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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Y 736930

21/09/17
4.000
1/325806/17

Certified that the document is admitted to registration. The signature sheets and the endroesement sheets attached with the document are the part of this document.

District Sub-Register-III
Alipore, South 24-parganas

22 SEP 2017

POWER OF ATTORNEY

THIS POWER OF ATTORNEY made this the 21st day of September
TWO THOUSAND AND SEVENTEEN

BY

TRIMURTI VILLA PRIVATE LIMITED (PAN AADCT9398Q) a company within the meaning of the Companies Act 1956 as extended by the Companies Act 2013 having its registered office situated at No. 26 Shakespeare Sarani, Dimple Court, 8th floor, Suite D, Kolkata 700 017 P.S. Shakespeare Sarani, P.O. Circus Avenue and represented by its Director **SMT. KANTA AGARWAL (PAN AEXPA2210D)** wife of Sri Dayaram Agarwal working for gain at No. 26 Shakespeare Sarani, Dimple Court, 8th floor, Suite D, Kolkata 700 017 P.S. Shakespeare Sarani, P.O. Circus Avenue hereinafter referred to as the **GRANTOR** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor and/or successors in office/interest and assigns)
SEND GREETING

WHEREAS

- A)** The Grantor is presently entitled to **ALL THAT** the divided and demarcated Southern portion of Municipal Premises No. No.67-A/1 Ballygunge Circular Road, P.S. Karaya under Ward No. 69 (hereinafter referred to as the said **PROPERTY/PREMISES** more fully and particularly mentioned and described in the **SCHEDULE** hereunder written) containing by estimation an area of 16 cottahs 14 chittacks and 7 sq.ft. together with the structures standing thereon (hereinafter referred to as the **SOUTHERN PORTION**).
- B)** By an Agreement dated 18th September, 2017 (hereinafter referred to as the **DEVELOPMENT AGREEMENT**) entered into between the Grantor and **ALTAMIRA PROJECTS LLP**, a Limited Liability Partnership incorporated in accordance with the provisions of the Limited Liability Partnership Act 2008 having its registered office situated at No. 26 Shakespeare Sarani, Dimple Court, 8th floor, Suite D, Kolkata 700 017 P.S. Shakespeare Sarani, P.O. Circus Avenue (hereinafter referred to as the **DEVELOPER**) and registered at the office of District Sub Registrar – III South 24 Parganas in Book No. I Being No. 4175 for the year 2017 the Grantor has granted a license to the Developer to undertake development of the said Southern Portion for the consideration and subject to the terms and conditions contained and recorded in the said Development Agreement.

C) In terms of the said Development Agreement and for the purpose of giving effect to the said Development Agreement, in order to enable the Developer to undertake development of the said Property in accordance with the terms and conditions of the said Development Agreement, the Owner has agreed to grant a power of attorney in favour of the Developer and/or its nominee and/or nominees and accordingly the Owner is executing this Power of Attorney **IN FAVOUR OF (1) SRI ABHISHEK AGARWAL (PAN ACJPA3843J)** son of Sri Dayaram Agarwal, a designated partner of Altamira Projects LLP working for gain at No. 26 Shakespeare Sarani, Dimple Court, 8th floor, Suite D, Kolkata 700 017 P.S. Shakespeare Sarani, P.O. Circus Avenue **and (2) ALTAMIRA PROJECTS LLP**, a Limited Liability Partnership incorporated in accordance with the provisions of the Limited Liability Partnership Act 2008 having its registered office situated at No. 26 Shakespeare Sarani, Dimple Court, 8th floor, Suite D, Kolkata 700 017 P.S. Shakespeare Sarani, P.O. Circus Avenue (hereinafter collectively referred to as the **ATTORNEYS**) to jointly and/or severally do the following acts deeds and things in respect of the said Property.

NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH that we the said **TRIMURTI VILLA PRIVATE LIMITED** (hereinafter referred to as the **GRANTOR**) do hereby irrevocably nominate appoint and constitute the said **(1) SRI ABHISHEK AGARWAL (PAN ACJPA3843J)** son of Sri Dayaram Agarwal a designated partner of Altamira Projects LLP working for gain at No. 26 Shakespeare Sarani, Dimple Court, 8th floor, Suite D, Kolkata 700 017 P.S. Shakespeare Sarani, P.O. Circus Avenue **AND (2) ALTAMIRA PROJECTS LLP**, a Limited Liability Partnership incorporated in accordance with the provisions of the Limited Liability Partnership Act 2008 having its registered office situated at No. 26 Shakespeare Sarani, Dimple Court, 8th floor, Suite D, Kolkata 700 017 P.S. Shakespeare Sarani, P.O. Circus Avenue (hereinafter collectively referred to as the **ATTORNEYS**) to be our true and lawful attorneys and for us and on our behalf and in our name place and stead to jointly and/or severally do the following acts deeds and things in respect of the said Southern Portion and/or Property that is to say :

1. PLAN

1.1 To deal with and correspond with the Kolkata Municipal Corporation and its officers and various other authorities including the State Government and the Central Government and its various departments in respect of the said Property and the general development thereof and in connection therewith the said Attorneys and/or any one of them shall be entitled to and are hereby authorized:

- a) To apply for and obtain sanction of building plans or the revalidation and/or revision of the plans sanctioned or to be sanctioned with alterations and additions, as the said Attorneys or any one of them may deem fit and proper.
- b) To apply for and obtain commencement certificate and/or occupation certificate and/or completion certificate and/or all other relevant certificates for commencing and completing the construction of the said Property in all aspects.
- c) To deal with and correspondence with the Assessment Department of Kolkata Municipal Corporation or such other authority in connection with the assessment of the said Property and fixation or ratable value.
- d) To appear and represent the Grantor before all concerned authorities and parties as may be necessary in connection with the proper and effective development of the said Property and.
- e) generally to do all other acts deeds matters and things in connection with or relating to or concerning the development, construction, completion of the building/s on the said Property.

2. CONSTRUCTION

2.1 To enter upon the said Property either alone or along with others for the purpose of commencing continuing and completing the construction activities on the said Property.

- 2.2 To sign all applications, forms, papers, undertakings, indemnities, authorities, terms and conditions etc, as well as pay all fees, deposits and other amounts under whatsoever head to any of such authorities and to receive back the same and pass valid receipts and to take and give oral and written statements before any such authorities or persons whomsoever, as may from time to time be required by the authorities concerned.
- 2.3 To deal with and correspond with Calcutta Electricity Supply Corporation and/or other authorities and/or officers for obtaining electric connections, electric power to the Property namely flats/garages/showrooms/ shops/ parking etc (including making up or putting up a sub station) for and/or in respect of or relating to the building now standing and/or to be constructed on the said Property and for the aforesaid purpose to sign all letters, applications, undertakings, indemnities, terms and conditions etc as may be required by the authorities concerned.
- 2.4 To demolish, pull down, construct, reconstruct, repair, improve upon or otherwise develop the said Property or any part or portion thereof in accordance with the prevailing rules and regulations in such manner as the said Attorney may deem fit. To sell the various flats, units, apartments, constructed spaces and car parking spaces forming part of the development and for that purpose to sign and execute all necessary writings, letters, agreements etc thereof.
- 2.5 To ensure maximum utilization of the Floor Area Ration (FAR) which may be available for construction.
- 2.6 To apply for and obtain and receive refund of moneys paid and/or deposit or which may be deposited with the relevant authorities.
- 2.7 To warn off, prohibit and if necessary proceed against in due forms of law against all trespassers on the said Property or any parts thereof and to take appropriate steps whether by action or otherwise including filing of complaints in Police Station and

their Departments and to represent the Grantor before the Kolkata Police Authority and to approach appropriate court of law, if required for the said Property and to abate nuisances as may be necessary to protect the said Property.

3. **PROFESSIONAL TEAM**

- 3.1 To appoint R.C.C. Specialists and other professionals as may from time to time be found necessary to carry out and/or implement any of the provisions herein contained on such terms and conditions as the said attorney may deem fit and proper and to substitute them or any of them.
- 3.2 To appoint Architects, Engineers and other agents as may be necessary and/or required for undertaking.

