

3720/19

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01591/19



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

A.R.A.  
III

AB 780049

Certified that the stamp is a valid stamp of the Registrar of Assurances, Kolkata. The stamp is a valid stamp of the Registrar of Assurances, Kolkata. The stamp is a valid stamp of the Registrar of Assurances, Kolkata.

Additional Registrar  
of Assurances, Kolkata

05.04.2019

6 APR 2019

**POWER OF ATTORNEY**

KNOW ALL MEN BY THESE PRESENTS that we, PARK INFRA DEVELOPERS PRIVATE LIMITED (CIN No.U45400WB2010PTC153391) (PAN No. AAFCP6634H) a Company incorporated under the Companies Act, 1956 having its registered office at 16/1A, Abdul Hamid Street, 1<sup>st</sup> Floor, P.S. Hare Street, P.O. GPO, Kolkata-700 069, West Bengal, represented by its Director Sri Pawan Kumar Modi (PAN No. AEWPM8364D) (Aadhaar No. 216125141120) son of Late Phool Chand Modi, by faith Jain, by occupation Business, citizen of India, residing at 1, Wood Street, P.S. Shakespeare Sarani, P.O. Park Street, Kolkata-700 016, West Bengal, (hereinafter referred to as the "APPOINTER") SEND GREETINGS:

Pawan Kumar Modi

227630

NAI  
ADE  
Rs. 6A, K. S. Roy Rd.  
21 FEB 2019  
S. CHATTERJEE  
Licensed Stamp Vendor  
C. C. Court  
2 & 3, K. S. Roy Road, Kol-1

21 FEB 2019

*[Signature]*



*[Signature]*

Registrar of  
II Kolkata

6 APR 2019

*[Signature]*  
SANDEEP JAIN  
(Advocate)  
6A, K. S. Roy Road,  
Ge. Court, Kolkata-1



WHEREAS:

A. Park Infra Developers Private Limited, the Appointer is the sole and absolute owner in respect of All That the pieces or parcels of Plots of Bastu Land in aggregate measuring 3.207 Acres, out of which *Firstly*, Land measuring about 3.110 Acres comprised in R.S. Plot Nos.2122, 2124 and 2125 under R.S. Khatian Nos.765, 766, 4318, 4319 and 1950 within Mouza - Narsinghbandh, J.L. No.21, P.S. Hirapur, being Holding Nos.63 and 61, S. B. Gorai Road, under Ward No.9 within Asansol Municipal Corporaton, District - Burdwan and *Secondly*, Land measuring about 0.097 Acres comprised in R.S. Plot Nos.5098, 5099 and 5100 under R.S. Khatian No.7009 within Mouza - Asansol Municipality, P.S. Asansol, District - Burdwan, more fully described in the *Schedule* hereunder written and the same shown and delineated in Red borders in the map or plan marked "X" annexed hereto (hereinafter collectively referred to as the said "Plots of Land").

B. By a Development Agreement dated the 16<sup>th</sup> April, 2019, registered in Book No. I, Volume No. ....., pages from ..... To ..... being No. 1590 for the Year 2019 at the office of ARA-III Kalkata we the Appointer herein have retained and appointed CLM Developers Private Limited as the Developer and have further entrusted to it the development of the said "Plots of Land" and construction of the proposed building complex in 3 (three) phases in or upon the land comprised in the said "Plots of Land", after having obtained necessary plan duly sanctioned by the Asansol Municipal Corporation, on the terms therein recorded.

C. In pursuance of the said Development Agreement dated the 16<sup>th</sup> April, 2019, the said Developer CLM Developers Private Limited has nominated its Director Sri Aditya Sharma as its nominee for the purpose of grant of Power of Attorney by the Appointer herein for doing various acts deeds matters and things for the development of the said "Plots of Land" and/or construction of the proposed building complex thereat.

D. We, the Appointer abovenamed have agreed and decided to retain appoint and constitute Sri Aditya Sharma (PAN No. AWOPS4844G) (Aadhaar No. 206994261438) son of Sri Mahendra Sharma, by faith Hindu, by occupation Business, citizen of India, residing at Shanti Niketan Gujrati Bhaban Road, 3, Raghunath Chak, Bardhaman, Asansol-713303, West Bengal, Director of the said CLM Developers Private Limited as our true and lawful Attorney to act

Pawan Kumar Modi

Aditya Sharma



  
Addl.  
Asst.

Registrar of  
Moksha

1 APR 2019

in our name and on our behalf and on our account and to do all or any of the acts deeds matters and things hereafter stated.

NOW KNOW YE ALL MEN BY THESE PRESENTS that we, PARK INFRA DEVELOPERS PRIVATE LIMITED, the Appointer abovenamed do hereby make nominate constitute retain and appoint and have made nominated constituted retained and appointed the said Sri Aditya Sharma (PAN No. AWOPS4844G) (Aadhaar No. 206994261438) son of Sri Mahendra Sharma, by faith Hindu, by occupation Business, citizen of India, residing at Shanti Niketan Gujrati Bhaban Road, 3, Raghunath Chak, Bardhaman, Asansol-713303, West Bengal (hereinafter referred to as the said "**Attorney**") as our true and lawful Attorney to act in our name, on our behalf and on our account and to do all or any of the acts deeds matters and things namely:

