29-10/19

02928/19

1

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

A.R.A. IV

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL

AB 519025

Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this document.

Additional Registrar of Assurances-IV, Kolkata

Additional Registrar of Assurances-IV, Kolkata

20 MAR 2019

DEVELOPMENT POWER OF ATTORNEY

(After Registration of Development Agreement)

TO ALL TO WHOM THESE PRESENTS SHALL COME WE , (1) M/S GADIA ASSOCIATES PRIVATE LIMITED (PAN-AAACG9834D) , a company incorporated under the provisions of the companies Act 1956, having its registered office at Meridian Plaza, 209,C.R.Avenue, 4th Floor, P.O.- Bedon Street, P.S.-Girispark, Kolkata-700006, District- Kolkata, duly represented by one of its Directors namely **Sri Anil Gadia, (PAN-AFOPG3855L)**, son of Sri Ratan Lal Gadia, by Occupation-Business, by faith- Hindu, by Nationality- Indian, residing at CF-71, Sector-I, Salt Lake City, P.O.- Salt Lake , P.S.- North Bidhannagar, Kolkata- 700 064, District – North 24 Parganas,

05 JAN 2019

16247
No.....Rs.-100/- Date.....

Name:.....Shek Ataur Rahaman, Advocate
Address:.....Alipore Police Court, Kol-27

Vender:.....
Alipur Collectorate, 24 Pgs. (S)
SUBHANKAR DAS
STAMP VENDOR
Alipur Police Court, Kol-27

Identified by me-

(Shek Ataur Rahaman), Advocate
S/O -Sk Anisur Rahaman
34, Sodepur Brick Field Road
P.O.+P.S.- Haridevpur
Kolkata- 700 082

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(2)PARTAKE EXPORTS PVT. LTD. (PAN-AABCP5509K), a company incorporated under the provisions of the companies Act 1956, having its registered office at Meridian Plaza, 209,C.R.Avenue, 4th Floor, P.O.- Bedon Street, P.S.- Girispark, Kolkata-700006, District- Kolkata, duly represented by one of its Directors namely **Sri Anil Gadia, (PAN-AFOPG3855L)**, son of Sri Ratan Lal Gadia, by Occupation-Business, by faith- Hindu, by Nationality - Indian, residing at CF-71, Sector-1, Salt Lake City, P.O.- Salt Lake , P.S.- North Bidhannagar, Kolkata- 700 064, District- North 24 Parganas, hereinafter called and referred to as the **"OWNERS/PRINCIPALS/EXECUTANTS"** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective legal heirs, successors, executors, administrators, legal representatives and assignors) SEND GREETINGS:

WHEREAS by virtue of several Deeds of Conveyance executed and registered on diverse date which are shown in a Chart herein below, such as –

Registration Office	Deed No.	Year	Book	Volume No.	Page Nos.	LR Dag No	LR Khatian Nos	Purchased Area (In Dec.)
ADSR - Bidhannagar (Salt Lake)	2426	2011	I	4	13756 -13772	2816	2083/1, 2168/1, 1042/3	6Kh-12Ch-30Sq.ft. (i.e.11.2258 Dec.)
ADSR-Rajarhat	3512	2017	I	1523-2017	103220-103252	2827	4789	3.9245 Decimal
ADSR-Rajarhat	3501	2017	I	1523-2017	105482-105519	2801	7405	10 Dec
ADSR-Rajarhat	3506	2017	I	1523-2017	105652-105690	2801	7405	10 Dec
ADSR-Rajarhat	3705	2017	I	1523-2017	107712-107749	2801	7405	8.7226 Dec

the **Owners / Principals/Executants** had purchased ALL THAT piece and parcel of land measuring about **11.2258 Decimal** more or less in **C.S. Dag No.-2612 under C.S. Khatian No.-373, corresponding to R.S. Dag No- 2816 under R.S. Khatian No.-926, corresponding to L.R. Dag No- 2816 under L.R. Khatian No.-4720** , by Nature - Shali(now Bastu) , together with brick built wall and tiles shaded structure

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measuring an area of 100 sq.ft standing thereon, **And**

An area of **28.7226 Decimal** more or less in **C.S. Dag No.-2597 under C.S. Khatian No.-315 corresponding to R.S. Dag No- 2801 under R.S. Khatian No.-900, corresponding to L.R. Dag No- 2801 under L.R. Khatian Nos.-8513, 8514 and 8536** , by Nature – Shali, **And**

An area of **3.2460 Decimal** more or less in **C.S. Dag No.-2623 under C.S. Khatian No.-456, corresponding to R.S. Dag No- 2827 under R.S. Khatian No.-452, corresponding to L.R. Dag No -2827 under L.R. Khatian No.-8512** , by Nature – Shali **Admeasuring an area of 43.1944 Decimal more or less**, together with brick built wall and tiles shaded structure measuring an area of 300 sq.ft standing thereon , with the facility of 10 ft. wide Common Passage on the West Side , lying and situated at **Mouza-Ghuni** , J.L.No-23, R.S.NO-232, Touzi No-178, District Sub-Registrar Office at Barasat, Additional District Sub-Registrar Office at Rajarhat (Old- Bidhannagar-Salt Lake City), Old P.S.-Rajarhat and New P.S.-New Town, within the jurisdiction of **Jyangra Hattara 2 No. Gram Panchayat** , in the District of North 24 Parganas, more fully and particularly described in the **SCHEDULE** hereunder written, which is free from all encumbrances, charges, liens, lispendenses, demands, claims, hindrances, attachments, debts and dues whatsoever from any corner and since then the **Owners / Principals/Executants** have been possessing, enjoying and exercising its rights, title, interest of the said property peacefully without any interruption from any corner, by paying all rent and taxes before the competent authorities and have every right to transfer the same to anybody against valuable consideration .

