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L-12802/17



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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Certified that the document is admitted to registration. The signature sheet/sheets & the endorsement sheet/sheets attached with this document are the part of this document.

  
Additional District Sub-Registrar  
Rajarhat, New Town, North 24-Pgs

POWER OF ATTORNEY

20 DEC 2017

TO ALL TO WHOM these presents shall come we, SPECIALITY RESTAURANTS LIMITED (Pan No. AAEC6802M) a company within the meaning of the Companies Act, 1956 and the Companies Act, 2013 having its registered office situated at "Uniworth House" 3A Gurusaday Road, Kolkata 700 019, hereinafter referred to as "the APPOINTOR", represented by its Director - Commercial Operations, Shri Indranil Ananda Chatterjee (PAN No. AAJPC2507R) son of Anand Mohan Chatterjee of at "Uniworth House" 3A Gurusaday Road, P.O.- Haltu, I.S.- Kasba, Kolkata 700 019 having been duly authorized in pursuance of a Resolution of the Board of Directors dated May 27, 2017, SEND GREETINGS:

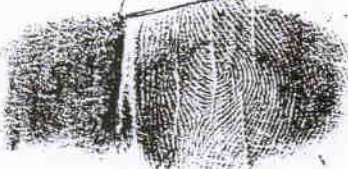
Serial No. 68419  
Name: Severa Developers LLP  
Address: 54/10 Debendra Chandra Dey Rd Kol-15

Prop: Srikant Tiwari  
Licensed Valuer & Vendor  
BACHAN SINGHA  
2 & 3, Bankshall Street  
Kolkata - 700 001

06 DEC 2017

06 DEC 2017

Shuman



6877

Shuman

(SHIVAM ASTHANA)



6878

Indranil Chatterjee

(INDRANIL CHATTERJEE)



Additional District Sub-Registrar  
Rajarhat, New Town, North 24-PGS

Identified by me

15 DEC 2017

Widyan Ch. Das  
Advocate

High Court, Calcutta

**WHEREAS** the Appointor is absolutely seized and possessed of or otherwise well and sufficiently entitled to a piece and parcel of land measuring about 1 Acre = 4047 Sq. Mtrs. be the same on little more or less being Premises No. 15-MAR, (Erstwhile Plot No.22/1, in Block No.CF) in street No.178 situated in New Town, P.S. Rajarhat, District North 24 Parganas, West Bengal and, more particularly described in the Schedule I hereunder written.

**AND WHEREAS** by a Development Agreement dated 12th October, 2017 executed and being registered vide Deed No.I- 10099 of 2017 between the **SPECIALITY RESTAURANTS LIMITED**, a company within the meaning of the Companies Act, 1956 and the Companies Act, 2013 having its registered office situated at "Uniworth House" 3A Gurusaday Road, Kolkata 700 019 as **Owner** of the ONE PART and **REVERA DEVELOPERS LLP**, a Limited Liability Partnership incorporated under The Limited Liability Partnership Act, 2008 having its corporate office situated at Flat No. -102, 1<sup>st</sup> Floor, 10-A, Sharda Building, Opp. Jai Hind College, Church Gate, A. Road, Mumbai, Maharashtra- 400020 and also its office at 54/10 Debendra Chandra Dey Road, P.O & P.S- Tangra, Kolkata- 700 015 as **Developer** of the OTHER PART, parties have agreed to jointly develop the said land measuring about 1 Acre = 4047 Sq. Mtrs, hereinafter referred to as the said land, more particularly described in the Schedule I hereunder written, for the consideration and on the terms and conditions mentioned therein (hereinafter referred to as the "**Said Development Agreement**"). By the virtue of said Development Agreement dated 12<sup>th</sup> October, 2017 the Owner shall be entitled to 15% built up area in total 14701 sq. Ft. of developed area as will be marked and decided after the sanction of plan for the said land.

