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P- 12348/15



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, WE, NEW EDGE VANIJYA PRIVATE LIMITED, (PAN : AADCN1164E), a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road,

Kolkata 700 136, AND (2) **FORCEFUL DEALER PRIVATE LIMITED**, (PAN : AABCF4181H), a Company incorporated under the Companies Act, 1956 having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata 700 136, both (1) and (2) represented by its Authorised Signatory **(Mr.) Vikas Diwan**, (PAN : ADPPD2790L), son of Sri Murari Lal Diwan, residing at 8/1M, Diamond Harbour Road, Kolkata 700 027 (hereinafter each individual referred to as "the **PRINCIPAL**" and collectively referred to as "the **PRINCIPALS**") **SEND GREETINGS** :

WHEREAS:

- A. The Principals are jointly seized and possessed of the plots of lands owned by them i.e. **ALL THAT** piece or parcel of land admeasuring 19.3662 (Nineteen point Three Thousand Six Hundred Sixty Two) Decimal, more or less, lying and situate at Mouza Atghara, J.L. No. 10, comprised in various R.S./ L.R. Dags Nos. 535, 536, 537, 538, 549, 444, 444/882, 445, 446, 461, 462, 463, 465, 466, 467, 468, 549, Khatian Nos. 1837 and 2205, within the limit of Bidhan Nagar Municipal Corporation, P.S. Rajarhat, District North 24 Parganas, free from all encumbrances.
- B. By a Development Agreement dated 29.06.2012, duly registered with ADSR, Rajarhat, Kolkata, Being No. 01113 for the year 2012, Book No. 1, CD Volume No. 2, Pages 6650 to 6672, the Principals have unanimously decided and granted the development rights of the aforesaid plot of land to one **Display Vinimay Private Limited**, a company, registered under the companies Act, 1956 and having its registered office at Green Vista, Atghara, Rajarhat Main Road, Kolkata 700 136, on the terms and conditions recorded therein. In order to effectuate the aforesaid Development Agreement and to comply with their obligations therein, the Principals have also executed a Power of Attorney in favour of **Display Vinimay Private Limited** and its

Directors duly registered with ADSR, Rajarhat, Being No. 1120 Book No. I, CD Volume No. 2, for the year 2012.

C. Further as the **aforsaid plot of Lands** for which development right was granted by the Said Development Agreement , was not a continuous parcel of land capable of beneficial and full development, the Principal No. 1, herein in continuation to the Said Development Agreement , have agreed and thus by an another supplementary Development Agreement dated 30.03.2015, duly registered with ADSR, Rajarhat, Being No. 11229 for the year 2015, Book No. I, CD Volume No. 1523-2015, Page No. 150838 to 150861, have unanimously decided and granted the development rights of the land containing an area of 3.221 (Three point double two one) Decimal, more or less, lying and situated at Mouza- Atghora, J.L. No.10, hereafter called "the Said PREMISES" more fully described in the **SCHEDULE** hereunder written, to one **Display Vinimay Private Limited**, in respect of with a view to make the land over which development right is granted to the Developer, a continuous piece of land capable of beneficial and full development.

D. In order to effectuate the said supplementary Development Agreement dated 30.03.2015 and to comply with their obligations therein, the Principal No. 1, herein is executing this Power of Attorney in favour of **Display Vinimay Private Limited** and its **Directors**, for the time being, jointly and/or severally, as the true and lawful attorneys of the Principals as and for the purposes relating to the said Premises, hereinafter contained:

E. The Principal No. 2 has joined these presents merely to confirm and assure the powers granted by them vide Power of Attorney dated 19.12.2012 in favour of the said **Display Vinimay Private Limited** and its **Directors**, for the time being.