4. **PROCEEDINGS**

- 4.1 For and in the name of the Grantor to accept service of any Writ of Summons or other legal process and to appear in any court and before all Courts, Magistrates or Judicial or quasi judicial authorities and other Officers of any autonomous body whatsoever as the said Attorney shall be thought advisable and to commence any action or other proceedings in any Court of Justice or Authority and the same action or proceedings to prosecute or discontinue or become non suited therein and to settle, compromise or refer to Arbitration any suit, action or proceedings as the said Attorneys or any one of them shall think fit and if the said Attorneys or any one of them shall see cause and also to take such other lawful ways and means for the recovering or getting if any such money or other thing whatsoever which shall by the said Attorneys be conceived to be due owing, belonging or payable to the Owner by any person firm or body corporate and also to appoint any Solicitor and/or Advocate or Lawyer or Counsel to prosecute or defend in the said Property hereinbefore or any one of them as occasion may arise either in name of the Owner or in the name of the said Attorneys.

4.2 To sign, verify and execute plaints, written statements, counter claims, appeals, reviews, applications, affidavits, authorities and papers of every description that may be necessary to be signed, verified and executed for the purpose of any suits, actions, appeals and proceedings of any kind whatsoever in any Court of Law or Equity whether or Original, Appellate, Testamentary or Revisional Jurisdiction or Judicial Authority established by lawful authority and to do all acts and appearances and applications in any such court or Courts aforesaid in any suits, actions, appeals or proceedings brought or commenced and to defend, answer or oppose the same or suffer judgements or decrees to be had given, taken or pronounced in any such suits, actions, appeals, proceedings and to execute Decrees as the said Attorneys shall be advised or think proper and also to bid at the Auction sales that may be held by or on our behalf under the powers reserved to us under any Mortgage or Charge or by any Court or any Officers thereof and to purchase any land hereditaments and Property at such auction sales and to sign, verify and execute any applications, affidavits, agreements or other documents.

5. **URBAN LAND CEILING & REGULATION ACT AND OTHER AUTHORITIES**

5.1 To apply to the competent authority under the Urban Land (Ceiling and Regulation) Act 1976 for obtaining necessary permission under the said Act and in particular in accordance with Section 22 and/or any other sections of the said Act and to do all other acts, deeds, matters and things and to sign and execute all other forms and applications as may be necessary and/or required from time to time

5.2 To represent the Grantor in any of the Courts, various departments of Kolkata Municipal Corporation and Officers of Urban Land Ceiling Department, Kolkata Improvement Trust, Kolkata Metropolitan Development Authority, CESC, Police Authorities, Chief Electrical Inspector, Govt. of West Bengal, West Bengal Pollution Board, Forest Department, Environment Department, Dept. of Micro Wave, Competent Authority

appointed under West Bengal Building Registration (Promotion of construction and Transfer by Promoters Rules) 1995, Government of West Bengal, Income Tax Officers, Revenue Offices or any other relevant Office(s) or before any authority or authorities or Society or Body Corporate or other person(s) for any purpose relating to the said Property and as may become necessary for fully effectually and/or any of the powers herein and hereby conferred.

- 5.3 To submit to the Kolkata Municipal Corporation, BL & LRO and all Revenue Authorities, City Survey Authorities, Town And Country Planning Authorities, Calcutta Electric Supply Corporation (CESC) or competent authority appointed under the Urban Land (Ceiling and Regulation) Act 1976 Development Plan Authorities of the Government of West Bengal and/or India and all its/ their departments and other concerned authorities in accordance with their laws for the time being in-force, bye-laws, rules and regulations, such Plans of the Said Property or any part or portion thereof and or of the building or buildings proposed to be constructed on the said Property and for the aforesaid purposes to sign and execute all applications, plans, specification, documents, writings, affidavits, undertakings, indemnities etc as may be required by any or all of the aforesaid authorities, their Officers and departments and carry on correspondence with them for sanction of the said Plans thereof and for issue of IOD/s and Commencement Certificate/s for and in respect of development of the said Property and the proposed construction of new building or buildings thereon and for occupation or part occupation certificates and to take necessary and incidental steps including making applications for water connection, electric supply, drainage and other incidental matters and works which are normally required to be carried out and/or done for becoming eligible for grant of building completion certificate/s.
- 5.4 To apply to the Kolkata Police Authorities, Fire Brigade and other authorities for Completion certificate and to obtain all sanctions and permissions for drainage sewerage water, tubewell, generator, lift, pollution control and environment clearances and to sign all necessary applications papers and documents in relation thereto.

