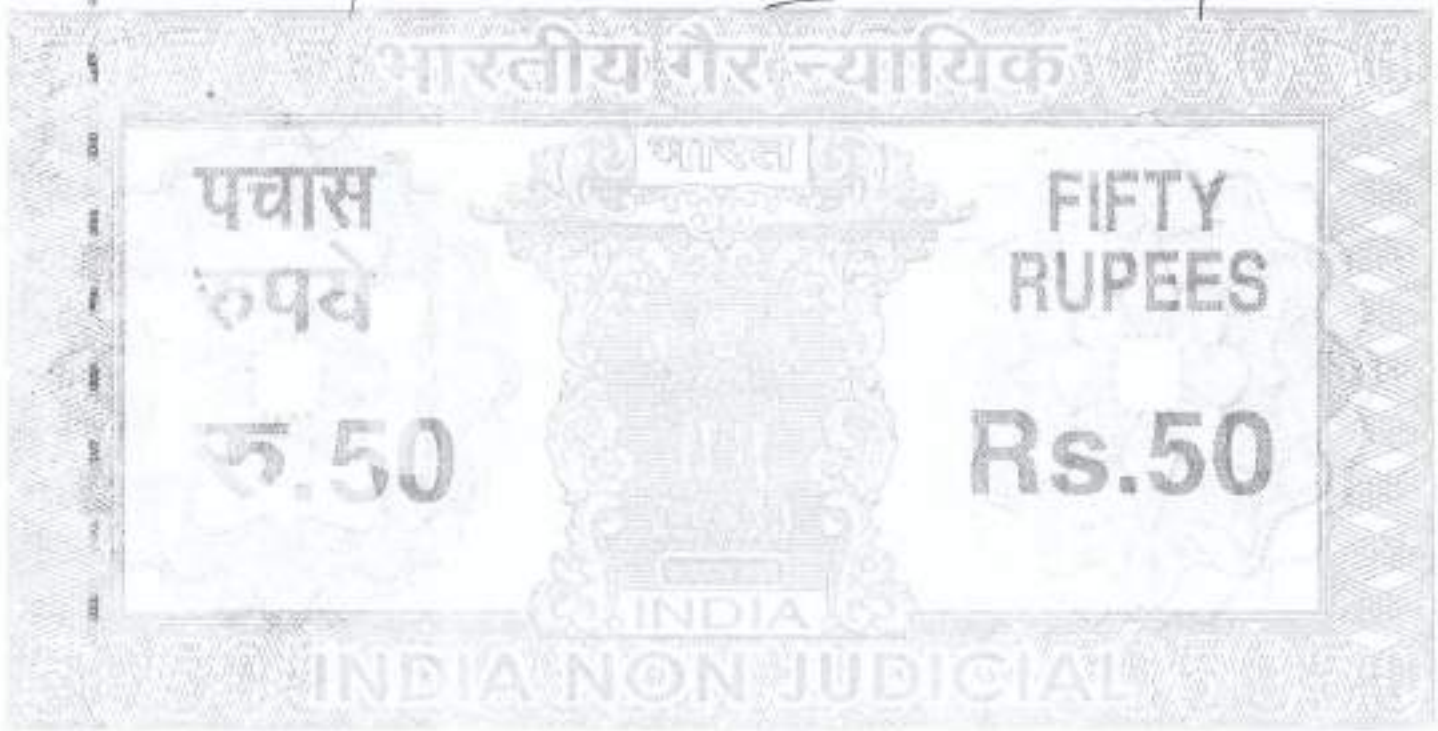


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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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3 2000 Rm

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Certified that the Document is admitted to Registration. The Signature Sheet and the Disbursement sheet attached to this document are the parts of this Document.

*[Signature]*  
Additional Registrar  
of Assurances-III, Kolkata

*[Signature]*  
Additional Registrar of  
Assurances III Kolkata

25 JAN 2018

POWER OF ATTORNEY

1. Date: 24<sup>th</sup> January, 2018
2. Place: Kolkata
3. Parties

Karan Mehra  
R-Off L.

*[Signature]*

Karan Mehra

Karan Mehra  
R-Off L.

