

5018/16

IV

03089/16

भारतीय गैर न्यायिक



INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



501 T 365175

Case no. 597/16

5-10 PM
20/05/16
184/18/16
Additional Registrar of Assurances-III
Kolkata

Certified that the Document is authentic to Registration and the endowment... are the part of this document.

[Signature]
Additional Registrar of Assurances-III, Kolkata

[Signature]
Additional Registrar of Assurance-III
Kolkata

25 MAY 2016

[Signature]
Karan Mehra
R. L. L.
Karan Mehra

POWER OF ATTORNEY

1. Date: 20th May, 2016
2. Place: Kolkata
3. Parties
Karan Mehra
R. L. L.
Karan Mehra
[Signature]

J(25)
J(350)
600

179448

SAHA & RAY
Advocates

No. 3A/1, 3rd Floor, Hastings Chamber
7C, Kiran Shankar Roy Road,
Kolkata - 700001
Rs.
22 MAR 2016
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kol-1

22 MAR 2016

22 MAR 2016



Additional Registrar of Assurances - III
Kolkata

20 MAR 2016

Swapan Kar
s/o R. N. Kar
796/1, Rajdanga School Road
Kolkata. 700107
P.S. Kasba
Sowice

- 3.1 **Kaushalya Township Private Limited**, a company incorporated under the Companies Act, 1956 (CIN U70109WB2006PTC111320), having its registered office at 171/1A, Rash Behari Avenue, Post Office Gariahat, Kolkata-700019, Police Station Gariahat, District South 24 Parganas (PAN AACCK8934E), represented by its authorized Director, **Mr. Karan Mehra**, son of Mr. Mahesh Mehra, by faith Hindu, by nationality Indian, by occupation Business, of Ground Floor, 10/1, Park Lane, Post Office Park Street, Kolkata 700016, Police Station Park Street, District Kolkata (DIN 01267033)
- 3.2 **Orion Abasaan Private Limited**, a company incorporated under the Companies Act, 1956 (CIN U70101WB2006PTC111322), having its registered office at 160, Jamunalal Bajaj Street, Post Office Burrabazar, Kolkata-700007, Police Station Burrabazar, District Kolkata (PAN AAACO8593P), represented by its authorized Director, **Mr. Kartik Mehra**, son of Mr. Mahesh Mehra, by faith Hindu, by nationality Indian, by occupation Business, of 1st Floor, 10/1, Park Lane, Post Office Park Street, Kolkata 700016, Police Station Park Street, District Kolkata (DIN 01711522/03132792)
- 3.3 **Magnum Infracon Private Limited**, a company incorporated under the Companies Act, 1956 (CIN U70100WB2008PTC123250), having its registered office at 160, Jamunalal Bajaj Street, Post Office Burrabazar, Kolkata-700007, Police Station Burrabazar, District Kolkata (PAN AAFCM4442C), represented by its authorized representative, **Mr. Kartik Mehra**, son of Mr. Mahesh Mehra, by faith Hindu, by nationality Indian, by occupation Business, of 1st Floor, 10/1, Park Lane, Post Office Park Street, Kolkata 700016, Police Station Park Street, District Kolkata (DIN 01711522/03132792)
- 3.4 **Kaushalya Nirman Private Limited**, a company incorporated under the Companies Act, 1956 (CIN U70101WB2006PTC111321), having its registered office at 69, Girish Park North, Post Office Jorasanko, Kolkata-700006, Police Station Girish Park, District Kolkata (PAN AACCK8935F), represented by its authorized Director, **Mr. Rahul Mehra**, son of Late Sidh Nath Mehra, by faith Hindu, by nationality Indian, by occupation Business, of 3rd Floor, 10/1, Park Lane, Post Office Park Street, Kolkata-700016, Police Station Park Street, District Kolkata (DIN 01267051)

(collectively **Grantors**)

And

- 3.5 **PS Primarc Projects LLP**, a limited liability partnership incorporated under the Limited Liability Partnership Act, 2008, having its registered office at 6A, Elgin Road, Post Office L.R Sarani, Kolkata-700020, Police Station Bhawanipore, District South 24 Parganas (PAN AAQFP9146A) represented by its authorized representative, **Mr. Mahesh Pansari**, son of Nand Kishore Pansari, by faith Hindu, by nationality Indian, by occupation Business, of 7, Lovelock Street, Post Office Ballygunge, Kolkata-700019, Police Station Ballygunge, District South 24 Parganas (PAN AFQPP2511J).
- 3.6 **Mr. Mahesh Pansari**, son of Nand Kishore Pansari, by faith Hindu, by nationality Indian, by occupation Business, of 7, Lovelock Street, Post Office Ballygunge, Kolkata-700019, Police Station Ballygunge, District South 24 Parganas (PANAFQPP2511J)

Karan Mehra
R. Saha

Kartik Mehra




Additional Registrar of Assurance
Kolkata
20 MAY 2023

- 3.7 **Mr. Sidharth Pansari**, son of Nand Kishore Pansari, by faith Hindu, by nationality Indian, by occupation Business, of 7, Lovelock Street, Post Office Ballygunge, Kolkata-700019, Police Station Ballygunge, District South 24 Parganas (**PAN AFYPP8910K**)

(collectively **Attorneys**).

NOW THIS POWER OF ATTORNEYS WITNESSES AS FOLLOWS:

4. Background

- 4.1 **Ownership of Said Premises:** The Grantors are jointly the absolute owners of land measuring 9.14 (nine point one four) acre, more or less, equivalent to 914 (nine hundred and fourteen) decimal, more or less, contained in L.R. *Dag* Nos. 2149, 2128, 2136, 2123, 2127, 2129, 2130, 2131, 2133, 2134, 2135 and 1485, recorded in L.R. *Khatian* Nos. 2502, 2462, 2517, 2464, 2541 and 2542, *Mouza* Hudarait, J.L. No.54, Police Station Rajarhat, within the jurisdiction of Chandpur Gram *Panchayet*, Sub-Registration District Bidhannagar, District North 24 Parganas, delineated on the **Plan** annexed hereto and bordered in colour **Red** thereon and described in the **Schedule** below (**Said Premises**).

- 4.2 **Said Project:** The Grantors have decided to (1) develop the Said Premises by way of construction of a cluster of buildings on the Said Premises (collectively **Said Complex**) and (2) sell independent flats and saleable spaces (collectively **Units**) in the Said Complex to prospective purchasers (collectively **Transferees**) [such development of the Said Premises by way of construction of the Said Complex and sale of Units therein to Transferees, collectively **Said Project**].

- 4.3 **Development Agreement:** By an Agreement of even date registered in the Office of the A.R.A. IV, Kolkata, in Book No. I, Being Deed No. 190404784 for the year 2016 (**Development Agreement**), the Grantors have appointed the Attorney No. 3.5, PS Primarc Projects LLP (**Attorney No. 3.5** or **Developer**), as the developer of the Said Premises for execution of the Said Project, in the manner and on the terms and conditions contained in the Development Agreement.

- 4.4 **Entitlement in Said Complex:** Under the Development Agreement, it has been agreed that the Grantors shall be exclusively entitled to certain percentage of the revenue/sale proceeds of certain Units in the Said Complex as specified in Clause 11.1 of the Development Agreement (collectively **Grantors' Entitlement**) and similarly the Developer shall be exclusively entitled to certain percentage of the revenue/sale proceeds of certain Units in the Said Complex as specified in Clause 12.1 of the Development Agreement (collectively **Developer's Entitlement**) and it has been further agreed that the Attorneys shall be entitled to sell and/or transfer all Units in the Said Complex and receive, on behalf of itself and the Grantors, all proceeds arising from such sale/transfer. It is clarified that the Attorneys shall deposit the Grantors' Entitlement in the bank accounts of the Grantors as per the terms of the Development Agreement.

- 4.5 **Reason for Granting of Powers:** Under Clause 10.1 of the Development Agreement, it has been agreed that the Grantors shall grant a Power of Attorney to the Developer and its nominees (1) for getting all permissions and sanctions (including revalidations, modifications and alterations thereof) of the building plan (**Building Plans**) for construction of the Said Complex (collectively **Said Sanctions**) from the *Gram Panchayet* and other statutory authorities including but not limited to Traffic

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Kartik Mehra
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M. S. S.

R. M. S.

Karan Mehra

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Additional Registrar of Insurance
Kolkata

20 MAY 2020

Department, Directorate of Fire Service, Pollution Control Board, Directorate of Lifts, Directorate of Electricity, Urban Land Ceiling Department, West Bengal State Electricity Board and/or West Bengal State Electricity Development Corporation Limited (collectively **Other Authorities**) (2) for construction of the Said Complex and over all development of the Said Premises and (3) for taking booking, entering into agreements and granting conveyances of all Units comprised in the Said Complex to the Transferees. In pursuance of the above, the Grantors are granting certain powers and authorities to the Attorneys, by this Power of Attorney.

