

10/6/2018

IV

680/18

भारतीय नैऋत्यायिक

पचास
रुपये

रु.50

FIFTY
RUPEES

Rs.50

INDIA

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

A.R.A.
III

V 723977

6/2/18
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It is hereby certified that the Document is authentic -
Registration The Signature Sheet and dis-
bursement Receipt attached to the document
is the part of this Document.

Additional Registrar of
Assurances III Kolkata

DEVELOPMENT POWER OF ATTORNEY

6 FEB 2018

Additional Registrar
of Assurances-III, Kolkata

AFTER REGISTERED DEVELOPMENT AGREEMENT

Dated: The 27th day of January, 2018.

TO ALL TO WHOM THESE PRESENTS SHALL COME We,
"BETTERMAN ENGINEERS PVT. LTD." (PAN AABC9453G)
having its registered office at 8D, Chalta Bagan Lane, P.O. -
Beadon Street, P.S. - Amherst Street, Kolkata - 700 006,
represented by its Director MR. DINESH KUMAR JAISWAL, son
of Late Ram Dhani Jaiswal, by faith - Hindu, by nationality
- Indian, by occupation - Business, residing at 2E/1, Chaltabagan
Lane, P.O. - Beadon Street, P.S. - Amherst Street, Kolkata -
700 006 hereinafter referred to as the "OWNER/GRANTOR"
(which term or expression shall unless excluded by or
repugnant to the context be deemed to mean and include its
successors and/or permitted assigns) SEND GREETINGS :

..... AND

**AND**

AMBEY REALTORS LLP, (LLPIN - AAD-6412), a partnership firm registered under the Limited Liability Partnership Act 2008, having its registered office at PS- IXL, Unit No. - 305, 3rd Floor, Biswa Bangla Sarani, P.O - Rajarhat Gopalpur, Police Station - Baguiati, Kolkata - 700136 (the "SAID LLP"), as the Developer for the development and/or construction of a housing complex, represented by its partners **Dipak Kumar Agarwal** son of Shri Basudeo Prasad Agarwal having his PAN - ADIPA4263G residing at 54, Bangur Avenue, Block - B, Flat -1B, Kolkata 700055 jointly with **Mr. Raj Kumar Agarwal** son of Late Chhotelal Agarwal having his PAN - ACKPA0021B, resident of Greenwood Sonata, Pent House - A, Floor - 13 & 14, HIG - III, Action Area - IID, Biswa Bangla Sarani, Kolkata - 700157 hereinafter referred to as the "**CONSTITUTED ATTORNEY/SECOND PARTY**" to act jointly and / or severally in their name and on their behalf, and to do jointly and / or severally all or any of the acts, deeds, matters and things hereinafter in the matter of and / or concerning the said land.

WHEREAS:

- A. By an Agreement dated 13.12.2017 which has been registered in the office of Additional Registrar of Assurance - IV, Kolkata, and recorded in Book No. 1, Volume No. 1904-2018, Pages Nos. 1428 to 1494, being No. 190412621 for the year 2017 (the SAID AGREEMENT) the Owner/Grantor has engaged **AMBEY REALTORS LLP** (PAN ABCFAB196Q), a Limited Liability Partnership firm incorporated under the LLP Act, 2008 having its registered office at PS-IXL, Unit No. - 305, 3rd Floor, Biswa Bangla Sarani, Kolkata - 700 136, P.S. Baguiati, P.O. Rajarhat Gopalpur ("the SAID LLP") as the Developer

..... for the



for the development and/or construction of a housing complex, represented by it's Partners SRI RAJ KUMAR AGARWAL, (PAN NO. ACKPA0021B) son of Late Chhote Lal Agarwal residing at Greenwood Sonata, Pent House-A, Floor-13 & 14, HIG-III, Action Area-IID, Biswa Bangla Sarani, Kolkata-700157 and SRI DIPAK KUMAR AGARWAL, (PAN No-ADIPA4263G) son of Sri Basudeo Prasad Agarwal residing at 54, Bangur Avenue, Block-B, Flat No- 1B, Police Station - Lake Town, Kolkata-700055.

The COMPLEX, ALL THAT the piece or parcel of land measuring 2 (two) cottahs 11 (eleven) chittacks more or less comprised in C.S. Dag No.238, R.S. Dag No. 235, under C.S. Khatian No.160, R.S. Khatian No.342, Kri Khatian Nos. 877, 878, 12 and 14 lying in and situated at Mouza- Atghora, J.L. No. 10, Re. Su. No. 133, Touzi No. 172 under Ward No. 12 of Bidhan Nagar Municipal Corporation the superior landlord Govt. of West Bengal represented by the Collector of North 24 Parganas all that Royati Dakhali Swattiya land within the limits of District North 24 Parganas which is morefully and particularly described in the Schedule hereto the LAND as per the scheme to be framed and finalised subsequently by the company (the SCHEME).

- B. The owner is desirous of granting necessary powers and authorities to the LLP, inter alia, for the purpose of effective and speedy execution of the Scheme as per terms of the said Agreement.

..... **KNOW ALL**



KNOW ALL MEN BY THESE PRESENTS that we the above mentioned owner do hereby nominate, constitute and appoint the said AMBEY REALTORS LLP (PAN ABCFA8196Q) a Limited Liability Partnership registered under the LLP Act, 2008 having its registered office at PS-IXL, Unit No.-305, 3rd Floor, Biswa Bangla Sarani, Kolkata -700 136, P.S. Baguiati, P.O. Rajarhat Gopalpur (the SAID LLP) as the Developer for the development and or construction of a housing complex, represented by it's Partners SRI RAJ KUMAR AGARWAL, (PAN NO. ACKPA0021B) son of Late Chhote Lal Agarwal residing at Greenwood Sonata, Pent House-A, Floor-13 &14, HIG-III, Action Area-IID, Biswa Bangla Sarani, Kolkata-700157 and SRI DIPAK KUMAR AGARWAL, (PAN No-ADIPA4263G) son of Sri Basudeo Prasad Agarwal residing at 54, Bangur Avenue, Block-B, Flat No- 1B, Police Station - Lake Town, Kolkata-700055 as Developer under certain terms and conditions executed and registered on before the office of Additional Registrar of Assurance-IV and recorded in Book No. I, Volume No. 1904-2018, Pages Nos. from 1428 to 1494, being no. 190412621 for the year 2017 as the true and lawful attorney and agent, in the name and on behalf of the owner to, execute and perform or cause to be done, executed and performed all or any of the following acts, deeds, matters and things as mentioned hereafter :

1. To look after, manage, supervise and administer the said land.
2. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said land or any part thereof.

..... 3. To apply



3. To apply for and obtain sanction of a building(s) plan from Bidhannagar Municipal Corporation in respect of the said land and to further apply for and obtain any modification or alterations thereto from time to time and at all times hereafter at its own costs and expenses.
4. To sign and execute all plans, sketches, maps, declarations, including Boundary Declaration, forms, petitions, letters or any other documents relating to or in connection with the applying for and obtaining sanction of plan in respect of the said land.
5. To obtain delivery of the sanctioned plan from Bidhannagar Municipal Corporation or any other authority or authorities.
6. To apply for and obtain amalgamation and/or mutation and/or conversion, if required, of the said land in the records of Block Land and Land Reforms Officer, Rajarhat or any other statutory authority as the case may be and to pay all fees, charges and expenses in respect thereof.
7. To apply for and obtain necessary permissions, and/or approvals and/or sanctions and/or licenses from any statutory authority including Bidhannagar Municipal Corporation, Block Land and Land Reforms Officer, Rajarhat, Kolkata Metropolitan Development Authority, West Bengal Fire Services, West Bengal Police, Municipal Engineering Directorate, Competent Authority under the Urban Land (Ceiling & Regulations) Act, 1976, Authorised Officer under the West Bengal Building (Regulation of Promotion and Transfer by Promoters) Act, 1993 and all licensing/sanctioning authorities and any other statutory authority.
8. To appear and represent us before the necessary authorities including Bidhannagar Municipal Corporation, Block Land and Land Reforms Officer, Rajarhat, Kolkata

..... Metropolitan



Metropolitan Development Authority, West Bengal Fire Services, West Bengal Police, Municipal Engineering Directorate, Competent Authority under the Urban Land (Ceiling & Regulations) Act, 1976, Authorised Officer under the West Bengal Building (Regulation of Promotion of Construction and Transfer by Promoters) Act, 1993 and all licensing/sanctioning authorities and any other statutory authority as the case may be in connection with the sanction, modification and/or alteration of plans for the new building(s).

9. To apply for and obtain clearance certificate, if required from the West Bengal Pollution Control Board for sanction of plan/s of the said land.
10. To pay fees for obtaining sanction and such other orders and permissions from the necessary authorities as be expedient for modification and/or alteration of the sanctioned plans and also to submit and take delivery of title deeds concerning the said land and also other papers and documents as may be required by the necessary authorities and to appoint Architects and other Agents for the aforesaid purposes as the said Attorney shall think, fit and proper.
11. To pay fees to obtain such orders and permissions from the necessary authorities as be expedient for sanction, modification and/or alterations of the plans and also to submit and take delivery of title deeds concerning the said land and other papers and documents as may be required by the necessary authority or authorities.
12. To receive the excess amount of fees, if any, paid for the purpose of sanction, modification and/or alteration of the plans to any authority or authorities.
13. To apply for and obtain electricity gas, water, sewerage, drainage, telephone or other connections of any other utility

..... to the said



to the said land 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, applications, documents, and plans and to do all other acts, deeds and things as may be deemed fit and proper by the said Attorney.

14. To commence prosecute enforce, defend, answer and oppose all actions and other legal proceedings and demands touching any of the matters concerning the said land or any part thereof including relating to acquisition and/or requisition in respect of the said land or any part thereof and if think fit to compromise settle, refer to arbitration, abandon, any such action or proceeding as aforesaid before any Court, Civil or Criminal or Revenue.
15. To sign, declare and/or affirm any plaint, written statement, petition, affidavit, verification, vakalanama, warrant of attorney, Memo of Appeal or any other documents or papers in any proceedings or in any way connected with the said land or part thereof.
16. To deposit and withdraw fees, documents and moneys in and from any Court or Courts and/or any other person or authority and give valid receipts and discharges therefor.
17. To accept any service of writ of summons or other legal process on our behalf and in our name and to appear in any Court of authority as our Attorney deems appropriate and to commence any action or legal proceedings in any Court or before any authority and to prosecute, discontinue or become non-suited and to settle, compromise or refer any dispute to arbitration as our Attorney may think fit and proper and for such purpose to appoint any Solicitor, Advocate, Lawyer in the name and on our behalf or in the name of our Attorney and pay the costs, expenses, fee and other outgoings. Further to depose in the court of law or

..... authority,



authority, sign, declare and/or affirm any plaint, written statement, petition, affidavit, verification, vakalatnama, and warrant of Attorney, Memo of Appeal or any other documents or papers in any proceedings or in any way connected therewith.

18. To enter upon the said land with men and material as may be required for the purpose of development work and for that purpose to demolish the existing building(s) and structures standing thereon and erect the New Building(s) as per the Building(s) Plan sanctioned and to remove the debris and other materials of the demolished structures.
19. To appoint architects, contractors, sub-contractors and surveyors as may be required and to supervise the development and construction work of the New Building(s) on the said land or part thereof.
20. To make, sign and submit applications and petitions, letter and other documents to the appropriate Government (State and Central) Departments, Local Authorities or other competent or Appropriate Authorities or bodies for all and any licenses, permissions, consents, approvals, no objection certificates and clearances as may be required by any central or state legislation for the time being in force in connection with the said Land for construction of building(s) and structure thereon and pay such fees, charges, deposits and give security that may be required in respect thereof and for that purpose to give all necessary writings, instruments, affidavits, declarations, indemnities, undertakings, as may be required to be given to the various authorities concerned.
21. To make deposits with the Planning Authorities and authorities for the purpose of carrying out the development work and construction of the new building(s) on the said land and to claim refunds of such deposits and to give valid and effectual receipt and discharge on our behalf.

..... 22. After completion



22. After completion of the construction of the New Building(s), to apply for and obtain part-occupation/occupation and completion certificate in respect of the New Building(s) or parts thereof from the Planning Authorities.
23. To negotiate for sale and/or transfer developer's allocation or any part thereof and to enter into agreements for sale thereof or part thereof with such purchaser(s) and to prepare and execute sale deeds, present the same for registration and admit execution of such Sale Deeds and/or Deeds of Transfer in respect of the developer's allocation or any part thereof, before the jurisdictional Registrar and to receive the earnest money, consideration money in part or full for sale of the developer's allocation or any part thereof and to issue valid receipt thereof and to do and execute other related matters and to deliver possession of such part concerning such Sale Deed(s) from its allocation to such purchaser to complete such sale/transfer effectually.
24. To present such conveyance or conveyances in respect of the constructed spaces of the new building(s) to be constructed on the said land or part thereof for registration before the registering authority and to admit execution thereof in respect of Developer's allocated share/portion as stated in the said Development Agreement.
25. To hand over and deliver possession of the building(s) constructed on the said land, units, parking space, etc. therein, to such person or persons/identities including the nominee/s and/or assign of the Attorney as they may in their absolute discretion think fit and proper in respect of Developer's allocated share/portion as stated in the said Development Agreement.
26. To insure the New Building(s) and fittings and fixtures against damage, fire, tempest, riots, civil commotion, floods,

..... earth quakes,



earth quakes, bomb blasts, malicious damage or destruction and against other risks as our Attorney may think sufficient to protect the interests of all concerned therein.

27. To ask for, receive and recover from all the transferees/purchasers all consideration, charges, service charges and other charges and sums of moneys in respect of the said land/New Building(s) and the space contained therein, in any manner whatsoever and also on non-payment thereof to enter upon and restrain and/or and take legal steps for the recovery thereof as our Attorney may think fit.
28. To apply for and obtain all requisite statutory clearances/permissions/approvals under various Act, including but not limited to clearance under the.
 - i) West Bengal Land Reforms Act, 1955. and
 - ii) Urban Land (Ceiling and Regulation) Act, 1976 and to appear before all or any authorities for such clearance and to sign and submit all papers, applications and documents in connection with the same.
29. To apply for and obtain water connection, drainage connection, sewerage connection, and connection for any other utility for the said property.
30. To sign, execute, modify, cancel, alter, draw, submit and present for registration and have registered before the concerned authorities all papers, documents, declaration, Affidavits, application, returns, confirmation and consents for and in connection with sanction, modification, alteration revision and re-validation of the building plan/s and to have the same registered and all permissions and clearance as may be required for the same.
31. To take any legal action or to defend any legal proceeding including arbitration proceeding arising out of any matter

..... in respect



in respect of Development Agreement of the 'said property' and to accept any notice and service of papers from any Court, Tribunal, Arbitral Tribunal, postal and/or other authorities and to receive and pay all moneys including Court fees.

32. To appoint architects, structural engineers, civil engineers, overseers, contractors, solicitors, advocates, chartered accountants and/or such other agents as may be required for effectually discharging the powers and authorities granted herein.
33. To do and perform all acts, deeds, matters and things necessary for all or any of the purposes aforesaid and for giving full effect to the powers and authorities herein before contained, as fully and effectually as we could do in person.

THE SCHEDULE ABOVE REFERRED TO
[LAND]

ALL THAT the piece or parcel of land measuring 5 Decimals i.e equal to 2 (two) cottahs 11 (eleven) chittaks more or less comprised in C.S Dag No. 238, R.S. Dag No. 235, under C.S. Khatian No. 160, R. S. Khatian No. 342, Kri Khatian Nos. 877, 878, 12 and 14 lying in and situated at Mouza Atghora, (Chinar Park), J.L. No.10, Re. Su. No.133, Touzi No.172 Ward No. 12, under Baguiati Police Station superior landlord Govt. of West Bengal represented by the Collector of North 24-Parganas Rayati Dakshali Swattiya land within the limit of Bidhan Nagar Municipal Corporation in the District of North 24-Parganas which is butted and bounded as follows:-

ON THE NORTH	:	Part of R.S. Dag No.235
ON THE SOUTH	:	Part of R.S. Dag No. 235
ON THE EAST	:	Part of R.S. Dag No.240
ON THE WEST	:	COMMON PASSAGE (12'-0")

..... In Witness



In Witness Whereof the parties hereunto set and subscribed their respective hands and seals the day, month and year first above written.

Signed Sealed and Delivered
by the above named **Owner/Grantor**
at Kolkata in the presence of :

1. *Subir Kumar Seal*
Advocate

2. *Subir Kumar Seal*
Signed Sealed and Delivered

by the above named **Constituted Attorney/
Second Party**

at Kolkata in the presence of :

1. *Subir Kumar Seal*
Advocate

2. *Subir Kumar Seal*
27A, Baran Bagum,
Palipukur,
Kolkata - 700048.

M/S BETTERMAN ENGINEERS PVT. LTD.

K. S. Das

Director

**Signature of the Land
Owner/Grantor**

AMBEY REALTORS LLP

D. Kumar

Authorized Signatory / Partner

DIPAK KUMAR AGARWAL

AMBEY REALTORS LLP

K. S. Das
Kaj Kumar Agarwal

**Signature of the Constituted Attorney/
Second Party**

This Development Power of Attorney
After Registered Development Agreement is
drafted and prepared at our office :

Subir Kumar Seal

For Subir Kumar Seal & Associates

Advocates

High Court Calcutta

Enrolment No. W.B.-F 588/487-94

P-106, Bangur Avenue, Block - C, Ground Floor

Police Station Lake Town, Kolkata - 700 055,

Phone : 033-2574-1768.

033-2574-3790.

Mobile : 91-98312-76735.

91-98304 76735.

E-mail - seal.associates@gmail.com

D-235 R.S KHATIAN NO -342 MOUZA-ATGHARA, I.L NO -10, P.O-B. GOPALPURA

MATL.BISWA BANGLA SARANI, UNDER WARD NO.-12 OF BIDHAN NAGAR MUNICIPAL CORPORATION,

PARK CROSSING, KOLKATA-700157.

AREA : 5 DECIMAL
(AS PER RECORD)
SCALE 1:1250

M/S BETTERMAN ENGINEERS PVT. LTD.

Director

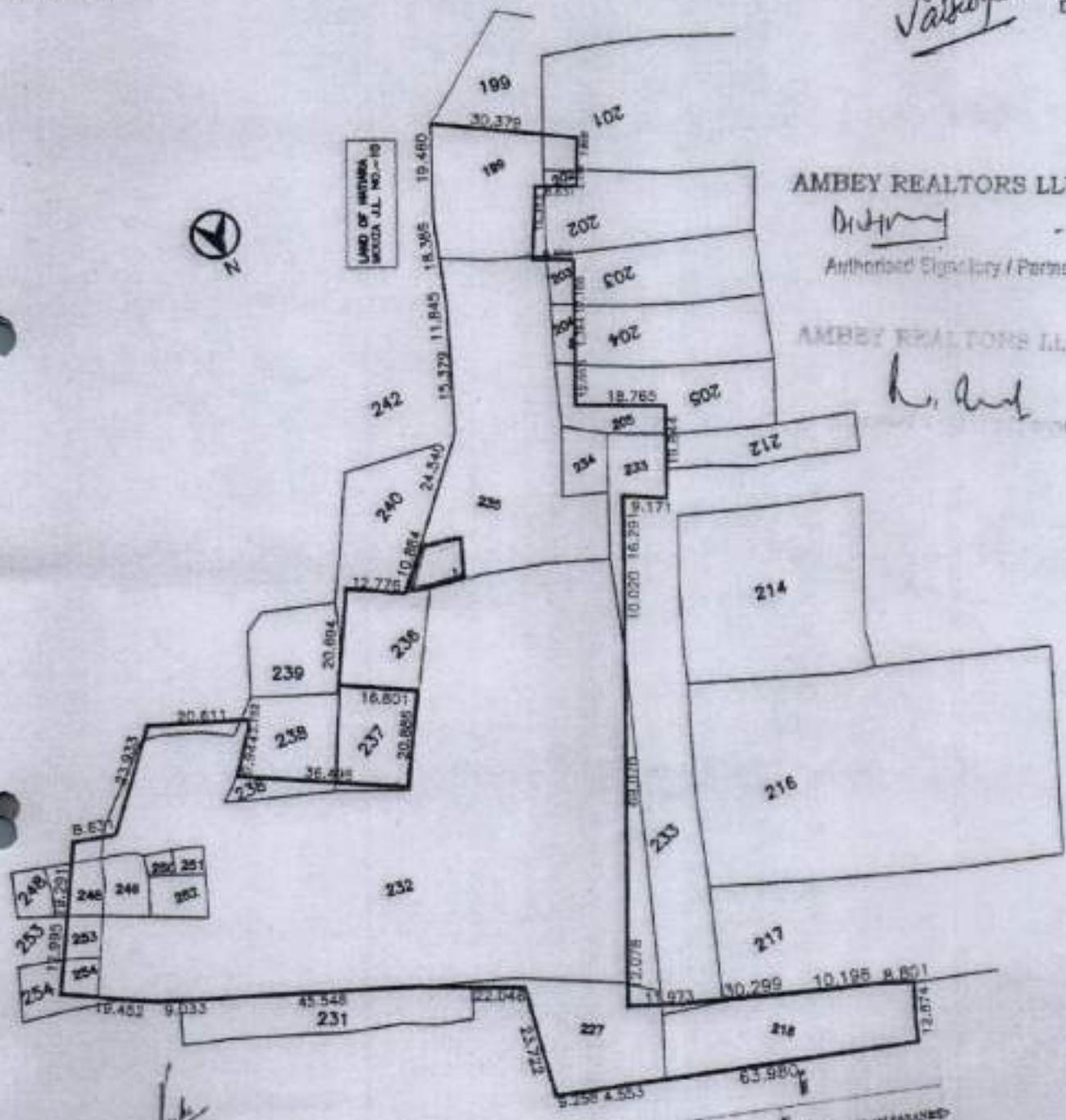


LAND OF MATL
MCOCA I.L. NO-10

AMBEY REALTORS LLP

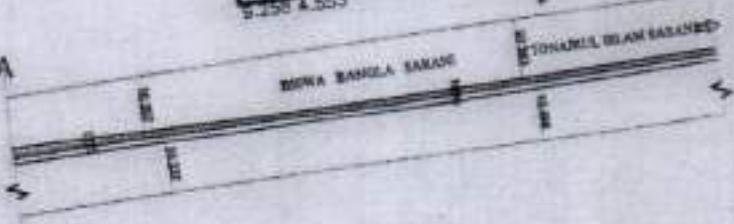
Authorized Signatory / Partner

AMBEY REALTORS LLP



AMBER KUMAR CHANDGOTHA
B. Arch., M. Arch., A.I.I.A
Reg. No. - CA/93/15827

SIGNATURE OF ARCHITECT:





M/S BETTERMAN ENGINEERS PVT. LTD.

K. S. Rao
Director

Per Betterman Engineers Pvt Ltd

K. S. Rao
Director

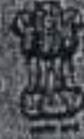


M/S BETTERMAN ENGINEERS PVT. LTD.

K. S. Rao
Director

स्थायी लेखा संख्या

PERMANENT ACCOUNT NUMBER
ACTPJ6130F



नाम / NAME

DINESH KUMAR JAISWAL

पिता का नाम / FATHER'S NAME

RAM DHANI JAISWAL

जन्म तिथि / DATE OF BIRTH

22-01-1967

SIGNATURE

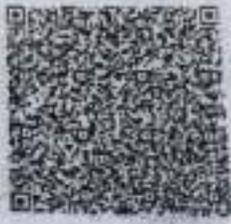
COMMISSIONER

COMMISSIONER OF INCOME TAX (W.B.) XI


 भारत सरकार
 Government of India



Dinesh Kumar Jaiswal
 पिता: रामचंद्र राव जैवाल
 पिता: Ramchandra Rao Jaiswal
 पंजीकृत / Registered
9874 0854 9153



आधार - साधारण मानुषेर अधिकार

Dinesh


 Unique Identification Authority of India

Unique Identification Authority of India
 5C BLOCK
 9SPECTOWN, V.I.P ROAD
 AIRPORT, Rajshah
 Gopalpur (m), Ragunathpur
 North 24 Parganas, West
 Bengal, 700059

9874 0854 9153


 1947
 1800 300 1947


 help@uidai.gov.in


 www.uidai.gov.in

Dinesh



AMBEY REALTORS LLP

[Signature]
Partner / Designated Partner

[Signature]

Authorised Signatory / Partner

AMBEY REALTORS LLP

[Signature]
Designated Partner / Partner

AMBEY REALTORS LLP

[Signature]
Authorised Signatory / Partner

AMBEY REALTORS LLP

[Signature]
Authorised Signatory / Partner

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RAJ KUMAR AGARWAL

CHHOTELAL AGARWAL

12/05/1958

Permanent Account Number

ACKPA0021B

[Handwritten signature]

Signature



10000010

[Handwritten signature]



[Handwritten signature]

COMPLEX LAND & HOUSING DEVELOPMENT PVT. LTD.

[Handwritten signature]
Director



भारत सरकार
GOVERNMENT OF INDIA



राज कुमार आगरवाल
Raj Kumar Agarwal
जन्मदिनांक / DOB: 12/05/1958
पुंलिंग / GENDER: MALE



9282 1783 1297

MEERA AADHAAR, MERI PEHACHAN



भारत सरकार
GOVERNMENT OF INDIA

ठिकाना:
S/O छोटे लाल अगवाल
आगरवाल, ग्रीन वुड
सोनाटा, 13/14A टावर-3,
निकट सिटी सेंटर-2,
हातिया, उत्तर 24
परगना, पश्चिम बंगाल - 700157

Address
S/O: Chhote Lal Agarwal,
green wood sonata,
13/14A tower-3, near city
centre-2, Hatiara, North 24
Parganas,
West Bengal - 700157

9282 1783 1297



1947
1800 330 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947
Bangalore-560 001

*for the purpose of
date April*

R. K. Agarwal

R. K. Agarwal

PERMANENT ACCOUNT NUMBER

ADIPA4263G



NAME
DIPAK KUMAR AGARWAL

THE OTHER SIGNATURE
BASUDEO PRASAD AGARWAL

DATE OF BIRTH
18/04/1936

SIGNATURE

Dipak Kumar Agarwal

Basudeo Prasad Agarwal

DATE

COMMISSIONER OF INCOME TAX, WB - II

यह कार्ड है और यह कार्ड के साथ जारी किया गया है
यह अधिकारी को प्रमाणित करने के लिए
यह कार्ड अपने अधिकार के लिए है।

१-१,
अधीनस्थ
कलकत्ता-७०० ००१

In case the card is found to be forged or
the issuing authority is
Joint Commissioner of Income Tax (Joint & Technical),

१-१,
अधीनस्थ
कलकत्ता-७०० ००१

Dipak

Dipak

Dipak



भारत सरकार

GOVERNMENT OF INDIA



नाम : अजय

Doc. No. /

जन्म वर्ष : Year of Birth : 1975

पुल्ल : Male



4090 8280 7090

आधार - आम आदमी का अधिकार

Dikru



भारतीय डाक विभाग
भारत सरकार
GOVERNMENT OF INDIA

पता: S/O अजय अजय, ब्लॉक - B
1st फ्लोर, 1st फ्लोर, बंगुरा रोड
बंगुरा, कोलकाता, पिन कोड: 700555
Address: S/O Ajeet Ajeet
BLOCK - B, 1ST FLOOR, 54
BANGUR AVENUE NEAR
MOTHER DIARY, KOLKATA
Bangur Avenue, West Bengal
700555



1800 761 1947



1400 400 20



www.india.gov.in

PO Box No. 1947
Banguru-700555

Dikru

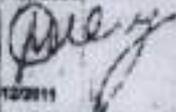
Dikru


 भारत का निर्वाचन आयोग
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD
 XOY1559120




निर्वाचक नाम : सुभाष चाटुवाडी
 Elector's Name : Subhas Chaturvedi
 पिता का नाम : श्याम शंकर चाटुवाडी
 Father's Name : Shyam Shankar Chaturvedi
 लिंग/पैसा : पुरुष / M
 जन्म तिथि / Date of Birth : 21/11/1952

XOY1559120
 ठेका :
 271, BASAK BAGAN EAST, SOUTH
 DUM DUM LAKE TOWN, NORTH 24
 PARAGANAS, 700048


 Date: 10/12/2011
 115, Bichalnagar Police Station
 Bichalnagar, West Bengal
 Facsimile Signature of the Electoral
 Registration Officer for
 115-Bichalnagar Constituency

In case of change in address mention the Card No.
 of the reference Form by including your name in
 the cell at the changed address and to attach the
 card with serial number

Subhas Chaturvedi



LITTLE	RING	MIDDLE	FORE	THUMB
(LEFT HAND FINGER IMPRESSIONS)				
THUMB	FORE	MIDDLE	RING	LITTLE
(RIGHT HAND FINGER IMPRESSIONS)				

[Handwritten Signature]

 SIGNATURE OF THE EXECUTANT/S



LITTLE	RING	MIDDLE	FORE	THUMB
(LEFT HAND FINGER IMPRESSIONS)				
THUMB	FORE	MIDDLE	RING	LITTLE
(RIGHT HAND FINGER IMPRESSIONS)				

[Handwritten Signature]

 SIGNATURE OF THE EXECUTANT/S



LITTLE	RING	MIDDLE	FORE	THUMB
(LEFT HAND FINGER IMPRESSIONS)				
THUMB	FORE	MIDDLE	RING	LITTLE
(RIGHT HAND FINGER IMPRESSIONS)				

[Handwritten Signature]

 SIGNATURE OF THE EXECUTANT/S

Major Information of the Deed

Deed No :	IV-1903-00680/2018	Date of Registration	06/02/2018
Query No / Year	1903-1000014295/2018	Office where deed is registered	
Query Date	15/01/2018 5:12:46 PM	A.R.A. - III KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	S K SEAL AND ASSOCIATES P-106, BANGUR AVENUE, Thana : Lake Town, District : North 24-Parganas, WEST BENGAL, PIN - 700055, Mobile No. : 9831276735, Status : Advocate		
Transaction	Additional Transaction		
[4002] Power of Attorney, General Power of Attorney			
Set Forth value	Market Value		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article 48(d))	Rs. 7/- (Article:E)		
Remarks			

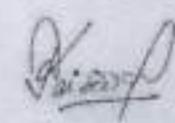
Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	BETTERMAN ENGINEERS PRIVATE LIMITED 8D, CHALTA BAGAN LANE, P.O:- BEADON ST, P.S:- Amharst Street, Kolkata, District-Kolkata, West Bengal, India, PIN - 700006 , PAN No.: AABC89453G, Status : Organization, Executed by: Representative, Executed by: Representative

Attorney Details :

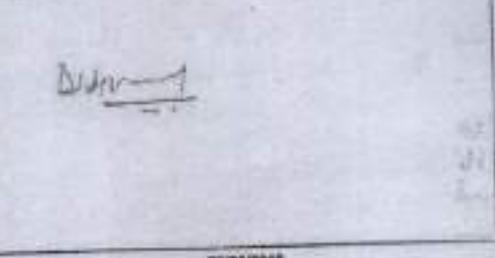
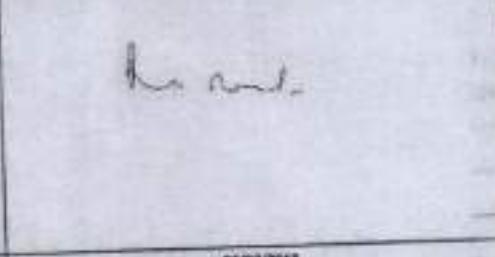
SI No	Name,Address,Photo,Finger print and Signature
1	AMBEY REALTORS L L P BISWA BANGLA SARANI, P.O:- R GOPALPUR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700136 , PAN No.: ABCF8196Q, Status : Organization, Executed by: Representative

Representative Details :

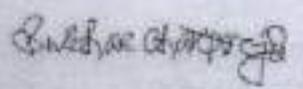
SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr DINESH KUMAR JAISWAL Son of Late RAM DHANI JAISWAL Date of Execution - 27/01/2018, , Admitted by: Self, Date of Admission: 06/02/2018, Place of Admission of Execution: Office			
		Feb. 6 2018 12:40PM	LTI 06/02/2018	06/02/2018

Major Information of the Deed :- IV-1903-00680/2018-06/02/2018

ALTABAGAN LANE, P.O:- BEADON ST, P.S:- Amharst Street, Kolkata, District-Kolkata, West
 India, PIN - 700006, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN
 ACTPJ6130F Status : Representative, Representative of : BETTERMAN ENGINEERS PRIVATE
 LIMITED (as DIRECTOR)

2	Name	Photo	Finger Print	Signature
	Mr DIPAK KUMAR AGARWAL Son of Mr BASUDEO PRASAD AGARWAL Date of Execution - 27/01/2018, , Admitted by: Self, Date of Admission: 06/02/2018, Place of Admission of Execution: Office	 <small>Feb 6 2018 12:41PM</small>	 <small>LTI 06/02/2018</small>	 <small>06/02/2018</small>
54, BANGUR AVENUE, BLOCK- B, P.O- BANGUR AVENUE, P.S:- Lake Town, District-North 24-Parganas, West Bengal, India, PIN - 700055, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: ADIPA4263G Status : Representative, Representative of : AMBEY REALTORS L L P (as PARTNER)				
3	Name	Photo	Finger Print	Signature
	Mr RAJ KUMAR AGARWAL (Presentant) Son of Late CHHOTELAL AGARWAL Date of Execution - 27/01/2018, , Admitted by: Self, Date of Admission: 06/02/2018, Place of Admission of Execution: Office	 <small>Feb 6 2018 12:42PM</small>	 <small>LTI 06/02/2018</small>	 <small>06/02/2018</small>
H I G - I I I , ACTION AREA I I D , BISWA BANGLA SARANI, P.O:- R GOPALPUR, P.S:- Baguiati, District-North 24-Parganas, West Bengal, India, PIN - 700157, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: ACKPA0021B Status : Representative, Representative of : AMBEY REALTORS L L P (as PARTNER)				

Identifier Details :

Name & address	
Mr SUBHAS CHATTERJEE Son of Mr SHYAM CHAND CHATTERJEE 27/1, BASAK BAGAN, PATIPUKUR, P.O:- SREEBHUMI, P.S:- Lake Town, District-North 24-Parganas, West Bengal, India, PIN - 700048, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Identifier Of Mr DINESH KUMAR JAISWAL, Mr DIPAK KUMAR AGARWAL, Mr RAJ KUMAR AGARWAL	<small>06/02/2018</small>
	

Major Information of the Deed :- IV-1903-00680/2018-06/02/2018

Endorsement For Deed Number : IV - 190300680 / 2018

On 06-02-2018

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

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

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

Presented for registration at 11:02 hrs on 06-02-2018, at the Office of the A.R.A. - III KOLKATA by Mr RAJ KUMAR AGARWAL .

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

Execution is admitted on 06-02-2018 by Mr DINESH KUMAR JAISWAL, DIRECTOR, BETTERMAN ENGINEERS PRIVATE LIMITED, 8D, CHALTA BAGAN LANE, P.O.- BEADON ST, P.S.- Amharst Street, Kolkata, District-Kolkata, West Bengal, India, PIN - 700006

Identified by Mr SUBHAS CHATTERJEE, , Son of Mr SHYAM CHAND CHATTERJEE, 27/1, BASAK BAGAN, PATIPIKUR, P.O: SREEBHUMI, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by profession Service

Execution is admitted on 06-02-2018 by Mr DIPAK KUMAR AGARWAL, PARTNER, AMBEY REALTORS L L P, BISWA BANGLA SARANI, P.O.- R GOPALPUR, P.S.- Baguiati, District-North 24-Parganas, West Bengal, India, PIN - 700136

Identified by Mr SUBHAS CHATTERJEE, , Son of Mr SHYAM CHAND CHATTERJEE, 27/1, BASAK BAGAN, PATIPIKUR, P.O: SREEBHUMI, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by profession Service

Execution is admitted on 06-02-2018 by Mr RAJ KUMAR AGARWAL, PARTNER, AMBEY REALTORS L L P, BISWA BANGLA SARANI, P.O.- R GOPALPUR, P.S.- Baguiati, District-North 24-Parganas, West Bengal, India, PIN - 700136

Identified by Mr SUBHAS CHATTERJEE, , Son of Mr SHYAM CHAND CHATTERJEE, 27/1, BASAK BAGAN, PATIPIKUR, P.O: SREEBHUMI, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by profession Service

Payment of Fees

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

Payment of Stamp Duty

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

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3293, Amount: Rs.50/-, Date of Purchase: 18/01/2018, Vendor name: Mita Dutta



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

Major Information of the Deed :- IV-1903-00680/2018-06/02/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - IV

Volume number 1903-2018, Page from 24212 to 24242

being No 190300680 for the year 2018.



Digitally signed by MALAY KANTI DAS
Date: 2018.02.15 15:57:48 +05:30
Reason: Digital Signing of Deed.

(Malay Kanti Das) 15-Feb-18 3:57:30 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
West Bengal.

(This document is digitally signed.)