NOW KNOW YE BY THESE PRESENTS, I, the within named **PRINCIPAL**, do hereby nominate, constitute and appoint the said **Display Vinimay Private Limited** and its **Directors**, for the time being, as the true and lawful attorney or attorneys for in the name of and on behalf of the Principal and the said Attorney to do execute, exercise and perform all or any of the following acts deeds, matters and things relating to said Premises i.e., to say:-

1. To hold and defend possession of the said Premises and warn off and prohibit and if necessary proceed in due form of law against all or any trespassers on the said premises or any part thereof and to take appropriate steps whether by action or distress or otherwise and to abate all nuisance and for that to enter into all contracts and arrangements with the trespassers.
2. To accept or object to the assessments made from time to time of Annual Valuations in respect of the said premises or the building or buildings that may be constructed thereon or any part or share thereof and to attend all hearings and have the same finalized.
3. To pay all rates taxes charges expenses and other outgoings whatsoever (including land revenue and other charges whatsoever) payable in respect of the said premises or any part thereof or any undivided share or shares therein or the building or buildings that may be constructed thereon or any part or parts thereof and receive refund of the excess amounts, if paid, from the concerned authorities and to grant receipts and discharges in respect thereof.
4. To apply for conversion of the said Premises to the concerned authorities under the provisions of the West Bengal Land Reforms Act, 1955 and all other relevant acts and rules, including to the Collector, the Municipal Corporation, the Gram Panchayat etc., and

to have the said Property converted in all relevant Government Records.

5. To apply for, pursue and obtain all permissions, clearances, certificates and/or approvals required for sale transfer and conveyance of the said Property and to sign and submit all papers applications documents and affidavits declarations and other papers and documents and to pay and receive all moneys and to do all acts deeds and things as be required in connection therewith.
6. To warn off and prohibit and if necessary proceed in due form of law against trespassers and to take appropriate steps whether by action or distress or by entering into all contracts and arrangements with them or any of them or otherwise and to abate all nuisance.
7. To appoint and terminate the appointment of Architects, Engineers, Surveyors and others for survey and soil testing and also for preparation of plans in respect of construction of new building or buildings at the said premises or portion or portions thereof and also for additions and/or alterations (including internal alteration within the sanctioned covered space or external alteration beyond the covered space) and/or modifications thereto (including those on account of user or change of user thereof or any part thereof) and also for other purposes herein stated.
8. To have the said premises surveyed and measured and to have the soil tested.
9. To prepare apply for and submit the plans from time to time in respect of construction of one or more buildings at the said premises or on portion or portions thereof with the concerned authorities for sanctioning and to have the same sanctioned and if required, to have the same modified and/or altered and/or revised and/or revalidated from time to time.

10. To inform the concerned authorities of all internal alterations within the sanctioned covered space and to incorporate all such deviations in the Completion Plan in terms of the rules of the concerned authorities and to get the same regularised.
11. To pay all fees and expenses and obtain sanction revalidation renewal and such other order or orders or permissions from the necessary authorities and do all other necessary acts deeds and things as be expedient for sanctioning revalidation renewal modification and/or alteration of plans (including to gift any part or portion of the said premises to the concerned authorities, if necessary).
12. To do all necessary acts deeds and things for complying all laws rules regulations bye-laws ordnance etc., for the time being in force with regard to sanctioning modification revision and/or alteration of plan and/or for construction of the new building/s at the said premises and obtaining utilities and facilities therein.
13. To construct new building or buildings at the said premises and for that to demolish the existing buildings and/or other structures of whatsoever nature thereon or as may be constructed in future.
14. To apply for and obtain electricity, gas, water, sewerage, drainage, lift/s, and/or other connections of any other utility or facility in the said premises from the WBSEB and other concerned and appropriate authorities and/or to make alterations therein and to close down and/or have disconnected the same.
15. To apply for and obtain "No Objection Certificate" for sanctioning of plan and construction of building/s at the said premises from the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976 (if applicable) and all other permissions that may be required for sanctioning of plan and/or construction of building/s and/or obtaining utilities and other purposes hereinstated.

16. To apply for and obtain registration under the West Bengal Building (Regulation of Promotion of Construction and Transfer by Promoters) Act, 1993 (if applicable) and to obtain all licenses and permissions under the said Act as may be required for construction of building/s at the said premises.
17. To do all necessary acts deeds and things for complying all laws rules regulations bye-laws ordnance etc., for the time being in force with regard to sanctioning modifications and/or alteration of the plans and/or construction of building/s and/or obtaining utilities and other purposes hereinstated.
18. To apply for and obtain permissions and licenses from the appropriate authorities to erect and run/operate one or more lifts, generator, Dish Antenna and other utilities at the said premises and to place orders for supply erection and installation thereof on the manufacturer thereof and also to give contract for maintenance of lift or lifts and its concerned machineries.
19. To apply for and obtain the Completion or Occupation or other certificates from the concerned authorities and/or other concerned authorities in respect of construction and/or occupation of the building or buildings to be constructed at the said premises or any part thereof.
20. To insure and keep insured all or any constructions at the said premises or any part thereof against loss or damage by fire earthquake and/or other risks as be deemed necessary and/or desirable by the said attorneys or any of them and to pay all premia for such insurance.
21. For all or any of the purposes hereinbefore stated and also hereinafter contained to appear and represent the Principal before the Registrar, District Registrar, Additional Registrar, District Sub-Registrar, Additional District Sub-Registrar and other registration authorities,