5. **Subject Matter of Power of Attorney**

- 5.1 **Acts Under Development Agreement:** Powers and authorities (1) for getting the Said Sanctions of the Building Plans from the *Gram Panchayet* and Other Authorities (2) for construction of the Said Complex and overall development of the Said Premises and (3) for taking booking, entering into agreements and granting conveyances of all Units comprised in the Said Complex to the Transferees.

6. **Appointment**

- 6.1 **Hereby Made:** The Grantors hereby nominate, constitute and appoint the Attorneys as the lawful Attorneys of the Grantors, to do all acts, deeds and things mentioned below, for, in the name of and on behalf of the Grantors.

7. **Powers and Authorities**

- 7.1 **Said Sanctions and Other Statutory Compliances:** To cause sanction, modification, alteration, extension, revision and/or re-validation of the Building Plans and obtain the Said Sanctions for construction of the Said Complex from the *Gram Panchayet* and the Other Authorities by appointing a licensed architect and structural engineer and to pay fees, costs and charges for the same and upon completion of work, to obtain drainage connection, water connection, occupancy certificate and other certificates from the *Gram Panchayet* and Other Authorities.
- 7.2 **Dealing with Authorities:** To deal with all authorities including but not limited to the *Gram Panchayet* and Other Authorities for sanction, modification, alteration, extension, revision and/or re-validation of the Building Plans and obtain the Said Sanctions including drainage connection, water connection, occupancy certificate and other certificates in this regard to appear before all or any authorities and also to prepare, sign and submit plans, papers, documents, statements, undertakings, declarations, applications, indemnities and other ancillary papers as be required and to do all other acts, deeds and things as be deemed fit and proper by the Attorneys.
- 7.3 **Connection of Utilities:** To apply for and obtain water connection, drainage connection, sewage connection, electricity connection and any other utilities for the Said Premises.
- 7.4 **Regulatory Clearances:** To apply for and obtain all requisite statutory clearances/permissions/approvals under various Acts, including but not limited to clearances under the (1) West Bengal Land Reforms Act, 1955 and (2) Urban Land (Ceiling & Regulations) Act, 1976 and to appear before all or any authorities for such clearances and to sign and submit all papers, applications and documents in connection with the same.

Karan Mehra
R. [Signature]

Karan Mehra

[Signature]



Additional Registrar of Assurance
Kolkata

20 MAY 2017

- 7.5 **Land Revenue:** To make payment of up to date land revenue/*panchayet*/local authority taxes in respect of the Said Property by way of approaching the concerned authorities and obtaining necessary orders for such payment and to collect receipts thereof.
- 7.6 **Mutation:** To take all necessary steps and to sign and submit all papers, applications and documents to record the Grantors' name as owners of the Said Premises in the office of B.L.&L.R.O, Chandpur *Gram Panchayet*, local authorities and/or any other concerned authorities and to pay fees, costs and charges for that purpose.
- 7.7 **Land Conversion:** To take all necessary steps and to sign and submit all papers, applications and documents in connection with change of the nature and character of land contained in the Said Premises *inter alia* by way of approaching the concerned authorities and obtaining necessary orders for conversion of the Said Premises and thereafter paying fees and charges for the same.
- 7.8 **Preparatory Work:** To cause survey, test soil, do excavation and other preparatory works for construction of the Said Complex on the Said Premises.
- 7.9 **Building Materials:** To apply for and obtain such permissions as be necessary for obtaining steel, cement, bricks and other building materials and construction equipment for the purpose of construction of the Said Complex on the Said Premises in accordance with the Development Agreement.
- 7.10 **Construction:** To take all steps for construction of the Said Complex comprised in the Said Premises and in this regard to construct temporary sheds and godowns for storage of building materials and running of site office on the Said Premises.
- 7.11 **Contracts for Construction:** In relation to construction of the Said Complex, to sign, execute and deliver all kind of contracts with any third party under the terms and conditions as be deemed fit by the Attorneys in accordance with the Development Agreement and without creating any liability or obligation on the Grantors.
- 7.12 **License for Lifts:** To apply for and obtain permissions and licenses to install and run/operate one or more lifts in the Said Complex and to place orders for supply and installation of such lift or lifts on the manufacturer thereof and also to give contract to the manufacturer for maintenance of lift or lifts and concerned machineries.
- 7.13 **Insurance:** To insure and keep insured the Said Complex or any part thereof against loss or damage by fire, earthquake and/or other risks as be deemed necessary and/or desirable by the Attorneys and to pay all premium for such insurance.
- 7.14 **Negotiation and Sale:** To negotiate for sale and sell all Units comprised in the Said Complex to the Transferees and to prepare and enter into agreements, conveyances and other instruments in this regard (collectively **Transfer Documents**).
- 7.15 **Execution and Registration:** To sign, execute, deliver, modify, cancel, alter, draw, submit and present for registration and have registered before the concerned authorities the papers and documents referred to in **Clauses 7.2, 7.3 and 7.4** above (collectively **Development Related Documents**) as also the Transfer Documents and to present for registration, admit execution, have registered and obtain originals of the same and in this regard to appear before Notary Public, Sub-Registrars, Registrars, Magistrates and all other officers and authorities.

Karan Mehra
R. S. S. S.

Karan Mehra

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[Signature]



Additional Registrar of Assurances - 12
Kolkata

20 MAY 2016

- 7.16 **Acceptance of Papers:** To accept notices and service of papers from the Chandpur Gram Panchayet, Fire Brigade, Competent Authority under the Urban Land (Ceiling & Regulations) Act, 1976, Police, both Civil Court and Criminal Courts, Land and Land Reforms Department and/or any other statutory authorities and/or other persons.
- 7.17 **Appointment:** To appoint architects, structural engineers, civil engineers, overseers, contractors, solicitors, advocates, chartered accountants and/or such other agents as may be required for effectually discharging the powers and authorities granted herein.
- 7.18 **Granting Receipts:** To receive and pay and/or deposit moneys including fees, rent, interest etc. from any person or persons, body or bodies, authority or authorities and receive refund and to receive and grant valid receipts and discharges in respect thereof.
- 7.19 **Watch and Ward:** To employ and appoint watchmen, guards and other security personnel for the Said Premises.
- 7.20 **Termination of Contracts:** To terminate any contract, agreement, right of occupancy, user and/or enjoyment with any Transferees and to deal with the Unit of such Transferee in such manner as the Attorneys may deem fit and proper.
- 7.21 **Receive Payments:** To receive, on behalf of itself and the Grantors, all payments with regard to sale and/or transfer of the Units comprised in the Said Complex from the Transferees and acknowledge receipt of the payments. It is clarified that the Attorneys shall deposit the Grantors' Entitlement in the bank accounts of the Grantors as per the terms of the Development Agreement.
- 7.22 **Legal Action:** To take any legal action or to defend any legal proceeding including arbitration proceedings arising out of any matter in respect of the Said Premises and to accept any notice and service of papers from any Court, Tribunal, Arbitral Tribunal, Postal and/or other authorities and to receive and pay all moneys, including Court Fees etc.
- 7.23 **Outgoings:** To pay all outgoings, including local taxes, *Khaznas*, etc. in respect of the Said Premises and to collect receipts therefor.

8. Covenants and Ratification

- 8.1 **Covenants:** The Attorneys agree and covenant with the Grantors that (1) all the costs, charges and expenses for the exercise of any power or authority under this Power of Attorney shall be borne and paid by the Attorneys (2) no financial or other liability shall be created on the Grantors by virtue of grant of this Power of Attorney or by the exercise of any power or authority under this Power of Attorney and (3) the liabilities and obligations of the Grantors shall continue to remain the same as mentioned in the Development Agreement, irrespective of grant of this Power of Attorney.
- 8.2 **Hereby Made:** Subject to the above, the Grantors hereby ratify and confirm and agree to ratify and confirm all lawful actions of the Attorneys in pursuance of this Power of Attorney.

Karan Mehta
R. ed. L

Santosh Kumar
S



[Signature]
Additional Registrar of Assurances - III
Kolkata

20 NOV 2017

Schedule
(Said Premises)

Land classified as *sali* (agricultural) measuring 9.14 (nine point one four) acre, more or less, equivalent to 914(nine hundred and fourteen) decimal, more or less, contained in L.R. *Dag* Nos. 2149, 2128, 2136, 2123, 2127, 2129, 2130, 2131, 2133, 2134, 2135 and 1485, recorded in L.R. *Khatian* Nos. 2502, 2462, 2517, 2464, 2541 and 2542, *Mouza* Hudarait, J.L. No.54, Police Station Rajarhat, within the jurisdiction of Chandpur Gram *Panchayet*, Sub-Registration District Bidhannagar, District North 24 Parganas, delineated on **Plan** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

- On the North** : By Dag nos. 2137 to 2148, 2113, 2123, 2127, 2128, 1485 and 2129
- On the East** : By Dag Nos. 2152, 2137, 2138, 2122, 2121, 2128, 2129, 2134 and 2135
- On the South** : By Dag Nos. 2150, 2149, 2128, 2136, 2135, 2131, 2129, 2137 and 2138
- On the West** : By Dag Nos. 2149, 2128, 2136, 2135, 2133, 2132, 2131, 2130, 2129 and 2127

Karan Mohra

R. S. S.

Kanti Mohra

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Mohra



Additional Registrar of Assurance - III

20 MAY 2019

9. Execution and Delivery

9.1 In Witness Whereof the Grantors and the Attorneys have executed this Power of Attorneys on the above date.

KAUSHALYA TOWNSHIP PVT. LTD.