- a) To appear and represent the Appointer before the Asansol Municipal Corporation, Police authorities, Fire Brigade Authority, Electricity authorities, Urban Land Ceiling Authorities and other Government authorities and/or departments, Central or State in connection with the development of the said "Plots of Land" and/or construction of the proposed building complex and further to sign execute and deliver all necessary letters, statements, applications, declarations and other papers and documents and to do all acts deeds matters and things as our said Attorney shall think proper;
- b) To apply for and obtain all necessary sanctions, permissions, No Objections and clearances from the appropriate Government authorities and/or departments including necessary sanction of plan from the Asansol Municipal Corporation for development of the said "Plots of Land" and/or construction of the proposed building complex in 3 (three) phases at or upon the land comprised in the said "Plots of Land" or portion thereof and for the said purpose to do all acts deeds matters and things as the said Attorney shall think proper;
- c) To apply for and obtain all necessary maps, plans, sketches, diagrams, elevations and other specifications duly sanctioned and/or approved by the Asansol Municipal Corporation, Fire Brigade authorities, Police authorities, pollution control board and other Government authorities and/or departments as may from time to time be necessary or required for the development of the said "Plots of Land" and/or demolition of

*Pawan Kumar Modi*



the existing building and other structures comprised in the said "Plots of Land" and/or construction of the proposed building complex or other structures in or upon the land comprised in the said "Plots of Land" and for the said purpose to sign execute and deliver all applications, maps, plans or other papers and documents as also to do all acts deeds matters and things as our said Attorney shall think proper;

- d) To apply for and obtain water, sewerage, telephone, telex, electricity, gas and other public utility services, in or upon the said "Plots of Land" and/or the proposed building complex and other structures as may hereafter be erected and the same in such name or names as the said Attorney or either of them shall think proper and for the said purpose to sign execute and deliver necessary applications, papers, letters and documents, declarations, undertakings and Bonds as also to do all acts deeds matters and things as the said Attorney shall think proper;
- e) To undertake and carry out the construction of the proposed building complex in 3 (three) phases as per the plan as may be sanctioned by the Asansol Municipal Corporation and for the said purpose to sign execute and deliver all papers and documents as also to do all acts deeds matters and things;
- f) To institute and/or prosecute all or any suits, appeals, Revisions, writ petitions and other legal proceedings or litigations civil or criminal in the appropriate courts of law in connection with the development of the said "Plots of Land" and/or construction of the proposed building complex in or upon the land comprised in the said "Plots of Land" as per the plan to be sanctioned by the Asansol Municipal Corporation and for the said purpose, to do all acts deeds matters and things as our said Attorney shall think proper;
- g) To defend and/or contest all or any suits, appeals, revisions, applications and other litigations and legal proceedings civil or criminal in any court of law concerning or relating to the said "Plots of Land" and/or construction of the proposed building complex thereat and for the said purpose to do all acts deeds matters and things as the said Attorney shall think proper;
- h) To sign execute affirm and verify all complaints, Written statements, affidavits, applications, writ petitions and other papers and documents

*P. Kumar Modi*

as may from time to time be necessary or required for prosecuting and/or defending all or any legal proceedings and/or litigations as our said Attorney shall think proper;

- i) To pay the sanction fee and other costs charges and expenses for obtaining the required sanctions and/or permissions and/or clearances and No Objection Certificates including the sanction of plan as also obtaining of public utility services and for the said purpose to do all acts deeds matters and things as the said Attorney shall think proper;
- j) To retain and appoint Advocates and lawyers for prosecuting and/or defending all or any legal proceedings and/or litigations and for the said purpose to sign execute and deliver Vakalatnama and other authority letters and further to revoke such appointment as our said Attorney shall think proper;
- k) To retain and appoint Architects, Engineers, Contractors, Masons, Mistries, Electricians, plumbers and Chowkidars, Durwans, Security Guards and other employees or staff for carrying out the development of the said "Plots of Land" and the same at or for such fees or salaries or remuneration or charges and on such terms and conditions as our said Attorney shall think proper;
- l) From time to time to apply for and have the sanctioned plan modified, renewed, varied and/or rectified by the Asansol Municipal Corporation and for the said purpose to pay necessary charges as also to do all acts deeds matters and things as our said Attorney shall think proper;
- m) To make application and further to take appropriate steps for registration of the said project of development of the "said Plots of Land" and construction of the proposed buildings complex with the Real Estate Regulatory Authority under the provisions of the West Bengal Housing Industry Regulation Act, 2017 as also from time to time apply for and obtain extension of registration of the project and for the said purpose bear and pay all fees, costs, charges and expenses as also to do all acts, deeds, matters and things as our said Attorney shall think proper;
- n) To appear before the Real Estate Regulatory Authority as also the Housing Industry Appellate Tribunal and further to take appropriate

*P. K. Kamal*



steps as may from time to time be necessary or required concerning or relating to the said project and as our said Attorney shall think proper;

- o) To receive, realize and recover from the buyers of Residential and/or Commercial Units at the proposed buildings complex the amounts of deposit for and on account of Electricity Board, Society formation charges and other deposits/security as also the amounts of extras towards generator, transformer, legal fees, maintenance charges and other installations as also deposits/advances against rates, taxes and maintenance charges and for the said purpose to do all acts, deeds, matters and things as our said Attorney shall think proper.
- p) AND GENERALLY to do all that is or may be necessary for carrying out the development of the said "Plots of Land" and/or construction of the proposed building thereat and as the said Attorney or any of them shall think proper;

A N D it is clarified that nothing herein contained shall authorize the said Attorney to represent the Appointer in the matters, where the Appointer has reserved the express right to do personally nor to give consent on behalf of the Appointer to the Developer in respect of any matter contained in the Development Agreement which require the Developer to take consent of the Appointer nor to represent the Appointer in any claim, dispute or legal proceeding by or against the Developer or persons claiming through it.