the Collector, the Kolkata Metropolitan Development Authority, the Municipality, Fire Brigade, Fire Authorities, the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976, the Authorised Officer under the West Bengal (Regulation of Promotion of Construction and Transfer by Promoters) Act, 1993, the B.L.& L.R.O. and other authorities under the West Bengal Land Reforms Act, 1955, Town And Country Planning Authorities, all Revenue Authorities, Pollution Control Board and other authorities connected to pollution matters, Development Plan Authorities of the Government of West Bengal and/or India, Insurance Companies and authorities and Police Authorities and also all other authorities and Government Departments and/or its officers and also all other State Executives Judicial or Quasi Judicial, Corporation, Municipal and other authorities and persons and also all courts tribunals and appellate authorities and to do all acts deeds and things and to make sign execute register submit register and/or deliver all documents, declarations, affidavits, deeds of gift, applications, undertakings, indemnities, objections, notices etc (including those relating to boundary verification) and also to submit and take delivery of all title deeds concerning the said premises and other papers and documents (including cause papers and orders passed in any suit) as be required by the necessary authorities or as may in any way be found necessary or expedient by the said attorneys or any of them.

22. To sell, lease out or otherwise transfer or agree so to do such undivided share in the land comprised in the said Premises to the person or persons interested in owning purchasing, taking on lease and/or otherwise acquiring flats, offices, shops, showrooms, car parking spaces or rights and other constructed areas or saleable spaces in the new building or buildings to be constructed at the said premises or otherwise together with or independent of or independently the flats, offices, shops, showrooms, car parking spaces or rights and other constructed areas or saleable spaces in the

new building or buildings to be constructed at the said premises at such consideration, premium, rent etc., and on such terms and conditions as the said Attorneys or any of them may deem fit and proper and to receive all proceeds consideration and other amounts received/realised out of such sale, lease and/or transfer and grant valid receipts and discharges which shall fully exonerate the person paying the same.

23. To terminate any contract agreement right of occupancy user and/or enjoyment with any person or persons intending to own and/or acquire flats, offices, shops, showrooms, car parking spaces and other constructed areas/saleable spaces and/or undivided share in the land comprised in the said premises or part thereof, for and on behalf of the Principal and to deal with the space and rights of such person or persons in such manner as the said attorneys or any of them may deem fit and proper.
24. To ask, demand, sue for, recover, realise and collect all monies, earnest monies, considerations, premiums, rent, construction costs, deposits, advances, compensations, interests, damages, payments whatsoever etc., which are or may be due payable or recoverable from any person or persons or authority or authorities on any account whatsoever and to give effectual receipts and discharges for the same.
25. To have the flats, offices, shops, showrooms and other constructed areas in the building or buildings that may be constructed at the said premises separately assessed and mutated in the names of the buyers/lessees/purchasers thereof and in all public records and with all authorities and/or persons having jurisdiction over the said premises and to deal with such authority and/or authorities in such manner as the said attorneys or any of them may deem fit and proper.

