-South 24-Parganas, West Bengal, India, PIN - 700046; DIRECTOR, ABCON PROPERTIES PVT LTD (Private Limited Company), Block/Sector: 4TH FLOOR, Flat No: 22, 105, Park Street, P.O:- PARK STREET, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016; DIRECTOR, SWADESHI APARTMENTS PVT LTD (Private Limited Company), Block/Sector: 4TH FLOOR, Flat No: 22, 105, Park Street, P.O:- PARK STREET, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016; DIRECTOR, MONITOR BUILDERS PRIVATE LIMITED (Private Limited Company), BALLYGUNGE CIRCULAR ROAD, Block/Sector: 8TH FLOOR, 68A, P.O:- BALLYGUNGE, P.S:- Karaya, District:-South 24-Parganas, West Bengal, India, PIN - 700019; DIRECTOR, PROMPT FINANCIAL MANAGEMENT PRIVATE LIMITED (Private Limited Company), 68A BALLYGUNGE CIRCULAR ROAD, Block/Sector: 8TH FLOOR, P.O:- BALYGUNGE, P.S:- Karaya, District:-South 24-Parganas, West Bengal, India, PIN - 700019; DIRECTOR, PARIJAT OVERSEAS PRIVATE LIMITED (Private Limited Company), Block/Sector: 4TH FLOOR, Flat No: 22, 105, Park Street, P.O:- PARK STREET, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016; DIRECTOR, SUNSHINE DEVELOPERS PRIVATE LIMITED (Private Limited Company), Block/Sector: 4TH FLOOR, Flat No: 22, 105, Park Street, P.O:- PARK STREET, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016

Indetified by Mr SHAILESH AGARWALLA, , , Son of Mr SUNIT AGARWALLA, GENEXX VALLEY, Sector: 26, Flat No: 3F, Road: Diamond Harbour Road, , P.O: JOKA, Thana: Behala, , City/Town: DIAMOND HARBOUR, South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by profession Service

Execution is admitted on 25-04-2018 by Mr SHIVAM MILAN SHAH, AUTHORIZED SIGNATORY, KSHETRUM ESTATE (Association of persons / Body of Individuals), PS PENINSULA, 6TH FLOOR, OFF. NO. - 801, 1/1A/2, Mahendra Roy Lane, P.O:- TOPSIA, P.S:- Topsia, District:-South 24-Parganas, West Bengal, India, PIN - 700046

Indetified by Mr SHAILESH AGARWALLA, , , Son of Mr SUNIT AGARWALLA, GENEXX VALLEY, Sector: 26, Flat No: 3F, Road: Diamond Harbour Road, , P.O: JOKA, Thana: Behala, , City/Town: DIAMOND HARBOUR, South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 28/- (E = Rs 28/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 28/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/04/2018 3:38PM with Govt. Ref. No: 192018190226719441 on 24-04-2018, Amount Rs: 28/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00ORKKP8 on 24-04-2018, Head of Account 0030-03-104-001-16

Major Information of the Deed :- I-1607-03895/2018-25/04/2018

OFFICE OF THE ADDL. DISTRICT SUB-REGISTRAR
BEHALA

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,070/- and Stamp Duty paid by Stamp Rs 500
by online = Rs 74,570/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 304690, Amount: Rs.500/-, Date of Purchase: 23/04/2018, Vendor name: Subhankar Das
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of W
Online on 24/04/2018 3:38PM with Govt. Ref. No: 192018190226719441 on 24-04-2018, Amount Rs: 74,570/-, B
State Bank of India (SBIN0000001), Ref. No. IK00ORKKP8 on 24-04-2018, Head of Account 0030-02-103-003-02

Sandip Biswas
ADDITIONAL DISTRICT SUB-REGISTRA
OFFICE OF THE A.D.S.R. BEHALA
South 24-Parganas, West Bengal

Major Information of the Deed :- I-1607-03895/2018-25/04/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1607-2018, Page from 126222 to 126271

being No 160703895 for the year 2018.

Seal of the Additional District Sub-Registrar, Behala, South 24 Parganas

Digitally signed by SANDIP BISWAS
Date: 2018.04.26 16:21:21 +05:30
Reason: Digital Signing of Deed.

(Sandip Biswas) 4/26/2018 4:20:58 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. BEHALA

West Bengal.

(This document is digitally signed.)

incorporated under the Companies Act, 1956, having its registered office at Flat No.22, 4th Floor, 105, Park Street, Post Office-Park Street, Police Station-Park Street, Kolkata–700 016, having **PAN AAECS1969B**, **(3) MONITOR BUILDERS PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956, having its registered office at 68A, Ballygunge Circular Road, 8th floor, Post Office-Ballygunge, Police Station-Karaya, Kolkata-700 019, having **PAN AAACN9655M**, **(4) PROMPT FINANCIAL MANAGEMENT PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956, having its registered office on the at 68A, Ballygunge Circular Road, 8th floor, Post Office-Ballygunge, Police Station-Karaya, Kolkata-700 019, having **PAN AAFCP6500J**, **(5) PARIJAT OVERSEAS PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956, having its registered office at Flat No.22, 4th Floor, 105, Park Street, Post Office-Park Street, Police Station-Park Street, Kolkata–700 016, having **PAN AAECP3536B**, **(6) SUNSHINE DEVELOPERS PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956, having its registered office at Flat No.22, 4th Floor, 105, Park Street, Post Office-Park Street, Police Station-Park Street, Kolkata–700 016, having **PAN AAGCS5307K**, all represented through their *Director* **Mr. Milan A Shah**, son of Mr. Ajit Shantilal Shah, having **PAN ATPPS8576H**, residing at 6/1, Sarat Bose Road, 5/A, Geetanjali Building, Post Office-Sambhunath, Police Station-Ballygunge, Kolkata-700 020, **(7) DRISHTI TOWERS PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956, having its registered office at Room No.510, BAIJU CHOWK, on the Fifth Floor, P-12, New Howrah Bridge Approach Road, Post Office-Burrabazar, Police Station-Hare Street, Kolkata–700 001, having **PAN AADCD2797D**, **(8) ZENITH NIRMAN**

PARIJAT OVERSEAS PVT. LTD.