- 7.3 To apply for and obtain and receive refund of moneys paid and/or deposit or which may be deposited with the relevant authorities and to sign receipts for the purpose.
- 7.4 To enter into any agreement for sale and/or deal with the various flats, units, apartments, constructed spaces and car parking spaces forming part of the Developer's Allocation as defined in the said Development Agreement for such price and/or consideration as the said Attorney in his absolute discretion may deem fit and proper. To receive realize and collect the sale price and/or amount of consideration which may become payable and/or receivable and to grant effectual receipts and/or discharges thereof.
- 7.5 To execute from time to time all writings, agreements, documents and/or instruments on or in any other manner of the Property which may be constructed on the said Property.
- 7.6 To appear and represent the Grantor before any Notary Public, Addl. Registrar, Sub-Registrar, Dist. Sub-Registrar, Addl. Dist. Sub-Registrar, Metropolitan Magistrate and other Officer or Officers and/or authority or authorities having jurisdiction in respect thereof and to present for registration and to acknowledge and register or have registered and perfected all such deeds instruments and writings executed and signed by our said Attorney concerning the said property or any part or portion thereof.
- 7.7 To take all necessary steps for registration of the Holding Organisation and/or Society of the flatowners and other Property purchasers and for the aforesaid purpose to sign and execute all necessary applications, papers and writings and represent any person before the authorities concerned as and when required to do so.
- 7.8 The Attorneys shall have no right to deal with the Owner's Allocation as defined in the said Development Agreement. ✓

7.9 To lodge any complaint with the local police authorities and to appear before the officer in charge and other police officers of the local police station and before all other officers of the police department and other departments and to make representations and if required to sign and execute all complaints, diaries and other papers as may be necessary and/or required.

7.10 And generally to do all acts deeds and things in respect of the development of the said Property thereof and/or rights, authorities, benefits directly and/or indirectly attached to the Development of the said Property which the Grantor could do themselves.

AND WE THE GRANTOR DECLARE that this Power of Attorney is given in favour of the said Attorneys and accordingly the said Attorneys shall be entitled to exercise each and every power conferred upon him

AND WE THE GRANTOR HEREBY RATIFY AND AGREE TO RATIFY and confirm whatsoever the said Attorneys shall lawfully do in the Property by virtue of these presents

AND WE hereby declare that the powers and authorities hereby granted shall remain valid till the said Property is fully and properly developed as per the said development agreement with the said Developer as per rules and regulations of Kolkata Municipal Corporation and the transfer and/or conveyances of the various flats units apartments constructed spaces and car parking spaces forming part of the development as defined in the said Development Agreement in favour of the ultimate transferees.

AND WE THE GRANTOR do hereby further clarify that the entire development of the said Property will be done by the said Developer at its own cost, risk and efforts without creating any financial burden and/or any kind of responsibilities upon us and that the said Developer has agreed to indemnify us against all proceedings claims, expenses and liabilities whatsoever which may arise upon us by virtue of the acts of Attorneys under the present Power of Attorney.

All receivables will be paid back to the Grantor and all payable shall be borne by the Grantor

**THE SCHEDULE ABOVE REFERRED TO
(THE SAID PROPERTY)**

ALL THAT the piece and parcel of land containing by estimation an area of 1 Bigha 13 cottahs 12 chittacks and 14 sq.ft. (more or less) comprising of Southern Portion and the Northern Portion together with two storied building (Ground plus one upper floor) each floor measuring 3000 Sq.ft. of covered area (more or less) standing thereon situate lying at and being Municipal Premises No.67-A/1 Ballygunge Circular Road, P.S. Karaya under Ward No. 69 and butted and bounded as follows:

ON THE NORTH	:	Partly by multistoried building known as Balaka And partly by Bishop's College Chapel Lawn
ON THE SOUTH	:	By passage leading to premises of Gillanders Properties
ON THE EAST	:	Partly by office and staff quarters of Bishop's College and partly by Premises of Gillanders properties
ON THE WEST	:	By (Ballygunge Circular Road, now known as A J C Bose Road to Rainey Park) Promothesh Barua Sarani)

**THE SECOND SCHEDULE ABOVE REFERRED TO
PART I - SOUTHERN PORTION**

ALL THAT the divided and demarcated of the said Premises being the Southern Portion containing by estimation an area of 16 cottahs 14 chittacks and 7 sq.ft. together with the structures standing thereon

PART II - NORTHERN PORTION

ALL THAT the divided and demarcated of the said Premises being the Northern Portion containing by estimation an area of 16 cottahs 14 chittacks and 7 sq.ft. together with the structures standing thereon.