26. To finalise and accept or dispute the market value of the said Premises assessed by the concerned Registrar or the concerned Collector on all agreements, deeds for sale, gift, lease and/or otherwise transfer of the flats, offices, shops, showrooms car parking spaces and other constructed areas in the building or buildings that may be constructed at the said premises and for that to do all acts deeds and things and sign execute deliver and submit all papers documents applications objections notices etc. and also to submit and take delivery of all documents of title, clearances, plans etc. as may be required and found necessary or expedient by the said attorneys or any of them.
27. To apply for and obtain all permissions clearances and certificates under the laws now prevailing or enacted hereafter for sale, lease or otherwise transfer of the flats, offices, shops, showrooms, car parking spaces or rights and other constructed areas or saleable spaces in the new building or buildings to be constructed at the said Premises or any portion thereof or any undivided share therein in favour of any person or persons.
28. To enforce any covenant in any agreement, sale deed, lease deed or any other documents of transfer executed by the Principal or by the said Attorneys or any of them by virtue of the powers hereby conferred and if any right to re-enter arises under such covenants or under notice to determine or quit then to exercise such right, amongst others.
29. To receive compensations and other moneys payable in respect of acquisition and/or requisition of the said premises or any part thereof or the building or buildings to be constructed on the said premises or any part thereof.
30. To take loans and/or finance from any Bank or Financial Institution (including LIC Housing Finance Limited, Housing Development

Finance Corporation Limited, SBI Homes Finance Limited, National Housing Bank etc.) by mortgaging or creating charge on the said premises or on the security of entirety of the said Premises and such other securities and guarantees as may be required and to sign on all documents and to allow the persons interested in purchasing flats, offices, shops, showrooms, car parking spaces or rights and other constructed areas or saleable spaces in the new building or buildings to be constructed at the said Premises or any portion thereof or any undivided share therein to take loans from any Bank or Financial Institution.

31. For all or any of the powers and authorities herein contained to sign execute enter into modify, cancel, alter, draw, approve rectify and/or register and/or give consent and confirmation to all papers, documents, agreements, supplementary agreements, tripartite agreements, consents, confirmations, deeds, sale deeds, lease deeds, nominations, assignments, cancellation deeds, rectifications, deeds, declarations, affidavits, applications, undertakings, indemnities and other documents instruments and writings.
32. To appear and represent the Principal before any Registrar, Sub Registrar, Additional Registrar, District Registrar, Additional District Sub Registrar, Registrar of Assurances and other officer or officers or authority or authorities having jurisdiction and to present for registration and admit execution and to acknowledge and register or have registered and perfected all documents deeds instruments and writings signed by the said attorneys or any of them by virtue of all or any of the powers hereby conferred.
33. To appear and represent the Principal before any Notary Public, Metropolitan or other Magistrates and other officer or officers and authorities in connection with affirmation of any deed instrument declaration or writing signed or made by the said attorneys or any of them by virtue of the powers hereby conferred.

34. To commence prosecute enforce defend answer and oppose all actions suits writs appeals revisions and other legal proceedings and demands civil criminal or revenue concerning the revalidation renewal modification and/or alteration of the plans and/or construction of building or buildings and/or obtaining of permissions, clearances, certificates etc., and/or sale or transfer of the flats, offices, shops, showrooms, car parking spaces or rights, servants quarters and other constructed areas or saleable spaces in the new building or buildings to be constructed at the said premises and/or touching any of the matters hereinstated in which the Principal in any way or manner now are or may hereafter be interested or concerned and if thought fit to compromise settle, refer to arbitration, abandon, submit to judgement or become non suited in any such action or proceedings as aforesaid before any Court, Civil or Criminal or Revenue including the Municipal Tribunal, Collector, etc.
35. To sign declare verify and/or affirm any plaint, written statement, petition, application, consent petition, affidavit, vakalatnama, warrant of attorney, memorandum of appeal or any other document or cause paper in any proceeding as the occasions shall require and/or as the said attorneys or any of them may think fit and proper.
36. To accept notices summons and services of papers from any Court, Tribunal, postal authorities and/or other authorities and/or persons.
37. To receive or pay and/or deposit on behalf and account of the Principal all moneys including stamp duty, court fees, registration fees, legal fees etc.
38. To receive, on behalf and account of the Principal refund of the excess amount of fee or other amounts, if any, paid for the purposes hereinstated and to give valid and effectual receipts in respect thereof.

39. For better and more effectually exercising the powers and authorities aforesaid to retain appoint and employ Advocates, Pleaders, Solicitors, Mukhtears and to revoke such appointments.
40. To appoint and terminate the appointment from time to time of any substitute or substitutes for exercising all or any of the authorities hereby conferred on the said attorneys and to delegate all the powers and authorities herein contained **and** on such substitution/ delegation, it shall be deemed that the powers to the extent delegated shall be deemed to have been given directly by the Principal in favour of such substitute or delegate.

