



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL
 Certified that the document is admitted to registration. The signature sheets and the endroement sheets attached with the document are the part of this document.

W 582757

[Signature]
 District Sub-Register-III
 Alipore, South 24-parganas
 27 SEP 2016

7-16
 2-357469/16

DEVELOPMENT POWER OF ATORNEY

(after registered Development Agreement)

KNOW ALL THESE MEN BY THESE PRESENTS that
1.VINDHYA PROJECTS PVT. LTD., a Company
 incorporated under the Provisions of Companies Act. 1956
 having its registered Office at 12B, Raja Basanta Roy Road,

3589 on 29/7/16
Name: Rami Shankar Ghosal
Address: 123 Raja Basanta Roy Road
P. S.: Kolkata -
Signature: [Handwritten Signature]

Santosh Kr. Dey
ALIPUR POLICE COMST
Kolkata



District Sub-Registrar-III
Alipore, South 24 Parganas
27 SEP 2016

Ramkrishna Dey
3/6 Lake H. S. J.
Alipur Police Comt
Kolkata - 27
Lanchuk.

Kolkata-700026, P.S. P.S. Tollygunge, represented by One of its Director SRI RAVI SHANKAR AGARWAL, PAN ACXPA 6637N, Son of Late Rajendra Kumar Agarwal, by Faith Hindu, by Occupation: Business, working for gain at 12B, Raja Basanta Roy Road, Kolkata-700026, P.S. Tollygunge , 2.VINDHYA PROPERTIES & MANAGEMENT PVT. LTD., a Company incorporated under the Provisions of Companies act, 1956 having its registered office at 40/1, Prince Anwar Shah Road, P.S. Charu Market, Kolkata-700026, represented by one of its Director SRI RAVI SHANKAR AGARWAL, PAN ACXPA 6637N Son of Late Rajendra Kumar Agarwal, by Faith Hindu, by Occupation: Business, working for gain at 12B, Raja Basanta Roy Road, Kolkata-700026, P.S. Tollygunge and 3. ABHISHEK VYAPAR PVT. LTD., a Company incorporated under the Provisions of Companies act. 1956 having its registered office at 12B, Raja Basanta Roy Road, Kolkata-700026, P.S. Tollygunge represented by one of its Director SRI RAVI SHANKAR AGARWAL, PAN ACXPA 6637N Son of Late Rajendra Kumar Agarwal, by Faith Hindu, by Occupation: Business, working for gain at 12B, Raja Basanta Roy Road, Kolkata-700026, P.S. Tollygunge, hereinafter called and known as the OWNERS send the following greetings:-

WHEREAS the above mentioned Companies are the absolute owners of ALL THAT piece and parcel of Bastu land measuring more or less 20 Cottahs 6 Cottals together with 400 Sq.ft. Tiled shed structure standing thereon, being Premises Nos. 358, 358/1, 359 & 360 Jogendra Garden, within P.S. Kasba, now within the Ward No. 107, of the Kolkata Municipal Corporation , Kolkata-

700078, A.D.S.R. Sealdah, in the District of South 24-Parganas, more fully and particularly described in the schedule hereunder written

AND WHEREAS by a registered Development Agreement dated 27.9.16 vide Book No. I, Being No. 04670/16 for the year 2016, registered in the office at D.S.R.-III-Alipore, District South 24-Parganas, the said Companies/owners/appointers herein have entrusted the Development in respect of the said property under construction of building thereon, with "ANIMESH NIRMAN LLP", a Partnership firm having its registered office at 40/1, Strand Road, Kolkata-700001, P.O. Burabazar, P.S. Burabazar, District Kolkata, administrative office at 12B, Raja Basanta Roy Road, P.O. Kalighat, P.S. Tollygunge, Kolkata-700026, represented by its Partners 1 SRI RAVI SHANKAR AGARWAL, PAN ACXPA 6637N Son of Late Rajendra Kumar Agarwal, by Faith Hindu, by Occupation: Business, working for gain at 12B, Raja Basanta Roy Road, Kolkata-700026, P.O. Kalighat, P.S. Tollygunge, & 2. MAMTA AGARWAL, PAN ADAPA 8800D, wife of Ravi Shankar Agarwal, by Faith Hindu, by Occupation-Business, by Nationality-Indian, residing at 12B, Raja Basanta Roy Road, Kolkata-700026, P.O. Kalighat, P.S. Tollygunge, District South 24-Parganas for the consideration and other terms and conditions therein contained.