*[Signature]*  
Karan Mehra

23107

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Date \_\_\_\_\_  
Page \_\_\_\_\_  
22



*Bhad*  
Sd/-  
KOLKATA



*[Signature]*  
Additional Registrar of  
Assurances III Kolkata

24 JAN 2018

*Subrata Sarder.*  
*S/o. Ganesh Sarder.*  
*110, S.K. Deb Road, P.S. - Lake Town*  
*Kolkata - 700048 P.O. - Sreebhumi*  
*Service*

- 3.1 **Magnum Infracon Private Limited**, a company incorporated under the Companies Act, 1956 (CIN U70100WB2008PTC123250), having its registered office at 160, Jamunlal Bajaj Street, Kolkata-700007, Post Office Burrabazar, Police Station Burra Bazaar, District Kolkata, West Bengal (PAN AAFCM4442C), represented by its authorized representative, **Rahul Mehra**, son of Late Sidh Nath Mehra, by faith Hindu, by nationality Indian, by occupation Business, of 3<sup>rd</sup> Floor, 10/1, Park Lane, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (DIN 01267051) (PAN AKRPM6864B)
- 3.2 **Kaushalya Township Private Limited**, a company incorporated under the Companies Act, 1956 (CIN U70109WB2006PTC111320), having its registered office at 171/1A, Rash Behari Avenue, Kolkata-700019, Post office Rash Behari Avenue, Police Station Gariahat, District South 24 Parganas, West Bengal (PAN AACCK8934E), represented by its authorized Director, **Karan Mehra**, son of Mahesh Mehra, by faith Hindu, by nationality Indian, by occupation Business, of Ground Floor, 10/1, Park Lane, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (DIN 01267033) (PAN AKRPM6865A).
- 3.3 **Orion Abasaan Private Limited**, a company incorporated under the Companies Act, 1956 (CIN U70101WB2006PTC111322), having its registered office at 160, Jamunlal Bajaj Street, Kolkata-700007, Post Office Burra Bazar, Police Station Burra Bazaar, District Kolkata, West Bengal (PAN AAACO8593P), represented by its authorized Director, **Kartik Mehra**, son of Mahesh Mehra, by faith Hindu, by nationality Indian, by occupation Business, of 1<sup>st</sup> Floor, 10/1, Park Lane, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (DIN 01711522/03132792) (PAN AIDPM7054M)
- 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, Kolkata-700006, Post Office Jorasanko, Police Station Girish Park, District Kolkata, West Bengal (PAN AACCK8935F), represented by its Authorized Director, **Rahul Mehra**, son of Late Sidh Nath Mehra, by faith Hindu, by nationality Indian, by occupation Business, of 3<sup>rd</sup> Floor, 10/1, Park Lane, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (DIN 01267051) (PAN AKRPM6864B)

(collectively **Grantors**)

**And**

- 3.5 **PS Primare Projects LLP**, a limited liability partnership incorporated under the Limited Liability Partnership Act, 2008, having its registered office at 7A, Elgin Road, Kolkata-700020, Police Station Bhowanipore, Post Office Elgin Road, District South 24 Parganas (PAN AAQFP9146A), represented by its designated Partner, **Mahesh Pansari**, son of Nand Kishore Pansari, by faith Hindu, by nationality Indian, by occupation Business, of 7, Lovelock Street, Kolkata-700019, Police Station Ballygunge, Post Office Ballygunge, District South 24 Parganas (PAN AFQPP2511J)

(Attorney).