**AND WHEREAS** for the purpose of said development and in pursuance of the said development Agreement, the Appointor has handed over the possession of the said land to the developer on 12<sup>th</sup> October, 2017 which they have accepted and now the developer is in lawful possession of the said land.

**AND WHEREAS** the Developer has requested the Appointor to grant Power of Attorney in their favour to enable them to get the plans sanctioned by the NKDA and other appropriate authority and to start construction on the said land and to do all other

acts and things relating to the development and construction which the Appointor has agreed to do.

**AND WHEREAS** for the purpose of said development and pursuant to the terms of the Said Development Agreement, the Appointor is desirous of appointing, nominating and constituting the said REVERA DEVELOPERS LLP, the Developer; represented through its authorised signatory Sri Shivam Asthana, having been duly authorized in pursuance of a Resolution of the Developer dated 23<sup>rd</sup> day of August 2017, to be its true and lawful Attorney for and on its behalf and in its place and stead to do the following acts, deeds, things and matters in respect of the development of the said land.

**NOW KNOW YOU ALL AND THESE PRESENTS WITNESS THAT SUBJECT TO** the development agreement dated 12<sup>th</sup> October, 2017, we **SPECIALITY RESTAURANTS LIMITED** a company within the meaning of the Companies Act, 1956 and the Companies Act, 2013, doth hereby nominate, constitute and appoint **REVERA DEVELOPERS LLP**, a Limited Liability Partnership incorporated under The Limited Liability Partnership Act, 2008 being represented through its Authorised signatory Sri Shivam Asthana (Pan No AHCP54587R) son of Sri Vijay Kumar Asthana residing at 1925, Chak Garia Hiland Park, Flat 7A2 CAPE TOWER, Kolkata-94 as its Constituted Attorney, hereinafter referred to as "**the said Attorney**", to be our true and lawful attorney on our behalf to do jointly or severally all and/or execute all or any of the following acts, deeds, matters and things for us and on our behalf and in our names in respect of the development of said land, that is to say:-

1. To develop the buildings consisting of flats/shops /retails /malls for residential /commercial purpose in the said property;
2. To sell the premises consisting of flats/shops /retails /malls for residential /commercial purpose in the said property in respect of and only limited to the Developer's Area.
3. To execute any Agreement for sale or any Agreement for sale-cum-improvement in respect of the said Premises or any part or portion thereof in respect of and only limited to the Developer's Area as the said Attorney in their absolutely discretion may desire or deem fit and to lodge the same for registration with the Addl. Registrar / Sub Registrar, District Registrar, Addl. Dist Sub- Registrar of

- Assurances, Kolkata as the said Attorney may desire or deem fit and proper in terms of the Development Agreement dated 12th October 2017.
4. To execute any deed of Confirmation and / or any Deed of Modification in respect of the said Agreement for sale or any Agreement for sale or any Agreement for sale cum improvement in respect of and only limited to the Developer's Area and lodge the same with Additional Registrar or Sub Registrar District Sub Registrar, Addl. Dist Sub Registrar or Registrar of Assurance Kolkata and to admit the execution thereof under the Indian Registration Act 1908 as the said Attorney or any one of them may desire or deem fit and proper.
  5. To execute any Agreement for sale /Sale Deed for any part or portion of the said Premises or any building or buildings proposed to be constructed thereat in respect of and only limited to the Developer's Area on such basis as the Attorney may desire or deem fit and to receive consideration in respect thereof pursuant to Development agreement in respect of and only limited to the Developer's Area and to credit / deposit the same.
  6. To appear and represent the Grantor before any Notary Public, Additional Registrar Sub Registrar District Registrar, Addl. Dist Sub Registrar or Registrar of Assurances, District Sub Registrar Metropolitan Magistrate and other Officer and / or Officers, 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 Premises or any part or portion thereof in respect of and only limited to the Developer's Area.
  7. To execute any affidavit or declaration confirming marketable title in respect of the Said Premises or any part or portion thereof in respect of and only limited to the Developer's Area as the said Attorney may desire or deem fit and proper and to register the same with Additional Registrar / Sub Registrar Addl. Dist. Sub – Registrar or Registrar of Assurances Kolkata and to admit the execute thereof as the said Attorney may desire or deem fit and proper.
  8. To appear and represent the Owner/Appointer before the necessary authorities including the NKDA/WBHIDCO/Govt of West Bengal, Fire Brigade, Calcutta Police, the Component Authority under the Urban Land (Ceiling and Regulation)