NOW KNOW WE ALL MEN BY THES PRESNETS that we the appointers above named doth hereby make nominate, constitute retain and appoint and have made nominated, constituted, retained and appointed the said "ANIMESH NIRMAN LLP", a Partnership firm having its registered office at 40/1, Strand Road, Kolkata-700001, P.O. Burabazar, P.S. Burabazar, District

Kolkata, administrative office at 12B, Raja Basanta Roy Road, P.O. Kalighat, P.S. Tollygunge, Kolkata-700026, (hereinafter referred to as the said **ATTORNEY**) to act in our names and on our behalf and to do all or any of the acts, deeds, matters and things namely:-

1. To enter upon, hold, occupy and possess **ALL THAT** piece and parcel of Bastu land measuring more or less 20 Cottahs 6 Cottals together with 400 Sq.ft. Tiled shed structure standing thereon, being Premises Nos. **358, 358/1, 359 & 360 Jogendra Garden**, within P.S. Kasba, now within the Ward No. 107, of the Kolkata Municipal Corporation, Kolkata-700078, A.D.S.R. Sealdah, in the District of South 24-Parganas, more fully and particularly described in the schedule hereunder written (hereinafter referred to as the "said Property/Premises") and for the said purpose to do all acts deeds matters ad things as the said Attorney shall think proper.
2. To take charge or look after, manage, supervise and administer the said property/Premises or portion thereof as the said attorney shall think proper.
3. To appear and represent the Appointers before the Kolkata Municipal Corporation, authorities Police Authorities, Fire Brigade Authority, CESC Authorities, Urban Land ceiling Authorities and

- other Government Authorities and/or departments, Central or State in connection with the development of the said premises and/or construction of the proposed new building and further to sign execute and deliver all necessary letters, statements, applications, declaration and other papers and documents and to do all acts deeds matters and things as the said Attorney shall think proper.
4. To demolish or cause to be demolished the existing structure and/or sheds, and other structure whatsoever laying erected at the said premises or portions thereof.
 5. To apply for and obtain all necessary sanctions, permissions. No objection and clearances from the appropriate Government Authorities and/or departments including necessary sanction of plan from the Kolkata Municipal Corporation, authorities for development of the said premises and/or construction of the new building in or upon the land comprised in the said premises or portion thereof and for the said purpose to do all acts deeds matter and things as the said Attorney shall think proper.
 6. To apply for and obtain all necessary maps plans sketches, diagrams, elevations and other specifications duly sanctions and/or approved by the Kolkata Municipal Corporation authorities and

other Government authorities, Fire Brigade Authorities, Police Authorities, and/or departments as any form time to time be necessary or required for the development of the said premises and/or demolition of the existing structures comprised in the said premises and/or construction of the new Buildings or other structures in or upon the land comprised in the said premises and for the said purpose to sign execute and deliver all applications, maps plans or other papers and documents as also to do all acts deeds matters and things as the said Attorney shall think proper.

7. To apply for and obtain water drainage, sewerage, telephone, taxes, electricity, gas and other public utility services, in or upon the said premises and/or the new building and other structures that may hereafter be created and the same in such more or names is the said attorney or they shall think proper and for the said purpose to sign execute and deliver necessary applications, papers, letters, documents, declarations, undertakings and bonds also to do all acts deed matters and things as the said Attorney shall think proper.
8. To apply for and obtain necessary permission and/or no objection certificates from the Competent Authority under the Urban Land(Ceiling & Regulation) Act. 1976 and/or to obtain necessary

Income Tax clearance certificate under the provisions of Section 130A(1) of the Income Tax Act, 1961, and/or no objection certificate under the provisions of chapter XXC of the Income Tax Act, 1961 and for the said the purpose to sign execute and deliver all papers application and documents and to do all acts, deeds matters and things as the said Attorney shall think proper.