AND GENERALLY to do all acts deeds matters and things for better exercise of the authorities hereby granted in respect of the said Premises which the Principal themselves could have lawfully done under their own hands and seals, if personally present.

AND the Principal do hereby ratify and confirm and agree and undertake to ratify and confirm all and whatever, the said attorneys or any of them shall lawfully do or cause to be done in or about the premises aforesaid.

THE SCHEDULE
(the Said Premises)

ALL THAT piece or parcel of land containing an area of 3.221 (Three point double two one) Decimal, more or less, lying and situated at Mouza- Atghora, J.L. No.10, comprised in R.S./ L.R. Dag No. 721, 550 and 709, recorded in L.R. Khatian No. 2205, within the limit of Rajarhat Gopalpur Municipality, P.S. Rajarhat presently Baguiati, District- North 24-Parganas, **TOGETHER WITH** all the rights and properties appurtenant thereto, owned by the Owner in the manner detailed hereunder:

Name of the Owner	Area of land (in Decimals)	R.S./ L.R. Dag Nos.
Newedge Vanijya Private Limited; L.R. Khatian No. 2205	0.777	721
	1.333	550
	1.111	709

IN WITNESS WHEREOF the Principal has executed this Power of Attorney on this 16 day of November, 2015.

SIGNED SEALED AND DELIVERED

by the within mentioned
PRINCIPALS, at Kolkata in the
presence of :

for
16/11/2015
16/11/2015

NEW EDGE VANIJYA PRIVATE LIMITED
FORCEFUL DEALER PRIVATE LIMITED
Authorised Signatory





















(Signature)
(VIKASH DIWAN)

Signature

(Signature)

16/11/2015
16/11/2015
16/11/2015

FORM FOR TEN FINGERPRINTS

1		 Little	 Ring	 Middle <small>(Left Hand)</small>	 Fore <small>(Left Hand)</small>	 Thumb
		 Thumb	 Fore	 Middle <small>(Right Hand)</small>	 Ring <small>(Right Hand)</small>	 Little
2		 Little	 Ring	 Middle <small>(Left Hand)</small>	 Fore <small>(Left Hand)</small>	 Thumb
		 Thumb	 Fore	 Middle <small>(Right Hand)</small>	 Ring <small>(Right Hand)</small>	 Little

Seller, Buyer and Property Details

Principal & Attorney Details

Presentant Details

SL No.	Name, Address, Photo, Finger print and Signature of Presentant		
1	<p>Mr SUNIL KUMAR LOHARUKA D C - 9/28, SHASTRI BAGAN, P.O:- D B NAGAR, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700059</p>	 16/11/2015 12:13:44 PM	 LTI 16/11/2015 12:15:01 PM
	 16/11/2015 12:15:09 PM		

Principal Details

SL No.	Name, Address, Photo, Finger print and Signature		
1	<p>NEW EDGE VANIJYA PVT LTD GREEN VISTA, ATGHARA, RAJARHAT MAIN ROAD, P.O:- RAJARHAT, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700136 PAN No. AADCN1164E.; Status : Organization</p>		
2	<p>FORCEFUL DEALER PVT LTD GREEN VISTA, ATGHARA, RAJARHAT MAIN ROAD, P.O:- RAJARHAT, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700136 PAN No. AABCF4181H.; Status : Organization; Represented by their (1-2) representative as given below:-</p>		

Principal Details

Sl
No

Name, Address, Photo, Finger print and Signature

1-2
(1)

Mr VIKAS DIWAN
8/1 M, D H ROAD, P.O:- BEHALA, P.S:- Behala,
District:-South 24-Parganas, West Bengal, India,
PIN - 700034 Sex: Male, By Caste: Hindu,
Occupation: Business, Citizen of: India.; Status :
Representative; Date of Execution : 16/11/2015;
Date of Admission : 16/11/2015; Place of
Admission of Execution : Office



16/11/2015 12:16:02 PM



LTI

16/11/2015 12:17:18 PM

A handwritten signature in black ink, appearing to be 'Vikas Diwan', written over a light background.

16/11/2015 12:17:26 PM

Attorney Details

Sl. No.