Karan Mehra

Director

Kaushalya Township Private Limited

represented by its authorised director
(Mr. Karan Mehra)

MAGNUM INFRACON PVT. LTD.

Kartik Mehra

Director

Magnum Infracon Private Limited

represented by its authorised representative
(Mr. Kartik Mehra)

For ORION ABASAAN PVT. LTD.

Kartik Mehra

Director

Orion Abasaan Private Limited

represented by its authorised director
(Mr. Kartik Mehra)

KAUSHALYA NIRMAN PVT. LTD.

Rahul Mehra

Director

Kaushalya Nirman Private Limited

represented by its authorised director
(Mr. Rahul Mehra)

We accept:

PS PRIMARC PROJECTS LLP

Mahesh Pansari
Authorised Signatory

PS Primarc Projects LLP

represented by its authorised representative
(Mr. Mahesh Pansari)

Mahesh Pansari
Mr. Mahesh Pansari

Sidharth Pansari

Mr. Sidharth Pansari
[Attorneys]

Drafted by: *Immay Jalan Advocate, High Court, Calcutta*
Enrolment no. 198/875 of 2009

Witnesses:

Signature

Aakash

Name

AAKASH KUMAR SINGH

Father's Name

RATANRA KR. SINGH

Address

*25/26/5A, ROSE HERRY
LANE, HOWRAH - 71101*

Signature

Mohit Swane

Name

Mohit Swane

Father's Name

Dilip kr Swane

Address

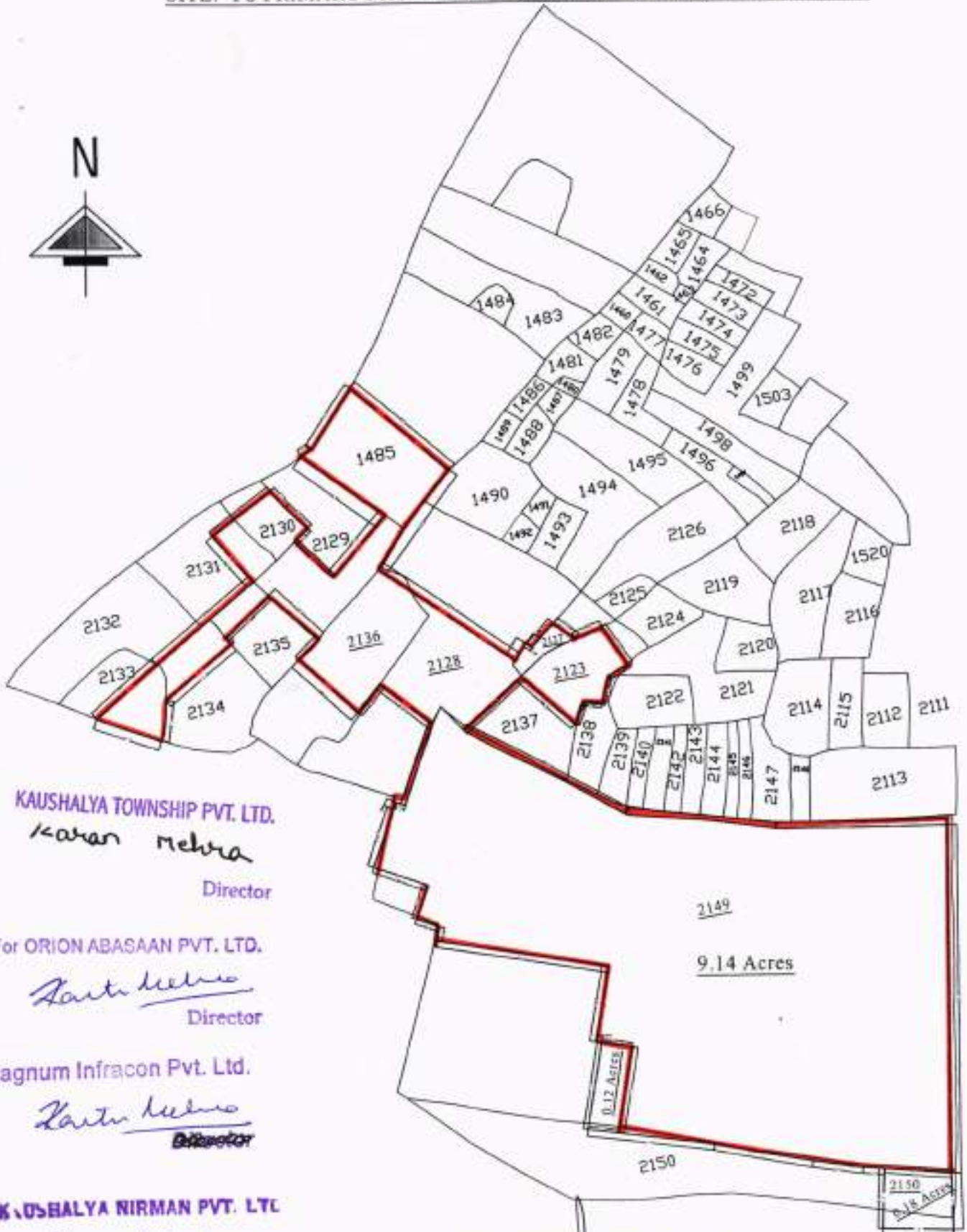
*1/1 Lord Sinha Road
K.D. Kato - 700071*



Additional Registrar of Assurance - III
Bijlata

20 MAY 2016

SITE:- PS PRIMARC PROJECTS LLP, MOUZA - HUDARAIT, RAJARHAT



KAUSHALYA TOWNSHIP PVT. LTD.
Karan Mehra
Director

For ORION ABASAAN PVT. LTD.
Karan Mehra
Director

Magnum Infracon Pvt. Ltd.
Karan Mehra
Director

KAUSHALYA NIRMAN PVT. LTD.
R. N. S.
Director

PS PRIMARC PROJECTS LLP

Mahesh Pansari
Authorized Signatory

(Mahesh Pansari)
authorized For sell and as represented of PS Primarc Projects LLP


























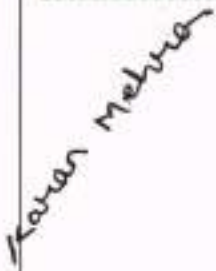










Sidhant Pansari
(Sidhant Pansari)



[Handwritten Signature]
Additional Registrar of Assurance - III
Kolkata

20 MAY 2017

SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or purchaser Presentants					
						
		Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little
						
		Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little
						
		Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little




Additional Registrar of Companies - III
Calcutta

20 MAY 2009

SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or purchaser Presentants					
						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
Thumb	Fore	Middle	Ring	Little		
(Right Hand)						
						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
Thumb	Fore	Middle	Ring	Little		
(Right Hand)						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						



Additional Registrar of Assurance - III
Private

20 NOV 2019

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mr Rahul Mehra 10/1, Park Lane, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016	Representative of Principal [KAUSHA LYA NIRMAN PRIVATE LIMITED]		e-4254 	 20/05/2016
4	Mr Mahesh Pansari 7 Lovelock Street, P.O:- Bullygunge, P.S:- Bullygunge, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700019	Representative of Attorney [PS PRIMARC PROJECT S L L P]		e-4251 	 20/05/16 Present
5	Mr Mahesh Pansari 7 Lovelock Street, P.O:- Bullygunge, P.S:- Bullygunge, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700019	Attorney			 20/05/16
6	Mr Sidharth Pansari 7 Lovelock Street, P.O:- Bullygunge, P.S:- Bullygunge, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700019	Attorney		e-4255 	 20/5/16

A.C. Bhowmik Registrar of Assurance - III
Kolkata

20 MAY 2016



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Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 19031000184131/2016

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

Sl No.	Name of the Executant	Category	Photo	Finger Print C-4252	Signature with date
1	Mr Karan Mehra 10/1, Park Lane, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016	Representative of Principal [KAUSHA LYA TOWNSHIP PRIVATE LIMITED]			Karan Mehra 20/05/2016
Sl No.	Name of the Executant	Category	Photo	Finger Print C-4253	Signature with date
2.0	Mr Kartik Mehra 10/1, Park Lane, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016	Representative of Principal [MAGNUM INFRACON PRIVATE LIMITED]			Kartik Mehra 20/05/2016
2.1	Mr Kartik Mehra 10/1, Park Lane, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016	Representative of Principal [ORION ABASAAN PRIVATE LIMITED]			Kartik Mehra 20/05/2016

Additional Registrar of Assurance - III
Kolkata

20 MAY 2016





भारत सरकार
GOVERNMENT OF INDIA



नाम : रासिन्द्र नाथ राय
Father : RASINDRA NATH RAY
जन्म तिथि : 1987-12-01
लिंग : Male



8205 5126 5513

- সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
৯৬/১, রাজদাঙ্গা স্কুল রোড,
ই.কে.টি.পি, ই.কে.টি.স.ও.,
কলকাতা, পশ্চিমবঙ্গ, ৭০০১০৭

Address:
96/1, RAJ DANGA SCHOOL
ROAD, E.K.T.P, E.K.T.S.O.,
E.k.t. Kolkata, West Bengal,
700107



011-26114147

uaid@uaid.gov.in

www.uaid.gov.in

P.O. Box No. 1547,
Bengaluru-560 001

Sl No.	Name and Address of identifier	Identifier of	Signature with date
1	Mr Swapan Kar Son of Mr R N Kar 96/1, Rajdanga School Road, P.O:- E K T P, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700107	Mr Karan Mehra, Mr Kartik Mehra, Mr Rahul Mehra, Mr Mahesh Pansari, Mr Mahesh Pansari, Mr Sidharth Pansari	Swapan Kar 20/5/16

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

Additional Registrar of Assurance - III
 Kolkata

20 MAY 2016






GOVERNMENT OF WEST BENGAL
INDIAN UNION DRIVING LICENCE

Driving Licence No: WB-0120070466885
Name: RAHUL
Address: 101 PARK LANE, KOLKATA 700018

S/O W. S. MEHRA

Date of Issue	28/02/2007	Blood Group	U
Valid Till (MT)	17/02/2027	Date of Birth	09/06/1986
Valid Till (Y)	A		

Licensing Authority: B. V. D. Kolkata Licensing Authority: Dept. of Transport



R. S. Mehra
20/05/2016

DL 04-11-057442

Authorisation to drive the following vehicle class throughout India

Vehicle Class	Date of Issue
LMV-NT	28/02/2007

R. L. H. S.
20/06/2016



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

XOA1462811



নির্বাচকের নাম : করন মেহরা

Elector's Name : Karan Mehra

পিতার নাম : মহেশ মেহরা

Father's Name : Mahesh Mehra

লিঙ্গ / Sex : পুরু / M

জন্ম তারিখ : 23/10/1986
Date of Birth

Karan Mehra

XOA1462811

বিধান:

১০১ নং পার্ক লেনয়ার্ড নং.৬১ কলকাতা ৭০০০১৬

Address:

101 PARK LANEWARD NO.61
KOLKATA 700016

Date: 04/02/2009

১০১-নংপার্ক লেনয়ার্ড নং.৬১ কলকাতা বিধান
সংক্রান্তিতালিকা প্রস্তুত করা হয়েছে

Facsimile Signature of the Electoral
Registration Officer for
101-Ballygunge Constituency

বিধান পরিদপ্তর দ্বারা প্রস্তুত করা হয়েছে। কোনো পরিবর্তন
করা হলে তা পরিদপ্তর দ্বারা প্রস্তুত করা হবে।

In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same name etc.

Karan Mehta

आयकर विभाग
INCOME TAX DEPARTMENT
SIDHARTH PANSARI
NAND KISHORE PANSARI
26/02/1980
PAN Number
AFYPP8910K

भारत सरकार
GOVT. OF INDIA

भारत
सरकार



25062012

Signature

[Handwritten signature]

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

PS PRIMARC PROJECTS LLP

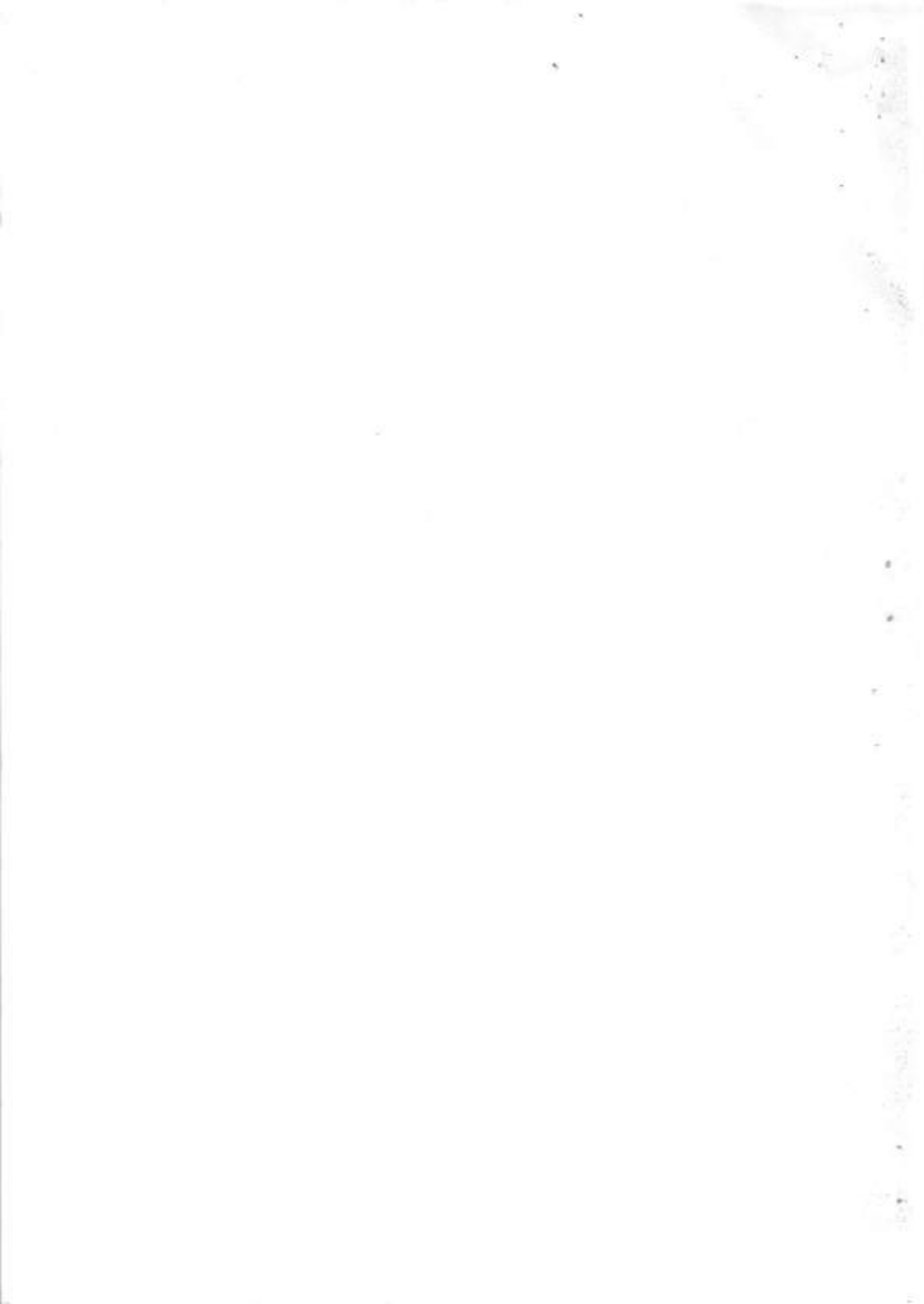
04/03/2015

Permanent Account Number

AAQFP9146A



17032015



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MAGNUM INFRACON PRIVATE LIMITED



28/02/2008

Permanent Account Number

AAFCM4442C

21032008

Magnum Infracon Pvt. Ltd.

Dev Raj Selhi
Director

इस कार्ड से बिना - एन आय प्रसार सुविधा की - बिना
आयकर देन सेवा प्रदाता, एन एन सी एन
वर्ग में स्थित, टाईपिंग टॉवर, कानडा मिल्स कंपाउंड,
एन. बी. मार्ग, लोवर पार्क, मुंबई - 400 013

If this card is lost / someone's lost card is found
please inform / return to
Income Tax PAN Services Unit, NSDL,
1st Floor, Times Tower,
Kamala Mills Compound,
S. B. Marg, Lower Park, Mumbai - 400 013.
Tel: 91-22-2499 9680, Fax: 91-22-2495 0664,
e-mail: tininfo@nsdl.co.in

Magnum Infracon Pvt. Ltd.

Dev Raj Selhi
Director

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ORION ABASAAN PRIVATE LIMITED



05/09/2006

Permanent Account Number

AAACO8593P

17100000

For ORION ABASAAN PVT. LTD.

Kaun Kumar
Director

इस कार्ड के बारे में अधिक जानकारी के लिए कृपया
आयकर विभाग के अधिकारी से संपर्क करें।
कॉपी नं. 10, 'A' विंग, ट्रेड वर्क, कान्हा मिल्स कंपाउंड,
एस. ई. मार्ग, लोअर पार्क, मुंबई - 400 013।

If this card is lost, someone's loss cannot be traced.
Please inform / return to:

Income Tax PAN Services Unit, NSDL,
4th Floor, 'A' Wing, Trade Work,
Kansala Mills Compound,
S. E. Marg, Lower Park, Mumbai - 400 013.