Director

For SUNSHINE DEVELOPERS PRIVATE LIMITED

Director

For Drishti Towers Pvt. Ltd.

Authorised Signatory

For Zenith Nirman Pvt. Ltd.

Authorised Signatory

For Adbhut Vinimay Pvt. Ltd.

Authorised Signatory

KSHETRUM ESTATE

Authorised Signatory

[SHIVAM MILAN SHAH]

For KSHETRUM ESTATE

Authorised Signatory

A.D.S.R. Behala

25 APR 2018

SHAILESH AGARWALLA
S/o SUNIT AGARWALLA
TOWER NO-26, FLAT NO 3F, GENEXX VALLEY
D.H. ROAD, JOKA, KOLKATA - 700104

PRIVATE LIMITED, a company incorporated under the Companies Act, 1956, having its registered office at Room No.510, BAIJU CHOWK, on the Fifth Floor, P-12, New Howrah Bridge Approach Road, Post Office-Burrabazar, Police Station-Hare Street, Kolkata–700 001, having **PAN AAACZ2834N** and **(9) ADBHUT VINIMAY PRIVATE LIMITED,** a company incorporated under the Companies Act, 1956, having its registered office at 1, Shakespeare Sarani, 6th floor, Suit No.6H, Post Office-Theatre Road Post Office and Police Station-Shakespeare Sarani, Kolkata-700 071, having **PAN AAFCA2911C**, all represented through their *Authorised Signatory* **Mr. Milan A Shah**, son of Mr. Ajit Shantilal Shah, having **PAN ATPPS8576H**, residing at 6/1, Sarat Bose Road, 5/A, Geetanjali Building, Post Office-Sambhunath, Police Station-Ballygunge, Kolkata-700 020, hereinafter collectively referred to as the OWNERS (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective successor or successors in interest and assigns) of the **ONE PART, IN FAVOUR OF KSHETRUM ESTATE**, an Association of Persons formed and constituted an Agreement dated the 24th day of January, 2016, having **PAN AADAK2066L**, having its principal place of business at "PS Peninsula", 8th Floor, Office No.801, 1/1A/2, Mahendra Roy Lane, P.O. – TOPSIA, P.S. – TOPSIA, Kolkata-700 046, represented through its *Authorized Signatories* **Mr. Milan A Shah**, son of Mr. Ajit Shantilal Shah, having **PAN ATPPS8576H**, residing at 6/1, Sarat Bose Road, 5/A, Geetanjali Building, Post Office-Sambhunath, Police Station-Ballygunge, Kolkata-700 020, and **Mr. Shivam Milan Shah**, son of Mr. Milan A. Shah, having **PAN CMPPS1911K**, residing at 6/1, Sarat Bose Road, 5/A,

A.D.S.R. Behala

25 APR 2010

Geetanjali Building, Post Office-Sambhunath, Police Station-Ballygunge, Kolkata-700 020, hereinafter referred to as the **ATTORNEY:**

WHEREAS The above said owners have by the way of Indenture of Conveyance have peacefully occupied, possessed under themselves the plot of land measuring all that piece and parcel of land measuring 48 Cottahs equivalent to 34,560 square feet, lying and situate at Mouza – Gangarampur, J.L. No. 5, Touji No. 9, C.S. Dag No.: 256(P), R.S. Dag No.: 256 (P), R.S. Khatian No.: 612 and being numbered as premises 827, Ho-Chi-Minh Sarani, Kolkata, P.S. – Behala, Kolkata – 700034, within the local territorial limits of the Kolkata Municipal Corporation Ward No.-128. Through the Deed No. – 03335 of the year 2012, Pages – 1 to 28, CD Volume No. – 8, Book No. – I. Registered in the office of the A.R.A. – I Kolkata.

AND WHEREAS The above said owners have by the way of another Indenture of Conveyance have peacefully occupied, possessed under themselves the plot of land measuring all that piece and parcel of land measuring 23 Cottahs 6 Chittacks 18 Square Feet, lying and situate at Mouza – Gangarampur, J.L. No. 5, Touji No. 9, C.S. Dag No.: 256(P), R.S. Dag No.: 256 (P), R.S. Khatian No.: 612, P.S. – Behala, Kolkata – 700034, within the local territorial limits of the Kolkata Municipal Corporation Ward No.-128. Through the Deed No. – 03086 of the year 2012, Pages – 4559 to 4586, CD Volume No. – 7, Book No. – I. Registered in the office of the A.R.A. – I Kolkata.

A.D.S.R. Behala

25 APR 2018

AND WHEREAS We are seized and possessed of and/or otherwise well and sufficiently entitled to All that the piece and parcel of land containing an area of 1.19 Acres lying situate at and being Premises No.923, Ho- Chi-Minh Sarani, Ward No.128, within the limits of the Kolkata Municipal Corporation, Police Station-Parnashree, Kolkata-700 034, more fully and particularly mentioned and described in the **First Schedule** hereunder written [hereinafter referred to as the Said Premises].

AND WHEREAS We have caused a plan being Building Permit No.2016140109 dated 03/08/2016 duly sanctioned by the Kolkata Municipal Corporation [herein after referred to as the said Plan] for construction of a Basement plus Ground plus Nine (B+G+9) storied building at the said Premises [herein after referred to as the said New Building].

AND WHEREAS We now intend to nominate, constitute and appoint the said KSHETRUM ESTATE, to be our true and lawful Attorney to act do and perform the following acts deeds and things.

TO WHOM THESE PRESENTS SHALL COME, We, the said **(1) ABCON PROPERTIES PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956, having its registered office at Flat No.22, 4th Floor, 105, Park Street, Post Office-Park Street, Police Station-Park Street, Kolkata–700 016, having **PAN AACCA5387M, (2) SWADESHI APARTMENTS PRIVATE LIMITED**, a company incorporated under the

A.D.S.R. Behala

25 APR

Alt.- South

Companies Act, 1956, having its registered office at Flat No.22, 4th Floor, 105, Park Street, Post Office-Park Street, Police Station-Park Street, Kolkata–700 016, having **PAN AAECS1969B**, **(3) MONITOR BUILDERS PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956, having its registered office at 68A, Ballygunge Circular Road, 8th floor, Post Office-Ballygunge, Police Station-Karaya, Kolkata-700 019, having **PAN AAACN9655M**, **(4) PROMPT FINANCIAL MANAGEMENT PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956, having its registered office on the at 68A, Ballygunge Circular Road, 8th floor, Post Office-Ballygunge, Police Station-Karaya, Kolkata-700 019, having **PAN AAFCP6500J**, **(5) PARIJAT OVERSEAS PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956, having its registered office at Flat No.22, 4th Floor, 105, Park Street, Post Office-Park Street, Police Station-Park Street, Kolkata–700 016, having **PAN AAECP3536B**, **(6) SUNSHINE DEVELOPERS PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956, having its registered office at Flat No.22, 4th Floor, 105, Park Street, Post Office-Park Street, Police Station-Park Street, Kolkata–700 016, having **PAN AAGCS5307K**, all represented through their *Director* **Mr. Milan A Shah**, son of Mr. Ajit Shantilal Shah, having **PAN ATPPS8576H**, residing at 6/1, Sarat Bose Road, 5/A, Geetanjali Building, Post Office-Sambhunath, Police Station-Ballygunge, Kolkata-700 020, **(7) DRISHTI TOWERS PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956, having its registered office at Room No.510, BAIJU CHOWK, on the Fifth Floor, P-12, New Howrah Bridge Approach Road, Post Office-Burrabazar, Police Station-Hare Street, Kolkata–700 016, having **PAN AADCD2797D**, **(8) ZENITH NIRMAN**

A.D.S.R. Behala

25 APR

Dist.- South 24 P

PRIVATE LIMITED, a company incorporated under the Companies Act, 1956, having its registered office at Room No.510, BAIJU CHOWK, on the Fifth Floor, P-12, New Howrah Bridge Approach Road, Post Office-Burrabazar, Police Station-Hare Street, Kolkata–700 016, having **PAN AAACZ2834N** and **(9) ADBHUT VINIMAY PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956, having its registered office at 1, Shakespeare Sarani, 6th floor, Suit No.6H, Post Office-Theatre Road Post Office and Police Station-Shakespeare Sarani, Kolkata-700 071, having **PAN AAFCA2911C**, all represented through their *Authorised Signatory* **Mr. Milan A Shah**, son of Mr. Ajit Shantilal Shah, having **PAN ATPPS8576H**, residing at 6/1, Sarat Bose Road, 5/A, Geetanjali Building, Post Office-Sambhunath, Police Station-Ballygunge, Kolkata-700 020, do hereby nominate, constitute and appoint the said **KSHETRUM ESTATE**, an Association of Persons, having **PAN AADAK2066L**, having its principal place of business at "PS Peninsula", 8th Floor, Office No.801, 1/1A/2, Mahendra Roy Lane, Kolkata-700 046, represented through its *Authorized Signatories* **Mr. Milan A Shah,** son of Mr. Ajit Shantilal Shah, having **PAN ATPPS8576H**, residing at 6/1, Sarat Bose Road, 5/A, Geetanjali Building, Post Office- Sambhunath, Police Station-Ballygunge, Kolkata-700 020, and **Mr. Shivam Milan Shah**, son of Mr. Milan A. Shah, having **PAN CMPPS1911K**, residing at 6/1, Sarat Bose Road, 5/A, Geetanjali Building, Post Office-Sambhunath, Police Station-Ballygunge, Kolkata-700 020, to be our true and lawful Attorney, to act, do and perform the following acts, deeds, matters and things in connection with the development of the said Premises, that is to say:-

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1. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said Premises or any part thereof.

2. To appoint architects, contractors, sub-contractors and surveyors as may be required for construction work of the New Building on the said Premises or part thereof.

3. To enter upon the said Premises with men and material as may be required for the purpose of development work and erect the New Building as per the said Plan sanctioned by the Kolkata Municipal Corporation.

4. To apply for and obtain from the Kolkata Municipal Corporation or any other authority or authorities any modification and/or alterations and/or revision to the said Plan from time to time and at all times hereafter at its own costs and expenses in respect of the said Premises.

5. To sign and execute all plans, sketches, maps, declarations, including Boundary Declaration, forms, petitions, letters or any other documents relating to or in connection with the applying for and obtaining sanction of plan in respect of the development of the said Premises.

6. To make deposits with the Planning Authorities and other authorities for the purpose of carrying out the development work and construction of

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the New Building on the said Premises and to claim refunds of such deposits and to give valid and effectual receipt and discharge for the same.

7. To apply for and obtain necessary permissions, and/or approvals and/or sanctions and/or licences and/or no objection certificates and/or renewals and/or modifications and/or alterations thereof from any statutory authority including the Kolkata Municipal Corporation, Kolkata Metropolitan Development Authority, Airport Authority of India, Land and Law Revenue Department, Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976, Fire Brigade, Kolkata Police, Environmental Department, Authorised Officer under the West Bengal Building (Regulation of Promotion of Construction and Transfer by Promoters) Act, 1993, Competent Authority under the West Bengal Apartment Ownership Act, 1972 and all other licencing and statutory authorities as and whenever required.

8. To appear and represent us before the necessary authorities including the Kolkata Municipal Corporation, Kolkata Metropolitan Development Authority, Airport Authority of India, Land and Law Revenue Department, Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976, Fire Brigade, Kolkata Police, Enviromental Department, Authorised Officer under the West Bengal Building (Regulation of Promotion of Construction and Transfer by Promoters) Act, 1993 and all licencing and statutory authorities in connection with the

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obtaining no objection, approvals, permission, sanction, modification and/or alteration of plans for the New Building.

9. To apply for and obtain clearance certificate, if required, from the West Bengal Pollution Control Board for sanction of plan of the said Premises.

10. To apply to the West Bengal Housing Industry Regulatory Authority under the West Bengal Housing Industry Regulation Act, 2017, on behalf of us, for registration and permission to construct under the said Act as may be applicable and obtain such registration and permission at its own costs and expenses.

11. To pay fees for obtaining sanction and such other orders and permissions from the necessary authorities as be expedient for modification and/or alteration of the sanctioned plans and also to submit and take delivery of title deeds concerning the said Premises and also other papers and documents as may be required by the necessary authorities and to appoint Architects and other Agents for the aforesaid purposes as the said Attorney shall think, fit and proper.