IN WITNESS WHEREOF the Grantor has this day set and subscribed its hands and seals the day month and year first above written

SIGNED AND DELIVERED BY

THE GRANTOR At Kolkata

in the presence of

le
(Sukanta Ch. Am)
b. old b. 22 Mrs. S.
Kolkata.

A
cap. Sukanta
60/1 Park Street
Kolkata

TRIMURTI VILLA PVT. LTD.

Kanta Aggarwal
Director

Accepted by me

[Signature]

ATTORNEY

ALTAMIRA PROJECTS LLP










[Signature]
Designated Partner
(Abhishek Agarwal)

DRAFTED AND PREPARED
IN MY OFFICE:

Ajay Gaggur

AJAY GAGGAR
ADVOCATE,
HIGH COURT, CALCUTTA
Enrolment No.1160/2003

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the executants/ presentants					
1. <i>Kanta Agrewal</i>						
		Little	Ring	Middle Fore (Left Hand)		Thumb
						
		Thumb	Fore	Middle Ring (Right Hand)		Little
2. <i>Quint</i>						
		Little	Ring	Middle Fore (Left Hand)		Thumb
						
		Thumb	Fore	Middle Ring (Right Hand)		Little
3.						
		Little	Ring	Middle Fore (Left Hand)		Thumb
		Thumb	Fore	Middle Ring (Right Hand)		Little
4.						
		Little	Ring	Middle Fore (Left Hand)		Thumb
		Thumb	Fore	Middle Ring (Right Hand)		Little

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

KANTA AGARWAL

RAMPAL AGARWAL

15/01/1948

Permanent Account Number

AEXPA2210D

Kanta Agarwal
Signature



C4092010

Kanta Agarwal

इस कार्ड को खोने / पाने पर कृपया सूचित करें / लौटाए
आयकर पैन सेवा इकाई, एन एस डी एल
तीसरी मंजील, सफायर चेंबरस
बानेर टेलिफोन एक्सचेंज के नजदीक,
बानेर, पुना - 411 045

If this card is lost / someone's lost card is found,
please inform / return to
Income Tax PAN Services Unit, NSDL
3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

आयकर विभाग

INCOME TAX DEPARTMENT

BHANWAR LAL SHRIMALI

MADAN LAL SHRIMALI

26/11/1955

Permanent Account Number
BGHPS9212G

Bhanwar Lal Shrivastava

Signature



भारत सरकार

GOVT. OF INDIA



19072006

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

TRIMURTI VILLA PRIVATE
LIMITED



16/08/2011

Permanent Account Number

AADCT9398Q

30112015

TRIMURTI VILLA PVT. LTD.

Kanta Aggarwal

Director

इस कार्ड को खोने / पाने पर कृपया सूचित करें। लौटाएं
आयकर पैन सेवा इकाई, एन एस डी एल
5 वीं मंजिल, मन्त्री स्ट्रीटिंग, प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

If this card is lost / someone's lost card is found,

please inform / return to :

Income Tax PAN Services Unit, NSDL

5th floor, Mantri Sterling,

Plot No. 341, Survey No. 997/8,

Model Colony, Near Deep Bungalow Chowk,

Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081

e-mail: unitnhv@nsdl.co.in

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ALTAMIRA PROJECTS LLP

28/02/2014

Permanent Account Number

AAZFA4420H



17032014

ALTAMIRA PROJECTS LLP

[Signature]
Designated Partner

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं :
आयकर पैन सेवा इकाई, एन एस डी एल
5 वीं मंजिल, मंत्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,
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5th floor, Mantri Sterling,
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Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

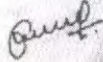
ABHISHEK AGARWAL

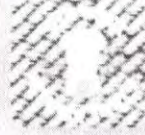
DAYARAM AGARWAL

13/12/1977

Permanent Account Number

ACJPA3843J


Signature



10032010



इस कार्ड को खोने / पाने पर कृपया सूचित करें / लौटाए
आयकर पैन सेवा इकाई, एन एस डी एल
तीफ्सी मञ्जील, सफायर चेंबर,
बानेर टेलिफोन एक्सचेंज नजदीक,
बानेर, पुना - 411045

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3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