Tel: 91-22-2499 4699, Fax: 91-22-2495 0664,
e-mail: dsinfo@nsdl.co.in

For ORION ABASAAN PVT. LTD.

Kaun Kumar
Director

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

KAUSHALYA TOWNSHIP PRIVATE
LIMITED



05/09/2006

Permanent Account Number

AACCK8934E

17108006

KAUSHALYA TOWNSHIP PVT. LTD.

Karan Mehra

Director

इस कार्ड के खोने / कर्म पर कृपया सूचित करें - नोटिस
अपना बैंक चेक इत्यादि, एन एन डी एन
सीडी सीडिल, 'ए' सिंग, ट्रेड कार्ड, कम्पन रिपन कार्डपुस्तक,
एन डी मार्ग, लोअर पार्स, मुम्बई - 400 013

If this card is lost / someone's loss card is found,
please inform / return to :

Income Tax PAN Services Unit, NSDL,
4th Floor, 'A' Wing, Trade World,
Kasturba Mills Compound,
S. B. Marg, Lower Parcel, Mumbai - 400 013

Tel: 91-22-2499 4630, Fax: 91-22-2495 0666,
e-mail: tininfo@nsdl.co.in

KAUSHALYA TOWNSHIP PVT. LTD.

Karan Mehra

Director

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

KAUSHALYA NIRMAN PRIVATE
LIMITED



05/09/2006

Permanent Account Number

AACCK8935F

171020006

K.USHALYA NIRMAN PVT. LTD

R. K. N. L.

Director

इस कार्ड के साथ आप का कर्मा बूटिया को लेकर
आयकर सेन सेवा प्रदाय, 401 401 401
सर्वीस प्रदाय, 'A' विंग, ट्रेड वर्ल्ड, कानडा मिडि कंपाउंड,
S. B. मार्ग, लोवर पार्क, मुंबई - 400 013

If this card is lost / someone's lost card is found,
please inform / return to /
Income Tax PAN Services Unit, NSDI,
4th Floor, 'A' Wing, Trade World,
Kandala Mills Compound,
S. B. Marg, Lower Park, Mumbai - 400 013
Tel: 91-22-2499 4696, Fax: 91-22-2495 0664,
e-mail: nsdi@nsdi.co.in

K.USHALYA NIRMAN PVT. LTD

R. K. N. L.

Director

Blank form area with horizontal lines and faint text.



NAND KISHORE PANGSARI

RANJU PANGSARI

SHANSHAVI PANGSARI

?

LOVELOCK STREET, KOLKATA

PIN: 700019, WEST BENGAL, INDIA

65250938

12/12/2007

KOLKATA

CA2077609215514

Handwritten signature

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MAHESH PANSARI

NAND KISHORE PANSARI

09/04/1977

Permanent Account Number

AFQPP2511J


Signature



26062015

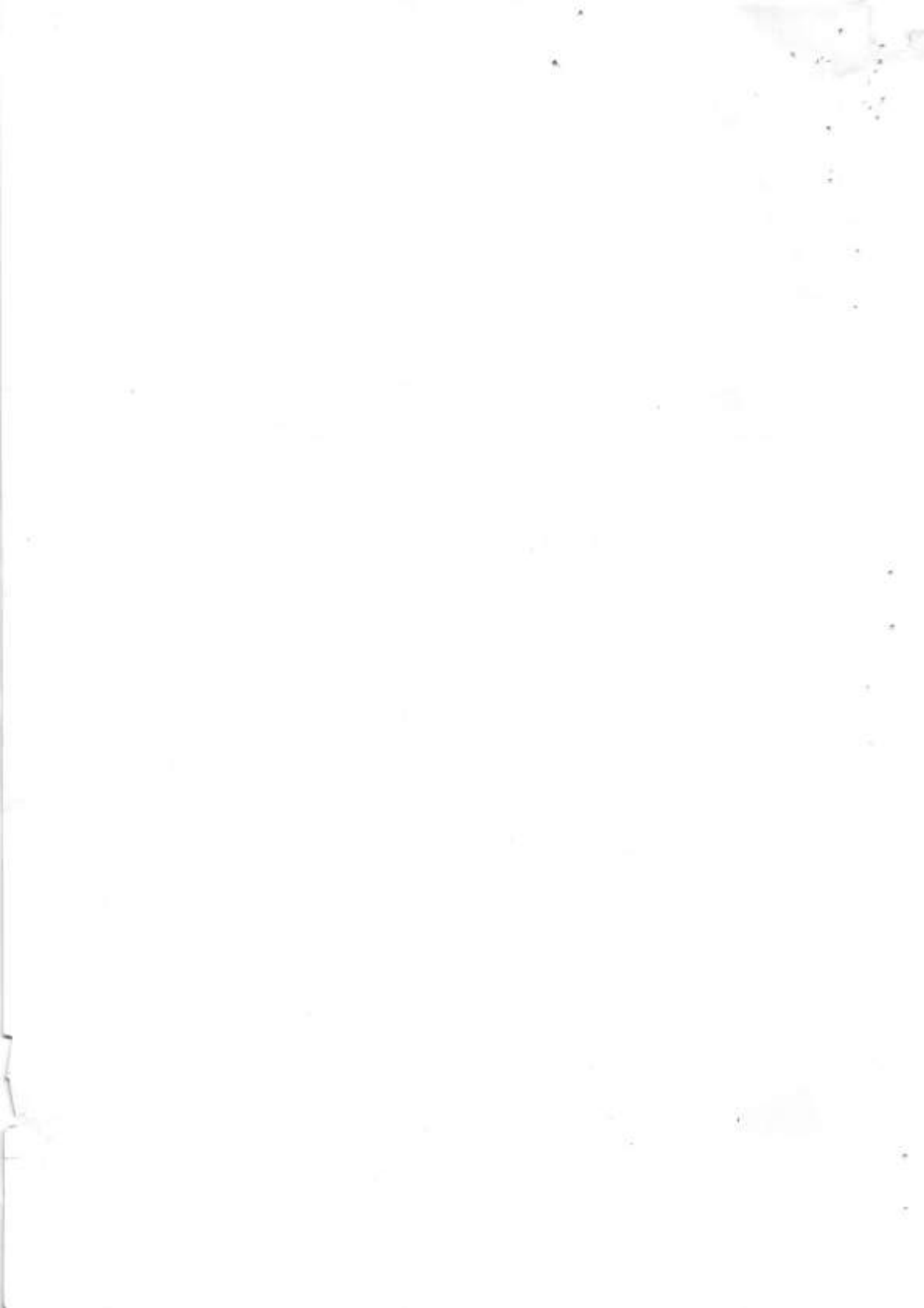


इस कार्ड के खोने / पाने पर कृपया सूचित करें। लौटाएं:
आयकर पैन सेवा इकाई, एन एस डी एल
5वीं मंजिल, मंत्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

*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: tininfo@nsdl.co.in



2

কলকাতা পোস্ট অফিস

কলকাতা পোস্ট অফিস (১৯৯৯)

Post / পোস্ট অফিসের নাম / Name of Post Office / পোস্ট অফিসের নাম

NANDKISHORE PANSARI



Z2005009

পোস্ট অফিসের নাম / Name of Postage

MANJU PANSARI

পোস্ট অফিসের নাম / Name of Postage

POOJA PANSARI

নম্বর / Address

7

LOVELOCK STREET, KOLKATA

PIN: 700019, WEST BENGAL, INDIA

পোস্ট অফিসের নাম / Name of Post Office / পোস্ট অফিসের নাম

60894308

29/03/2007

KOLKATA

নম্বর / Address

CA2078101998114

Handwritten signature

Seller, Buyer and Property Details

A. Principal & Attorney Details

Presentant Details	
SL No.	Name and Address of Presentant
1	Mr Mahesh Pansari Son of Mr Nand Kishore Pansari 7 Lovelock Street, P.O:- Bullygunge, P.S:- Bullygunge, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700019

Principal Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	KAUSHALYA TOWNSHIP PRIVATE LIMITED 171/1A, Rash Behari Avenue, P.O:- Gariahat Road, P.S:- Gariahat, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700019; Status : Organization; Represented by representative as given below:-
1(1)	Mr Karan Mehra 10/1, Park Lane, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,; Status : Representative; Date of Execution : 20/05/2016; Date of Admission : 20/05/2016; Place of Admission of Execution : Pvt. Residence
2	ORION ABASAAN PRIVATE LIMITED 160 Jamunalal Bajaj Street, P.O:- Burrabazar, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007; Status : Organization
3	MAGNUM INFRACON PRIVATE LIMITED 160 Jamunalal Bajaj Street, P.O:- Burrabazar, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007; Status : Organization; Represented by their (2-3) representative as given below:-
2-3 (1)	Mr Kartik Mehra 10/1, Park Lane, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,; Status : Representative; Date of Execution : 20/05/2016; Date of Admission : 20/05/2016; Place of Admission of Execution : Pvt. Residence
4	KAUSHALYA NIRMAN PRIVATE LIMITED 69 Girish Park North, P.O:- Jorasanko, P.S:- Girish Park, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006; Status : Organization; Represented by representative as given below:-



Principal Details

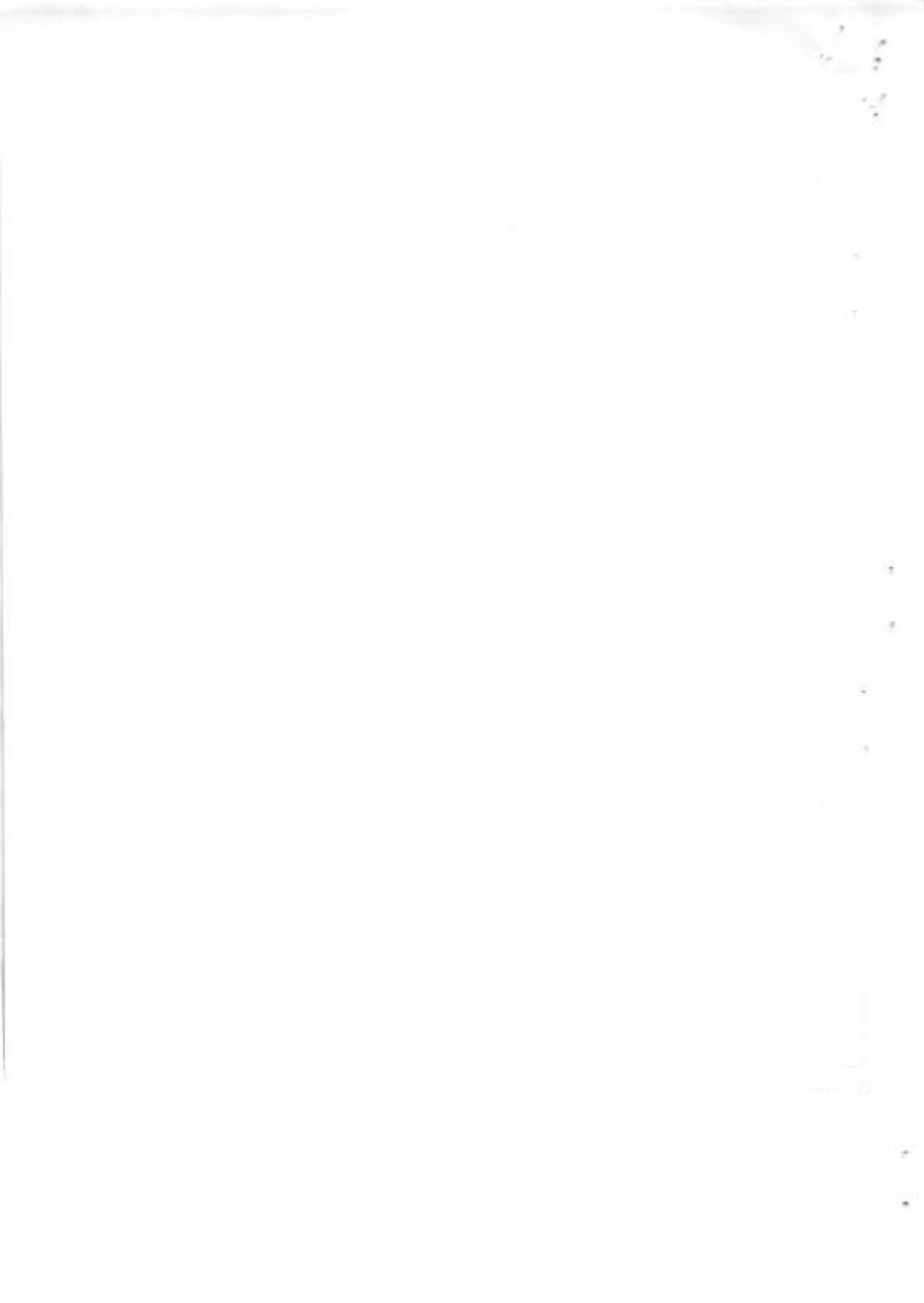
SL No.	Name, Address, Photo, Finger print and Signature
4(1)	Mr Rahul Mehra 10/1, Park Lane, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,; Status : Representative; Date of Execution : 20/05/2016; Date of Admission : 20/05/2016; Place of Admission of Execution : Pvt. Residence

Attorney Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	PS PRIMARC PROJECTS L L P 6A, Elgin Road, P.O:- L R Sarani, P.S:- Bhawanipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700020; Status : Organization; Represented by representative as given below:-
1(1)	Mr Mahesh Pansari 7 Lovelock Street, P.O:- Bullygunge, P.S:- Bullygunge, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,; Status : Representative; Date of Execution : 20/05/2016; Date of Admission : 20/05/2016; Place of Admission of Execution : Pvt. Residence
2	Mr Mahesh Pansari Son of Mr Nand Kishore Pansari 7 Lovelock Street, P.O:- Bullygunge, P.S:- Bullygunge, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,; Status : Individual; Date of Execution : 20/05/2016; Date of Admission : 20/05/2016; Place of Admission of Execution : Pvt. Residence
3	Mr Sidharth Pansari Son of Mr Nand Kishore Pansari 7 Lovelock Street, P.O:- Bullygunge, P.S:- Bullygunge, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,; Status : Individual; Date of Execution : 20/05/2016; Date of Admission : 20/05/2016; Place of Admission of Execution : Pvt. Residence

B. Identifire Details

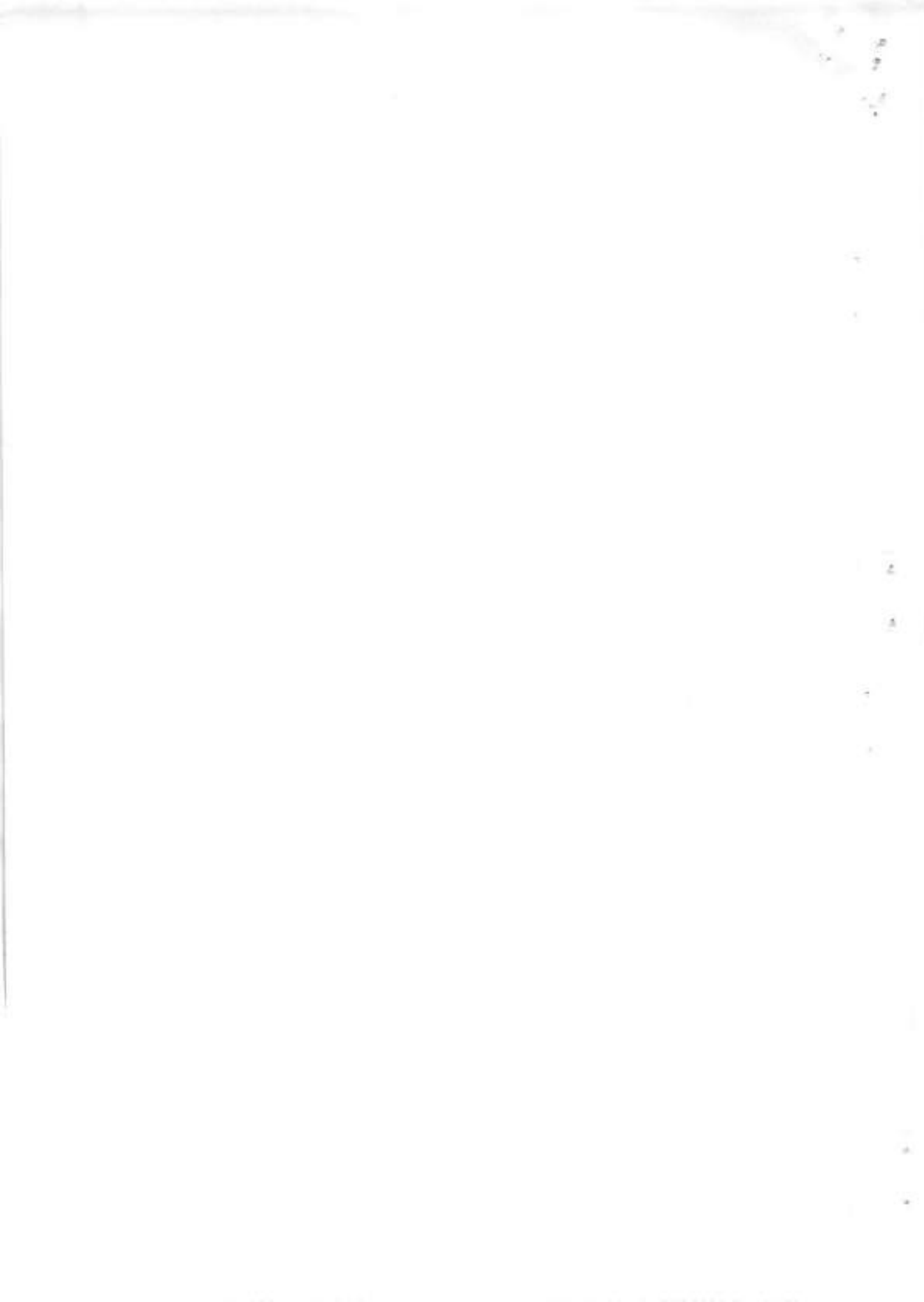
Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr Swapan Kar Son of Mr R N Kar 96/1, Rajdanga School Road, P.O:- E K T P, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700107 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India,	Mr Karan Mehra, Mr Kartik Mehra, Mr Rahul Mehra, Mr Mahesh Pansari, Mr Mahesh Pansari, Mr Sidharth Pansari	

C. Transacted Property Details



D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	Tanmay Jalan
Address	Hare St,Thana : Hare Street, District : Kolkata, WEST BENGAL
Applicant's Status	Advocate



Office of the A.R.A. - III KOLKATA, District: Kolkata
Endorsement For Deed Number : IV - 190303089 / 2016

Query No/Year	19031000184131/2016	Serial no/Year	1903005018 / 2016
Deed No/Year	IV - 190303089 / 2016		
Transaction	[4002] Power of Attorney, General Power of Attorney		
Name of Presentant	Mr Mahesh Pansari	Presented At	Private Residence
Date of Execution	20-05-2016	Date of Presentation	20-05-2016

Remarks

On 20/05/2016

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

Presented for registration at 17:10 hrs on : 20/05/2016, at the Private residence by Mr Mahesh Pansari , one of the Claimants.

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

Execution is admitted on 20/05/2016 by

Mr Mahesh Pansari, Son of Mr Nand Kishore Pansari, 7 Lovelock Street, P.O: Bullygunge, Thana: Bullygunge, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700019, By caste Hindu, By Profession Business

Indetified by Mr Swapan Kar, Son of Mr R N Kar, 96/1, Rajdanga School Road, P.O: E K T P, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, By caste Hindu, By Profession Service

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

Execution is admitted on 20/05/2016 by

Mr Sidharth Pansari, Son of Mr Nand Kishore Pansari, 7 Lovelock Street, P.O: Bullygunge, Thana: Bullygunge, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700019, By caste Hindu, By Profession Business

Indetified by Mr Swapan Kar, Son of Mr R N Kar, 96/1, Rajdanga School Road, P.O: E K T P, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, By caste Hindu, By Profession Service

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

Execution is admitted on 20/05/2016 by

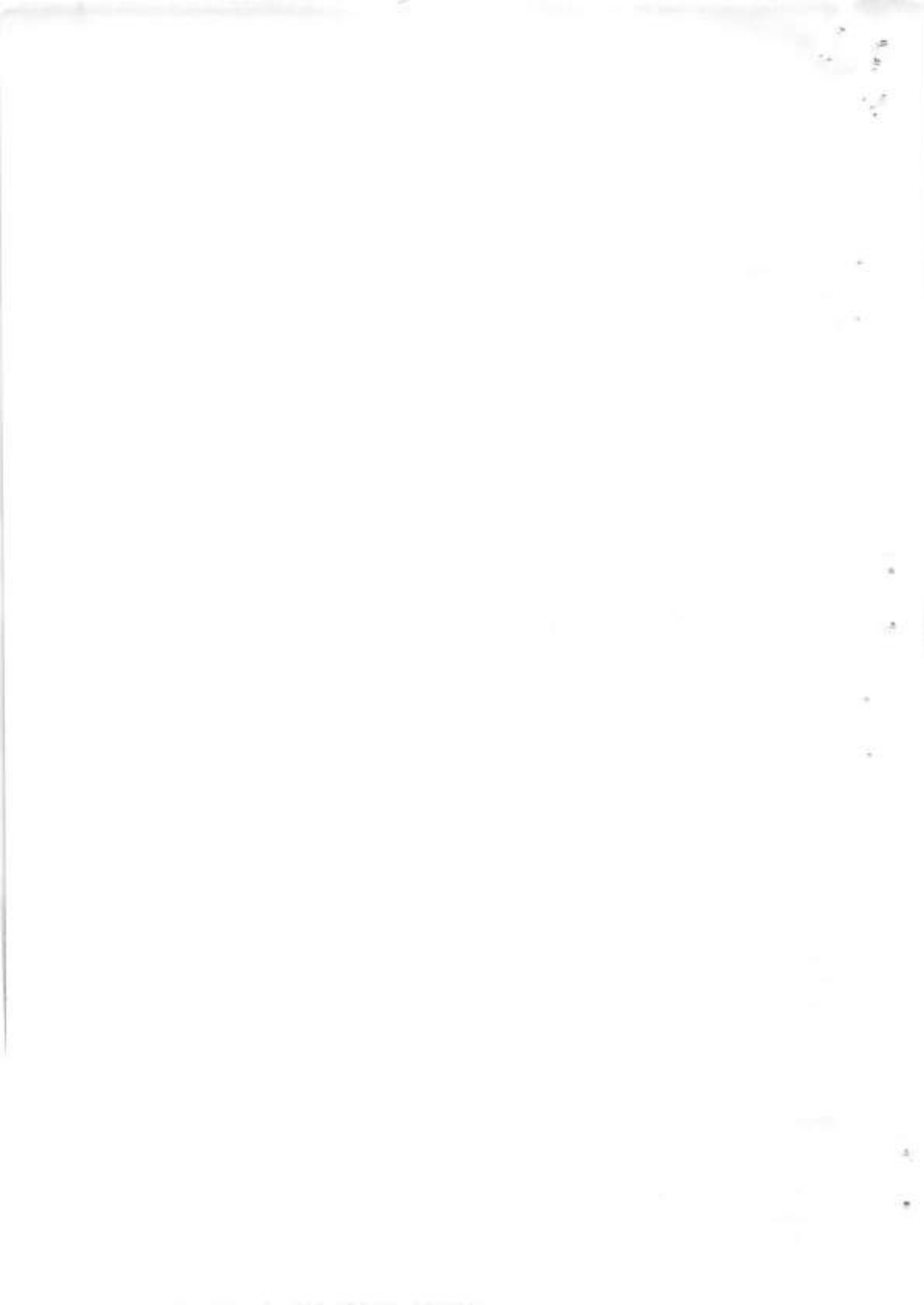
Mr Karan Mehra Director, KAUSHALYA TOWNSHIP PRIVATE LIMITED, 171/1A, Rash Behari Avenue, P.O:- Gariahat Road, P.S:- Gariahat, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700019 Mr Karan Mehra, Son of Mr Mahesh Mehra, 10/1, Park Lane, P.O: Park Street, Thana: Park Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700016, By caste Hindu, By profession Business

Indetified by Mr Swapan Kar, Son of Mr R N Kar, 96/1, Rajdanga School Road, P.O: E K T P, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, By caste Hindu, By Profession Service

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

Execution is admitted on 20/05/2016 by

1. Mr Kartik Mehra Director, ORION ABASAAN PRIVATE LIMITED, 160 Jamunalal Bajaj Street, P.O:- Burrabazar, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007 Mr Kartik Mehra, Son of Mr Mahesh Mehra, 10/1, Park Lane, P.O: Park Street, Thana: Park Street, , City/Town: KOLKATA,



Kolkata, WEST BENGAL, India, PIN - 700016, By caste Hindu, By profession Business

2. Mr Kartik Mehra Director, MAGNUM INFRACON PRIVATE LIMITED, 160 Jamunalal Bajaj Street, P.O:-
Burrabazar, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007 Mr Kartik Mehra,
Son of Mr Mahesh Mehra, 10/1, Park Lane, P.O: Park Street, Thana: Park Street, , City/Town: KOLKATA,
Kolkata, WEST BENGAL, India, PIN - 700016, By caste Hindu, By profession Business

Indetified by Mr Swapan Kar, Son of Mr R N Kar, 96/1, Rajdanga School Road, P.O: E K T P, Thana: Kasba, ,
South 24-Parganas, WEST BENGAL, India, PIN - 700107, By caste Hindu, By Profession Service

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

Execution is admitted on 20/05/2016 by

Mr Rahul Mehra Director, KAUSHALYA NIRMAN PRIVATE LIMITED, 69 Girish Park North, P.O:- Jorasanko,
P.S:- Girish Park, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006 Mr Rahul Mehra, Son of Late
Sidh Nath Mehra, 10/1, Park Lane, P.O: Park Street, Thana: Park Street, , City/Town: KOLKATA, Kolkata,
WEST BENGAL, India, PIN - 700016, By caste Hindu, By profession Business

Indetified by Mr Swapan Kar, Son of Mr R N Kar, 96/1, Rajdanga School Road, P.O: E K T P, Thana: Kasba, ,
South 24-Parganas, WEST BENGAL, India, PIN - 700107, By caste Hindu, By Profession Service

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

Execution is admitted on 20/05/2016 by

Mr Mahesh Pansari Partner, PS PRIMARC PROJECTS L L P, 6A, Elgin Road, P.O:- L R Sarani, P.S:-
Bhawanipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700020 Mr Mahesh Pansari, Son
of Mr Nand Kishore Pansari, 7 Lovelock Street, P.O: Ballygunge, Thana: Bullygunge, , City/Town: KOLKATA,
South 24-Parganas, WEST BENGAL, India, PIN - 700019, By caste Hindu, By profession Business

Indetified by Mr Swapan Kar, Son of Mr R N Kar, 96/1, Rajdanga School Road, P.O: E K T P, Thana: Kasba, ,
South 24-Parganas, WEST BENGAL, India, PIN - 700107, By caste Hindu, By Profession Service



(Balaram Adhikari)

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

On 25/05/2016

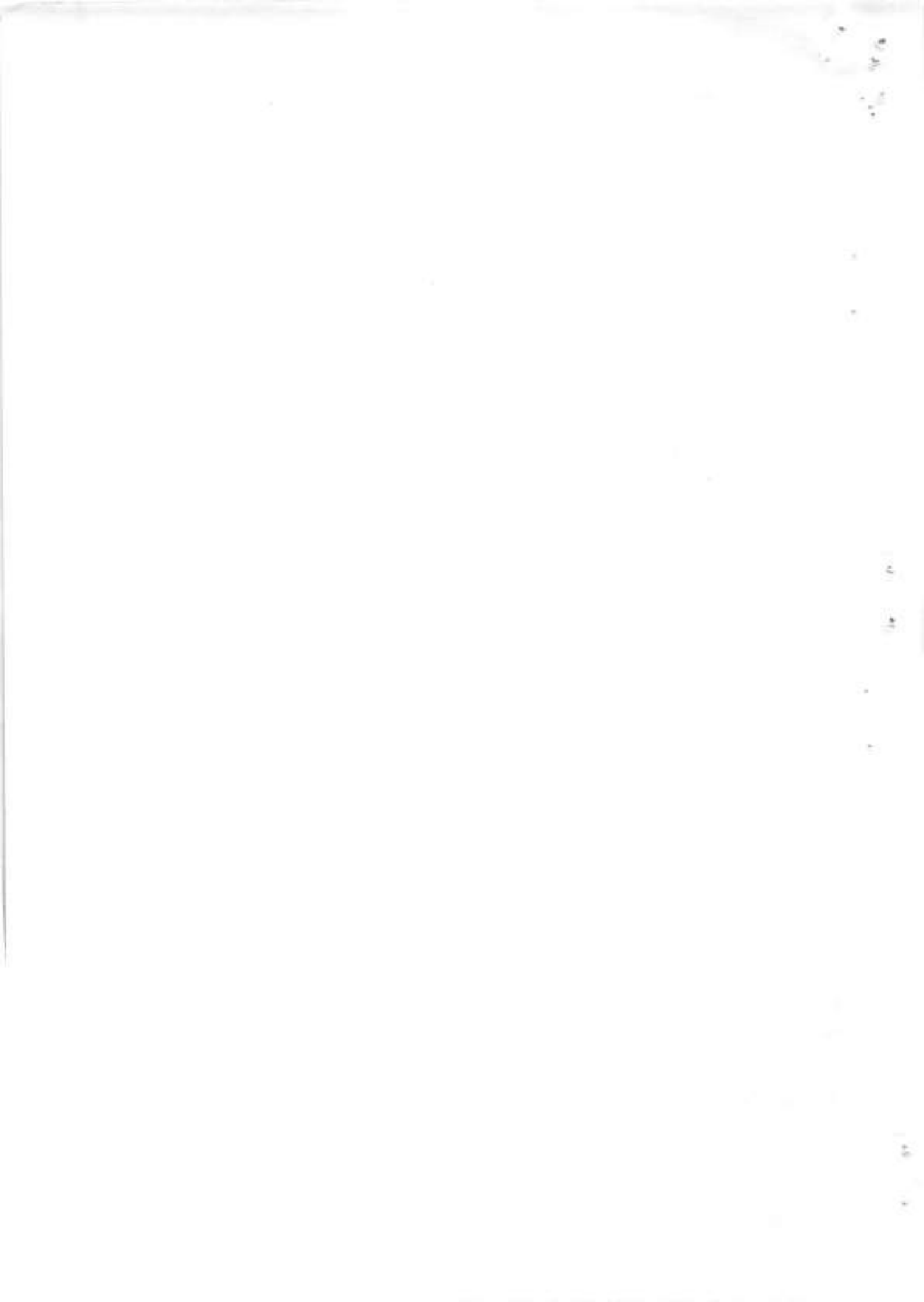
Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

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

Payment of Fees

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

Payment of Stamp Duty



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

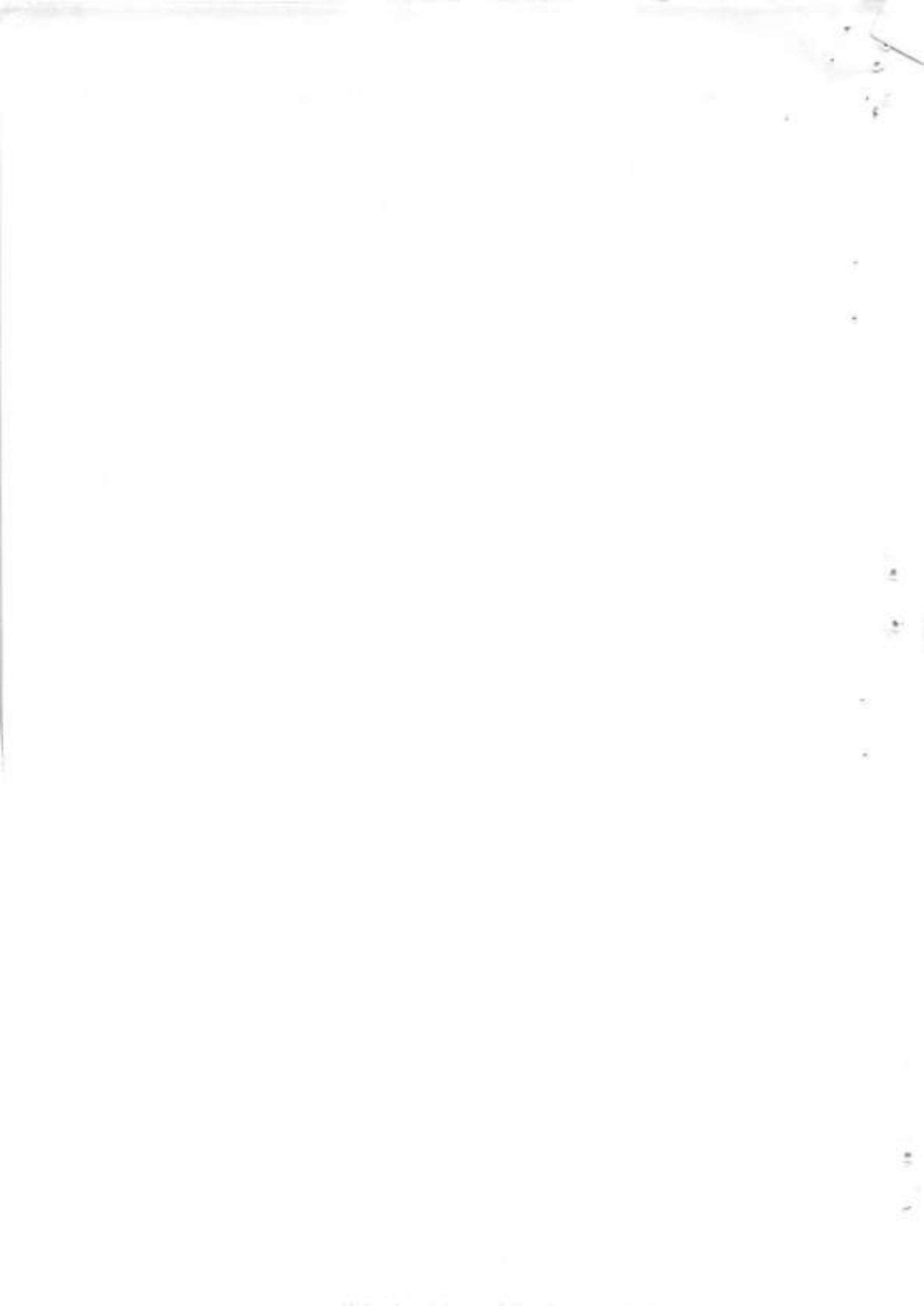
Description of Stamp

1. Rs 50/- is paid on Impressed type of Stamp, Serial no 179448, Purchased on 22/03/2016, Vendor named Suranjan Mukherjee.



(Balaram Adhikari)

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 - IV

Volume number 1903-2016, Page from 77308 to 77345
being No 190303089 for the year 2016.



Digitally signed by BALARAM ADHIKARI
Date: 2016.05.31 17:24:11 +05:30
Reason: Digital Signing of Deed.

(Balaram Adhikari) 31/05/2016 17:24:10
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
West Bengal.

(This document is digitally signed.)