9. To undertake and carry out the development of the said premises and/or construction of the proposed building and other structures in or upon the lands comprised in the said premises after demolishing the existing structures comprised therein as per the plan as maybe sanctioned by the Kolkata Municipal Corporation and for the sad purpose to sign execute and deliver all papers and documents as also to do all acts deeds matters and things.
10. To institute and/or prosecute all or any suits, appeals, revisions writ petition and other legal proceedings or litigations civil or criminal in the appropriate courts of law in connection with the said property/premises and/or the development thereof and/or construction of the proposed new buildings and other structures in or upon the land comprised in the said premises as per the building plan and for the said purpose to do all acts deeds matters and things as the said Attorney shall think proper.

11. To defend and/or contest all or any suits, appeals, revisions, applications and other litigations and legal proceedings civil or criminal in any court of law concerning or relation to the said premises sand/or the land comprised therein and/or construction of the proposed new building and for the said purpose to do all deeds matters and things as the said Attorney shall think proper.
12. To sign execute affirm and verify all complaints, written statements, affidavits application, write petition and other papers and documents as may from time to time be necessary required for prosecuting and/or defending all or any legal proceedings and/or litigations on the said Attorney shall think proper.
13. To settle and/or compromise all or any disputes or differences and/or suits or litigations and the legal proceedings concerning or relating to the said premises or portions thereof and/or the construction of the proposed new buildings and the same on such terms and condition and for such consideration as the said attorney shall think proper.

14. To refer all or any disputes concerning or relating to the said premises or portions thereof and/or the development thereof and/or construction of the proposed new buildings to arbitration on such terms as the said attorney shall think proper.
15. To retain and appoint advocates and lawyers for prosecuting and/or defending all or any legal proceedings and/or litigations and for the said purpose to sign execute and deliver Vakalatnama and other authority letters and further to revoke such appointment as the said attorney think proper.
16. To retain and appoint architects, engineers, contractor, Masons, Mistiries, Electricians, Plumbers and Security Guard and other employees or staff for carrying out the Development of the said Premises and the same for such salaries or remuneration ad on such terms and conditions as the said Attorney shall think proper.
17. From time to time to apply for and have the sanctioned plan modified, renewed, varied and/or rectified by the Kolkata Municipal Corporation and for the said purpose to pay necessary charges as also to do all acts deeds matters and things as the said attorney shall think proper.

18. Save and except the Owners' Allocation portion the said attorney may enter into negotiation as also agreements and contracts for sale on ownership basis or otherwise the flats shops, showrooms, garage and other spaces of the Developer's allocated portion which has mentioned in the said Development Agreement only of the proposed new building to be erected in or upon the land comprise in the said premises.
19. To receive realize and recover the amounts of earnest money and/or part payments and/or consideration money for and on account of sale of flats shop rooms, showrooms, garage and other spaces of the Developer's allocation and also to issue valid and effective receipts and discharges for the same and for the said purpose to do all acts deeds matters and things as the said Attorney shall think proper.
20. To sign and execute Agreement for sale, Deed of conveyance documents and papers for sale on ownership basis or otherwise transfer or disposal or the several flats, showrooms, shop rooms, garage and other saleable spaces of the developer's allocated portion of the proposed buildings and for the said purpose to do all acts deeds matters and things for only Developer's allocation.
21. Only after handing over peaceful possession of owners' allocated portion, to appear before the appropriate registration authority and

to present the agreements for sale, sale deeds, transfer deeds and other deeds, documents and papers concerning or relating to the flats or other saleable spaces of the proposed buildings and to admit the execution thereof and to do all acts deeds matters and things as may be necessary or required for the completion of registration thee for only Developer's Allocation for and on our behalf.

22. To retain and appoint one or more labour contractor & suppliers to carry out all or any of the acts deeds matters and things as hereinbefore stated and further to revoke and cancel such appointment as the said attorney shall think proper.
23. To shift all the existing tenants namely 1 to 6 for purpose of constructions of the building and reinstating to them with the agreed space with the tenants as per the agreement executed by the land owners and the developer.