Additional Registrar of  
Assurances III Kolkata

24 JAN 2018

## NOW THIS POWER OF ATTORNEY WITNESSES AS FOLLOWS:

### 4. Background

- 4.1 **Ownership of Said Property:** The Grantors are jointly the absolute owners of land measuring .16 (point one six) acre, more or less, equivalent to 16 (sixteen) decimal, more or less, contained in L.R. *Dag* No. 2149 recorded in L.R. *Latam* Nos. 2541 and 2765 (formerly 1974), *Mouza* Hudarait, J.L. No.54, Police Station Rajarhat, within the jurisdiction of Chandpur Gram *Panchayat*, 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 Property**).
- 4.2 **Said Project:** The Grantors have decided to (1) develop the Said Property by way of construction of a cluster of buildings on the Said Property (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 Property by way of construction of the Said Complex and sale of Units therein to Transferees, collectively **Said Project**].
- 4.3 **Development Agreement:** By a Supplemental Development Agreement dated 5<sup>th</sup> May, 2017 registered in the Office of the Additional Registrar of Assurances IV, Kolkata, in Book No. 1, Being Deed No. 190406175 for the year 2017 Supplemental **Development Agreement**), read together with the Principal Development Agreement dated 20<sup>th</sup> May, 2016, registered in the Office of the Additional Registrar of Assurances IV, Kolkata, in Book No. 1, Being Deed No. 190404784 for the year 2016 (**Principal 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 Property for execution of the Said Project, in the manner and on the terms and conditions contained in the Principal Development Agreement, Supplemental Development Agreement and Principal Development Agreement are collectively referred herein Development Agreement.
- 4.4 **Entitlement in Said Complex:** Under the Principal 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 Principal Development Agreement (collectively **Owners' 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 Principal Development Agreement (collectively **Developer's Entitlement**) and it has been further agreed that the Attorney 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 Attorney shall deposit the Owners' Entitlement in the bank accounts of the Grantors as per the terms of the Principal Development Agreement.
- 4.5 **Reason for Granting of Powers:** Under Clause 10.1 of the Principal 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 Panchayat* and other statutory authorities including but not limited to Traffic Department, Directorate of Fire Service, Pollution Control Board, Directorate of Lifts, Directorate of Electricity, Urban Land Ceiling



Additional Registrar of  
Assurances III Kolkata

24 JAN 2018

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 overall development of the Said Property 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 Attorney, 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 Property 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 Attorney as the lawful Attorney 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 Attorney.
- 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 Property.
- 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.



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Assurances III Kolkata

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- 7.5 **Land Revenue:** To make payment of upto date land revenue/*panchayat*/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 Property 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 Property *inter alia* by way of approaching the concerned authorities and obtaining necessary orders for conversion of the Said Property 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 Property.
- 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 Property in accordance with the Development Agreement.
- 7.10 **Construction:** To take all steps for construction of the Said Complex comprised in the Said Property and in this regard to construct temporary sheds and godowns for storage of building materials and running of site office on the Said Property.
- 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 Attorney in accordance with the Development Agreement and without creating any liability or obligation on the Grantors.
- 7.12 **Home Loans:** To arrange for financing of housing/home loans in respect of the Project (**Home Loans**) by Banks/Financial Institutions and to sign and execute all necessary documents on behalf of the Grantors in order for the Transferees to obtain Home Loans from the Banks/Financial Institutions and to create mortgage/charge of the Units in favour of such Bank/Financial Institution for availing such Home Loans only but on the clear understanding that the Bank/Financial Institution shall have no right of recovery against the Grantors.
- 7.13 **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.
- 7.14 **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 Attorney and to pay all premium for such insurance.



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24 JAN 2010

- 7.15 **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**).
- 7.16 **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.
- 7.17 **Acceptance of Papers:** To accept notices and service of papers from the Chandpur Gram Panchayat, 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.
- 7.18 **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.
- 7.19 **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.
- 7.20 **Watch and Ward:** To employ and appoint watchmen, guards and other security personnel for the Said Property.
- 7.21 **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 Attorney may deem fit and proper.
- 7.22 **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 Attorney shall deposit the Owners' Entitlement in the bank accounts of the Grantors as per the terms of the Development Agreement.
- 7.23 **Legal Action:** To take any legal action or to defend any legal proceeding including arbitration proceeding arising out of any matter in respect of the Said Property 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.
- 7.24 **Outgoings:** To pay all outgoings, including local taxes, *khajanas*, etc. in respect of the Said Property and to collect receipts therefor.



*[Handwritten signature]*

Additional Registrar of  
Assurances III Kolkata

24 JAN 2018

**8. Covenants and Ratification**

- 8.1 **Covenants:** The Attorney agrees and covenants 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 Attorney (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 Attorney in pursuance of this Power of Attorney.