AND WHEREAS the above-mentioned **Owners / Principals/Executants** have mutated their land measuring about **51.18 Decimal** mentioned in the Schedule herein below, in the office of B.L. & L.R.O, Rajarhat, North 24 Parganas and after mutation , L.R. Khatian Nos. of the Owners have become **4720, 8512, 8513, 8514 and 8536**.

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AND WHEREAS thereafter the aforesaid **Owners / Principals/Executants** herein above, has/have also applied for conversion of the aforesaid plot of land mentioned in the Schedule herein below , in the concerned office and accordingly the aforesaid plots of Shali land have been converted into "**Bastu**" land .

AND WHEREAS by dint of purchase since being the lawful owners of the property mentioned herein above and hereunder written, the aforesaid **Owners / Principals/Executants** are well seized and possessed of or otherwise well and sufficiently entitled to the property measuring an area of **5118 Decimal** and the same may be a little more or less, with good marketable title and they have every right to transfer the same to anybody against valuable consideration prevailing in the market.

AND WHEREAS the **Owners / Principals/Executants** herein are jointly holding the aforesaid property more fully described in the SCHEDULE hereunder written and / or given which is free from all encumbrances and at present we are unable to look after the said property.

AND WHEREAS being desirous to develop the said premises and/or plots of land into a Residential Cum Commercial Building Complex jointly with the Developer, the **Owners / Principals/Executants** have entered into a **Development Agreement** which is/was executed on 23-02-2019 and registered on 26-02-2019, with NEELKANTH NIRMAN PRIVATE LIMITED (PAN- AACCN0826A) , a company incorporated under the provisions of the companies Act 1956, having its registered office at 17/11/8, Balai Singhi Lane , 1st Floor, P.O.+ P.S.-Amherst Street, Kolkata - 700 009, District- Kolkata, duly represented by one of its Directors namely **Sri Brijesh Kumar Agrawal** (PAN- ACYPA6430C), son of Late Baijnath Agarwal; by Occupation - Business; by faith-Hindu, by Nationality – Indian, residing at 10/14, Brijdham Housing Complex, Shreebhumi, P.O.- Shreebhumi, P.S.- Lake Town, Kolkata-700 048, District- North 24 Parganas who is the

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"DEVELOPER" under some terms and conditions laid down in the aforesaid Development Agreement . The said **Development Agreement** was executed on 23-02-2019 and registered on 26-02-2019, in the office of **A.R.A.-IV, Kolkata and it was recorded in Book No- I , Volume No - 1904-2019, Page Nos. from 105751 to 105798, being Deed No. 19040 2116 , for the Year 2019** . After execution of the aforesaid agreement, the **Owners / Principals/Executants** have handed over the possession of the said property along with all original deeds to the Developer.

AND WHEREAS due to our various unavoidable problems and urgency of official works, we are not in a position to look after or to develop the above mentioned property, more fully and particularly described in the Schedule hereunder written for which we have decided to appoint, nominate and constitute a suitable person/persons as our true, faithful and lawful constituted ATTORNEY/ ATTORNEYS to take legal steps and/or to look after and/or to develop the said property on behalf of us.

ANDWHEREASbeside these it is not possible for the **Owners / Principals/Executants** to move to different authorities for obtaining relevant permissions, 'no objections' etc. in regard to the development of the said premises and/or plots of land into a Residential Cum Commercial Building Complex which is mentioned in the aforesaid **Development Agreement,** executed on 23-02-2019 and registered on 26-02-2019, in favour of the aforesaid Developer by name and style " NEELKANTH NIRMAN PRIVATE LIMITED" , a company incorporated under the provisions of the companies Act 1956, having its registered office at 17/H/8, Balai Singhi Lane , 1st Floor, P.O.+ P.S.-Amherst Street, Kolkata - 700 009, District-Kolkata, duly represented by one of its Directors namely **Sri Brijesh Kumar Agrawal (PAN- ACYPA6430G)**, son of Late Baijnath Agarwal; by Occupation - Business; by faith-Hindu, by Nationality – Indian, residing at 10/14, Brijdham Housing Complex, Shreebhumi, P.O.- Shreebhumi, P.S.-Lake Town, Kolkata - 700 048, District- North 24 Parganas .