12. To receive the excess number of fees, if any, paid for the purpose of sanction, modification and/or alteration of the plans to any authority or authorities.

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13. To obtain delivery of the sanction plan and the completion certificate of the new building from the Kolkata Municipal Corporation or any other authority or authorities.

14. To apply for and obtain electricity gas, water, sewerage, drainage, telephone or other connections of any other utility to the said Premises and/or to make alterations therein and to close down and/or have disconnected the same 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 said Attorney.

15. To appear and represent us before all authorities including the Kolkata Municipal Corporation for fixation and/or finalization of the annual valuation of the said Premises and for that purpose to sign, execute and submit necessary papers and documents and to do all other acts, deeds and things as the said Attorney may deem fit and proper.

16. To give work orders & procure materials to and from the contractors, suppliers etc. as would be necessary from time to time for the purpose of construction and incidental works at the said Premises and to deal with the competent statutory authorities under the applicable Provident Fund Acts, Employees State Insurance Directorate under the ESI Act and other employees and labour issues related authorities and to apply for obtain necessary permissions, no objections and renewal thereof from such authorities and to appear and represent before them and for

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that purpose to sign, execute and submit all papers, applications, documents, forms, declarations, affidavits etc. and to do all other acts, deeds and things as may be deemed fit and proper by the said Attorney.

17. To commence prosecute enforce, defend, answer and oppose all actions and other legal proceedings and demands touching any of the matters concerning the said Premises or any part thereof including relating to acquisition and/or requisition in respect of the said Premises or any part thereof and if think fit to compromise settle, refer to arbitration, abandon, any such action or proceeding as aforesaid before any Court, Civil or Criminal or Revenue.

18. To commence prosecute enforce, defend, answer and oppose all actions and other legal proceedings and demands touching any of the matters concerning us before the Hon'ble High Court, the National Company Law Tribunal, Kolkata Bench or any other bench as required, and/or Ministry of Corporate Affairs, and/or competent authority under the Insolvency and Bankruptcy Code, 2016 and amendment thereto and to do all other acts, deeds and things related thereto as may be deemed fit and proper by the said Attorney.

19. To appear before the Income Tax Authority and to apply for obtaining Income Tax Clearance Certificate under the Income Tax Act, 1961 as amended from time to time if necessary and to do all other act, deeds and things in connection therewith.

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20. To sign, declare and/or affirm any plaint, written statement, petition, application, affidavit, verification, vakalatnama, warrant of Attorney, Memo of Appeal or any other documents or papers in any proceedings before any court, tribunal or and other judicial and/or quasi-judicial authority or in any way connected with the said Premises or part thereof.

21. To deposit and withdraw fees, documents and moneys in and from any Court or Courts and/or any other person or authority and give valid receipts and discharges therefor.

22. To accept any service of writ of summons or other legal process and to appear in any court of authority as our Attorney deems appropriate and to commence any action or legal proceedings in any court or before any authority and to prosecute, discontinue or become non-suited and to settle, compromise or refer any dispute to arbitration as our Attorney may think fit and proper and for such purpose to appoint any Solicitor, Advocate, Lawyer and pay the costs, expenses, fee and other outgoings. Further to depose in the court of law or authority, sign, declare and/or affirm any plaint, written statement, petition, affidavit, verification, vakalatnama, and warrant of Attorney, Memo of Appeal or any other documents or papers in any proceedings or in any way connected therewith.

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23. To make, sign and submit applications and Petitions, letters and other documents to the appropriate Government (State and Central) Departments, Local Authorities or other competent or Appropriate Authorities or bodies for all and any licenses, permissions, consents, approvals, no objection certificates and clearances as may be required by any Central or State legislation for the time being in force, in connection with the said Premises for construction of New Buildings and structures thereon and pay such fees, charges, deposits and give security that may be required in respect thereof and for that purpose to give all necessary writings, instruments, affidavits, declarations, indemnities, undertakings, as may be required to be given to the various authorities concerned.

24. To make necessary representations including filing of complaints and appeals before the Kolkata Municipal Corporation and other concerned authorities including the Court of Competent Jurisdiction or Forum in regard the fixation of rateable value of buildings (proposed New Buildings) under construction on the said Premises by the Assessor and Collector, Kolkata Municipal Corporation and to file Appeals applications and other proceedings in any Court, forum or Tribunal.

25. To apply for and open any bank account on behalf of us with any nationalized, private and/or scheduled bank and/or financial institution and/or pay, deposit moneys and sign, endorse and deposit cheques, drafts, and other negotiable instruments in any Bank or Banks in current or savings accounts or Fixed Deposit Accounts for such period and on such terms and conditions as the said Attorney shall consider advantageous in

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connection to the construction work at the said Premises and to withdraw the money so deposited or otherwise deposited and the interest thereof and to give proper and sufficient receipts and/or discharges thereof.

26. To pay our dues to any bank or financial institution as the case may be and foreclose any loan account and obtain the discharge thereto and to write letters, make correspondence and sign all applications and papers and to obtain delivery of any paper or document from any authority or body or institution on our behalf and grant receipts therefor and to represent us before any bank or financial institutions in all matters concerning us.

27. To apply for and obtain the necessary permission from Reserve Bank of India or from the Central Government or from any other Body or Authority including Income-tax Authorities and for the said purpose to sign and execute all applications, petitions and other papers and documents which may be necessary or expedient.

28. To raise necessary finance for the purpose of construction and completion of New Building from any Nationalized or Private Banks or scheduled banks and/or any other Financial Institutions or Corporation by way of creating mortgage/charge/ lien over the said Premises or part thereof in favour of such Banks, Financial Institutions or Corporation or with any other authority or authorities with our prior written permission. Provided whoever that the Attorney shall repay such liabilities at its

earliest and shall at all times keep us saved and harmless against any claim, loss or damage.

29. To create mortgage in respect of the said Premises or any part thereof more fully an particularly described in the Schedule hereunder written in favour of any nationalized, private, scheduled banks or financial institution and/or corporation for raising loan to ease the progress of the construction work of the New Building at the said Premises.