Name, Address, Photo, Finger print and Signature

1

DISPLAY VINIMAY PVT LTD
GREEN VISTA, ATGHARA, RAJARHAT MAIN ROAD, P.O:- RAJARHAT, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700136 PAN No. AACCD3498G.; Status : Organization;
Represented by representative as given below:-

1(1)

Mr SUNIL KUMAR LOHARUKA
D C - 9/28, SHASTRI BAGAN, P.O:- D B NAGAR, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700059 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India.;
Status : Representative; Date of Execution : 16/11/2015; Date of Admission : 16/11/2015; Place of Admission of Execution : Office



16/11/2015 12:13:44 PM



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16/11/2015 12:15:09 PM

1. Identifire Details

Identifier Details

Sl. No.	Identifier Name & Address	Identifier of	Signature
1	Mr K AGARWAL Son of Late: S S AGARWAL D B 9/28 S BAGAN, P.O:- D B NAGAR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,	Mr VIKAS DIWAN, Mr SUNIL KUMAR LOHARUKA	 16/11/2015 12:18:30 PM

2. Transacted Property Details

Land Details

Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details

Land Details

No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
1	District: North 24-Parganas, P.S:- Rajarhat, Municipality: RAJARHAT- GOPALPORE, Road: Rajarhat Road, Road Zone : (Atghara Crossing -- Dosodrone) , Mouza: Atghara	LR Plot No:- 721 , LR Khatian No:- 2205	0.777 Dec	1/-	15,08,909/-	Proposed Use: Bastu, ROR: Shali, Property is on Road
2	District: North 24-Parganas, P.S:- Rajarhat, Municipality: RAJARHAT- GOPALPORE, Road: Rajarhat Road, Road Zone : (Atghara Crossing -- Dosodrone) , Mouza: Atghara	LR Plot No:- 550 , LR Khatian No:- 2205	1.333 Dec	1/-	25,85,212/-	Proposed Use: Bastu, ROR: Shali, Property is on Road
3	District: North 24-Parganas, P.S:- Rajarhat, Municipality: RAJARHAT- GOPALPORE, Road: Rajarhat Road, Road Zone : (Atghara Crossing -- Dosodrone) , Mouza: Atghara	LR Plot No:- 709 , LR Khatian No:- 2205	1.111 Dec	1/-	21,54,667/-	Proposed Use: Bastu, ROR: Shali, Property is on Road
4	District: North 24-Parganas, P.S:- Rajarhat, Municipality: RAJARHAT- GOPALPORE, Road: Rajarhat Road, Road Zone : (Atghara Crossing -- Dosodrone) , Mouza: Atghara	LR Plot No:- 535 , LR Khatian No:- 2205	1.5 Dec	1/-	29,09,091/-	Proposed Use: Bastu, ROR: Shali, Property is on Road
5	District: North 24-Parganas, P.S:- Rajarhat, Municipality: RAJARHAT- GOPALPORE, Road: Rajarhat Road, Road Zone : (Atghara Crossing -- Dosodrone) , Mouza: Atghara	LR Plot No:- 536 , LR Khatian No:- 2205	0.74 Dec	1/-	14,35,152/-	Proposed Use: Bastu, ROR: Shali, Property is on Road
6	District: North 24-Parganas, P.S:- Rajarhat, Municipality: RAJARHAT- GOPALPORE, Road: Rajarhat Road, Road Zone : (Atghara Crossing -- Dosodrone) , Mouza: Atghara	LR Plot No:- 537 , LR Khatian No:- 2205	0.625 Dec	1/-	12,12,121/-	Proposed Use: Bastu, ROR: Shali, Property is on Road
7	District: North 24-Parganas, P.S:- Rajarhat, Municipality: RAJARHAT- GOPALPORE, Road: Rajarhat Road, Road Zone : (Atghara Crossing -- Dosodrone) , Mouza: Atghara	LR Plot No:- 538 , LR Khatian No:- 2205	0.3016 Dec	1/-	5,84,921/-	Proposed Use: Bastu, ROR: Shali, Property is on Road

Land Details						
No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
18	District: North 24-Parganas, P.S:- Rajarhat, Municipality: RAJARHAT- GOPALPORE, Road: Rajarhat Road. Road Zone : (Atghara Crossing -- Dosodrone) , Mouza: Atghara	LR Plot No:- 461 , LR Khatian No:- 1837	0.075 Dec	1/-	1,45,455/-	Proposed Use: Bastu, ROR: Shali. Property is on Road