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NOW KNOW YE AND THESE PRESENTS WITNESSETH that WE (1) M/S GADIA ASSOCIATES PRIVATE LIMITED (PAN- AAACG9834D), a company incorporated under the provisions of the companies Act 1956, having its registered office at Meridian Plaza, 209,C.R.Avenue, 4th Floor, P.O.- Bedon Street, P.S.-Girispark, Kolkata-700006, District- Kolkata, duly represented by one of its Directors namely **Sri Anil Gadia, (PAN-AFOPG3855L),** son of Sri Ratan Lal Gadia, by Occupation-Business, by faith- Hindu, by Nationality - Indian, residing at CF-71, Sector-1, Salt Lake City, P.O.- Salt Lake , P.S.- North Bidhannagar, Kolkata- 700 064, District- North 24 Parganas, **(2) PARTAKE EXPORTS PVT. LTD. (PAN-AABCP5509K)** , a company incorporated under the provisions of the companies Act 1956, having its registered office at Meridian Plaza, 209,C.R.Avenue, 4th Floor, P.O.- Bedon Street, P.S.-Girispark, Kolkata-700006, District- Kolkata, duly represented by one of its Directors namely **Sri Anil Gadia, (PAN-AFOPG3855L),** son of Sri Ratan Lal Gadia, by Occupation-Business, by faith- Hindu, by Nationality - Indian, residing at CF-71, Sector-1, Salt Lake City, P.O.- Salt Lake , P.S.- North Bidhannagar, Kolkata- 700 064, District- North 24 Parganas, the **Owners / Principals/Executants,** have appointed, nominated and constituted NEELKANTH NIRMAN PRIVATE LIMITED (PAN- AACCN0826A) , a company incorporated under the provisions of the companies Act 1956, having its registered office at 17/H/8, Balai Singhi Lane , 1st Floor, P.O.+ P.S.-Amherst Street, Kolkata - 700 009, District- Kolkata, duly represented by one of its Directors namely **Sri Brijesh Kumar Agrawal (PAN- ACYPA6430C),** son of Late Baijnath Agarwal; by Occupation - Business; by faith-Hindu, by Nationality – Indian, residing at 10/14, Brijdham Housing Complex, Shreebhumi, P.O.- Shreebhumi, P.S.-Lake Town, Kolkata - 700 048, District- North 24 Parganas who is the **DEVELOPER** in the aforesaid Development Agreement, executed on 23-02-2019 and registered on 26-02-2019, as our true, faithful and lawful constituted **ATTORNEY** for such acts as stated herein below, in their place and instead, and without any contradiction do,

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perform for ourselves on our behalf and in our names all or any of the followings acts, deeds and things relating to or concerning with the Development of the said Property / Premises.

1. To hold, defend, possess, manage and maintain the said premises or part of it and to construct several buildings upon the land of the said premises or part of it as per sanction plan approved by the Concerned Authorities (Jyangra Hatiara 2 No. Gram Panchayat, Panchayat Samity & Zilla Parishad of North 24 Parganas) in terms of the Development Agreement.

2. To erect boundary walls in and around of the said premises.

3. To apply for and obtain further sanction of the building plans time to time, if any or require, , from the Concerned Authorities (Jyangra Hatiara 2 No. Gram Panchayat, Panchayat Samity & Zilla Parishad of North 24 Parganas) and/or any other authorities and to sign and execute any such papers documents instruments that may be required in this regard.

4. To sign, execute and submit all applications, maps, plans specification and obtain the same thereof upon sanction in respect of any new plan and/or any modification or alterations thereafter upon the building plans approved by the Concerned Authorities (Jyangra Hatiara 2 No. Gram Panchayat, Panchayat Samity & Zilla Parishad of North 24 Parganas) and to sign and execute and submit any plan, papers and documents and perform all the formalities and obligations as may be required or necessary from time to time.

5. To pay fees to obtain sanction and other records permission and/or consents from the necessary authorities as may be necessary or required for modification, alteration and/or sanction of the plan and/or any utility serving and/or concerning the said premises or part of it and also to sign other documents as may be required by the authorities from time to time.

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6. To appoint Engineers, Architects and their agent or agents and Sub-Contractors as the said Attorney shall think fit and proper and to make payment of fees and charges of such Architects, Engineers and their agent or agents and/or sub-contractors, for and on behalf of the Principals.

7.To apply for electricity, water, drainage, sewerage, telephone, lift or of any other utility in the said premises or part of it and/or to make alterations in the existing connection and to have disconnected the same and for that to sign answer execute and submit all papers applications documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the attorney.

8.To apply for and obtain licenses and permissions that may be necessary or be required for the purpose of installation and running of lift, generator for auxiliary power supply or for the purpose of having the drain of the said premises or part of it to be disconnected and/or connected to the drain and for all or any of the purposes above mentioned to sign and execute all necessary papers.

9. To make supervise and construction of the buildings and/or structures according to the building plan, sanctioned by the Concerned Authorities (Jyangra Hatiara 2 No. Gram Panchayat, Panchayat Samity & Zilla Parishad of North 24 Parganas) in respect of the said premises or part of it as mentioned hereunder and to that effect to get signed, pursue and collect on behalf of the Principals all such or relevant applications, drawings, documents and any representations of whatsoever manner or nature that is being sought to be done by the aforesaid department of the competent authority or by other and when necessary as and/or asked for.

10. To appear and represent the Principals before the Panchayat, Panchayat Samity, Zilla Parishad, B.L.&.L.R.O, S.D.L & L.R.O, building Tribunal and other authorities concerned regarding mutation & conversion of the schedule property , if require, in future and to receive any notice or served upon the Principals in respect of the said premises or part of it and to make representations, prefer appeals reviews and revisions and for that to sign and submit all papers appeals applications and papers

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and to appear and make representation for and on behalf of the Principals before the authorities concerned.

11. To appear and represent the Principals before Jyangra Hatiara 2 No. Gram Panchayat, Panchayat Samity, Zilla Parishad of North 24 Parganas, B.L & L.R.O, S.D.L & L.R.O, Fire Services Dept. of West Bengal, WBSEB in connection with the said premises or part of it and to sign and execute all the papers and documents wherever necessary.

12. To apply for electricity, water, drainage, sewerage, telephone, lift or of any other utility in the said premises or part of it and/or to make alterations in the existing connection and to have disconnected the same and for that to sign answer execute and submit all papers applications documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the attorney.