Additional Registrar of  
Assurances III Kolkata

24 JAN 2018

**Schedule**  
**(Said Property)**

Land classified as *sali* (agricultural) measuring .16 (point one six) acre, more or less, equivalent to 16 (sixteen) decimal, more or less, contained in L.R. *Dag* No. 2149, recorded in L.R. *Mutation* Nos. 2541 and 2765 (formerly 1974), *Mouza* Hudaait, J.L. No.54, Police Station Rajarhat, within the jurisdiction of Chandpur Gram *Panchayat*, Sub-Registration District Bidhansagar, 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* No. 2149
- On the East** : By *Dag* No. 2149
- On the South** : By *Dag* No. 2150
- On the West** : By *Dag* No. 2149



Additional Registrar of  
Assurances III Kolkata

24 JAN 2018



**9. Execution and Delivery**

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

*Karan Mehra*

**Kaushalya Township Private Limited**  
Represented by its Director  
**Karan Mehra**

*Kartik Mehra*

**Orion Abasaan Private Limited**  
Represented by its Director  
**Kartik Mehra**

*Rahul Mehra*

**Magnum Infracon Private Limited**  
Represented by its representative  
**Rahul Mehra**

*Rahul Mehra*

**Kaushalya Nirman Private Limited**  
Represented by Director  
**Rahul Mehra**

We accept:

*Mahesh Pansari*

**PS Primarc Projects LLP**  
represented by its Partner  
**Mahesh Pansari**  
Authorized Signatory

[Attorney]

Drafted by:

*Moumita Kundu*  
Moumita Kundu

F/1669/1232/2012

Advocate, High Court at Calcutta

Witnesses:

Signature *Ranendra Nath Roy*

Name *RANENDRA NATH ROY*

Father's Name *Ranendra Nath Roy*

Address *6A Elgin Road*

*Kolkata - 700019*

Signature *S. Sarder*

Name *Subrata Sarder*

Father's Name *Cr. Sarder*

Address *7C.K.S. Roy Road*

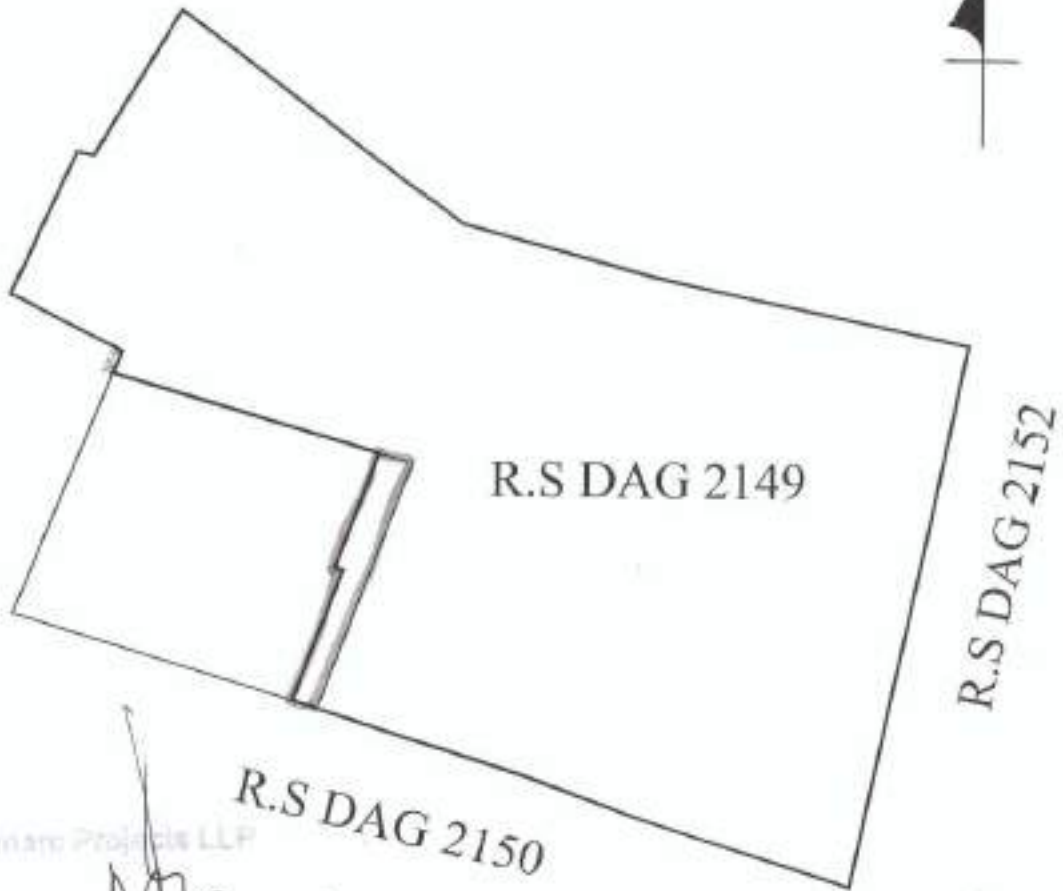
*Kolkata - 700001*



Additional Registrar of  
Assurances in Kolkata

24 JAN 2018

MOUZA - HUDARAIT, J . L. NO - 54, R . S . DAG NO - 2149 (P)



PS Private Projects LLP

*[Signature]*

Director

PS Private Projects PVT. LTD.

*Karan Mehta*

Director

PS Private Projects PVT. LTD.

*Karan Mehta*

Director

Kaushalya Nirman Pvt. Ltd.

*R. P. H. L.*

Director

MAGNUM INFRACON PVT. LTD.

*R. P. H. L.*

Authorized Signatory

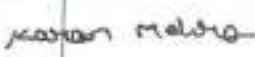


























Additional Registrar of  
Assurances in Kolkata

24 JAN 2010

11

# SPECIMEN FORM TEN FINGER PRINTS

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



Additional Registrar of  
Assurances III Kolkata

24 JAN 2018





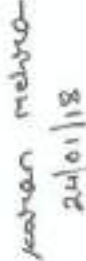


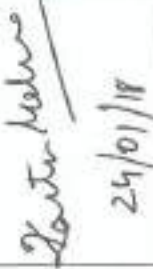

Government of West Bengal

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 19031000420589/2017

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
1	Mr Karan Mehra 10/1, Park Lane, P.O:- Park St, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016	Representative of Principal [KAUSHALYA TOWNSHIP PRIVATE LIMITED]		 C-291	 Karan Mehra 24/01/18
2	Mr Kartik Mehra 10/1, Park Lane, P.O:- Park St, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016	Representative of Principal [ORION ABASAAN PRIVATE LIMITED]		 C-292	 Kartik Mehra 24/01/18
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
 Additional Registrar of Assurances III Kolkata 24 JAN 2018					





Sl No.	Name of the Executant	Category	Photo	Finger Print C-290	Signature with date
3	Mr Rahul Mehra 10/1, Park Lane, P.O:- Park St, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016	Representative of Principal [MAGNUM INFRACON PRIVATE LIMITED] ,[KAUSHALYA NIRMAN PRIVATE LIMITED]			 24/1/2018 R. ——— Presentant
Sl No.	Name of the Executant	Category	Photo	Finger Print C-293	Signature with date
4	Mr Mahesh Pansari 7 Lovelock Street, P.O:- Ballygunge, P.S:- Ballygunge, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700019	Representative of Attorney [PS PRIMARC PROJECT S LLP]			 24/1/18
Sl No.	Name and Address of identifier	Identifier of		Signature with date	
1	Mr Subrata Sardar Son of Mr Ganesh Sardar 110 S K Deb Road, P.O:- Sreebhumi, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700048	Mr Karan Mehra, Mr Kartik Mehra, Mr Rahul Mehra, Mr Mahesh Pansari		 24/1/18	

  
(Malay Kanti Das)  
ADDITIONAL REGISTRAR  
OF ASSURANCE  
OFFICE OF THE A.R.A. -  
III KOLKATA  
Kolkata, West Bengal  
Additional Registrar of  
Assurances III Kolkata  
24 JAN 2018



R. H. L.



R. H. L.



Karan Mehta



Karan Mehta





आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

KARAN MEHRA

MAHESH MEHRA

23/10/1986

Permanent Account Number  
AKRPM6865A

*Karan Mehra*  
Signature



2012210X

*Karan Mehra*



  
ভারতের নির্বাচন কমিশন  
পরিচয় পত্র  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

XOA1462811

নির্বাচকের নাম : কারন মেহরা  
Elector's Name : Karan Mehra

পিতার নাম : নাহেশ মেহরা  
Father's Name : Naresh Mehra

লিঙ্গ / Sex : পুরু / M  
জন্ম তারিখ : 23/10/1986  
Date of Birth

Karan Mehra

Kanan Mehta

XOA1462811

Date:  
10/11/2018

Address:  
1011 PARK LANEWARD NO.01  
KOLKATA 700018

Date: 04/12/2018  
161 - 161st Street, Sector 1, Block 1, Salt Lake, Kolkata  
Facsimile Signature of the Electoral  
Registration Officer for  
161-Balysingha Constituency

ভাৱন কৰিবলৈ এই নথি কেৱল তথ্যৰ বাবেহে ব্যৱহৃত কৰিবলৈ  
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In case of change in address, please inform the  
in the relevant Form for inclusion of your name in the  
list at the constituency level to obtain the card  
with same number.



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

RAHUL MEHRA

SIDHNATH MEHRA

03/06/1986

Permanent Account Number  
AKRPM6864B

*Rahul Mehra*  
Signature



3042104

*R. —————*



**GOVERNMENT OF WEST BENGAL**  
**INDIAN UNION DRIVING LICENCE**

Driving Licence No: **WB-0120070466885**

Name: **RAHUL MEHRA**

ADDRESS  
101, 14th Ln, Kolkata 700016

**SIGN OF S MEHRA**

Date of Issue	28/02/2007	Blood Group: U
Valid Till (NT)	27/02/2027	Date of Birth
Valid Till (D)	A	08/06/1986

Issuing Authority: P. M. D., Kolkata      Issuing Authority Sign: \_\_\_\_\_

*R. Mehra*

Authorisation to drive the following vehicle class throughout India

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

D: 01-01-051942



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

KARTIK MEHRA

MAHESH MEHRA

31/03/1982  
Permanent Account Number  
AIDPM7054M

*Kartik Mehra*  
Signature



PHOTOGRAPH

*Kartik Mehra*









आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

PS PRIMARC PROJECTS LLP



04/03/2015

Permanent Account Number

AAQFP9146A

17032015

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,  
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



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

MAHESH PANSARI

NAND KISHORE PANSARI

09/04/1977

Permanent Account Number

AFQPP2511J

Signature

भारत  
सरकार



इस कार्ड के माध्यम से आयकर सेवा सुविधाएँ। ऑनलाइन  
आयकर सेवा सुविधाएँ, आयकर सेवा  
सर्विस प्रोवाइडिंग, एनई-एनई, सर्विस 997/9  
सर्विस प्रोवाइडिंग, सर्विस प्रोवाइडिंग-997/9  
सर्विस-411 006

*If this card is lost / someone else card is found,  
please inform / report to -  
Income Tax PAN Service Unit, NSDL,  
3rd Floor, Market Street,  
Plot No. 343, Survey No. 997/9,  
Mumbai Colony, Near Durgam Chattrani Circle,  
Pune - 411 006.*

Tel: 01-20-2321 9680; Fax: 01-20-2321 9681  
e-mail: [nsdl@nsdl.com](mailto:nsdl@nsdl.com)



**GOVERNMENT OF WEST BENGAL**  
**INDIAN UNION DRIVING LICENCE**

Driving Licence No. **WB-0120000054893**  
Name: **ABAN BANERJI**

Address  
**7, LONE LOCKER STREET KOLKATA**  
**700016**

**ABAN BANERJI**

Date of issue	25/10/2009	Valid Group: V
Valid Till (M)	10/10/2015	Date of Birth
Valid Till (Y)	X	08/04/1977

Issuing Authority: **P. V. D. Kolkata**      Kolkata Authority Sign: 

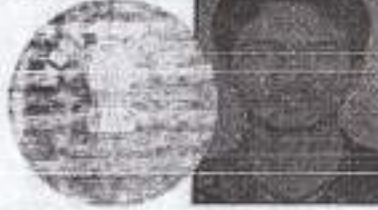
*Aban Banerji*





ভারতের নির্বাচন কমিশন  
পরিচয় পত্র  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

XOY1489277



নির্বাচকের নাম : সুব্রত সর্দার  
Elector's Name : Subrata Sardar  
শিতার নাম : গণেশ সর্দার  
Father's Name : Ganesh Sardar  
লিঙ্গ/Sex : পুং/ M  
জন্ম তারিখ  
Date of Birth : 14/01/1992

*Subrata Sardar*

XOY1489277

\*ঠিকানা:

110, এস.কে. দেব রোড., লেক টাউন, উত্তর 24 পরগণা,  
700048

Address:

110, S.K. DEB ROAD., LAKE TOWN,  
NORTH 24 PARGANAS, 700048

*[Signature]*

Date: 25/03/2011

116-বিধান নগর নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন  
আধিকারিকের স্বাক্ষরের অনুকৃতি

Facsimile Signature of the Electoral  
Registration Officer for  
116-Bidhannagar Constituency

বিধান পরিষদ হল মতন বিধানের তালিকা নিচে লক্ষ্য রাখা হইবে  
যদিও মতন অতিরিক্ত পরিষদে পরিষদে লক্ষ্য রাখা হইবে এই  
পরিষদের লক্ষ্য রাখা হইবে মতন।












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 number.

08/1990





# SPECIMEN FORM TEN FINGER PRINTS

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

*Handwritten signature: Ravi Kumar*



Additional Registrar of  
Assurances III Kolkata

24 JAN 2018

Dated this 24<sup>th</sup> day of January, 2018

From

Magnum Infracon Private Limited & Ors.  
... Grantors

To

PS Primarc Projects LLP  
... Attorney

POWER OF ATTORNEY

**Saha & Ray**  
Advocates  
3A/1, 3<sup>rd</sup> Floor  
Hastings Chambers  
7C, Kiran Shankar Roy Road  
Kolkata-700001



### Major Information of the Deed

Deed No :	IV-1903-00470/2018	Date of Registration	25/01/2018
Query No / Year	1903-1000420589/2017	Office where deed is registered	
Query Date	23/12/2017 1:08:10 PM	A.R.A. - III KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Swapan Kar Hare St,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9830308824, Status :Solicitor firm		
Transaction	Additional Transaction		
[4002] Power of Attorney, General Power of Attorney			
Set Forth value	Market Value		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(d))	Rs. 7/- (Article:E)		
Remarks			

#### Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>MAGNUM INFRACON PRIVATE LIMITED</b> 160 Jamunalal Bajaj Street, P.O:- Burrobazar, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007 , PAN No.:: AAFCM4442C, Status :Organization, Executed by: Representative, Executed by: Representative
2	<b>KAUSHALYA TOWNSHIP PRIVATE LIMITED</b> 171/1A, Rash Behari Avenue, P.O:- R B Avenue, P.S:- Gariahat, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700019 , PAN No.:: AACCK8934E, Status :Organization, Executed by: Representative, Executed by: Representative
3	<b>ORION ABASAAN PRIVATE LIMITED</b> 160 Jamunalal Bajaj Street, P.O:- Burrobazar, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007 , PAN No.:: AAACO8593P, Status :Organization, Executed by: Representative, Executed by: Representative
4	<b>KAUSHALYA NIRMAN PRIVATE LIMITED</b> 69 Girish Park North, P.O:- Jorasanko, P.S:- Girish Park, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006 , PAN No.:: AACCK8935F, Status :Organization, Executed by: Representative, Executed by: Representative

#### Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>PS PRIMARC PROJECTS LLP</b> 6A, Elgin Road, P.O:- Elgin Road, P.S:- Bhawanipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: AAQFP9146A, Status :Organization, Executed by: Representative

Major Information of the Deed :- IV-1903-00470/2018-25/01/2018



**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Karan Mehra</b> Son of Mr Mahesh Mehra 10/1, Park Lane, P.O:- Park St, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AKRPM6865A Status : Representative, Representative of : KAUSHALYA TOWNSHIP PRIVATE LIMITED (as Director)
2	<b>Mr Kartik Mehra</b> Son of Mr Mahesh Mehra 10/1, Park Lane, P.O:- Park St, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AIDPM7054M Status : Representative, Representative of : ORION ABASAAN PRIVATE LIMITED (as Director)
3	<b>Mr Rahul Mehra (Presentant)</b> Son of Late Sidh Nath Mehra 10/1, Park Lane, P.O:- Park St, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AKRPM6864B Status : Representative, Representative of : MAGNUM INFRACON PRIVATE LIMITED (as AUTHORISED SIGNATORY), KAUSHALYA NIRMAN PRIVATE LIMITED (as Director)
4	<b>Mr Mahesh Pansari</b> Son of Mr Nand Kishore Pansari 7 Lovelock Street, P.O:- Ballygunge, P.S:- Ballygunge, Kolkata, District:- South 24-Parganas, West Bengal, India, PIN - 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFQPP2511J Status : Representative, Representative of : PS PRIMARC PROJECTS LLP (as Partner)

**Identifier Details :**

Name & address	
Mr Subrata Sardar Son of Mr Ganesh Sardar 110 S K Deb Road, P.O:- Sreebhumi, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700048, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Mr Karan Mehra, Mr Kartik Mehra, Mr Rahul Mehra, Mr Mahesh Pansari	

**Endorsement For Deed Number : IV - 190300470 / 2018**

**On 24-01-2018**

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

Presented for registration at 15:00 hrs on 24-01-2018, at the Private residence by Mr Rahul Mehra ,

Major Information of the Deed :- IV-1903-00470/2018-25/01/2018





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

Execution is admitted on 24-01-2018 by Mr Mahesh Pansari, Partner, PS PRIMARC PROJECTS LLP, 6A, Elgin Road, P.O:- Elgin Road, P.S:- Bhawanipore, Kolkata, District-South 24-Parganas, West Bengal, India, PIN - 700020

Identified by Mr Subrata Sardar, , Son of Mr Ganesh Sardar, 110 S K Deb Road, P.O: Sreebhumi, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by profession Service

Execution is admitted on 24-01-2018 by Mr Karan Mehra, Director, KAUSHALYA TOWNSHIP PRIVATE LIMITED, 171/1A, Rash Behari Avenue, P.O:- R B Avenue, P.S:- Gariahat, Kolkata, District-South 24-Parganas, West Bengal, India, PIN - 700019

Identified by Mr Subrata Sardar, , Son of Mr Ganesh Sardar, 110 S K Deb Road, P.O: Sreebhumi, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by profession Service

Execution is admitted on 24-01-2018 by Mr Kartik Mehra, Director, ORION ABASAAN PRIVATE LIMITED, 160 Jamunalal Bajaj Street, P.O:- Burrobazar, P.S:- Burrobazar, Kolkata, District-Kolkata, West Bengal, India, PIN - 700007

Identified by Mr Subrata Sardar, , Son of Mr Ganesh Sardar, 110 S K Deb Road, P.O: Sreebhumi, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by profession Service

Execution is admitted on 24-01-2018 by Mr Rahul Mehra, AUTHORISED SIGNATORY, MAGNUM INFRACON PRIVATE LIMITED, 160 Jamunalal Bajaj Street, P.O:- Burrobazar, P.S:- Burrobazar, Kolkata, District-Kolkata, West Bengal, India, PIN - 700007; Director, KAUSHALYA NIRMAN PRIVATE LIMITED, 69 Girish Park North, P.O:- Jorasanko, P.S:- Girish Park, Kolkata, District-Kolkata, West Bengal, India, PIN - 700006

Identified by Mr Subrata Sardar, , Son of Mr Ganesh Sardar, 110 S K Deb Road, P.O: Sreebhumi, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by profession Service



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

**On 25-01-2018**

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 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. Stamp: Type: Impressed, Serial no 23107, Amount: Rs.50/-, Date of Purchase: 23/09/2017, Vendor name: Mousumi Ghosh



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

Major Information of the Deed :- IV-1903-00470/2018-25/01/2018



Certificate of Registration under section 60 and Rule 69.

Registered in Book - IV

Volume number 1903-2018, Page from 18480 to 18513

being No 190300470 for the year 2018.



Digitally signed by MALAY KANTI DAS  
Date: 2018.02.07 16:48:08 +05:30  
Reason: Digital Signing of Deed.

(Malay Kanti Das) 07-Feb-18 4:47:34 PM  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - III KOLKATA  
West Bengal.

(This document is digitally signed.)

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