Act, 1976 in connection with the submission, sanction, modification and / or alternation of plans.

9. To prepare, submit correspond, receive and sign all papers viz. Plans, Applications, Affidavits, Indemnities, Letters, authorizations and corrections, to appear and to represent before the competent authorities of the respective departments or bodies of both Central and State Governments, West Bengal Fire Services, Competent Authority for supply of Ground Water, Electricity Supply Authorities, Urban Land Ceiling Authorities, Airports Authority of India, Bharat Sanchar Nigam Ltd., West Bengal Pollution Control Board/ Environment Department, Govt. Of West Bengal, Directorate of Town and Country Planning, NKDA Authority, West Bengal / Kolkata Police, Secretary, Land and Land Reforms Department, Government of West Bengal and such other Department of Government of West Bengal or authority for obtaining the necessary certificates, sanctions, permissions, exemptions, no objection certificates orders etc.
10. To apply for and obtain electricity, gas, water, sewerage, drainage, telephone or other connections of any other utility to the Said Premises and / or to make alterations therein and to close down and / or have disconnected the same and for that purpose to sign, execute and submit all papers, application, documents and plants and to do all other acts, deed, and things as may be deemed fit and proper by the said ATTORNEY.
11. To apply for any additional and/or alteration and/or modification of the Plan sanctioned by the authorities concerned and for the aforesaid purpose to sign and execute all applications papers and documents as may be necessary and / or required from time to time.
12. To utilize or shift / modify or have cancelled the existing utilities in the Said Premises in such manner as may said Attorney may deem fit and proper.
13. For us and our behalf and in our name to accept service or any writ or summons or other legal process and to enter an appearances in the defence or oppose any action or other legal proceedings and to make any counter claim therein and to commence any action or other legal proceedings for such reliefs as the ATTORNEY or their advisers shall think necessary for the recovery or protection of the said Premises and / or rights to prosecute discontinue or compromise any

such action or proceedings and to appeal against any judgment or decision of any Court or tribunal in any such action or proceedings in consultation with the Appointor.

14. To make and sign applications to the Appropriate Government Departments Local Authorities or other Competent authorities for all and any licenses, permissions and consents required by any act or parliament order statutory instruments regulation bye laws or otherwise in connection with the management and improvement of the Said Premises including the recovery of compensation where such is recoverable with Power to give receipts and full discharges thereof.
15. To hold, defend possession of, manage and maintain the said land including the building to be constructed thereon from time to time.
16. To make and prepare and/or cause to be made and prepared at their entire cost all such layout, sub-division, plans, specifications and designs and/or any alterations in the existing plans and/or specifications as may be necessary, required and advisable at the discretion of our said Attorney(s) for the purpose of constructing the buildings on the said land to NKDA/WBHIDCO and/or any other Concerned Authority and/or Government of West Bengal and/or Local Bodies and to engage the services of any Architect, Engineer, Consultant, or any person as may be necessary or advisable at the discretion of our said attorney and to pay necessary fees and premium required for getting the plans sanctioned and do all other acts and things as may be necessary for getting the plans of the proposed buildings sanctioned by the Sanctioning authorities and other authorities.
17. To pay and discharge all ground rent, taxes, rates, assessments, charges, deductions, expenses and all other payments and outgoings whatsoever due and payable or which may hereafter become due and payable for or on account of the said land from the date of the said agreement onwards.
18. To commence, carry out and complete and/or cause to be commenced and completed, construction work at their entire cost on the said land in accordance with the sanctioned plans and specifications and so far as any construction work is concerned, to see that all applicable rules and regulations, which are made by the NKDA/WBHIDCO/Government of West Bengal and/or Town Planning

Authorities and/or Collector and/or any other Competent Authority or authorities for the time being are strictly observed.