13. To sign and execute all papers and documents for and on behalf of the Principals to mutate its name in respect of the said premises or part of it before the B.L & L.R.O Rajarhat, Govt. of West Bengal and other authority.

14. To sign and execute all papers and documents for and on behalf of the Principals regarding conversion case of the land, if require, in respect of the said premises or part of it in the Government records including Gram Panchayat.

15. To sign and execute all papers and documents for and on behalf of the Principals to obtain land ceiling clearance if any, from the Competent Authority.

16. To appear and represent the Principals before any Notary Public, Registrar of Assurances, District Registrar, Sub-Registrar or any other officer or officers having jurisdiction and to present for registration and have registered and performed all deeds, agreements, documents and instruments executed and signed by the said Attorney in any manner concerning the **Developer's Allocation** of the project constructed at or upon the building/s in terms of the aforesaid Development Agreement, executed on 25-02-2019 and registered on 26-02-2019, in respect the said flats , together with undivided share of

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land mentioned in the **Schedule** hereunder written and/or given in the project being **Chitrakut Niwas** and admit the execution thereof.

17. To enter into Agreement for Sale, Lease and/or to sign and execute any other Deeds, documents, Deed of Conveyance or Deed of Sale in respect of the **Developer's Allocation** of the project constructed at or upon the building/s in terms of the aforesaid Development Agreement, executed on 23-02-2019 and registered on 26-02-2019, in respect the said flats by and between the Principals and the Developer together with undivided proportionate share of the land of the said premises mentioned in the **Schedule** hereunder written and/or given in the project being **Chitrakut Niwas** and to collect money from the intending Purchaser(s) and to grant receipt and acknowledge the payment and to present the same for registration before the registering authority and admit the execution thereof.

18. To receive money or moneys whether in advance or booking from time to time or at a time from the intending Purchaser or Purchasers in respect of the **Developer's Allocation only** in terms of the aforesaid Development Agreement, executed on 23-02-2019 and registered on 26-02-2019 and to grant proper receipt and discharge thereof.

19. To deliver khas and vacant possession of the **Developer's Allocation** in terms of the aforesaid Development Agreement, executed on 23-02-2019 and registered on 26-02-2019, by and between the Principal/Executant and the Developer to the intending Purchasers/Transferee.

20. To charge by way of equitable mortgage in respect of the **Developer's Allocation** only in terms of the aforesaid Development Agreement, executed on 23-02-2019 and registered on 26-02-2019, consisting of Unit/Floor/Flats/Car Parking Spaces/Commercial Space/Offices of the proposed Building(s), together with undivided proportionate share of land mentioned in the **Schedule** hereunder written and/or given in the project who wants to purchase the same from the Developer includes its transferee and to make the Principals free from all encumbrances and liabilities whatsoever.

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21. To sign and execute all the papers and documents for obtaining no objection from KMDA, Fire Brigade, West Bengal Pollution Control Board and other authorities in respect of the said premises or part of it in the name of the Principals.

22. To sign execute and submit all declarations statements applications and affirm affidavits as may be necessary or required from time to time.

23. To commence, prosecute, enforce, defend, answer and oppose all actions and proceedings concerning in any way, the said premises or any part thereof including those relating to acquisition and/or requisition in which the Principals are now or may hereafter be interested or concerned and if thought fit and compromise settle refer to arbitration abandon become non-suited submit to judgment in any action or proceedings as aforesaid before any Court, Civil or Criminal or Revenue.

24. To appoint any retainers, solicitors, advocate and other legal agents and to revoke such appointments and others as occasion shall require.

25. To sign affirm and verify plaint, petition, written statements, tabular statements, Review, Revisions, Affidavit, Declarations, Memorandum of Appeal or any other paper or pleadings including applications under Article 226 of the Constitution of India in any suit action or proceedings relating to the said premises or any part thereof.

26. All of the directors of NEELKANTH NIRMAN PRIVATE LIMITED jointly or severally or any of them in single or its authorized representatives/signatories would sign time to time in "Agreement for Sale/s" and/or "Deed of Conveyance/s", or any other Deeds and Documents in the proposed Residential cum Commercial Building(s) to convey Unit/Floor/Flats/Car Parking Spaces/Commercial Space/Offices of the proposed Building(s), together with undivided proportionate share of land mentioned in the Schedule hereunder written and/or given in the project for and on behalf of the Principals for the **Developer's Allocation only** .

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AND GENERALLY to do all acts and things concerning the powers herein conferred in respect of the said premises which the Principals could have done lawfully under their own hands, if present personally and the Principals do hereby agree, ratify and confirm all acts, deeds and things whatsoever and the said Attorney shall do and/or cause to do in accordance herewith.

SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

PART- A

Land Share of M/S Gadia Associates Pvt. Ltd.

ALL THAT piece and parcel of Bastu land measuring about 11.2258 **Decimal** more or less in **C.S. Dag No.-2612 under C.S. Khatian No.-373, corresponding to R.S. Dag No- 2816 under R.S. Khatian No.-926, corresponding to L.R. Dag No- 2816 under L.R. Khatian No.-4720** , by Nature – Bastu , together with brick built wall and tiles shaded structure measuring an area of 100 sq.ft standing thereon, lying and situated at **Mouza-Ghuni** , J.L.No-23, R.S.NO-232, Touzi No-178, District Sub-Registrar Office at Barasat, Additional District Sub-Registrar Office at Rajarhat (Old-Bidhannagar-Salt Lake City), Old P.S.-Rajarhat and New P.S.-New Town, within the jurisdiction of **Jyangra Hattara 2 No. Gram,** in the District of South 24 Paraganas.