AND GENERALLY to do all that is or any be necessary for carrying out all or any of the above mentioned acts concerning or relating to the said premises an as the said attorney shall think proper.

AND we the said APPOINTERS above named do hereby ratify and confirm and agree to ratify and confirm all and whatsoever the said ATTORNEY or any of them acting as aforesaid lawfully do.

THE SCHEDULE 'A' ABOVE REFERRED TO

ALL THAT piece and parcel of Bastu land measuring more or less 20 Cottahs 6 Cottahs together with 400 Sq.ft. Tiled shed structure standing thereon, being Premises Nos. **358, 358/1, 359 & 360 Jogendra Garden**, within P.S. Kasba, now within the Ward No. 107, of the Kolkata Municipal Corporation, Kolkata-700078, A.D.S.R. Sealdah, in the District of South 24-Parganas, which is butted and bounded as follows :-

ON THE NORTH: Pre. No. 719, Jogendra Garden,

ON THE SOUTH: Pre. Nos. 361 & P-98, Jogendra Garden,

ON THE EAST : Pre. Nos. 772, 730 & 101, Jogendra Garden,

ON THE WEST : K.M.C. Road,

SECOND SCHEDULE ABOVE REFERRED

(VINDHYA PROJECTS PRIVATE LIMITED)

ALL THAT piece and parcel of entire Bastu 5 Cottahs with Kancha structure, in respect of Premises No.358, Jogendra Gaden being K.M.C. Ward No. 107, Kolkata-700078, within P.S. Kasba, A.D.S.R. Sealdah, in the District of South 24-Parganas, together with all other easement right, facilities and amenities attached thereto .

THIRD SCHEDULE ABOVE REFERRED

(VINDHYA PROPERTIES & MANAGEMENT PVT. LTD)

ALL THAT piece and parcel of entire Bastu 5 Cottahs with Kancha structure, in respect of Premises No.358/1, Jogendra Gaden being K.M.C. Ward No. 107, Kolkata-700078, within P.S. Kasba, A.D.S.R. Sealdah, in the District of South 24-Parganas, together with all other easement right, facilities and amenities attached thereto.

FOURTH SCHEDULE ABOVE REFERRED

(ABHISHEK VYAPAR PVT LTD)

ALL THAT piece and parcel of entire Bastu 5 Cottahs with Kancha structure, in respect of Premises No.359, Jogendra Gaden being K.M.C. Ward No. 107, Kolkata-700078, within P.S. Kasba, A.D.S.R. Sealdah, in the District of South 24-Parganas, together with all other easement right, facilities and amenities attached thereto.

THE FIFTH SCHEDULE ABOVE REFERRED TO

(VINDHYA PROJECTS PRIVATE LIMITED)

(VINDHYA PROPERTIES & MANAGEMENT PVT. LTD)

(ABHISHEK VYAPAR PVT LTD)

ALL THAT piece and parcel of entire Bastu 5 Cottahs and 6 Chittaks with Kancha structure, in respect of Premises No. 360, Jogendra Garden, being K.M.C. Ward No. 107, Kolkata-700078, within P.S. Kasba, A.D.S.R. Sealdah, in

the District of South 24-Parganas, together with all other easement right, facilities and amenities attached thereto.

IN WITNESS WHEREOF we the appointers above named have hereunto set our respective hands and seals this ~~27th~~ day of ~~September~~ 2016.

SIGNED AND DELIVERED
by the Appointers at Kolkata
in the presence of :

1. *Abhishek Agarwal*
21F, GARCHA FIRST LAWYERS
KOLKATA - 700019

2. *Pratibha*
alipore police court
Kolkata - 27.

VINDHYA PROJECTS PVT. LTD.

Jani J. Aggarwal
Director

MEMBER VINDHYA PROJECTS LTD

Jani J. Aggarwal
Director

VINDHYA PROPERTIES & MANAGEMENT (P) LTD

Jani J. Aggarwal
Director

SIGNATURE OF THE APPOINTERS

ANIMESH NIRMAL LLP

Mamta Agarwal
I accept this Power.

SIGNATURE OF THE DEVELOPER.

Drafted by me :-

Amritabha Ray
W.P. 236/1982
Advocate

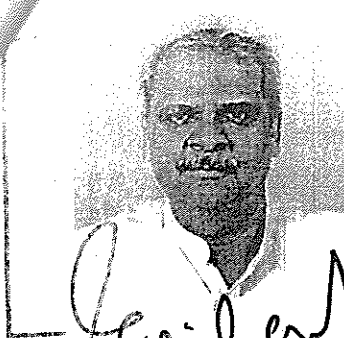

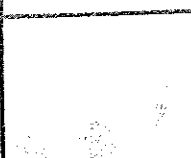



Typed by me : *Alipore police court.*

ANIMESH NIRMAL

Jani J. Aggarwal
Pc.





Tapas Kumar Santra
Alipore Police Court,
Kolkata-700027.

Thumb 1st finger Middle Finger Ring Finger Small Finger

	left hand					
	right hand					

Name
Signature

Thumb 1st finger Middle Finger Ring Finger Small Finger

	left hand					
	right hand					

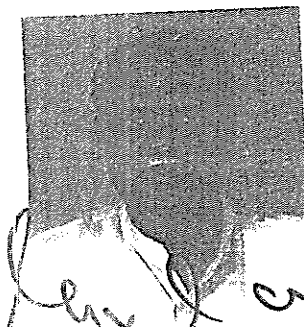




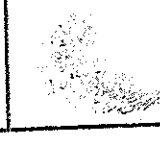


Name
Signature

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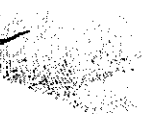

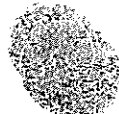

	left hand					
	right hand					

Name
Signature

Thumb 1st finger Middle Finger Ring Finger Small Finger

	left hand					
	right hand					

Name
Signature

		Thumb	1st finger	middle finger	ring finger	small finger
 <i>Mamta</i>	left hand					
	right hand					

Name

Signature *Mamta Agrewal*

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name

Signature

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name

Signature

Thumb 1st finger middle finger ring finger small finger

Major Information of the Deed

Deed No.	I-1603-04690/2016	Date of Registration	9/27/2016 2:12:45 PM
Query No / Year	1603-1000357469/2016	Office where deed is registered	
Query Date	27/09/2016 12:33:26 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Prabir Dey Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9239167495, Status :Others		
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. 8/-	Rs. 5,43,07,320/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b), H)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Jogendra Garden Lane, , Premises No. 358

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		5 Katha	1/-	1,32,97,502/-	Property is on Road

District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Jogendra Garden Lane, , Premises No. 358/1

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2			Bastu		5 Katha	1/-	1,32,97,502/-	Property is on Road

District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Jogendra Garden Lane, , Premises No. 359

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L3			Bastu		5 Katha	1/-	1,32,97,502/-	Property is on Road

District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Jogendra Garden Lane, , Premises No. 360

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L4			Bastu		5 Katha 6 Chatak	1/-	1,42,94,814/-	Property is on Road
Grand Total :					33.6188Dec	4 /-	541,87,320 /-	

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.	1/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					

	On Land L2	100 Sq Ft	1/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
S3	On Land L3	100 Sq Ft.	1/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
S4	On Land L4	100 Sq Ft.	1/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		400 sq ft	4 /-	1,20,000 /-	

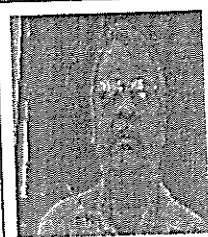

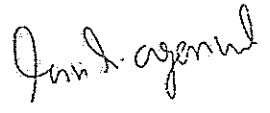
Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	VINDHYA PROJECTS PVT LTD 12 B, Raja Basanta Roy Road, P.O:- TOLLYGUNGE, P.S:- Tollygunge, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700026 PAN No. AAACV9034C, Status :Organization, Executed by: Representative
2	VINDHYA PROPERTIES AND MANAGEMENT PVT LTD 40/1, Pr Anwar Shah Road, P.O:- TOLLYGUNGE, P.S:- Charu Market, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700033 PAN No. AACCV7148M, Status :Organization, Executed by: Representative
3	ABHISHEK VYAPAR PVT LTD 12B, Raja Basanta Roy Road, P.O:- TOLLYGUNGE, P.S:- Tollygunge, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700026 PAN No. AACCA2387D, Status :Organization, Executed by: Representative



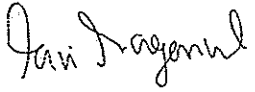
Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	ANIMESH NIRMAN LLP 40/1 STAND RD, P.O:- BURRABAZAR, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 PAN No. AAZFA8398M, Status :Organization



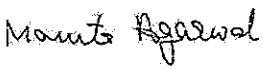
Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Shri Ravi Shankar Agarwal Son of Late Rajendra Kumar Agarwal Date of Execution - 27/09/2016, , Admitted by: Self, Date of Admission: Sep 27 2016 , Place of Admission of Execution: Office			
		Sep 27 2016 2:21PM	LN Sep 27 2016 2:22PM	Sep 27 2016 2:24PM

12 B, Raja Basanta Roy Road, P.O:- TOLLYGUNGE, P.S:- Tollygunge, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700026, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ACXPA6637N, Status : Representative, Representative of : VINDHYA PROJECTS PVT LTD , VINDHYA PROPERTIES AND MANAGEMENT PVT LTD , ABHISHEK VYAPAR PVT LTD

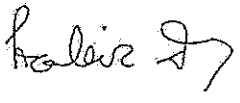
2	Name	Photo	Finger Print	Signature
<p>Shri RAVI SHANKAR AGARWAL Son of Late RAJENDRA KUMAR AGARWAL Date of Execution - 27/09/2016, , Admitted by: Self, Date of Admission: Sep 27 2016 , Place of Admission of Execution: Office</p>	 <small>Sep 27 2016 2:21PM</small>	 <small>LTI Sep 27 2016 2:21PM</small>	 <small>Sep 27 2016 2:24PM</small>	

12 B RAJA BASANTA ROY RD, P.O:- KALIGHAT, P.S:- Tollygunge, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700026, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ACXPA6637N, Status : Representative, Representative of : ANIMESH NIRMAL LLP

3	Name	Photo	Finger Print	Signature
<p>MAMTA AGARWAL Wife of RAVI SHANKAR AGARWAL Date of Execution - 27/09/2016, , Admitted by: Self, Date of Admission: Sep 27 2016 , Place of Admission of Execution: Office</p>	 <small>Sep 27 2016 2:18PM</small>	 <small>LTI Sep 27 2016 2:18PM</small>	 <small>Sep 27 2016 2:20PM</small>	

12 B, Raja Basanta Roy Road, P.O:- KALIGHAT, P.S:- Tollygunge, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700026, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ADAPA8800D, Status : Representative, Representative of : ANIMESH NIRMAL LLP

Identifier Details :

Name & address	
<p>Mr PRABIR DEY Son of Late H DEY Alipore Police Court, P.O:- ALIPORE, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Shri Ravi Shankar Agarwal, Shri RAVI SHANKAR AGARWAL, MAMTA AGARWAL</p>	<p>27/09/2016</p>
	

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	VINDHYA PROJECTS PVT LTD	ANIMESH NIRMAL LLP-2.75 Dec
2	VINDHYA PROPERTIES AND MANAGEMENT PVT LTD	ANIMESH NIRMAL LLP-2.75 Dec

ABHISHEK VYAPAR PVT LTD	ANIMESH NIRMAN LLP-2.75 Dec
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Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	VINDHYA PROJECTS PVT LTD	ANIMESH NIRMAN LLP-2.75 Dec
2	VINDHYA PROPERTIES AND MANAGEMENT PVT LTD	ANIMESH NIRMAN LLP-2.75 Dec
3	ABHISHEK VYAPAR PVT LTD	ANIMESH NIRMAN LLP-2.75 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	VINDHYA PROJECTS PVT LTD	ANIMESH NIRMAN LLP-2.75 Dec
2	VINDHYA PROPERTIES AND MANAGEMENT PVT LTD	ANIMESH NIRMAN LLP-2.75 Dec
3	ABHISHEK VYAPAR PVT LTD	ANIMESH NIRMAN LLP-2.75 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	VINDHYA PROJECTS PVT LTD	ANIMESH NIRMAN LLP-2.95625 Dec
2	VINDHYA PROPERTIES AND MANAGEMENT PVT LTD	ANIMESH NIRMAN LLP-2.95625 Dec
3	ABHISHEK VYAPAR PVT LTD	ANIMESH NIRMAN LLP-2.95625 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	VINDHYA PROJECTS PVT LTD	ANIMESH NIRMAN LLP-33.3333 Sq Ft
2	VINDHYA PROPERTIES AND MANAGEMENT PVT LTD	ANIMESH NIRMAN LLP-33.3333 Sq Ft
3	ABHISHEK VYAPAR PVT LTD	ANIMESH NIRMAN LLP-33.3333 Sq Ft

Transfer of property for S2

Sl.No	From	To. with area (Name-Area)
1	VINDHYA PROJECTS PVT LTD	ANIMESH NIRMAN LLP-33.3333 Sq Ft
2	VINDHYA PROPERTIES AND MANAGEMENT PVT LTD	ANIMESH NIRMAN LLP-33.3333 Sq Ft
3	ABHISHEK VYAPAR PVT LTD	ANIMESH NIRMAN LLP-33.3333 Sq Ft

Transfer of property for S3		
Sl.No	From	To. with area (Name-Area)
1	VINDHYA PROJECTS PVT LTD	ANIMESH NIRMAN LLP-33.3333 Sq Ft
2	VINDHYA PROPERTIES AND MANAGEMENT PVT LTD	ANIMESH NIRMAN LLP-33.3333 Sq Ft
3	ABHISHEK VYAPAR PVT LTD	ANIMESH NIRMAN LLP-33.3333 Sq Ft
Transfer of property for S4		
Sl.No	From	To. with area (Name-Area)
1	VINDHYA PROJECTS PVT LTD	ANIMESH NIRMAN LLP-33.3333 Sq Ft
2	VINDHYA PROPERTIES AND MANAGEMENT PVT LTD	ANIMESH NIRMAN LLP-33.3333 Sq Ft
3	ABHISHEK VYAPAR PVT LTD	ANIMESH NIRMAN LLP-33.3333 Sq Ft

Endorsement For Deed Number : I - 160304690 / 2016

On 27-09-2016

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

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

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

Presented for registration at 14:09 hrs on 27-09-2016, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Shri RAVI SHANKAR AGARWAL ,

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 5,43,07,320/-

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

Execution is admitted on 27-09-2016 by Shri Ravi Shankar Agarwal,

Indetified by Mr PRABIR DEY, , , Son of Late H DEY, Alipore Police Court, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Business

Execution is admitted on 27-09-2016 by Shri RAVI SHANKAR AGARWAL,

Indetified by Mr PRABIR DEY, , , Son of Late H DEY, Alipore Police Court, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Business

Execution is admitted on 27-09-2016 by MAMTA AGARWAL,

Indetified by Mr PRABIR DEY, , , Son of Late H DEY, Alipore Police Court, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Business

Payment of Fees

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

Payment of Stamp Duty

Verified 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: 582757, Amount: Rs.100/-, Date of Purchase: 20/09/2016, Vendor name: S K Dey

U.K. Basu

**Utpal Kumar Basu
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1603-2016, Page from 140240 to 140263
being No 160304690 for the year 2016.



UK Basu

Digitally signed by UTPAL KUMAR BASU
Date: 2016.09.29 15:49:13 +05:30
Reason: Digital Signing of Deed.

(Utpal Kumar Basu) 29/09/2016 15:49:12
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)