19. To invite tenders and offer for the purpose of construction of one or more buildings or structures on the said land, to accept such tenders or offers and such consideration and on such terms and conditions as the said attorney may in his/their absolute discretion deem fit, to give the construction contract to such person(s) as our said attorney may deem fit and proper and to get all such buildings or structures duly completed by the said contractors and to enter into such arrangements with such and other person or persons or body or bodies whether corporate or otherwise for the purpose of development of the said land wholly, partly or in stages and for constructions of buildings or structures thereon and/or furnishing the premises therein as the said attorney may in his/their absolute discretion deem fit and to pay the cost of construction and development of the said buildings or structures and furnishing of the premises to such contractors and other persons or bodies and to obtain valid receipts and discharges therefor to enter into contracts for supply of materials, labour and for all other services as may be required for development and construction of the buildings or structures on the said land on such terms and conditions as my/our said attorney may in his/their absolute discretion deem fit and proper.
20. To carry on correspondence with all concerned authorities and bodies including the Government of West Bengal and all its departments, the NKDA/WBHIDCO and/or City Survey Officer and/or Police Authorities for the time being in connection with the sanction of plans, obtaining of floor space index for the construction proposed to be carried out on the said land and any other matters pertaining to the said land.
21. To deal and correspond with NKDA/WBHIDCO including all its Departments or officers or any other officers or Authorities in connection with or relating to or to the said land hereunder and in particular to do the following acts, deeds, matters and things viz.: a) To apply for and obtain, sanction, revalidation with further alterations or additions or modifications, as our said Attorney(s) may require; b) To apply for and obtain the occupation and/or completion certificates in respect of the buildings to be constructed and completed on the said land; c) To deal with



- the Assessment Department of the NKDA/WBHIDCO and to get the assessment of the said land.
22. To appear and represent us before any and all concerned authorities and parties as may be necessarily required and/or advisable in the sole discretion of our said Attorney(s) for or in connection with the development of the said land and to make such agreements arrived at such arrangement as may be conducive to the development work and completing the same.
  23. To enter upon said land at any time, affix board, put the barbed wire fencing or construct a compound wall on the said land or any portion thereof as per demarcation thereof and to make all payments for getting the work done.
  24. To represent before the public, local and/or private authorities in respect of the development of the said land and to make such of the actions and things as may be necessary for effectually commencing the said development work and completing the same.
  25. To empower on our behalf and in our name and to represent our interest before the Land Record Authorities, Collector of land Revenue and Assessors of Municipal Rates and Taxes, Town Planning Authorities, Commissioner of Police and office of NKDA and before the office of WBHIDCO and other officers for the grant of the licences or permits or for any other purpose or renewal thereof as may be necessary under any local Act, Rules, Regulations or Bye-laws and also to appear before any public or Government officer or other Authorities whatsoever.
  26. To make applications for connections, electric supply and other incidental requirements which may be required for the purpose of development of the aforesaid land.
  27. To ask, demand, sue for, enforce payment or/and recover and receive and give effectual receipt and discharge from any person or persons, rents and/or compensation and/or mesne, profits in respect of the development of the said land which now are or which at any time or times hereafter may become due and payable to us.
  28. To apply for refund of deposits made or to be made with the NKDA/WBHIDCO and any other Govt. Department, West Bengal State Electricity Board and/ or any

- electric supply department and other concerned Authorities and receive the said refunds.
29. To nominate, appoint, engage and authorise solicitors, advocates, Income-tax and sales tax practitioners, Chartered Accountants, Architects, Surveyors, Engineers, Contractors, Sub- Contractors and other professional agents and to sign and give warrants or vakalatnamas or other necessary authorities in their favour from time to time and to revoke their appointments and pay their remuneration including special fees and charges.
  30. In connection with or relating to the development of said land to take action against person or tenants, occupiers, etc. if any, in any court, to represent us in any Court of law and to sign all applications, complaints, written statements, applications, affidavits, review, appeal, petitions, on our behalf from time to time be found necessary, proper and/or enter into any agreement relating to said development of the said land or to refer the same to arbitration or to otherwise deal with the same as effectively to all intents and purposes aforesaid to appoint Advocates(s), Solicitors and Counsel and to sign vakalatnama and/or authorisations on our behalf, but at their entire risk as to costs.
  31. To make application to the authorities of the NKDA/WBDICO and such other private and public authorities for making availability of water, electricity, etc. on the said land that may be required for commencing the development work and to complete the same and for that to execute necessary writings including undertakings.
  32. To manage the said land written hereunder and to take such of the steps as may be necessary to manage the said land till the time of completion of the said development.
  33. To evict or take possession of the said land in occupation of the tenants, occupants or trespassers, if any on the said land or any part thereof and to take all steps in that behalf such as negotiation, settlement, compromise or make agreements to get their rights surrendered and extinguished and also to create tenants of such duration as our attorney(s) shall deem fit either in our name or in the name of our attorney and to collect and receive rents.

34. To create charge in respect of the Developer's area as described in the development agreement dated 12<sup>th</sup> October, 2017 in favour of any bank(s) or other financial institutions in such a manner as the attorney think fit and proper for obtaining a loan by the Developer and also to execute necessary deeds, affidavits, indemnity bonds or other relevant documents for creation of mortgage or charge on the Developer's area, as the attorney think fit.
35. To sign and execute all papers, correspondence and all other deeds and assurances and documents of any kind whatsoever which the Appointor could have done for the completion of the said development work.
36. To do any act, deed or thing, as our said Attorney(s) may deem fit and proper and necessary in the best interest of the Appointor and in the best interest of the said land.
37. To do all other acts and things which may be necessary to be done for rendering these presents valid and effectual to all intents and purposes in the best interest of the development of the said land. For any of the purposes mentioned hereinabove to sign all applications, papers, undertakings, terms and conditions as may be required from time to time, at their own cost.
38. To advertise in the newspapers for the sale of space/area in respect of and only limited to the Developer's Area and to enter into agreements for the sale of such space with the prospective purchasers on and for such price or consideration and upon such terms and conditions as our said Attorney(s) shall deem fit and proper and for the same and also to execute all such writings as may be necessary, effectually entering into the said Agreements for sale.
39. Subject to fulfillment of obligations under the said agreement of development, to sign and execute for and on behalf the Appointor conveyance(s) in favour of said Attorney(s) and/or their nominee or nominees including co-operative society(s) and to present any such conveyance(s) for registration to admit execution and receipt of consideration before the Sub-Registrar having authority for and to have the said conveyance(s) registered and to do all acts, things and deeds, which our said Attorney(s) shall consider necessary for conveying the said land to the purchaser or their nominee or nominees as fully and effectively in all respects as we could do the same ourselves.

40. To apply for no-objection certificate or necessary permissions from the NKDA/WBHIDCO (Fire Brigade Department) for occupying the building and to do all acts, deeds or things for the said purpose.
41. To sign declarations as may be required under section 269UC Of the Income-tax Act, 1961 and application under section 230A(I) of Income-tax Act, 1961 and to appear before any tax authority on behalf of the Appointor to do all the acts, deeds, matters and things necessary for obtaining certificates under the Income-tax Act, 1961.
42. To present for registration with the registering authority the document or documents of whatsoever nature executed by the Appointor and to admit the execution thereof by us before the registering authority.
43. To sign, transfer forms, documents and writing for transferring the land in the records of Government or municipal authorities and other public authorities and to do all other acts in connection therewith as described in the said development agreement dated 12<sup>th</sup> October, 2017.
44. For all or any of the purposes of and power, authorities and discretion conferred by these presents to use and sign in the name of the Appointor or in which the Appointor may be in any way interested or to use and sign his/their name as our attorney(s) shall think fit.
45. All deeds, acts done or documents, applications or other deeds executed by the Attorney in respect of development of the said land and/or property upto the date of receipt of occupation certificate of the property shall be intimated to the Appointor and copies of all such documents and deeds shall be forwarded to the Appointor within seven days of its execution.
46. And also for more effectually doing, executing and performing the several matters and things aforesaid to appoint and authorise from time to time or generally such person or persons as our attorney(s) may think fit in pursuance of a specific resolution passed by the Developer appointing and authorising such a person or persons, to do, execute and perform all or any of such matters and things as aforesaid and any such substitute or other in his or their place.
47. And to do everything whatever which may be at the sole discretion of the said Attorney(s) deemed fit, or expedient for enjoyment and/or development of the

- said land and which the Appointor could do if personally present and as if this power had not been executed.
48. And generally to do and cause to be done all acts, deeds, matters and things as our said Attorney(s) shall think fit and proper for the purpose of sale of flats/shops/constructed spaces and enjoyment and the development of the said land, as amply and effectual as the Appointor could have personally done.
49. This power of attorney shall remain in force till the said constituted attorney complete the development work and put parties in possession of their share of area under the said development agreement dated 12<sup>th</sup> October, 2017.
50. AND WE THE ABOVE NAMED HEREBY AGREE AND UNDERTAKE to ratify and confirm all and whatsoever the said attorney under the power in that behalf and shall lawfully do or cause to be done in the premises either jointly and/or severally aforesaid by virtue of these presents.
51. This Power of Attorney shall automatically stand revoked and/or be terminated upon completion of the building on the said land in accordance with the said Development Agreement dated 12<sup>th</sup> October, 2017.

#### **THE FIRST SCHEDULE ABOVE REFERRED TO**

ALL THAT the piece and parcel of land measuring about 1 Acre = 4047 Sq. Mtrs be the same on little more or less being Premises No. 15-MAR, (Erstwhile Plot No.22/1, in Block No.CF) in street No.178 situated in New Town, P.S. Rajarhat, District North 24 Parganas, West Bengal and butted and bounded as follows:

ON THE NORTH: By 59 Mtr. Wide major Arterial Road

ON THE SOUTH: By Premises No.01-178

ON THE EAST: By Street No.178 being 33.5 Mtr. wide

ON THE WEST: By Canal Bank Walk way and thereafter Link Canal.

IN WITNESS WHEREOF, the Appointor has signed and executed this **POWER OF ATTORNEY** under Seal of the Company pursuant to the resolution passed by the Board of Directors, at Kolkata on this 15<sup>th</sup> day of December, 2017.

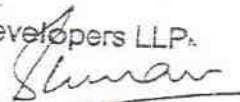
**SIGNED** and **DELIVERED** for and on behalf of  
Speciality Restaurant Limited by  
Mr. Indranil Ananda Chatterjee  
Director – Commercial Operations  
in the presence of :  
WITNESSES;

1.

  
INDRANIL CHATTERJEE  


**SIGNED** and **ACCEPTED** for and on behalf of  
Revera Developers LLP by  
Mr. Shivam Asthana, Authorised Signatory  
in the presence of :  
WITNESSES;

1. Jay Prakash Singh  
54/10, D.C. Jay Road  
Kolkata - 15

Revera Developers LLP.  
  
Authorised Signatory  
SHIVAM ASTHANWA

Identified by me

Udhan C.R. Jha

Advocate, High Court Calcutta.

Enrollment No F/2355/2002

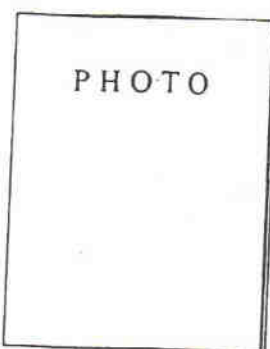
# SPECIMEN FORM FOR TEN FINGERPRINTS



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	Left Hand					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right Hand					



		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Hand					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right Hand					



		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Hand					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right Hand					

Handwritten signature or mark.

संयुक्त विमान  
UNION AIRWAYS  
SPECIALTY RESTAURANTS  
LIMITED  
6TH FLOOR  
100, Market Street, Colaba  
AAEC-560024

संयुक्त विमान  
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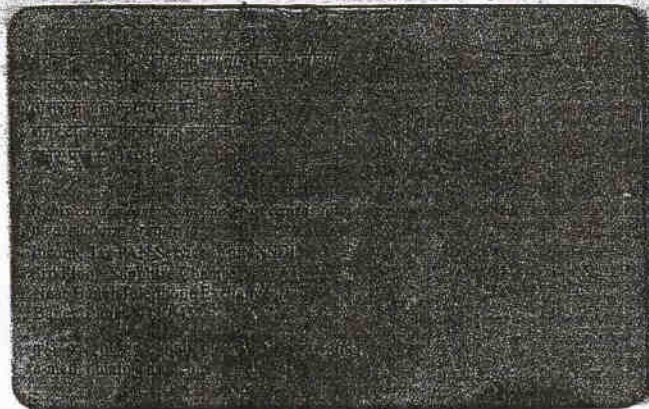








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*Handwritten signature in cursive script.*

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी आयकर संख्या कार्ड  
Permanent Account Number Card

AAWFR5716N

REVERA DEVELOPERS LLP

18/08/2017

15022017



*[Handwritten signature]*

आयकर विभाग  
INCOME TAX DEPARTMENT  
SHIVAM ASTHANA  
VIJAY KUMAR ASTHANA



भारत सरकार  
GOVT. OF INDIA



31/10/1970  
Permanent Account Number  
AHCPS4587R

*Shivam*  
Signature



*Sh*

*In case this card is lost / found, kindly inform / return to :*  
Income Tax PAN Services Unit, UTHITSL  
Plot No. 3, Sector 11, CBD Belapur,  
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटारें :  
आयकर पैन सेवा यूनिट, UTHITSL  
प्लॉट नं: 3, सेक्टर 11, सी.डी.बी. बेलपुर,  
नवी मुंबई-400 614

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

Driving Licence No. **WB-012004750161**

Name: **SHIVA ASTHANA**

Address:  
**1925 CHAK GURU ISLAND PARK**  
**FLAT 6B1 P.JOHN TOWER**  
**PANCHASATI KATA 700084**

**S/DW Of. Y ASTHANA**

Date of Issue	10/10/2004	Blood Group	U
Valid Till (INT)	30/10/2020	Date of Birth	
Valid Till (D)	X	30/10/1970	

Licensing Authority: **P.V.D. Kolkata**      Licensing Authority: **Kolkata**

*Sh*

Authorisation to drive the following vehicle class throughout India

Vehicle Class	Date of Issue
MCV00	10/10/2004
MCV03	10/10/2004
LEV	10/10/2004

DL-011018-024

Badge Details		
Number	Date Of Issue	Valid Till
	00/00/0000	00/00/0000

### Major Information of the Deed

Deed No :	I-1523-12802/2017	Date of Registration	20/12/2017
Query No / Year	1523-1000399234/2017	Office where deed is registered	
Query Date	04/12/2017 4:37:59 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	JAY PRAKASH SINGH HIGH COURT,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9903984574, Status :Advocate		
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. 1/-	Rs. 27,81,81,810/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 152310099/2017 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Mouza: Hidco ( Block - C F )

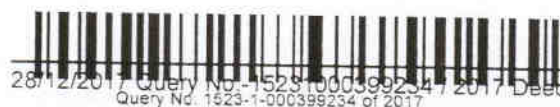
Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	RS-22/1		Bastu	Shali	1 Acre	1/-	27,81,81,810/-	Width of Approach Road: 195 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>					100Dec	1 /-	2781,81,810 /-	

### Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>SPECIALITY RESTAURANTS LIMITED</b> UNI WORTH HOUSE, 3A GURUSADAY ROAD, P.O:- HALTU, P.S:- Kasba, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700019 , PAN No.:: AAEC56802M, Status :Organization, Executed by: Representative.

### Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>REVERA DEVELOPERS LLP</b> 54/10, DEBENDRA CHANDRA DEY ROAD, P.O:- TANGRA, P.S:- Tangra, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700015 , PAN No.:: AAWFR5716N, Status :Organization, Executed by: Representative



**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>INDRANIL ANANDA CHATTERJEE</b> Son of ANAND MOHAN CHATTERJEE UNIWORTH HOUSE, 3A, GURUSADAY ROAD, P.O:- HALTU, P.S:- Kasba, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700019, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: AAJPC2507R Status : Representative, Representative of : SPECIALITY RESTAURANTS LIMITED (as DIRECTOR)
2	<b>SHIVAM ASTHANA (Presentant )</b> Son of VIJAY KUMAR ASTHANA 54/10, DEBENDRA CHANDRA DEY ROAD, P.O:- TANGRA, P.S:- Tangra, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700015, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: AHCP54587R Status : Representative, Representative of : REVERA DEVELOPERS LLP (as AUTHORISED SIGNATORY)

**Identifier Details :**

Name & address
Mr VIDHAN CHANDRA JHA Son of RATAN KUMAR JHA HIGH COURT, P.O:- GPO, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of INDRANIL ANANDA CHATTERJEE, SHIVAM ASTHANA

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	SPECIALITY RESTAURANTS LIMITED	REVERA DEVELOPERS LLP-100 Dec

**Endorsement For Deed Number : I - 152312802 / 2017**



On 04-12-2017

**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 27,81,81,810/-



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

On 15-12-2017

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

Presented for registration at 18:25 hrs on 15-12-2017, at the Private residence by SHIVAM ASTHANA ..

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

Execution is admitted on 15-12-2017 by INDRANIL ANANDA CHATTERJEE, DIRECTOR, SPECIALITY RESTAURANTS LIMITED, UNIWORTH HOUSE, 3A GURUSADAY ROAD, P.O:- HALTU, P.S:- Kasba, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700019

Indetified by Mr VIDHAN CHANDRA JHA, , , Son of RATAN KUMAR JHA, HIGH COURT, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 15-12-2017 by SHIVAM ASTHANA, AUTHORISED SIGNATORY, REVERA DEVELOPERS LLP, 54/10, DEBENDRA CHANDRA DEY ROAD, P.O:- TANGRA, P.S:- Tangra, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700015

Indetified by Mr VIDHAN CHANDRA JHA, , , Son of RATAN KUMAR JHA, HIGH COURT, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate



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

On 20-12-2017

**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 21/- ( E = Rs 21/- ) and Registration Fees paid by Cash Rs 21/-





**Payment of Stamp Duty**

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

1. Stamp: Type: Impressed, Serial no 68414, Amount: Rs.100/-, Date of Purchase: 06/12/2017, Vendor name: S Tiwari



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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2017, Page from 381180 to 381206

being No 152312802 for the year 2017.



Digitally signed by DEBASISH DHAR  
Date: 2017.12.28 16:24:46 +05:30  
Reason: Digital Signing of Deed.

*Dhar*

(Debasish Dhar) 12/28/2017 4:24:38 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
West Bengal.

(This document is digitally signed.)