30. To insure the New Building and fittings and fixtures against damages, fire, tempest, riots, civil commotion, floods, earthquakes, bomb blasts, malicious damage or destruction and against other risks as our Attorney may think sufficient to protect the interests of all concerned therein.

31. To ask for, receive and recover from all the transferees/purchasers all consideration, charges, service charges and other charges and sums of moneys in respect of transfer of the saleable spaces in the said new building in any manner whatsoever and also on non-payment thereof to enter upon and restrain and/or and take legal steps for the recovery thereof as our Attorney may think fit.

32. To negotiate for sale/transfer in respect of the saleable spaces of the said new building to be constructed and completed on the said Premises or part thereof.

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33. To enter into agreement for sale, transfer, lease out, let out or to grant any other right in respect of various portions of saleable spaces of the said new building on agreed terms and conditions with the intending Purchaser(s) and/or Transferee(s) in respect thereof and to receive earnest money or consideration from time to time and to sign and give valid and effectual receipts or discharges thereof.

34. To ask for, receive and recover from all the transferees/purchasers all consideration, charges, service charges and other charges and sums of moneys in respect of transfer of the saleable spaces in the said new building in any manner whatsoever and also on non-payment thereof to enter upon and restrain and/or and take legal steps for the recovery thereof as our Attorney may think fit.

35. To execute and register from time to time Agreement for sale, Lease or any other document in connection with the transfer of the undivided proportionate share in the land comprised in the said Premises in respect of the of saleable spaces of the said new building and to receive consideration therefore and present the above documents for registration and admit the execution of such documents before the appropriate authorities registration authority/ies and/or other authorities having jurisdiction in the matter.

36. To execute conveyance/conveyances in respect of the saleable spaces of the New Building to be constructed on the said Premises or part

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thereof either in favour of the Purchasers or their nominee or nominees in such part or parts as the Purchasers may desire and to receive consideration money and sign and give valid and effectual receipts or discharges thereof and to present such conveyance or conveyances for registration before the registering authority and admit execution thereof.

37. To present such conveyance or conveyances in respect of the saleable spaces of the New Building to be constructed on the said Premises or part thereof or part thereof for registration before the registering authority and to admit execution thereof.

38. After completion of the construction of the New Building, to apply for and obtain part-occupation/occupation and completion certificate in respect of the New Building or parts thereof from the Planning Authorities.

39. To hand over and deliver possession of the saleable spaces including units, parking spaces, etc. of the New Building at the said Premises to such person or persons including the nominee/s and/or assign/s of the Attorney as it may in its absolute discretion think fit and proper.

40. To do and perform all acts, deeds, matters and things necessary for all or any of the purposes aforesaid and for giving full effect to the powers and authorities herein before contained, as fully and effectually as we could do in person.

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41. To delegate such of the powers as the said Attorney(s) in its/their absolute discretion shall think, fit and proper to any of its officers or agent and upon such delegation the said Power of Attorney shall be deemed to have been granted by the Grantors in favour of the said Delegate or Delegates as the case may be.

42. Be it noted that this Power of Attorney is being granted in favour of the said Attorney without any consideration and no interest or right of the Attorney are created in the said land which is the subject matter of this Power of Attorney.

AND GENERALLY, to act as the Attorney in relation to the said Premises for and on behalf of us and to do and execute all instruments, acts, deeds, matters and things as fully and effectually as we could have done if personally present.

And we do hereby agree to ratify and confirm whatever the said Attorney shall do or purport to be done by virtue of these presents in or about the said Premises as aforesaid.

The Attorney shall exercise its rights under this power without any liability on us of any nature whatsoever, financial, criminal, civil or otherwise.

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And we hereby agree to ratify and confirm all and whatsoever that our said attorney shall transfer the sale proceeds/sums received/consideration receivables to the bank accounts of the owners in the proportionate basis as soon as practicable on the receiving of such sums, amounts and/or monies only after deducting the expenses and liabilities incurred by the attorney in general in obligations and fulfilling the duties bestowed upon him as per the instant presents.

And we hereby also affirm that no consideration has been provided to the attorney to fulfil its obligations as per the prescriptions of this instant Power of Attorney. The attorney shall work in a bona-a-fide manner having no commercial or monetary interests and gain from the principals' in the pursuance of fulfilling its obligations.

THE SCHEDULE ABOVE REFERRED TO:

(Said Premises)

ALL THAT the piece and parcel of land containing an area of 1.19 acres be the same a little more or less situate lying at Mouza Gangarampur, Pargana Magura, J.L. No.5, Touji No.9, comprised in C.S. and R.S. Dag No.256(p), R.S. Khatian No.612, being Premises No.923, Ho-Chi-Minh Sarani, Ward No.128, within the limits of the Kolkata Municipal Corporation, Police Station–Parnashree, Post Office- Behala , Kolkata-700 034, District South 24-Parganas and butted and bounded as follows:-

ON THE NORTH : By Plot No.255 (P) & 251 (P);

ON THE SOUTH : By Ho-Chi-Minh Sarani;

ON THE EAST : By B.B. Sengupta Road;

ON THE WEST : By part of R.S. Dag No.256;

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IN WITNESS WHEREOF We the Owners have hereunto set and subscribed our respective hands and seals the day, month and year first above written.

Abcon Properties Pvt. Ltd.

Director

For SWADESHI APARTMENTS Pvt. Ltd.

Director

For MONITOR BUILDERS PVT. LTD.

Director

For PROMPT FINANCIAL MANAGEMENT PVT. LTD

Director

PARIJAT OVERSEAS PVT. LTD.

DIRECTOR

For SUNSHINE DEVELOPERS PRIVATE LIMITED

Director

For Drishti Towers Pvt. Ltd.

Authorised Signatory

For Zenith Nirman Pvt. Ltd.

Authorised Signatory

For Adbhut Vinimay Pvt. Ltd.