PART -B

Land Share of Partake Exports Pvt. Ltd.

ALL THAT piece and parcel of vacant land measuring about 28.7226 **Decimal** more or less in **C.S. Dag No.-2597 under C.S. Khatian No.-315 corresponding to R.S. Dag No- 2801 under R.S. Khatian No.-900, corresponding to L.R. Dag No- 2801 under L.R. Khatian Nos.-8513, 8514 and 8536** , by Nature – Bastu And

An area of 3.2460 **Decimal** more or less in **C.S. Dag No.-2623 under C.S. Khatian No.-456, corresponding to R.S. Dag No- 2827 under R.S. Khatian No.-452,**

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corresponding to L.R. Dag No- 2827 under L.R. Khatian No.-8512 , by Nature – Bastu,

Admeasuring an area of 31.9686 Decimal more or less, with the facility of 10 ft. wide Common Passage on the West Side , lying and situated at **Mouza-Ghuni** , J.L.No-23, R.S.NO-232, Touzi No-178, District Sub-Registrar Office at Barasat, Additional District Sub-Registrar Office at Rajarhat (Old- Bidhannagar-Salt Lake City), Old P.S.-Rajarhat and New P.S.-New Town, within the jurisdiction of **Jyangra Hatiara 2 No. Gram Panchayat**, in the District of South 24 Paraganas.

PART- C

ENTIRE LAND OF THE OWNERS

ALL THAT piece and parcel of land measuring about **43.1944 Decimal** more or less, together with brick built wall and tiles shaded structure measuring an area of 100 Sq.ft standing thereon , with the facility of 10 ft. & 20 ft Wide Common Passage on the West Side , lying and situated at **Mouza-Ghuni** , J.L.No-23, R.S.NO-232, Touzi No-178, comprised in the following **C.S., R.S.& L.R Dag Nos and C.S., R.S.& L.R Khatian Nos –**

Dag Nos			Khatian Nos			Nature of Land	Total Area to Dag (In Dec.)	Area under this Agreement (In Dec.)	Area of Structure (In Sq. ft.)	Sattorth Value (Rs.)
C.S.	R.S.	L.R.	C.S.	R.S.	L.R.					
2612	2816	2816	373	926	4720	Bastu	38	11.2258	100	500000
2597	2801	2801	315	900	8513	Bastu	219	10.0000	-	500000
					8514	Bastu	219	10.0000	-	500000
					8536	Bastu	219	8.7226	-	500000
2623	2827	2827	436	452	8512	Bastu	48	3.2460	-	500000
							Total=	43.1944 Decimal	100	25,00,000/-

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District Sub-Registrar Office at Barasat, Additional District Sub-Registrar Office at Rajarhat (Old- Bidhannagar-Salt Lake City), Old P.S.-Rajarhat and New P.S.-New Town, within the jurisdiction of Jyangra Hatiara 2 No. Gram Panchayat, in the District of North 24 Paraganas.

IN WITNESS WHEREOF the parties, hereunder have executed these presents at Kolkata on the 28th day of March, 2019.

SIGNED, SEALED AND DELIVERED
By the above named Owners/ Principals/Executants
In the presence of:-

1) Shek Ataur Rahaman
34, Sodepur Brick Field Road
P.O+P.S. - Harideypur
Kolkata- 700082

2) Panchu gopal Sardar
35, Vivekanande Road
Kolkata - 700007

GADIA ASSOCIATES PVT. LTD
Director

PARTAKE EXPORTS PVT. LTD.
Director

SIGNATURE OF THE OWNERS / PRINCIPALS/EXECUTANTS

SIGNED, SEALED AND DELIVERED
By the above named Constituted Attorney
In the presence of:-

1) Shek Ataur Rahaman

2) Panchu gopal Sardar

NEELKANTH NIRMAN PVT. LTD.
DIRECTOR

SIGNATURE OF THE CONSTITUTED ATTORNEY

Drafted and Prepared by me

(Shek Ataur Rahaman)
Advocate
Alipore Judges' Court,
Kolkata-27
(Regn. No.-WB/382/2000)

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सत्यमेव जयते
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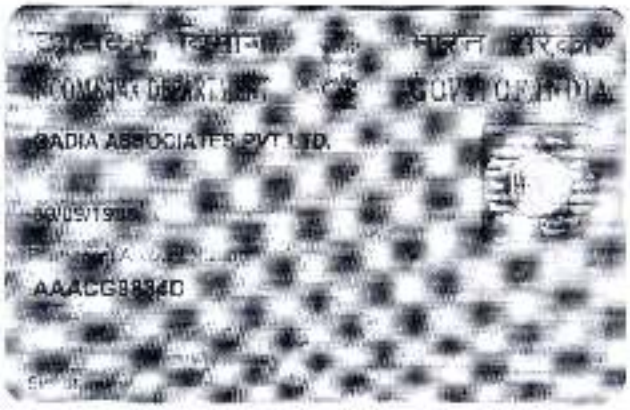
OF ASSURANCES-IV, KOLKATA
20 MAR 2019



GADIA ASSOCIATES PVT. LTD

Director

PERMANENT ACCOUNT NUMBER

AABCP5509K

NAME

PARTAKE EXPORTS PVT LTD

DATE OF INCORPORATION / DIRECTION

16-11-1995

COMMISSIONER OF INCOME TAX W.B. - XI

PARTAKE EXPORTS PVT. LTD.