A N D it also be noted that the sale proceed and/or any other sum received by the Attorney will have to deposited in the Escrow Bank account of the principal;

A N D we, the Appointer above named do hereby ratify and confirm and agree to ratify and confirm all and whatsoever our said Attorney or either of them acting jointly or severally as aforesaid, lawfully do **AND WE DECLARE THAT** this Power of Attorney shall at all times be revocable for all purposes.

#### THE SCHEDULE ABOVE REFERRED TO

##### "Plots of Land"

All That the pieces or parcels of Plots of Bastu Land in aggregate measuring about 3.207 Acres, out of which *Firstly*, Land measuring about 3.110 Acres comprised in R.S. Plot Nos.2122, 2124 and 2125 under R.S.

Rajaram Kumar Modi



Khatian Nos.765, 766, 4318, 4319 and 1950 within Mouza - Narsinghbandh, J.L. No.21, P.S. Hirapur, Secondly, Land measuring about 0.097 Acres comprised in R.S. Plot Nos.5098, 5099 and 5100 under R.S. Khatian No.7009 within Mouza - Asansol Municipality, P.S. Asansol, District - Burdwan, being Holding No.63/61, Premises Nos 61 & 63, S. B. Gorai Road, under Ward No.9 within Asansol Municipal Corporaton, District - Burdwan, West Bengal and the same shown and delineated in Red borders in the map or plan marked "X" annexed hereto, as per the details mentioned hereunder:

R. S. Plot No.	R. S. Khatian No.	Mouza	J.L.No.	Area In Acres
2122	765 & 4318	Narsinghbandh	21	01.940
2124	766 & 4319	Narsinghbandh	21	00.620
2125	1950	Narsinghbandh	21	00.550
5098	7009	Asansol Municipality	20	00.002
5099	7009	Asansol Municipality	20	00.039
5100	7009	Asansol Municipality	20	00.056
Total:				03.207

IN WITNESS WHEREOF We, the said Park Infra Developers Private Limited, the Appointer abovenamed have hereunto set and subscribed our hand and signature on this 11<sup>th</sup> day of April, Two Thousand and Nineteen;

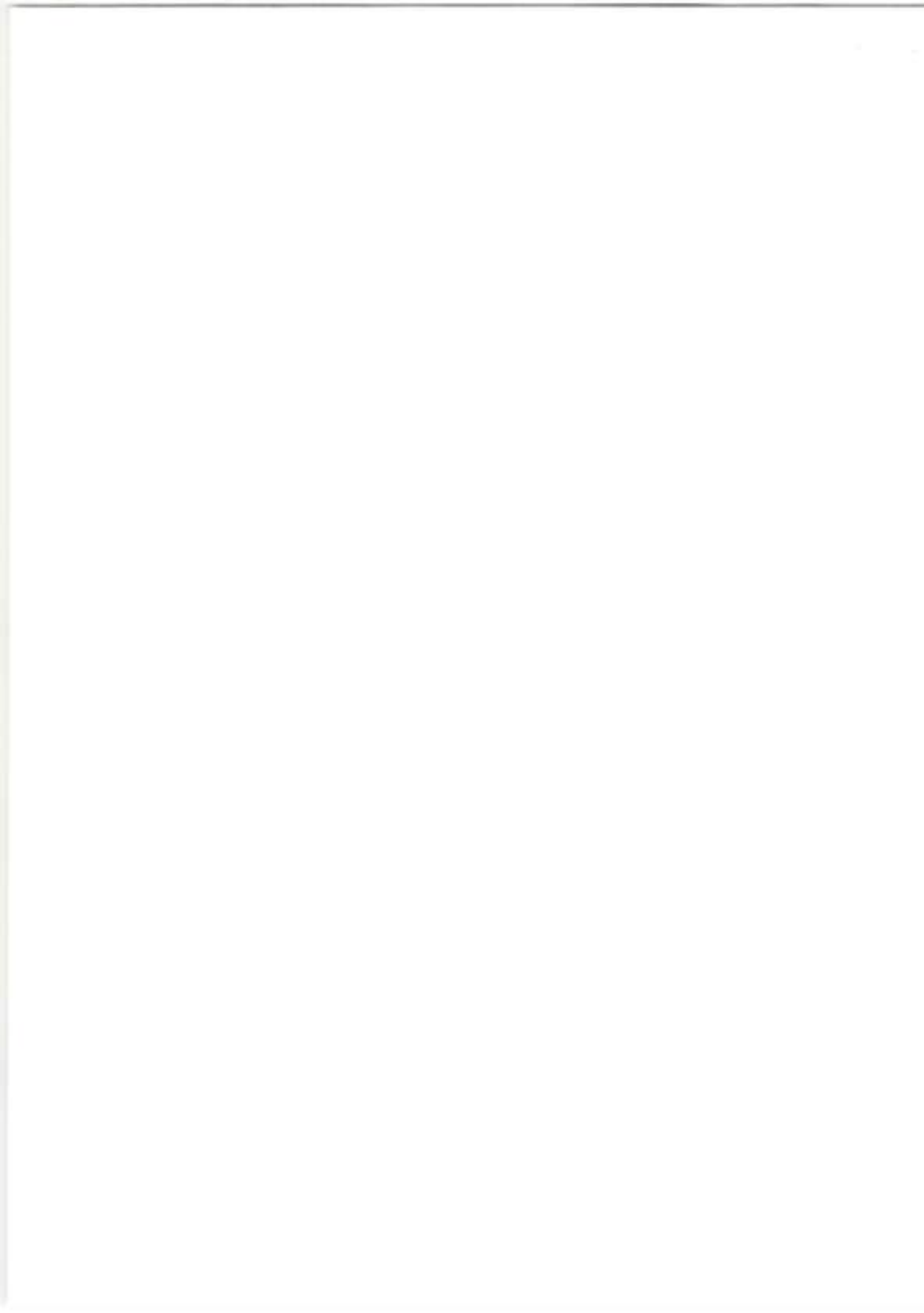
SIGNED SEALED AND DELIVERED  
by the Appointer abovenamed at  
Kolkata in the presence of:

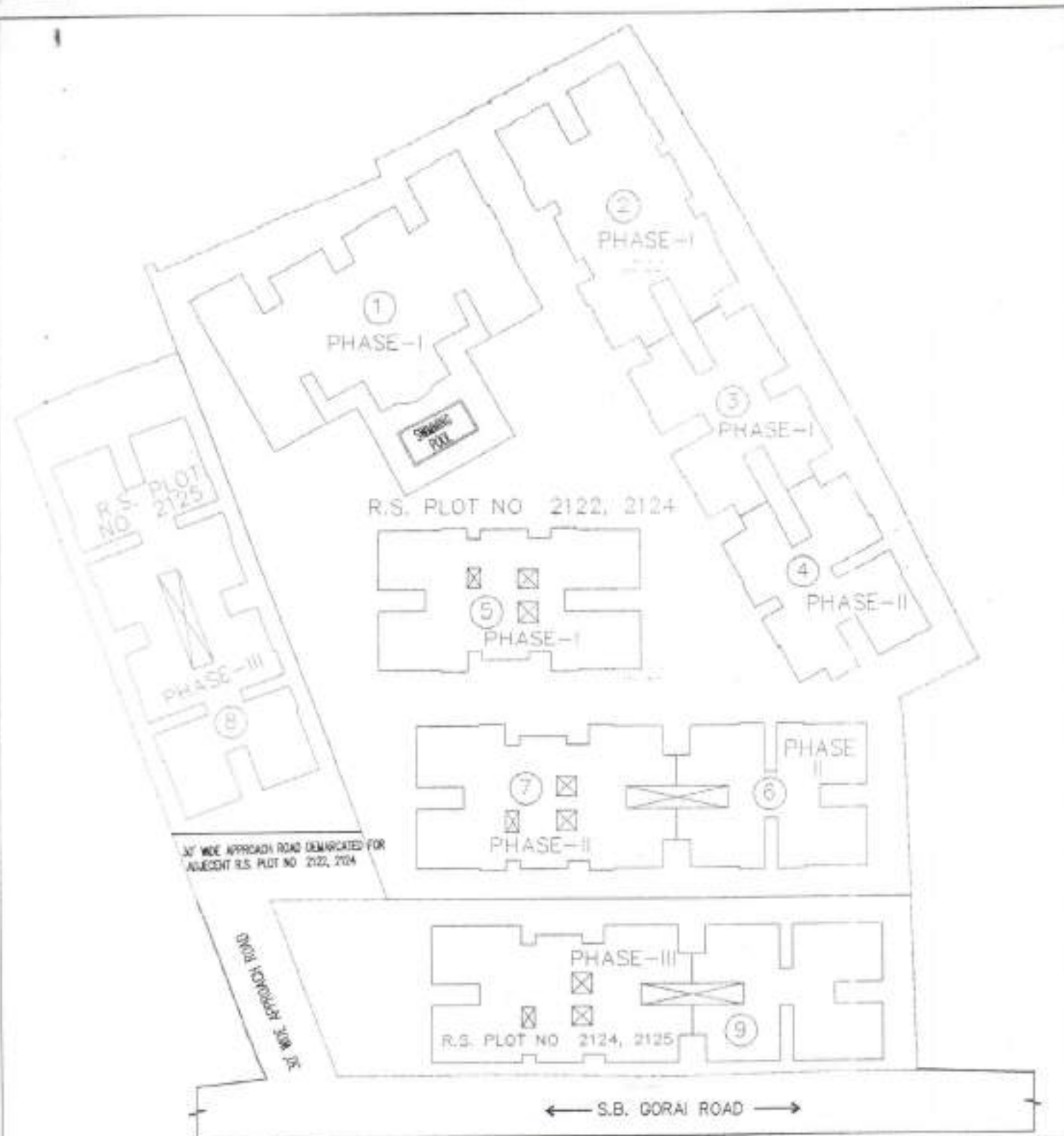
Park Infra Developers Pvt. Ltd.  
Pawan Kumar Modi  
Director/Secretary/Manager

21 Narsinghbandh  
S. B. Gorai Road  
Ker-5

CLM DEVELOPERS PVT. LTD.  
Aditya Sharma  
DIRECTOR

Aditya Sharma  
Prepared & Drafted By:  
B.K.Jain & Co. (Advocates)  
6A, K.S. Roy Road, Kolkata-700001  
Sandeep Jain, Advocate  
Enrolment No. F-961/1373/96





SITE PLAN  
NIS



NET BUILT UP AREA OF PHASE I = 14107.621 SQM.  
NET BUILT UP AREA OF PHASE II = 8361.128 SQM.  
NET BUILT UP AREA OF PHASE III = 8368.11 SQM.

■ = PHASE I  
■ = PHASE II  
■ = PHASE III

TITLE  
SITE PLAN

PROJECT

SITE PLAN FOR RESIDENTIAL BUILDING (PARTLY COMMERCIAL) OF "PARK INFRA DEVELOPERS PVT. LTD." AT S.B. GORAI ROAD, ASANSOL, HOLOG NO - 81 & 83, S.B. GORAI ROAD, ASANSOL (PART) ON R.S. PLOT NO. - 2122, 2124, 2125 R.S. H.O. - 765, 438, 765, 4319, 1900 MUDA - NAYABSAHAR, J.L. NO. - 21, WARD NO - 04 P.S. - HRAPUK, DIST - BURDWAN UNDER ASANSOL MUNICIPAL CORPORATION.

CLM DEVELOPERS PVT. LTD.  
Helina Sharma  
DIRECTOR

Park Infra Developers Pvt. Ltd.  
Rajwan Kumar Modi  
Director/Authorised Signatory

SIGNATURE OF OWNER

SIGNATURE OF ARCHITECT

DATE 21/05/2019  
ARCHITECT  
PAJ AGARWAL & ASSOCIATES  
B-10/1, PHASE - 2





Adc.  
Assl.

6 APR 2019

# SPECIMEN FORM FOR TEN FINGERPRINTERS

No. \_\_\_\_\_  
Signature of the  
executants and  
or purchaser  
Presentants



*Signature of the executants and or purchaser Presentants*

Little	Ring	Middle (Left Hand)	Fore	Thumb
Thumb	Fore	Middle (Right Hand)	Ring	Little



*Signature of the executants and or purchaser Presentants*

Little	Ring	Middle (Left Hand)	Fore	Thumb
Thumb	Fore	Middle (Right Hand)	Ring	Little

Little	Ring	Middle (Left Hand)	Fore	Thumb
Thumb	Fore	Middle (Right Hand)	Ring	Little

3



  
Additional Registrar of  
Assurances, Kolkata  
6 APR 2019







Park Infra Developers Pvt. Ltd.  
**Pawan Kumar Modi**  
Director/Authorized Signatory

इस कार्ड को खोले / एनआरएन कार्ड को खोलें / खोलें।  
आयकर विभाग का कार्यालय, एनआरएन कार्ड  
3 सी भवन, मंडी खडगपुर, प्लॉट नं. 341, सखी नं. 997/9,  
नई दिल्ली-401 016, दक्षिण बंगाल चौक के पास  
पिन - 110 016

If this card is lost / someone's lost card is found,  
please inform / return to  
Income Tax PAN Service Unit, NSDL,  
341 Post, Mandi Khadgpur,  
Plot No. 341, Survey No. 997/9,  
Model Colony, Near Deep Bungalow Chowk,  
Pune - 411 016.  
Tel: 91-20-2721 8040 Fax: 91-20-2721 8081  
e-mail: [pan@nsdl.co.in](mailto:pan@nsdl.co.in)



ONE STOP TAX / PERMANENT ACCOUNT NUMBER  
AEWPM8364D

PHOTO

TAXPAYER NAME  
PAWAN KUMAR MODI

REL. OR RITE / FATHER'S NAME  
PHOOL CHAND MODI

TAXPAYER DATED OF BIRTH  
04-08-1958

TAXPAYER SIGNATURE  
Pawan Kumar Modi

COMMISSIONER OF INCOME TAX, W.D. & XI

Pawan Kumar Modi







भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India  
Government of India



तलिकाङ्कित नम्बर/Enrolment No.: 2018/00366/23674

Pawan Kumar Modi (पवन कुमार मोदी)

S/O: Phool Chand Jain, Flat-304, 1 Wood Street,  
Park Street, Park Street, Kolkata,  
West Bengal - 700016

आपনার আধার সংখ্যা/Your Aadhaar No.:

2161 2514 1120



আমার আধার, আমার পরিচয়



1027



100@uaid.gov.in



www.uidai.gov.in

উদ্ধৃতি

- আধার পরিচয় প্রমাণ, নাগরিকত্ব প্রমাণ নয়
- পরিচয় প্রমাণ অনলাইন আনুষ্ঠানিকভাবে যাচাই করা কঠিন
- এটি এক ইলেকট্রনিক পদ্ধতিতে তৈরী হয়

### INFORMATION

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

Validity unknown  
Document signed by: Pawan Kumar Modi  
CENTRAL IDENTIFICATION AUTHORITY (UIDAI)  
Date: 2018/07/10 10:20:07

- আধার হলো দেশে সবার
- আধার আধারের জন্য আপনার একবারই তালিকাভুক্তি করতে আবশ্যকীয় নয়।
- অনুগ্রহ করে আপনার বর্তমান মোবাইল নম্বর এবং ই-মেইল ঠিকানা পরীক্ষা করুন। এতে ভবিষ্যতে আপনার বিভিন্ন সুবিধা পাওয়া যায়।

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भारत सरकार  
GOVERNMENT OF INDIA



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



पवन कुमार मोदी  
Pawan Kumar Modi  
जन्मदिनांक/ DOB: 04/08/1958  
पुल्ल / MALE



ঠিকানা:

DR/O: পুন চন্দ্র জৈন, ফ্লট-  
304, ১ উড স্ট্রিট, পার্ক স্ট্রিট,  
পার্ক স্ট্রিট, কলকাতা,  
পশ্চিম বঙ্গ - ৭০০০১৬

Address

S/O: Phool Chand Jain, Flat-304,  
1 Wood Street, Park Street, Park  
Street, Kolkata,  
West Bengal - 700016

Pawan Kumar Modi

2161 2514 1120

2161 2514 1120

আমার আধার, আমার পরিচয়

MEERA AADHAAR, MERI PEHACHAN





Aditya Sharma






**ভারত সরকার**  
**Government of India**


**অদিত্য শর্মা**  
**ADITYA SHARMA**  
**জন্মদিন/ DOB: 09/10/1983**  
**পুরুষ / MALE**



**2069 9426 1438**

**আমার আধার, আমার পরিচয়**

Aditya Sharma


**ভারতীয়唯一定身প্রাধিকার**  
**Unique Identification Authority of India**

**ঠিকানা:**  
 শান্তি নিকেতন, গুজরাতি ভবন রোড,  
 অসনসোল ১, অসনসোল (১ম  
 ফ্ল), বর্ধমান,  
 পশ্চিমবঙ্গ - 713303

**Address:**  
 SHANTI NIKETAN, GUJRATI  
 BHARAN ROAD, ASANSOL 1,  
 Raghunath Chok, Bardhaman,  
 West Bengal - 713303

**2069 9426 1438**

 **1687**

 **help@uidai.gov.in**

 **www.uidai.gov.in**





**BAR COUNCIL OF WEST BENGAL**  
STATUTORY BODY UNDER THE ADVOCATES ACT 1961  
2 & 3, PIRANISANKAR ROY ROAD, CALCUTTA-700 001  
PHONE: 241 0057/53  
**IDENTITY CARD**