Major Information of the Deed

Deed No :	I-1603-04283/2017	Date of Registration	22/09/2017
Query No / Year	1603-1000325806/2017	Office where deed is registered	
Query Date	20/09/2017 3:21:50 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Abhishek Agarwal 26, Shakespear Sarani, Thana : Shakespear Sarani, District : South 24-Parganas, WEST BENGAL, PIN - 700017, Mobile No. : 9830079583, Status : Buyer/Claimant		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
	Rs. 25,47,99,115/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b), H)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160304175/2017 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Ballygunge, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Ballygunge Circular Road, Road Zone : (A. J. C. Bose Rd -- Rainy Park On Road) , , Premises No. 67A/1, Ward No: 69

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		1 Bigha 13 Katha 12 Chatak 14 Sq Ft		25,02,99,115/-	Property is on Road
Grand Total :					55.7196Dec	0 /-	2502,99,115 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	6000 Sq Ft.	0/-	45,00,000/-	Structure Type: Structure
Floor No: 1, Area of floor : 3000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete Floor No: 2, Area of floor : 3000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		6000 sq ft	0 /-	45,00,000 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Trimurti Villa Private Limited 26, Shakespeare Sarani, Dimple Court, 8th Floor., P.O:- Circus Avenue, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017 , PAN No.:: AADCT9398Q, Status : Organization, Executed by: Representative, Executed by: Representative

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Altamira Projects LLP 26, Shakespeare Sarani, Dimple Court, 8th Floor,, P.O:- Circus Avenue, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017 , PAN No.:: AAZFA4420H, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mrs Kanta Agarwal Wife of Mr Dayaram Agarwal 26, Shakespeare Sarani, Dimple Court, 8th Floor, Suite-D,, P.O:- Circus Avenue, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AEXPA2210D Status : Representative, Representative of : Trimurti Villa Private Limited (as Director)
2	Mr Abhishek Agarwal (Presentant) Son of Mr Dayaram Agarwal 26, Shakespeare Sarani, Dimple Court, 8th Floor, Suite-D,, P.O:- Circus Avenue, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACJPA3843J Status : Representative, Representative of : Altamira Projects LLP (as Designated Partner)

Identifier Details :

Name & address	
Mr B L Sharma Son of Late M L Sharma 6, Old Post Office Street, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Mrs Kanta Agarwal, Mr Abhishek Agarwal	

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Trimurti Villa Private Limited	Altamira Projects LLP-55.7196 Dec

Transfer of property for S1		
SI.No	From	To. with area (Name-Area)
1	Trimurti Villa Private Limited	Altamira Projects LLP-6000.00000000 Sq Ft

On 20-09-2017

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 25,47,99,115/-



Asish Goswami
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 21-09-2017

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

Presented for registration at 16:00 hrs on 21-09-2017, at the Private residence by Mr Abhishek Agarwal ,

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

Execution is admitted on 21-09-2017 by Mrs Kanta Agarwal, Director, Trimurti Villa Private Limited, 26, Shakespeare Sarani, Dimple Court, 8th Floor,, P.O:- Circus Avenue, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017

Identified by Mr B L Sharma, , Son of Late M L Sharma, 6, Old Post Office Street, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

Execution is admitted on 21-09-2017 by Mr Abhishek Agarwal, Designated Partner, Altamira Projects LLP, 26, Shakespeare Sarani, Dimple Court, 8th Floor,, P.O:- Circus Avenue, P.S:- Shakespeare Sarani, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700017

Identified by Mr B L Sharma, , Son of Late M L Sharma, 6, Old Post Office Street, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service



Asish Goswami
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 22-09-2017

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53/- (E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 53/-

ayment 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. Stamp: Type: Impressed, Serial no 38340, Amount: Rs.100/-, Date of Purchase: 21/09/2017, Vendor name: A K Maity =



Asish Goswami
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2017, Page from 119481 to 119505
being No 160304283 for the year 2017.



Digitally signed by ASISH GOSWAMI
Date: 2017.10.13 12:50:54 +05:30
Reason: Digital Signing of Deed.

(Asish Goswami) 13/10/2017 12:50:51
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)

@@
DATED THIS 21st DAY OF September 2017
@@

BY
TRIMURTI VILLA PRIVATE LIMITED
.....GRANTOR

IN FAVOUR OF

SRI ABHISHEK AGARWAL
ALTAMIRA PROJECTS LLP
....ATTORNEY

POWER OF ATTORNEY

GAGGAR & CO. LLP
ADVOCATES
6 OLD POST OFFICE STREET
KOLKATA 700001