Director

आयकर विभाग

INCOME TAX DEPARTMENT

भारत सरकार

GOVT. OF INDIA

NEELKANTH NIRMAN PRIVATE LIMITED

09/07/2004

Permanent Account Number

AACCN0826A

NEELKANTH NIRMAN PVT. LTD.

DIRECTOR

DISTRICT- KOLKATA

OFFICE OF THE ADDITIONAL REGISTRAR OF ASSURANCES-IV, KOLKATA

	Thumb	1st finger	Middle finger	Ring finger	Small finger
Left Hand					
Right Hand					

Name: ANIL GADIA

GADIA ASSOCIATES PVT. LTD.

Signature :- Director

PHOTO						
	Left Hand					
	Right Hand					

Name: ANIL GADIA

PARTAKE EXPORTS PVT. LTD.

Signature :- Director

Left Hand					
Right Hand					

Name: BRIJESH KUMAR AGRAWAL

NEELKANTH NIRMAN PVT. LTD.

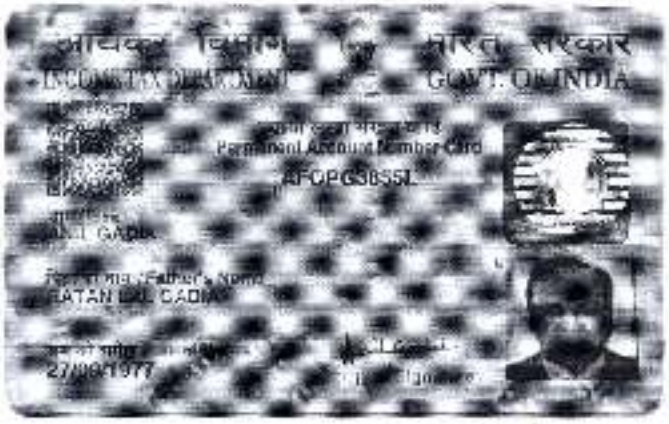
Signature :- DIRECTOR

SEAL OF THE ADDL REGISTRAR OF ASSURANCES

KOLKATA

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

20 MAR 2019


INCOME TAX DEPARTMENT
GOVT. OF INDIA
Permanent Account Number Card
AFOPG3655L
RATAN LAL GADIA
27/08/1977

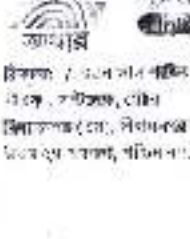
Anil Gadia

Father : Ratan Lal Gadia

9283 6021 4126

আমার – সাধারণ মানুষের অধিকার

Anil Gadia



Address: S/O: Ratan Lal Gadia, CP-71, SALTLAKE SECTOR-1, Bidhannagar (M), Bidhannagar, CD Block, North 24 Parganas, West Bengal 700064

Anil Gadia

9283 6021 4126

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ACYPA6430G

नाम / Name
BAIJESH KUMAR AGRAWAL

पिता का नाम / Father's Name
BAIJNATH AGRAWAL

जन्म की तारीख / Date of Birth
03/04/1964

हस्ताक्षर / Signature

भारत सरकार
GOVERNMENT OF INDIA

Brijesh Kumar Agrawal
DOB: 03/04/1964
MALE

9163 5833 7726

আধার - সাধারণ মানুষের অধিকার

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address
10/14, 211 CANAL STREET, BRIJDHAM HOUSING COMPLEX, South Dum Dum (N), North 24 Parganas, West Bengal - 700048

Brijesh Kumar Agrawal

भारत सरकार

आधार

ভারত সরকার

Unique Identification Authority of India

Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1040/19821/45749

To

সেখ আতাউর রহমান

Shek. Ataur Raharman

SODEPUR BRICK FIELD ROAD

Haridevpur

Haridevpur

South Twenty Four Parganas

West Bengal 700082

02/04/2013

719182

MN007191826FT

আপনার আধার সংখ্যা / Your Aadhaar No. :

7802 9944 0063

আধার – সাধারণ মানুষের অধিকার

ভারত সরকার

Government of India

সেখ আতাউর রহমান

Shek. Ataur Raharman

পিতা : সেখ আনিসুর রহমান

Father : SK. ANISUR RAHAMAN

জন্ম সাল / Year of Birth : 1973

পুরুষ / Male

7802 9944 0063

আধার – সাধারণ মানুষের অধিকার

(Shek. Ataur Rahaman)

Purpose: For registration of Sec. POA at ARA-IV, Kolkata).

Major Information of the Deed

Deed No :	I-1904-02928/2019	Date of Registration	20/03/2019
Query No / Year	1904-1000071937/2019	Office where deed is registered	
Query Date	16/03/2019 12:01:30 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	SHEK ATAUR RAHAMAN ALIPORE JUDGES COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9073103425, Status :Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement		[4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Set Forth value		Market Value	
Rs. 26,00,000/-		Rs. 2,30,00,437/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 101/- (Article:E, E, M(a), M(b), I)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190402116/2019		

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: JANGRAHATIARA-II, Mouza: Ghuni, Ghuni Pin Code : 700157

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2816	LR-4720	Bastu	Bastu	11.2258 Dec	5,70,000/-	59,69,791/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L2	LR-2801	LR-8513	Bastu	Bastu	10 Dec	5,00,000/-	53,17,920/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L4	LR-2801	LR-8536	Bastu	Bastu	8.7226 Dec	5,00,000/-	46,38,609/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road , Project Name :
L5	LR-2827	LR-8512	Bastu	Bastu	3.246 Dec	5,00,000/-	17,26,197/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
		TOTAL :			33.1944Dec	20,70,000 /-	176,52,517 /-	