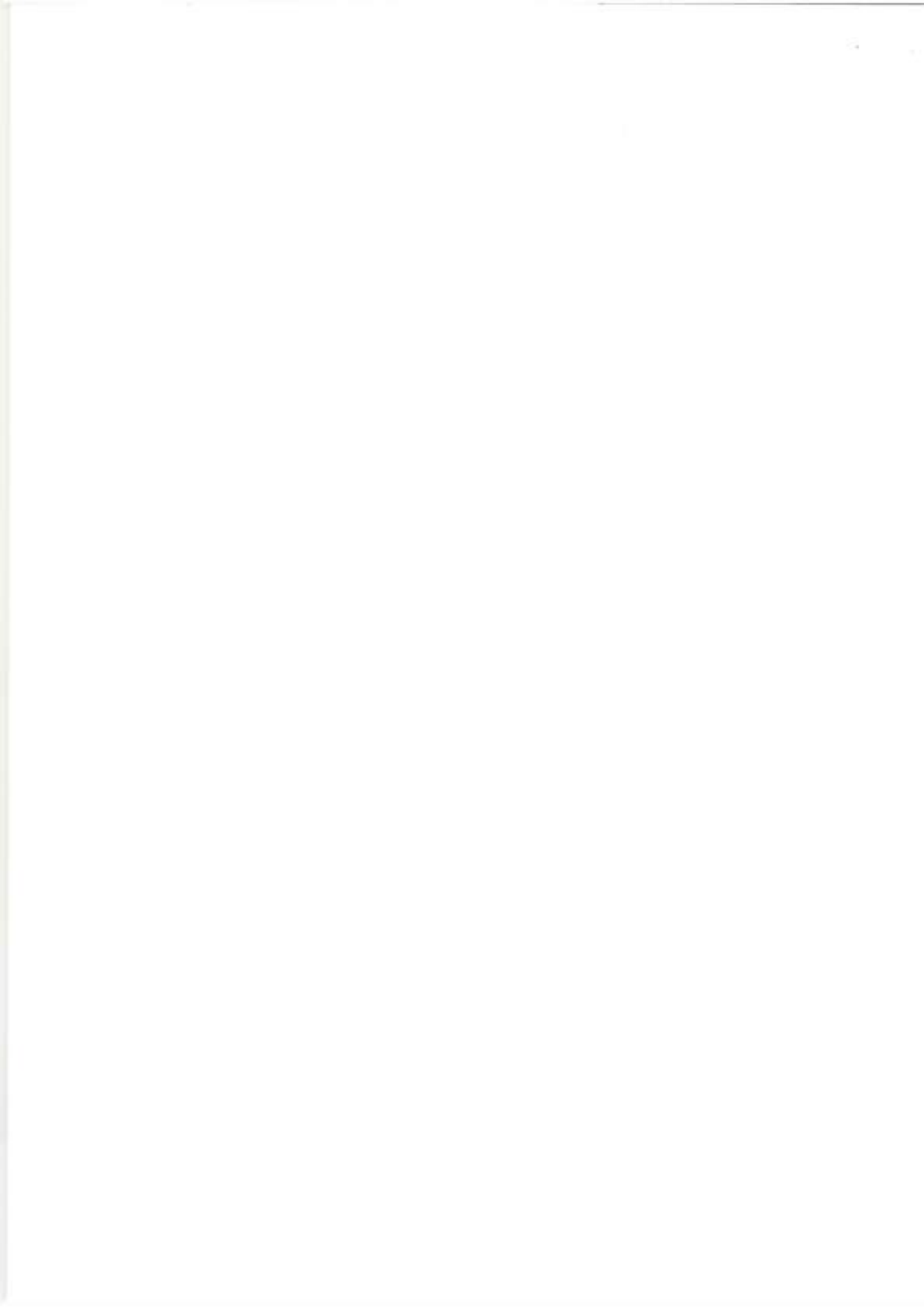


Name SANDEEP JAIN Advocate  
FATHER/HUSBAND'S NAME BLJOY KINAI JAIN  
CHAIRMAN EX-COMMITTEE G. M. CHAIRMAN B. L.

*Signature*

Card No. A-6749  
Address Recorded on the Roll 6/1C, Palm Avenue,  
4th Floor, Calcutta-700 019  
Present Address Same as above  
Enrolment No. R-961/1373/96  
Date of Enrolment 09.04.99 Date of Birth 08.12.70  
Date 07.5.99 Signature  
Secretary/Assistant Secretary





## Major Information of the Deed

Deed No :	I-1903-01591/2019	Date of Registration	16/04/2019
Query No / Year	1903-1000095605/2019	Office where deed is registered	
Query Date	16/04/2019 5:46:33 PM	A.R.A. - III KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Sandeep Jain 6A K S Roy Road, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9830083414, Status : Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
		Rs. 21,50,40,039/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 73/- (Article:E, M(a), M(b), I)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190301590/2019 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: Burdwan, P.S:- Hirapur, Municipality: ASANSOL MC, Road: S. B. Garai Road, Road Zone : (Hutton Road Crossing (Off Road) – Court (Off Road)) , Mouza: Narsingbandh Pin Code : 713301

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-2122	RS-765	Bastu	Bastu	1.94 Acre	0/-	13,16,84,872/-	Property is on Road , Project Name :
L2	RS-2124	RS-766	Bastu	Bastu	0.62 Acre	0/-	4,20,84,856/-	Property is on Road , Project Name :
L3	RS-2125	RS-1950	Bastu	Bastu	0.55 Acre	0/-	3,73,33,340/-	Property is on Road , Project Name :
<b>TOTAL :</b>					<b>311Dec</b>	<b>0/-</b>	<b>2111,03,068/-</b>	

District: Burdwan, P.S:- Asansol, Municipality: ASANSOL MC, Road: S. B. Garai Road, Road Zone : (Hutton Road Crossing (Off Road) – Court (Off Road)) , Mouza: Asansol Municipality Pin Code : 713301

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L4	RS-5098	RS-7009	Bastu	Bastu	0.002 Acre	0/-	1,35,758/-	Property is on Road , Project Name :
L5	RS-5100	RS-7009	Bastu	Bastu	0.056 Acre	0/-	38,01,213/-	Property is on Road , Project Name :
<b>TOTAL :</b>					<b>5.8Dec</b>	<b>0/-</b>	<b>39,36,971/-</b>	
<b>Grand Total :</b>					<b>316.8Dec</b>	<b>0/-</b>	<b>2150,40,039/-</b>	





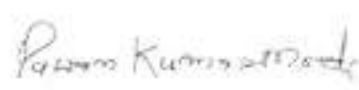


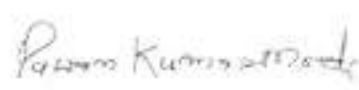


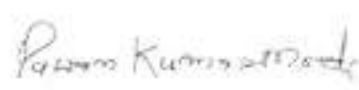









## Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>PARK INFRA DEVELOPERS PRIVATE LIMITED</b> 16/1A, Abdul Hamid Street, 1st Floor, P.O:- G P O, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700069 , PAN No.: AAFCP6634H, Status :Organization, Executed by: Representative, Executed by: Representative

## Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>CLM DEVELOPERS PRIVATE LIMTIED</b> 33, Masjid Bari Lane, P.O:- Asansol, P.S:- Asansol ( 5 ), District:-Burdwan, West Bengal, India, PIN - 713301 , PAN No.: AACCC2565M, Status :Organization, Executed by: Representative

## Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature															
1	<table><tr><th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr><tr><td><b>Shri Pawan Kumar Modi (Presentant)</b> Son of Late Phool Chand Modi Date of Execution - 16/04/2019, , Admitted by: Self, Date of Admission: 16/04/2019, Place of Admission of Execution: Office</td><td></td><td></td><td></td></tr><tr><td>Apr 16 2019 6:04PM</td><td>LTI</td><td>16/04/2019</td><td>16/04/2019</td></tr></table>	Name	Photo	Finger Print	Signature	<b>Shri Pawan Kumar Modi (Presentant)</b> Son of Late Phool Chand Modi Date of Execution - 16/04/2019, , Admitted by: Self, Date of Admission: 16/04/2019, Place of Admission of Execution: Office				Apr 16 2019 6:04PM	LTI	16/04/2019	16/04/2019	1, Wood Street, P.O:- Park Street, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AEWPM8364D Status : Representative, Representative of : PARK INFRA DEVELOPERS PRIVATE LIMITED (as Director)		
Name	Photo	Finger Print	Signature													
<b>Shri Pawan Kumar Modi (Presentant)</b> Son of Late Phool Chand Modi Date of Execution - 16/04/2019, , Admitted by: Self, Date of Admission: 16/04/2019, Place of Admission of Execution: Office																
Apr 16 2019 6:04PM	LTI	16/04/2019	16/04/2019													
2	<table><tr><th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr><tr><td><b>Shri Aditya Sharma</b> Son of Shri Mahendra Sharma Date of Execution - 16/04/2019, , Admitted by: Self, Date of Admission: 16/04/2019, Place of Admission of Execution: Office</td><td></td><td></td><td></td></tr><tr><td>Apr 16 2019 6:04PM</td><td>LTI</td><td>16/04/2019</td><td>16/04/2019</td></tr></table>	Name	Photo	Finger Print	Signature	<b>Shri Aditya Sharma</b> Son of Shri Mahendra Sharma Date of Execution - 16/04/2019, , Admitted by: Self, Date of Admission: 16/04/2019, Place of Admission of Execution: Office				Apr 16 2019 6:04PM	LTI	16/04/2019	16/04/2019	Shanti Niketan Gujrati Bhaban Road, 3, Raghunath Chek, P.O:- Asansol, P.S:- Asansol, District:-Burdwan, West Bengal, India, PIN - 713303, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AWOPS4844G Status : Representative, Representative of : CLM DEVELOPERS PRIVATE LIMTIED (as Director)		
Name	Photo	Finger Print	Signature													
<b>Shri Aditya Sharma</b> Son of Shri Mahendra Sharma Date of Execution - 16/04/2019, , Admitted by: Self, Date of Admission: 16/04/2019, Place of Admission of Execution: Office																
Apr 16 2019 6:04PM	LTI	16/04/2019	16/04/2019													

## Identifier Details :

Name	Photo	Finger Print	Signature
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Major Information of the Deed :- I-1903-01591/2019-16/04/2019





**Mr. Sandeep Jain**

Son of Mr. B K Jain

High Court Cal, P.O:- G P O, P.S:- Hare

Street, Kolkata, District-Kolkata, West

Bengal, India, PIN - 700001



16/04/2019



16/04/2019

*[Signature]*

16/04/2019

Identifier Of Shri Pawan Kumar Modi, Shri Aditya Sharma

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	PARK INFRA DEVELOPERS PRIVATE LIMITED	CLM DEVELOPERS PRIVATE LIMTIED-194 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	PARK INFRA DEVELOPERS PRIVATE LIMITED	CLM DEVELOPERS PRIVATE LIMTIED-62 Dec

**Transfer of property for L3**

Sl.No	From	To. with area (Name-Area)
1	PARK INFRA DEVELOPERS PRIVATE LIMITED	CLM DEVELOPERS PRIVATE LIMTIED-55 Dec

**Transfer of property for L4**

Sl.No	From	To. with area (Name-Area)
1	PARK INFRA DEVELOPERS PRIVATE LIMITED	CLM DEVELOPERS PRIVATE LIMTIED-0.2 Dec

**Transfer of property for L5**

Sl.No	From	To. with area (Name-Area)
1	PARK INFRA DEVELOPERS PRIVATE LIMITED	CLM DEVELOPERS PRIVATE LIMTIED-5.6 Dec

**Endorsement For Deed Number : I - 190301591 / 2019**

**On 16-04-2019**

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

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

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

Presented for registration at 16:55 hrs. on 16-04-2019, at the Office of the A.R.A. - III KOLKATA by Shri Pawan Kumar Modi ..

**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 21,50,40,039/-

Major Information of the Deed :- I-1903-01591/2019-16/04/2019



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

Execution is admitted on 16-04-2019 by Shri Pawan Kumar Modi, Director, PARK INFRA DEVELOPERS PRIVATE LIMITED, 16/1A, Abdul Hamid Street, 1st Floor, P.O:- G P O, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700069.

Identified by Mr Sandeep Jain, . . Son of Mr B K Jain, 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 16-04-2019 by Shri Aditya Sharma, Director, CLM DEVELOPERS PRIVATE LIMITED, 33, Masjid Bari Lane, P.O:- Asansol, P.S:- Asansol ( S ), District:-Burdwan, West Bengal, India, PIN - 713301

Identified by Mr Sandeep Jain, . . Son of Mr B K Jain, 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

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 73/- ( E = Rs 7/- , I = Rs 55/- , M(a) = Rs 7/- , M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 73/-

**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 227630, Amount: Rs.100/-, Date of Purchase: 21/02/2019, Vendor name: S Chatterjee



Probir Kumar Golder  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - III KOLKATA  
Kolkata, West Bengal







Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1903-2019, Page from 68702 to 68726

being No 190301591 for the year 2019.



Digitally signed by PROBIRKUMAR  
GOLDER

Date: 2019.04.27 13:13:43 +05:30

Reason: Digital Signing of Deed.

(Probir Kumar Golder) 4/27/2019 1:13:15 PM  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - III KOLKATA  
West Bengal.

(This document is digitally signed.)

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DATED THIS 16<sup>th</sup> DAY OF APRIL, 2019

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FROM

PARK INFRA DEVELOPERS PRIVATE LIMITED

..... APPOINTER

TO

SRI ADITYA SHARMA

..... ATTORNEY

POWER OF ATTORNEY