Authorised Signatory

For KSHETRUM ESTATE

Authorised Signatory

For KSHETRUM ESTATE

Authorised Signatory

SIGNED, SEALED AND DELIVERED by the said **PRINCIPALS** at Kolkata in the presence of:

1. SIKANDAR KUMAR
SIKANDAR KUMAR
S/O. MUNSHI MEHTA
12/A, CAMAC STREET, KOL-17

2. Nishant Sinha
NISHANT SINHA
19, SWARNOMOYEE ROAD
HOWRAH-711103

SIGNED, SEALED AND DELIVERED by the Said **ATTORNEY** at Kolkata in the presence of:

1. SIKANDAR KUMAR
SIKANDAR KUMAR
S/O. MUNSHI MEHTA
12/A. CAMAC STREET, KOL-17

2. Nishant Sinha
NISHANT SINHA
19, SWARNOMOYEE ROAD
HOWRAH-3

Drafted By:

AYAN SHARMA

Advocate

High Court Calcutta.

Enrl. No.:- **F/1118/2017**

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	Thumb	First Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

Name: MILAN AJIT SHAH

Signature: Milan · a · Shah.

	Thumb	First Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

Name: SHIVAM MILAN SHAH

Signature: Shivam Shah

	Thumb	First Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

Name:

Signature:

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Government of West Bengal
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	1607-0000658140/2018	Office where deed will be registered
Query Date	24/04/2018 12:05:55 PM	A.D.S.R. BEHALA, District: South 24-Parganas
Applicant Name, Address & Other Details	AYAN SHARMA HIGH COURT CALCUTTA, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9038590585, Status :Advocate	
Transaction		Additional Transaction
[0139] Sale, Development Power of Attorney		[4002] Power of Attorney, General Power of Attorney [Rs : 0/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2]
Set Forth value		Market Value
Rs. 2,00,00,000/-		Rs. 15,35,97,907/-
Total Stamp Duty Payable(SD)		Total Registration Fee Payable
Rs. 75,070/- (Article 48(g))		Rs. 28/- (Article F, E, F)
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
	25/04/2018	Rs. 500/-
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)	

Land Details :

District: South 24-Parganas, P.S.- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Ho - Chi - Min Sarani, , Road Zone : (D.H Road - East India Pharmaceutical (Premises located on Ho-Chi Min Sarani) Ward: 126,127,128) , Premises No: 823, Ward No: 128

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		1.19 Acre	2,00,00,000/-	15,35,97,907/-	Property is on Road
	Grand Total :				119Dec	200,00,000 /-	1535,97,907 /-	

Principal Details :

Sl No	Name & address	Status	Execution Admission Details :
1	ABCON PROPERTIES PVT LTD Block/Sector :4TH FLOOR, Flat No: 22, 135, Park Street, P.O:- PARK STREET, P.S.- Park Street, Kolkata, District: Kolkata, West Bengal, India, PIN - 700016 , PAN No.: AACCA5387M, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

2	SWADESHI APARTMENTS PVT LTD (Private Limited Company) ,Block/Sector: 4TH FLOOR, Flat No: 22, 105, Park Street, Post Office: PARK STREET, Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016 PAN No. AAECS1969B, Status :Organization, Executed by: Representative	Organization	Executed by: Representative
3	MONITOR BUILDERS PRIVATE LIMITED (Private Limited Company) ,BALLYGUNGE CIRCULAR ROAD, Block/Sector: 8TH FLOOR, 68A, Post Office: BALLYGUNGE, Karaya, District:-South 24-Parganas, West Bengal, India, PIN - 700019 PAN No. AAACN9655M, Status :Organization, Executed by: Representative	Organization	Executed by: Representative
4	PROMPT FINANCIAL MANAGEMENT PRIVATE LIMITED (Private Limited Company) ,68A BALLYGUNGE CIRCULAR ROAD, Block/Sector: 8TH FLOOR, Post Office: BALYGUNGE, Karaya, District:-South 24-Parganas, West Bengal, India, PIN - 700019 PAN No. AAFCP6500J, Status :Organization, Executed by: Representative	Organization	Executed by: Representative
5	PARIJAT OVERSEAS PRIVATE LIMITED (Private Limited Company) ,Block/Sector: 4TH FLOOR, Flat No: 22, 105, Park Street, Post Office: PARK STREET, Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016 PAN No. AAECP3536B, Status :Organization, Executed by: Representative	Organization	Executed by: Representative
6	SUNSHINE DEVELOPERS PRIVATE LIMITED (Private Limited Company) ,Block/Sector: 4TH FLOOR, Flat No: 22, 105, Park Street, Post Office: PARK STREET, Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016 PAN No. AAGCS5307K, Status :Organization, Executed by: Representative	Organization	Executed by: Representative
7	DRISHTI TOWERS PRIVATE LIMITED (Private Limited Company) ,BAIJU CHOWK, NEW HOWRAH BRIDGE APPROACH ROAD, Block/Sector: 5TH FLOOR, Flat No: P 12, 510, Post Office: BURRABAZAR, Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 PAN No. AADCD2797D, Status :Organization, Executed by: Representative	Organization	Executed by: Representative
8	ZENITH NIRMAN PRIVATE LIMITED (Private Limited Company) ,510 BAIJU CHOWK, P-12, NEW HOWRAH BRIDGE APPROACH, Block/Sector: 5TH FLOOR, Post Office: BURRABAZAR, Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 PAN No. AAACZ2834N, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

9	ADBHUT VINIMAY PRIVATE LIMITED (Private Limited Company) ,Block/Sector: 6TH FLOOR, Flat No: 6H, 1, Shakespeare Sarani, Post Office: THEATRE ROAD, Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700071 PAN No. AAFCA2911C, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Attorney Details :

Sl No	Name & address	Status	Execution Admission Details :
1	KSHETRUM ESTATE (Association of persons / Body of Individuals) ,PS PENINSULA, 6TH FLOOR, OFF. NO. - 801, 1/1A/2, Mahendra Roy Lane, Post Office: TOPSIA, Topsia, District:-South 24-Parganas, West Bengal, India, PIN - 700046 PAN No. AADAK2066L, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

Sl No	Name & Address	Representative of
1	Mr MILAN AJIT SHAH Son of Mr AJIT SHANTILAL SHAHBlock/Sector: GEETANJALI BUILDING, Flat No: 5/A, 6/1, Sarat Bose Road, Post Office: SAMBHUNATH, Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ATPPS8576H	ABCON PROPERTIES PVT LTD (as DIRECTOR), SWADESHI APARTMENTS PVT LTD (as DIRECTOR), MONITOR BUILDERS PRIVATE LIMITED (as DIRECTOR), PROMPT FINANCIAL MANAGEMENT PRIVATE LIMITED (as DIRECTOR), PARIJAT OVERSEAS PRIVATE LIMITED (as DIRECTOR), SUNSHINE DEVELOPERS PRIVATE LIMITED (as DIRECTOR), DRISHTI TOWERS PRIVATE LIMITED (as AUTHORIZED SIGNATORY), ZENITH NIRMAN PRIVATE LIMITED (as AUTHORIZED SIGNATORY), ADBHUT VINIMAY PRIVATE LIMITED (as AUTHORIZED SIGNATORY), KSHETRUM ESTATE (as AUTHORIZED SIGNATORY)
2	Mr SHIVAM MILAN SHAH Son of Mr MILAN AJIT SHAHBlock/Sector: GEETANJALI BUILDING, Flat No: 5/A, 6/1, Sarat Bose Road, Post Office: SAMBHUNATH, Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. CMPPS1911K	KSHETRUM ESTATE (as AUTHORIZED SIGNATORY)

Identifier Details :

Name & address
Mr SHAILESH AGARWALLA Son of Mr SUNIT AGARWALLA GENEXX VALLEY, Block/Sector: 26, Flat No: 3F, Diamond Harbour Road, Post Office: JOKA, Behala, Diamond Harbour, District:-South 24-Parganas, West Bengal, India, PIN - 700104, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Mr MILAN AJIT SHAH, Mr SHIVAM MILAN SHAH

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days for e-Payment. Assessed market value & Query is valid for 44 days i.e. upto 07/06/2018 for registration.
3. Standard User charge of Rs. 240/-(Rupees Two hundred fourty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201819-022671944-1 | Payment Mode: Online Payment

GRN Date: 24/04/2018 15:37:48 | Bank : State Bank of India

BRN : IK00ORKKP8 | BRN Date: 24/04/2018 15:38:49

DEPOSITOR'S DETAILS

Id No. : 16070000658140/4/2018
[Query No./Query Year]

Name : AYAN SHARMA

Contact No. : 9038590585 | Mobile No. : +91 9038590585

E-mail : ayan.archie@gmail.com

Address : HIGH COURT CALCUTTA KOLKATA 700001

Applicant Name : Mr AYAN SHARMA

Office Name :

Office Address :

Status of Depositor : Advocate

Purpose of payment / Remarks : Sale, Development Power of Attorney Payment No 4

PAID

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16070000658140/4/2018	Property Registration- Stamp duty	0030-02-103-003-02	74570
2	16070000658140/4/2018	Property Registration- Registration Fees	0030-03-104-001-16	28
		Total		74598

In Words : Rupees Seventy Four Thousand Five Hundred Ninety Eight only

भारत सरकार
GOVERNMENT OF INDIA

AADHAAR

8047 0175 9958

Name : Shivam Milan Shah
DOB : 22-09-1991
Gender : M

Phone : 9830063011
Email : shivam.m.shah@gmail.com
Address : S/O Milan Ajit Shah, 5/A GEETANJALI BUILDING, 6/1 SARAT BOSE ROAD, KOLKATA, Kolkata, West Bengal, 700020

आधार-आम आदमी का अधिकार

Attorney PAN

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SHIVAM MILAN SHAH

MILAN AJIT SHAH

22/09/1991

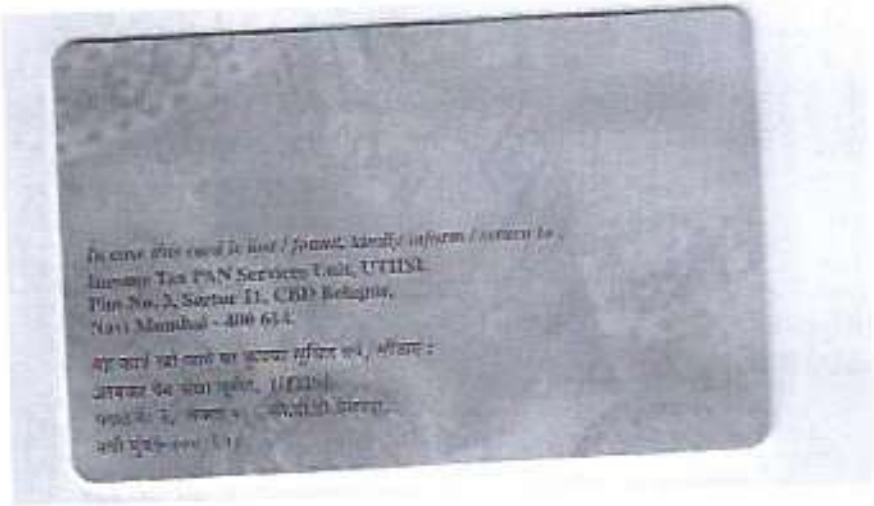
Permanent Account Number

CMPPS1911K

Shivam M Shah

Signature

Rep / Attorney PAN



आधार

भारत सरकार
Unique Identification Authority of India

नामांकन क्रम/Enrolment No.: 1007/60148/04484

To
शाह मिलन ए
Shah Milan A
S/O Ajit Shantilal Shah
5A, GEETANJALI BUILDING
6/1, SARAT BOSE ROAD
NEAR HINDUSTAN CLUB
KOLKATA
Kolkata West Bengal - 700020
9830042251

Enrolment Date: 31/08/2017

Generation Date: 22/12/2017

Validity unknown

आपका आधार क्रमांक / Your Aadhaar No. :

4739 0944 3614

मेरा आधार, मेरी पहचान

शाह मिलन ए
Shah Milan A
जन्म तिथि/ DOB: 09/02/1963
पुरुष / MALE

4739 0944 3614

मेरा आधार, मेरी पहचान

Government of India

AADHAAR

सूचना
- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेन्टिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION
- **Aadhaar** is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

आधार

पता:
S/O अजित शांतिलाल शाह, 5ए, गीतांजलि बिल्डिंग, 6/1, सरत बोस रोड, नियर हिंदुस्तान क्लब, कोलकाता, कोलकाता, वेस्ट बंगाल - 700020

Address:
S/O Ajit Shantilal Shah, 5A, GEETANJALI BUILDING, 6/1, SARAT BOSE ROAD, NEAR HINDUSTAN CLUB, KOLKATA, Kolkata, West Bengal - 700020

4739 0944 3614

1947 | help@uidai.gov.in | www.uidai.gov.in

Rep/Attorney ID Proof

Principal

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AACCA5387M

नाम /NAME
ABCON PROPERTIES PVT LTD

निगमन/गठन की तिथि /DATE OF INCORPORATION/FORMATION
02-12-1993

आयकर आयुक्त, ब.आ.-XI
COMMISSIONER OF INCOME-TAX, W.B. - XI

Principal

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ADBHUT VINIMAY PRIVATE LIMITED

15/06/2005
Permanent Account Number

AAFCA2919C

mukesh a shah.

Attorney


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
KSHETRUM ESTATE
24/01/2016
AADAK2066L

Principal

आयकर विभाग INCOME TAX DEPARTMENT

भारत सरकार GOVT. OF INDIA

MONITOR BUILDERS PRIVATE LIMITED

10/08/1987

Permanent Account Number

AAACM9865M

Signature

Rajesh Pro. Pandey

Principal

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

DRISHTI TOWERS PRIVATE LIMITED

24/11/2009

Permanent Account Number

AADCD2787D

Principal


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
ZENITH NIRMAN PRIVATE LIMITED

INCOME TAX PAN SERVICES UNIT

(Managed by National Securities Depository Limited)
1st Floor, Times Tower, Kamala Mills Compound, S. B. Marg,
Lower Parel, Mumbai - 400 013.

The Income Tax Department takes pleasure in informing that the PAN allotted to you is :

AAACZ2834N

and the PAN card is enclosed herewith. Further, for filing the return of income, please contact :

ITO WD 12(3)

Quoting of PAN on return of income and challans for payment of taxes is necessary to ensure accurate **credit of taxes paid by you and faster processing of** return of income. Moreover, quoting PAN on all other communications with the department will help to improve taxpayer services.

We may inform that it is **mandatory to quote PAN** in several transactions specified under the Income Tax Act, 1961. For further details of such transactions, reference is invited to rule 114B of the Income Tax Rules, 1962 read with section 139A of the Income Tax Act, 1961.

In the unlikely event of **more than one PAN being allotted**, this fact should be brought to the notice of your Assessing Officer, as **possessing or using more than one PAN is against law** and may attract **penalty of upto Rs. 10,000/-.**

Any errors in the data printed on your PAN Card may be brought to the notice of IT PAN Services Unit at the address given above and on the reverse of the PAN Card.

Income Tax Department

PKG ID : PRC / 00810 / 09042007_02 / FFL

WBG / 112 / 715701000352761111 / 8236111

ZENITH NIRMAN PRIVATE LIMITED

ZENITH NIRMAN PVT LTD,
5TH FLOOR,
6/1 SARAT BOSE ROAD, KOLKATA,
WEST BENGAL - 700020
TEL NO. : 33 - 24751509

(This being a computer-generated letter, no signatures are required)

Principal

INCOME TAX DEPARTMENT GOVT. OF INDIA

PARMAT OVERSEAS PRIVATE LIMITED

20/08/2007

Permanent Account Number

AAECP2546B

Principal

স্থায়ী হিসাব সংখ্যা /PERMANENT ACCOUNT NUMBER

AAECS1969D

নাম /NAME

SWADESHI APARTMENTS PVT LTD

নিগমবদ্ধকরণের তারিখ /DATE OF INCORPORATION/FORMATION

25-04-1995

COMMISSIONER OF INCOME-TAX, W.B. - XI

Identifica

GOVERNMENT OF WEST BENGAL

INDIAN UNION DRIVING LICENCE

Driving Licence No: WB-0120161064431

Name: SHAILESH AGARWALLA

Address

TOWER NO-26 SF GENEX VALLEY DIAMOND HARBOUR ROAD JOKA KOLKATA 700104

FORM 7

S/DW OF SUNIL AGARWALLA

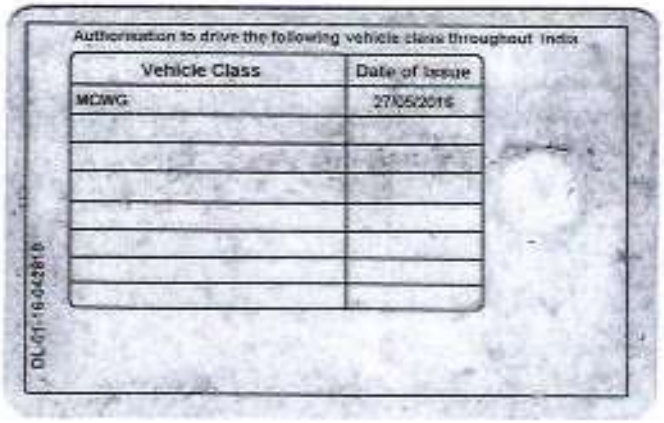
Date of Issue	27/05/2016
Valid Till (NT)	26/05/2036
Valid Till (T)	X

Blood Group: U

Date of Birth 07/10/1980

Licensing Authority P.V.D. Kolkata

Licensing Authority Sign



Authorisation to drive the following vehicle class throughout India

Vehicle Class	Date of Issue
MCWG	27/05/2016

DL-01-16-042818

Principal

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PROMPT FINANCIAL MANAGEMENT
PRIVATE LIMITED

21/09/2007

Permanent Account Number

AAFCP6500J

Rajesh Ber Pandey

Principal

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AAGCS5307K

नाम /NAME

SUN SHINE DEVELOPERS PRIVATE LIMITED

निगमन/गठन की तिथि /DATE OF INCORPORATION/FORMATION

27-11-1996

आयकर आयुक्त, कलकत्ता

COMMISSIONER OF INCOME-TAX, W.B.-III

==========

DATED THIS DAY OF 2018

==========

BY

ABCON PROPERTIES PRIVATE LIMITED & OTHERS

IN FAVOUR OF

KSHETRUM ESTATE

POWER OF ATTORNEY

AYAN SHARMA

Advocate

1828, Rajdanga Main Road,

GA – 128, Kolkata – 700107.