Transfer of Property from Principal to Attorney				
Sch No.	Name of the Principal	Name of the Attorney	Transferred Area	Transferred Area in(%)
L1	NEW EDGE VANIJYA PVT LTD	DISPLAY VINIMAY PVT LTD	0.777	100
L2	FORCEFUL DEALER PVT LTD	DISPLAY VINIMAY PVT LTD	0.6665	50
	NEW EDGE VANIJYA PVT LTD	DISPLAY VINIMAY PVT LTD	0.6665	50
L3	FORCEFUL DEALER PVT LTD	DISPLAY VINIMAY PVT LTD	0.5555	50
	NEW EDGE VANIJYA PVT LTD	DISPLAY VINIMAY PVT LTD	0.5555	50
L4	FORCEFUL DEALER PVT LTD	DISPLAY VINIMAY PVT LTD	0.75	50
	NEW EDGE VANIJYA PVT LTD	DISPLAY VINIMAY PVT LTD	0.75	50
L5	FORCEFUL DEALER PVT LTD	DISPLAY VINIMAY PVT LTD	0.37	50
	NEW EDGE VANIJYA PVT LTD	DISPLAY VINIMAY PVT LTD	0.37	50
L6	FORCEFUL DEALER PVT LTD	DISPLAY VINIMAY PVT LTD	0.3125	50
	NEW EDGE VANIJYA PVT LTD	DISPLAY VINIMAY PVT LTD	0.3125	50
L7	FORCEFUL DEALER PVT LTD	DISPLAY VINIMAY PVT LTD	0.1508	50
	NEW EDGE VANIJYA PVT LTD	DISPLAY VINIMAY PVT LTD	0.1508	50
L8	FORCEFUL DEALER PVT LTD	DISPLAY VINIMAY PVT LTD	0.0375	50
	NEW EDGE VANIJYA PVT LTD	DISPLAY VINIMAY PVT LTD	0.0375	50

Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	S LOHARUKA
Address	D C 9/28 S BAGAN,Thana : Baguiati, District : North 24-Parganas, WEST

Details of the applicant who has submitted the requisition form

Applicant's Name	S LOHARUKA
Address	D C 9/28 S BAGAN, Thana : Baguiati, District : North 24-Parganas, WEST BENGAL
Applicant's Status	Buyer/Claimant

Office of the A.D.S.R. RAJARHAT, District: North 24-Parganas

Endorsement For Deed Number : I - 152312348 / 2015

Query No/Year	15231000327733/2015	Serial no/Year	1523012824 / 2015
Deed No/Year	I - 152312348 / 2015		
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Name of Presentant	Mr SUNIL KUMAR LOHARUKA	Presented At	Office
Date of Execution	16-11-2015	Date of Presentation	16-11-2015

Remarks

On 06/11/2015

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs. 1,25,33,528/-



(Debasish Dhar)

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

On 16/11/2015

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

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

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

Presented for registration at 11:44 hrs on : 16/11/2015, at the Office of the A.D.S.R. RAJARHAT by Mr SUNIL KUMAR LOHARUKA ..

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

Execution is admitted on 16/11/2015 by

1. Mr VIKAS DIWAN

2. Mr VIKAS DIWAN

Identified by Mr K AGARWAL, Son of Late S S AGARWAL, D B 9/28 S BAGAN, P.O: D B NAGAR, Thana: Baguiati, North 24-Parganas, WEST BENGAL, India, PIN - 700059, By caste Hindu, By Profession Business

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

Execution is admitted on 16/11/2015 by

Mr SUNIL KUMAR LOHARUKA

Executed by Mr K AGARWAL, Son of Late S S AGARWAL, D B 9/28 S BAGAN, P.O: D B NAGAR, Thana: Rajarhat, North 24-Parganas, WEST BENGAL, India, PIN - 700059, By caste Hindu, By Profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration Fees paid by Cash Rs 21/-

Payment of Stamp Duty

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

Description of Stamp

1. Rs 100/- is paid on Impressed type of Stamp, Serial no 97381, Purchased on 30/09/2015, Vendor named S MUKHERJEE.



(Debasish Dhar)

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal