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AE 408708

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

Visit Case No. 1212 APR 2021 of 28.04.21
 J (1)--- 250
 J (2)--- 100
 Total 350/-
 Realised on.....

ARA-IV Kolkata

For Ambuja Housing and Urban Infrastructure Company Limited (Whole Time Director)

POWER OF ATTORNEY

(This Power of Attorney dated 21st of April, 2021)

TO ALL TO WHOM THESE PRESENTS SHALL COME, WE INDIAN CRAFT VILLAGE TRUST a Public Charitable Trust having its registered office at 304, Central Plaza , 2/6 Sarat Bose Road, Kolkata -700020 having Income Tax PAN - AAAT13394B represented by it's authorized representative and Trustee Mr. Rajan Khurana son of Mr. Trilok Chand Khurana (PAN: AENPK4326C and AADHAR NO. 634387012745) resident of 662, Shree Ranjani, Picnic Graden, Tiljala, South 24 Parganas, Kolkata - 700039 (hereinafter referred to as "ICVT") SEND GREETINGS:-

For Ambuja Housing and Urban Infrastructure Company Limited

(Whole Time Director)

INDIAN CRAFT VILLAGE TRUST

Rajan Khurana
Trustee

INDIAN CRAFT VILLAGE TRUST
28/4/21
Rajan Khurana

2355

12 APR 2021

DATE: 12 APR 2021
 SOLD TO: NILANJANA CHAKRABORTY
 Advocate
 ADDRESS: High Court, Calcutta

RS:

NO. (1087)
 RECORDED NO.
 29/4/1873

ANUSHREE BANERJEE
 L.S. VENDOR (O.S.)
 HIGH COURT, KOLKATA-700

12 APR 2021

INDIAN CRAFT VILLAGE TRUST

[Signature]
 Trustee



For Ambuja Housing and Urban
 Infrastructure Company Limited

[Signature]
 (Whole Time Director)

ADDITIONAL REGISTRAR
 OF ASSURANCES-IV, KOLKATA

28 APR 2021





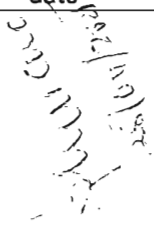



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue



OFFICE OF THE A.R.A. - IV KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19048000853556/2021

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Rajan Khurana 662, Shree Ranjani, Picnic Graden, Tiljala, P.O:- Picnic Graden, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700039	Representative of Principal [INDIAN CRAFT VILLAGE TRUST]		2453 	
2	Mr PRAMOD RANJAN DWIVEDI UJJWALLA THE CONDOVILLE, RAJARHAT, GOPALPUR M, HATIARA, P.O:- NEW TOWN, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700157	Representative of Attorney [AMBUJA HOUSING URBAN INFRASTRUCTURE COMPANY LIMITED]		2452 	



Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr ABHISHEK BANERJEE Son of Mr AMIT BANERJEE , 10, OLD POST OFFICE STREET, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001	Mr Rajan Khurana, Mr PRAMOD RANJAN DWIVEDI		2455 	Abhishek Banerjee 28/04/21

(Mohul Mukhopadhyay)
ADDITIONAL REGISTRAR
OF ASSURANCE
OFFICE OF THE A.R.A. -
IV KOLKATA
Kolkata, West Bengal



WHEREAS:-

1. We, i.e, ICVT above are the absolute lessee under a Lease Deed dated 15th July 2015 and are thus seized and possessed of and otherwise well and sufficiently entitled to all that piece and parcel of land admeasuring 27982.719 Square Meters (6.9 Acres) morefully described in Schedule I hereunder being Premises No. 04-0030, Plot No. AF-II, Action Area-I, New Town, Mouza - Mahisgot, J.L. No. 20, under Mahisbathan-II Gram Panchayat, Police Station- New Town (formerly Rajarhat), District- North 24 Parganas, West Bengal out of which a parcel of admeasuring 16789.631 Square Meters equivalent to 4.14 acres more or less which is the subject matter of this power of attorney, being residential area out of an area is free from all encumbrances, claims and reasonable doubts and hereinafter collectively referred to as "the Said Property" and more particularly described in the Schedule II hereunder.

2. By and under a Joint Development Agreement dated 21st April, 2021, (hereinafter referred to as the "said Joint Development Agreement"), made and executed by and between ourselves of the One Part and Ambuja Housing And Urban Infrastructure Company Limited, (therein and hereinafter referred to as the "Ambuja") of the Other Part and duly registered with the Office of Additional Registrar of Assurances – IV, Kolkata in Book - I, CD Volume No. _____, pages _____, being No. 4590 for the year 2021, we have granted to Ambuja, exclusive development rights in respect of the Said Property, together with a covenant for transfer thereof in favour of the Ambuja and/or its nominee/s and/or assign/s at or for the consideration therein recorded (which we have received in full from Ambuja on or before the execution thereof) and upon the other terms, conditions and provisions therein recorded and contained.

3. In terms of the said Joint Development Agreement and also strictly in terms with the said Lease Deed dated 15th July, 2015 to be read along with the Order dated 02.12.2014 of the Hon'ble Supreme Court of India, *inter alia*, to facilitate the Development of the Said Property to mortgage, construct and sell/sublease, transfer and deal with newly constructed buildings thereon and to do acts, deed things as required herein with respect to the Said Property we are executing this Power of Attorney in favour of Ambuja;

INDIAN CRAFT VILLAGE TRUST

Ambuja
Trustees

For Ambuja Housing and Urban Infrastructure Company Limited

(Whole Time Director)

INDIAN CRAFT VILLAGE TRUST

Ambuja
Trustees

For Ambuja Housing and Urban Infrastructure Company Limited

(Whole Time Director)



ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA

28 APR 2021

DEFINITIONS:

Unless the context otherwise requires, in this Agreement, the following terms shall have the following meanings:

“**Authority/ies**” means any concerned Authority that may/shall grant Approvals in connection with the Said Property and/or the Project and/or any matter envisaged herein as also any government (including but not limited to Central Government or Government of Uttar Pradesh, or other political subdivision thereof, any entity exercising executive, legislative, judicial, regulatory or administrative functions of or pertaining to government, or any other government authority including but not limited to West Bengal Housing Infrastructure Development Corporation Limited, New Town Kolkata Development Authority, Town And Country Planning [TCP], concerned Municipal Corporation, Zilla Parishad, Panchayat, Local Planning Authority, State Government Water Supply & Sewerage Board, State Pollution Control Board, Central Pollution Control Board, Ministry of Environment And Forests [MoEF], State Fire & Emergency Services Department, State Forest Department, Central Forest Department, Bharat Sanchar Nigam Limited (BSNL), Local Tele Communication Agencies/Companies, Geo Spatial Data Centre, State Power Distribution Company and/or any other Power Distribution Company or any other Bodies and/or any other relevant Statutory, State And Central Government Authorities, Ministry of Urban Development and Local or Public Bodies and Authorities and all other Authorities, Government of State and all its Departments, Ministries And Functionaries, Relevant Authorities, Bodies and Functionaries; having jurisdiction over the Project or any of the transactions contemplated hereby;

“**Said Premises**” shall mean the following to be constructed, erected, installed and/or placed on the said Property, (but excluding common areas and amenities):

- (i) any residential building/s or any part or portion thereof including units/ / flats/ apartments/ car parking spaces/ / and/or
- (ii) structure/s (including installation of any machinery) of any nature or any part or portion thereof including and all or any and/or necessary amenities thereto

For Ambuja Housing and Urban
Infrastructure Company Limited

(Whole Time Director)



ADDITIONAL REGISTRAR
OF ARTS AND CULTURE

28/11/2017

NOW KNOW YE ALL AND BY THESE PRESENTS WITNESSETH THAT, WE, INDIAN CRAFT VILLAGE TRUST, do hereby constitute and appoint **AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED**, a company governed under the Companies Act, 2013 having its registered office at 6th Floor, Block – 4B, Ecospace, Plot No – IIF/11, Action Area II, New Town, Kolkata – 700 156 represented by its Authorized Signatory, Mr. Pramod Ranjan Dwivedi, Whole Time Director (PAN: AFQPD3612Q and AADHAR NO. 338815950531), of 6th Floor, Block – 4B, Ecospace, Plot No – IIF/11, Action Area II, New Town, Kolkata – 700156, acting herein through any of its Directors and Officers, jointly or severally, to be our true and lawful Attorneys (hereinafter collectively referred to as “**our said Attorneys**”), to jointly or severally do, at its own costs and consequences execute and perform, for us, in our name, and/or in their name/s, and for and on our behalf, all or any of the following acts, deeds, matters and things, and to exercise all or any of the following powers, authorities and discretions, in respect of Development of the Said Property in accordance with the terms and conditions of the said Joint Development Agreement.

1. To perfect our title if required to the Said Property in all respects as may be required, including by:
 - (i) having our name entered and mutated as the Lease holder thereof in the records of the New Town Kolkata Development Authority, Town Planning Authority and all other Government, semi government Authorities including other revenue authorities, the District/Taluka Survey & Land Records Authorities and
 - (ii) having the correct areas and other details in respect of the Said Property entered and recorded in such records, and for the said purposes, do and perform all necessary acts, deeds and things, including to deal and correspond with and represent us before all concerned authorities and bodies, including those referred to hereinabove, and to execute, register and deliver all applications, representations, letters, forms, undertakings, indemnities, petitions and other documents and writings that may be required
3. To obtain necessary approvals, sanctions, permissions, orders and no objection certificates from New Town Kolkata Development Authority, West Bengal Housing Infrastructure Development Corporation Limited, Town Planning Authorities, Urban Development Authorities, Municipal Authorities, Revenue Authorities, the Government

For Ambuja Housing and Urban
Infrastructure Company Limited

(Whole Time Director)



ADDITIONAL REGISTRAR
OF ASSURANCE IN KOLKATA
28 APR 2011

of West Bengal & India and/or from all other concerned authorities for converting the Said Property or any part/s thereof to residential, and/or other permitted use, and to change the user thereof or any part/s thereof from time to time as may be deemed fit and proper by our said Attorneys, and for the said purpose, to sign and submit all necessary applications, forms, indemnities, undertakings, affidavits, declarations, papers, documents and writings, and to bear and pay all charges, fees, premia, deposits and other amounts and levies whatsoever therefore, and to do and perform all other necessary acts, deeds, things and matters.

4. To develop the Said Property at their own costs and consequences and without in any manner creating any liability obligations on us and nor in any manner diminishing our rights over the said Property by constructing new building/s and structure/s thereon, by consuming the Floor Area Ratio and Development Rights available or permissible now and in future in respect of the Said Property (hereinafter respectively referred to as "FAR" and "UR"), and all other, development potential, advantages and benefits by whatsoever name called and available or permissible now and in future in respect thereof, and comprising residential, premises and Said Premises, together with provision of parking spaces and all other amenities, facilities, services and infrastructure relating thereto, including construction and provision of swimming pool/s, club house/s and/or other recreation facilities and amenities thereon, including on the portion/s thereof which may now or hereafter be affected by, notified for and/or designated as Recreation Ground, as our said Attorneys shall deem fit and proper in their sole and unfettered discretion, and for these purposes, to do and perform the following :-

- (a) To sign and submit to New Town Kolkata Development Authority, West Bengal Housing Infrastructure Development Corporation Limited, West Bengal Pollution Control Board, Central Pollution Control Board, West Bengal Fire Service, West Bengal Forest Department, BSNL, Airports Authority of India, Geo Spatial Data Centre, West Bengal State Electricity, Public Health Engineering, Environmental and Ecological Authorities, Archaeological Survey of India (ASI), the Ministry of Civil Aviation and the Civil Aviation Authorities, or any other Competent Authority or any other bodies and/or any other relevant statutory and/or Planning and Development Authority, Government Authorities and Local or Public Bodies and Authorities and all other Authorities, Government of West Bengal and all its departments, ministries and functionaries, the relevant authorities, bodies and functionaries under the Urban Land (Ceiling and Regulation) Act, 1976, the Land Acquisition Act, 1894, and Rules

For Approval, Planning and Urban
Infrastructure Company Limited

(Whole Time Director)



ADDITIONAL REGISTRAR
OF ASSURANCES IN KOLKATA

2 84R 2001

and Regulations thereto, and/or other applicable laws, the building plans, layout plans, sub-division plans, amalgamation plans, and other plans, drawings, designs and specifications for and in respect of the Development of the Said Property, and to have the same approved and sanctioned, and/or to apply for and obtain approvals, permissions and sanctions for amendments, revisions, modifications, alterations, rectifications, additions and/or deletions thereto / therein and/or to or in those made, issued or granted heretofore, and/or extension, renewal and revalidation thereof and/or of those made, issued or granted heretofore, and otherwise to do and perform all acts, deeds, matters and things in connection therewith, as may be deemed fit and proper by our said Attorneys, and to apply to New Town Kolkata Development Authority, West Bengal Housing Infrastructure Development Corporation Limited, Town Planning Authority for and to obtain Building Commencement, Occupancy and Completion Certificates and such other certificate/s and no objection certificates, which may be necessary for commencing, carrying out and completing the Development of the Said Property;

- (b) To pay any premia, fees, charges, deposits and other amounts whatsoever that may be demanded or payable in respect thereof, to the Authorities, and to apply for and receive refund thereof and to issue and pass effectual receipts and discharges for the same; and
- (c) To deal and correspond with and to appear and represent us before the Authorities and/or any other person/s, and to sign, execute, give, issue, submit and register (if required) all necessary applications, representations, declarations, affidavits, statements, returns, forms, indemnities, and other documents, papers and writings, as may be required to be given to the Authorities and/or any other person/s

5. To correspond and deal with and/or to appear and represent us before the Authorities, in all matters, things and work connected with or relating to the Development of the Said Property and/or the Said Premises including for :-

- (a) The Development of the Said Property, and the construction work to be carried out thereon;
- (b) Creation of mortgage/s and charge/s in respect thereof and/or, transfer, alienation and disposal of the Said Premises thereof or any part/s thereof in any other manner and/or,
- (c) Assignment and/or transfer of any rights, benefits and/or interests therein or in any part/s thereof in line with the Joint Development Agreement;

For Amhala Housing and Urban
Infrastructure Company Limited

(Whole Time Director)



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ADDITIONAL REGISTRAR
OF ASSURANCES-W, KOLKATA
28 APR 2001

6. And to apply and obtain from the Authorities, all necessary permissions, sanctions, approvals, exemptions, clearances, orders and no objection certificates for and in respect of all such matters, things and work, including those mentioned hereinabove, and/or to apply for and obtain approvals, permissions and sanctions for amendments, revisions, modifications, alterations, rectifications, additions and/or deletions thereto therein and/or to or in those made, issued or granted heretofore, and/or extension, renewal and revalidation thereof and/or of those made, issued or granted heretofore, and for these purposes, to sign, execute and register (if required) all plans, applications, statements, forms, returns, affidavits, declarations, undertakings, indemnities and other necessary papers, documents and writings, and submit the same to the said Authorities, and to do and perform all other necessary acts, deeds, things, things and matters.
7. To apply for, claim and receive to the maximum extent permissible in law, all rights, benefits and advantages available in respect of the Said Property and its Development, including under all present and future development schemes, notifications, circulars, orders and concessions that are or may be introduced, issued or granted by any of the Authorities, and also to submit the Said Property or any part/s thereof under any such development schemes, and to do, execute and perform all required acts, deeds, matters and things in respect thereof.
8. To have the Said Property surveyed by the District/Taluka Survey & Land Records Authorities, and to get demarcated and certified the boundaries and areas thereof, and also of the portion/s of the Said Property which may now or hereafter be notified for, designated as and/or affected by any reservation, acquisition and/or requisition, as also portion/s thereof which may be affected by statutory amenity space, and to finalise the areas thereof, and for these purposes, to sign and execute all necessary applications, plans, forms, letters and other documents and writings whatsoever as may be required by the District/Taluka Survey & Land Records Authorities, New Town Kolkata Development Authority, West Bengal Housing Infrastructure Development Corporation Limited, Town Planning Authority and all other concerned authorities.
- 9.(a) To surrender, hand over and transfer to the New Town Kolkata Development Authority, West Bengal Housing Infrastructure Development Corporation Limited and/or any other concerned government, semi-government, local or public body or authority, the portion/s of the Said Property which may now or hereafter be notified for, designated as and/or

For Amalgam Housing and Urban
Infrastructure Company Limited

(Whole Time Director)



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affected by any reservation, acquisition, requisition and/or amenity space, and thereupon to carry out and effect the necessary amendments and mutations in the records of the aforesaid authorities and the District/Taluka Survey & Land Records Authorities, and to apply for and obtain from the New Town Kolkata Development Authority, West Bengal Housing Infrastructure Development Corporation Limited and/or such other bodies and authorities, the compensation and *solatium* in lieu thereof, whether by way of money, compensatory FAR, DR, and/or any other benefits or advantages, and/or otherwise howsoever, and to utilize, appropriate and deal with the same in such manner as our said Attorneys may deem fit and proper, whether by utilizing and consuming the same for construction and Development on the Said Property and/or any other property whatsoever and/or otherwise howsoever, including by selling/sub-leasing and transferring the same to any person/s of their choice, for such consideration and on such other terms and conditions, as our said Attorneys may think fit and proper.

- (b) Upon surrendering, handing over and/or transferring such portions of the Said Property as aforesaid, our said Attorneys may, as may be required or as they may deem fit in their sole and unfettered discretion, do and perform all necessary acts, deeds, things and matters to ensure that such portions of the Said Property are utilized and/or developed by the concerned bodies and authorities in accordance with the laws, rules and regulations relating or applicable thereto from time to time
- (c) In the alternative, our said Attorneys may, if they so desire and deem fit and proper in their sole and unfettered discretion, oppose any such reservation, acquisition and/or requisition, and/or proceedings concerning the same, and get the same removed, deleted and lifted, and make the portion/s of the Said Property affected thereby, free and released from the same
- (d) Our said Attorneys may, if they so desire and deem fit and proper in their sole and unfettered discretion, utilize and consume developable potential by way of DR, and/or otherwise, arising, originating and/or available from or of any other property, for construction and Development on the Said Property, as may be legally permissible from time to time.
- (e) For the purposes of this clause, to deal, correspond with and appear and represent us before the Authorities concerned, and to sign, execute, register, submit and file all necessary applications, objections, claims, forms, statements, declarations, affidavits, agreements, undertakings, indemnities, plans, pleadings, proceedings and other documents, papers and writings whatsoever, and to do and perform all other necessary acts, deeds, things and matters

For Anbela Housing and Urban
Infrastructure Company Limited

(Whole Time Director)



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA.

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- 10.(a) In respect of the Said Premises, to deal, correspond with and represent us before:-
- (i) BSNL and/or the telephone/telecommunications authorities/departments and/or other providers and suppliers of telephone and telecommunications services, for obtaining telephone and telecommunication lines, connections and services;
 - (ii) New Town Kolkata Development Authority, West Bengal Housing Infrastructure Development Corporation Limited, Town Planning Authority, for obtaining water, drainage and sewage pipelines and connections, and any other utility and service connections.
 - (iii) Other concerned authorities and/or other providers and suppliers of gas, for obtaining gas supply, pipelines, connections and services; and
- 10.(b) For the aforesaid purposes, to sign, execute, register (if required) and submit all necessary applications, letters, forms, statements, affidavits, declarations, undertakings, indemnities, agreements and other deeds, documents, instruments, papers and writings and to pay all necessary charges, fees, premia, deposits and other amounts whatsoever, and to do and perform all other necessary acts, deeds, things and matters.
11. To deal, correspond with and represent us before the concerned electricity/power providers West Bengal State Electricity Board/ Commission and/or any other public or private body, authority and/or person, for removing, shifting or relocating the existing electricity sub-station/s or distribution kiosk/s on the Said Property, and/or for obtaining electricity and power lines, cables and connections during the course of construction and Development and for and in respect of the Said Premises, and to do and perform all necessary acts, deeds, matters and things for the same, including to construct and install or permit to be constructed and installed new electricity sub-station/s and/or distribution kiosk/s on the Said Property, and to hand over and/or transfer (by way of lease, licence or otherwise) to the concerned electricity /power providers (including West Bengal State Electricity Board/ Commission) and/or such other public or private body, authority and/or person (as the case may be), the portion/s of the Said Property whereon the same is/are constructed and installed, in such manner and on such terms, conditions, covenants and provisions as may be required by or agreed upon by our said Attorneys in their sole and unfettered discretion, and for these purposes, to cancel, terminate, vary and/or amend any agreements, deeds, documents and/or writings which may have been executed heretofore, and to sign, execute, register (if required) and submit all necessary

For Anchor Housing and Green
Infrastructure Company Limited

(Whole Time Director)



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ADDITIONAL REGISTRAR
OF ASSURANCES IN KOLKATA

26 APR 2024

applications, forms, statements, affidavits, declarations, undertakings, indemnities, agreements, lease / licence documents and other deeds, documents, instruments and writings and to pay all necessary charges, fees, premia, deposits and other amounts whatsoever and to do and perform all other necessary acts, deeds, things and matters.

- 12(a) To deal, correspond with, and to appear and represent us before the Collector and other Revenue Authorities, and New Town Kolkata Development Authority, West Bengal Housing Infrastructure Development Corporation Limited, Town Planning Authority, and its concerned departments and officers including the Assessor & Collector of Municipal Rates & Taxes and all other concerned authorities, in respect of, and to pay and discharge all rents, rates, taxes, cesses assessments and other assessments, land revenue, and all other charges, levies, dues payments and outgoings whatsoever, presently due and payable or which may hereafter become due and payable, in respect of or on account of the Said Property and/or the new buildings and structures, and to apply for and obtain reduction in and/or refund of the amounts thereof.
- 12(b) To deal, correspond with and represent us before the authorities and bodies mentioned in sub-clause (a) hereinabove for the purpose of determining, fixing, revising and/or reviewing the rateable, capital and/or other value/s of the Said Property and/or the Said Premises, and the rents, taxes, cesses, assessments and other assessments and revenue, and all other charges, levies dues, payments and outgoings whatsoever payable now or hereafter in respect thereof.
- 13 For the purposes of this clause, to make, sign, execute, register and file all necessary letters, forms, undertakings, declarations, affidavits, indemnities, representations, petitions, complaints, applications, and other documents, pleadings and writings, and to arrive at any arrangements, compromises or settlements with the concerned authorities in respect thereof, and if our said Attorneys shall deem fit and proper, then to dispute or challenge any values, rates, rents, taxes, cesses, assessment and other assessments, land revenue and all other charges, levies, dues, payments and outgoings whatsoever, which may be fixed, determined, charged, levied and/or imposed, or proposed or sought to be fixed, determined, charged, levied and/or imposed, by any of such authorities,
14. To do and perform all acts, deeds, matters and things necessary for the protection and preservation of the Said Property, and for securing and safeguarding the Said Property, including (but not limited to) appointing and engaging security guards in respect thereof, and/or by strengthening, constructing and/or reconstructing the boundary walls and

For Author: Housing and Urban
Infrastructure Development Corporation Limited

(Whole Time Director)

2 APR 2010

ADDITIONAL REGISTRAR
OF ASSURANCE IN KOLKATA



fences thereof, and to effect insurance in respect of the Said Premises, in such manner as our said Attorneys may deem fit and proper.

15. To ask, demand, sue for, recover and receive of and from all persons, all damages, claims, dues and all other sums of money whatsoever and howsoever payable, and all effects, things and properties, now owing or payable or to become owing and payable hereafter in respect of the Said Property and/or the Said Premises, or any part/s thereof, and to sign, execute and pass receipts and discharges for and in respect of the same.
16. For the purposes hereof, to accept service of any writ, summons or other legal process or notice, and to issue acknowledgements for and to reply to the same, and to commence, institute, prosecute, conduct, continue, resist, oppose and defend any and all suits, actions, complaints, petitions and/or other legal, judicial and quasi-judicial proceedings whatsoever, and by or against any person/s whomsoever, including the Authorities, and for these purposes, to appear before and to represent us in all courts, tribunals, administrative and quasi judicial bodies and authorities whatsoever (civil, revenue and criminal) and all officers whomsoever, including before all authorities and officers of or under the Authorities and/or to accept summons or notices relating to any such suits, actions, complaints, petitions and /or proceedings related to the Said Property, to refer to arbitration, withdraw, settle, compromise, adjust, compound abandon, submit to judgement / execution, discontinue or become non-suites therein, and also to take such other proceedings, including proceedings in execution, attachment, distress, distraint and otherwise in pursuance of any decrees, orders, awards or otherwise for the purposes herein mentioned or otherwise, and to appoint, engage and/or retain on such terms and conditions as our said Attorneys shall think fit, advocates, solicitors and legal advisors for the purposes aforesaid, and from time to time to remove them and appoint other/s in his/her /their place and to pay their fees, remuneration, costs, charges and expenses, as our said Attorneys shall think fit and for all or any of the purposes aforesaid, to give, tender and furnish evidence (oral or written), and to make, draw, execute, endorse, affirm verify, declare and file all necessary appearances, vakalatnamas, authorizations, warrants, complaints, writ petitions, review, reference and revision applications and petitions and all other petitions and pleadings, applications, notices, defences, written statements, appeals, undertakings, statements, accounts, declarations, affidavits, consent terms and other documents, papers and writings whatsoever, as our said Attorneys shall think fit and proper, provided that, our said Attorneys shall, upon receipt of a request made by us in writing, provide us