District: North 24-Parganas, P.S.- Rajarhat, Gram Panchayat: JANGRAHATIARA-II, Mouza: Ghuni Pin Code : 700157

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L3	LR-2801	LR-8514	Bastu	Bastu	10 Dec	5,00,000/-	53,17,920/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
	Grand Total :				43.1944Dec	25,70,000 /-	229,70,437 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	30,000/-	30,000/-	Structure Type: Structure
	Floor No: 1, Area of floor : 100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 2 Years, Roof Type: Tiles Shed, Extent of Completion: Complete				
	Total :	100 sq ft	30,000 /-	30,000 /-	

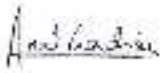
Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**GADIA ASSOCIATES PRIVATE LIMITED** Meridian Plaza, 209, C.R.avenue, 4th Floor,, P.O:- Bedon Street, P.S:- Girish Park, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006 , PAN No.:: AAACG9834D, Status :Organization, Executed by: Representative, Executed by: Representative
2	**PARTAKE EXPORTS PVT LTD** Meridian Plaza, 209, C.R.Avenue, 4th Floor,, P.O:- Bedon Street, P.S:- Girish Park, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006 , PAN No.:: AABCP5509K, Status :Organization, Executed by: Representative, Executed by: Representative

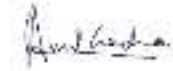
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**NEELKANTH NIRMAN PRIVATE LIMITED** 17/H/8, Balai Singhi Lane, 1st Floor, P.O.- Amherst Street, P.S:- Amherst Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700009 , PAN No.:: AACCN0826A, Status :Organization, Executed by: Representative

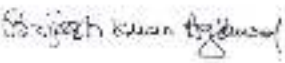
Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri ANIL GADIA (Presentant) Son of RATAN LAL GADIA Date of Execution - 20/03/2019, , Admitted by: Self, Date of Admission: 20/03/2019, Place of Admission of Execution: Office	 Mar 20 2019 12:37PM	 LTI 20/03/2019	 20/03/2019
	CF-71, Sector-1, Salt Lake City, P.O:- Salt Lake, P.S:- North Bidhannagar, Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFOPG3855L Status : Representative, Representative of : GADIA ASSOCIATES PRIVATE LIMITED (as DIRECTOR), PARTAKE EXPORTS PVT LTD (as Director)			

Major Information of the Deed :- I-1904-02928/2019-20/03/2019

2	Name	Photo	Finger Print	Signature
	Mr ANIL GADIA Son of Mr Ratan Lal Gadia Date of Execution - 20/03/2019, , Admitted by: Self, Date of Admission: 20/03/2019, Place of Admission of Execution: Office	 Mar 20 2019 12:37PM	 LTI 20/03/2019	 20/03/2019

CF-71, Secctor-1, Salt Lake City, P.O:- Salt Lake, P.S:- North Bidhannagar, Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFOPG3855L Status : Representative, Representative of : PARTAKE EXPORTS PVT LTD (as Director)

3	Name	Photo	Finger Print	Signature
	Shri BRIJESH KUMAR AGRAWAL Son of Late Baijnath Agrawal Date of Execution - 20/03/2019, , Admitted by: Self, Date of Admission: 20/03/2019, Place of Admission of Execution: Office	 Mar 20 2019 12:38PM	 LTI 20/03/2019	 20/03/2019

10/14, Brijidham Housing Complex, Shreebhumi, P.O:- Shreebhumi, P.S:- Lake Town, Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700048, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACYPA6430G Status : Representative, Representative of : NEELKANTH NIRMAN PRIVATE LIMITED (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SHEK ATAUR RAHAMAN Son of Sk. ANISUR RAHAMAN 34, SODEPUR BRICK FILED ROAD, P.O:- HARIDEVPUR, P.S:- Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN - 700082	 20/03/2019	 20/03/2019	 20/03/2019

Identifier Of Shri ANIL GADIA, Mr ANIL GADIA, Shri BRIJESH KUMAR AGRAWAL

Major Information of the Deed :- I-1904-02928/2019-20/03/2019

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	GADIA ASSOCIATES PRIVATE LIMITED	NEELKANTH NIRMAN PRIVATE LIMITED-5.6129 Dec
2	PARTAKE EXPORTS PVT LTD	NEELKANTH NIRMAN PRIVATE LIMITED-5.6129 Dec

Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	GADIA ASSOCIATES PRIVATE LIMITED	NEELKANTH NIRMAN PRIVATE LIMITED-5 Dec
2	PARTAKE EXPORTS PVT LTD	NEELKANTH NIRMAN PRIVATE LIMITED-5 Dec

Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	GADIA ASSOCIATES PRIVATE LIMITED	NEELKANTH NIRMAN PRIVATE LIMITED-5 Dec
2	PARTAKE EXPORTS PVT LTD	NEELKANTH NIRMAN PRIVATE LIMITED-5 Dec

Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	GADIA ASSOCIATES PRIVATE LIMITED	NEELKANTH NIRMAN PRIVATE LIMITED-4.3613 Dec
2	PARTAKE EXPORTS PVT LTD	NEELKANTH NIRMAN PRIVATE LIMITED-4.3613 Dec

Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	GADIA ASSOCIATES PRIVATE LIMITED	NEELKANTH NIRMAN PRIVATE LIMITED-1.623 Dec
2	PARTAKE EXPORTS PVT LTD	NEELKANTH NIRMAN PRIVATE LIMITED-1.623 Dec

Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	GADIA ASSOCIATES PRIVATE LIMITED	NEELKANTH NIRMAN PRIVATE LIMITED-50.00000000 Sq Ft
2	PARTAKE EXPORTS PVT LTD	NEELKANTH NIRMAN PRIVATE LIMITED-50.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: JANGRAHATIARA-II, Mouza: Ghuni, Ghuni Pin Code : 700157

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2816, LR Khatian No:- 4720	Owner:মেঃ গাদিয়া এসোসিয়েটস্, Gurdian:স্ব: ি, Address:176,এম.জি.রোড, কোল-07 , Classification:শালি, Area:0.20000000 Acre,	GADIA ASSOCIATES PRIVATE LIMITED

Major Information of the Deed :- I-1904-02928/2019-20/03/2019

L2	LR Plot No:- 2801, LR Khatian No:- 8513	Owner:পার্টেক এক্সপোর্টস প্রা:লি:, Gurdian:পক্ষে ডাইরেক্ট, Address:Meridian Plaza, 209, C.R. Avenue, 4th Floor, kol-7, Classification:শালি, Area:0.10000000 Acre,	GADIA ASSOCIATES PRIVATE LIMITED
L4	LR Plot No:- 2801, LR Khatian No:- 8536	Owner:পার্টেক এক্সপোর্টস প্রা:লি:, Gurdian:পক্ষে ডাইরেক্ট, Address:Meridian Plaza, 209, C.R. Avenue, 4th Floor, Kol-6, Classification:শালি, Area:0.08000000 Acre.	Owner Name not selected by applicant.
L5	LR Plot No:- 2827, LR Khatian No:- 8512	Owner:পার্টেক এক্সপোর্টস প্রা:লি:, Gurdian:পক্ষে ডাইরেক্ট, Address:Meridian Plaza, 209, C.R. Avenue, 4th Floor, Kol-6, Classification:বাস্তু, Area:0.03000000 Acre.	PARTAKE EXPORTS PVT LTD

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: JANGRAHATIARA-II, Mouza: Ghuni Pin Code : 700157

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L3	LR Plot No:- 2801, LR Khatian No:- 8514	Owner:পার্টেক এক্সপোর্টস প্রা:লি:, Gurdian:পক্ষে ডাইরেক্ট, Address:Meridian Plaza, 209, C.R. Avenue, 4th Floor, Kol-6, Classification:শালি, Area:0.10000000 Acre.	PARTAKE EXPORTS PVT LTD

Endorsement For Deed Number : I - 190402928 / 2019

On 16-03-2019

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 2,30,00,437/-

Tridip Misra
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

On 20-03-2019

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

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

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

Presented for registration at 12:15 hrs on 20-03-2019, at the Office of the A.R.A. - IV KOLKATA by Shri ANIL GADIA

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

Execution is admitted on 20-03-2019 by Shri ANIL GADIA, DIRECTOR, GADIA ASSOCIATES PRIVATE LIMITED, Meridian Plaza, 209, C.R.avenue, 4th Floor, P.O:- Bedon Street, P.S:- Girish Park, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006; Director, PARTAKE EXPORTS PVT LTD, Meridian Plaza, 209, C.R.Avenue, 4th Floor, P.O:- Bedon Street, P.S:- Girish Park, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006

Major Information of the Deed :- I-1904-02928/2019-20/03/2019

Indetified by Mr SHEK ATAUR RAHAMAN, , , Son of Sk. ANISUR RAHAMAN, 34, SODEPUR BRICK FILED ROAD, P.O: HARIDEVPUR, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700082, by caste Muslim, by profession Others

Execution is admitted on 20-03-2019 by Mr ANIL GADIA, Director, PARTAKE EXPORTS PVT LTD, Meridian Plaza, 209, C.R.Avenue, 4th Floor,, P.O:- Bedon Street, P.S:- Girish Park, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006

Indetified by Mr SHEK ATAUR RAHAMAN, , , Son of Sk. ANISUR RAHAMAN, 34, SODEPUR BRICK FILED ROAD, P.O: HARIDEVPUR, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700082, by caste Muslim, by profession Others

Execution is admitted on 20-03-2019 by Shri BRIJESH KUMAR AGRAWAL, Director, NEELKANTH NIRMAN PRIVATE LIMITED, 17/H/8, Balai Singhi Lane, 1st Floor, P.O:- Amherst Street, P.S:- Amherst Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700009

Indetified by Mr SHEK ATAUR RAHAMAN, , , Son of Sk. ANISUR RAHAMAN, 34, SODEPUR BRICK FILED ROAD, P.O: HARIDEVPUR, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700082, by caste Muslim, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 101/- (E = Rs 21/- ,I = Rs 55/- ,M(a) = Rs 21/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 101/-

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 16247, Amount: Rs.100/-, Date of Purchase: 14/01/2019, Vendor name: S Das

Tridip Misra
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Major Information of the Deed :- I-1904-02928/2019-20/03/2019

Major Information of the Deed :- I-1904-02928/2019-20/03/2019

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2019, Page from 140240 to 140270

being No 190402928 for the year 2019.

Seal of the Additional Registrar of Assurances-IV, Kolkata

Digitally signed by TRIDIP MISRA
Date: 2019.03.27 20:16:27 +05:30
Reason: Digital Signing of Deed.

(Tridip Misra) 27-03-2019 20:15:45

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - IV KOLKATA

West Bengal.

(This document is digitally signed.)