For Ambuja Housing and Urban
Infrastructure Company Limited

(Whole Time Director)



28 APR 2001

with copies of all proceedings, pleadings, papers, orders and decrees, filed submitted, received passed in any of such suits, actions complaints, petitions and proceedings.

17. To obtain and avail of loans, credit, finance, advances, over drafts and/or monies howsoever, from banks, financial and credit institutions and/or any other person/s, for any purposes and objects, including without limitation, for the Development of the Said Property, on the security of the Said Property and/or the Said Premises, or any part/s thereof, including by creating any charge/s, mortgage/s and/or lien/s in respect thereof and/or otherwise howsoever, and for these purposes, to do, execute and perform all necessary acts, deeds, things and matters, including to sign, execute, seal deliver and register (if required) all deeds, documents, instruments, assurances, contracts, agreements and writings, including without limitation, execution of mortgage deeds and documents, memoranda of entry, letters, indemnities, undertakings, declarations and affidavits. We hereby expressly clarify and record that Ambuja and/or its nominee/s and/or assign/s alone shall, at its/their entire risk and costs and as the principal debtor/s be responsible and liable for repayment and discharge of all such loans, credit, finance, advances, over drafts and/or other monies in full, together with the interest, costs, charges, expenses and all other amounts whatsoever payable in respect thereof, and for performance of any other obligation in respect thereof, and we shall not be liable or responsible for or in respect of the same in any manner or for any reason.
18. To form, incorporate and register any organization/s or associations (hereinafter referred to as **"the said Organisation/s"**) comprising all or any of the allottees, purchasers/sub-lessee and transferees of the flats, Said Premises, , parking spaces and other areas and spaces in the Said Premises and comprised in the Development carried out upon and in respect of the Said Property, including one or more co-operative societies, limited companies, associations of apartment owners (condominiums) or otherwise, and for these purposes, to do and perform all necessary acts, deeds, matters and things, including to deal and correspond with and represent us before the Registrar of Co-operative Societies, the Registrar of Companies and/or any other concerned authorities, and to sign, execute, submit and register all necessary forms, applications, declarations (including Declarations under the West Bengal Apartment Ownership Act, 1972), affidavits, undertakings and other papers, deeds, documents, instruments and writings whatsoever.

For Ambuja Housing and Urban
Infrastructure Company Limited

(Whole Time Director)



ADDITIONAL REGISTRAR
OF ASSURANCES (KOLKATA)

28 APR 2022

- 19(a) In terms of the Joint Development Agreement to , sell/sublease, otherwise transfer, alienate and dispose of the Said Premises, and the flats, premises, parking spaces and other areas and spaces therein and comprising the Development to be carried out on and in respect of the Said Property, to such person/s and for such consideration / price and on such other terms, conditions, covenants and provisions as our said Attorneys may in their sole, absolute and unfettered discretion think fit and proper, and to hand over possession, occupation and/or charge thereof to the purchasers/sub lessee, or prospective purchasers/ sub lessee, thereof, and to receive, retain and appropriate to themselves the consideration and other monies and benefits which may be received by or accrue to them in respect thereof, and to give and pass receipts and discharges for the same, , and for these purposes, to do, execute and perform all necessary acts, deeds, things and matters, including to enter into, sign seal, execute and register (if required) all necessary letters, agreements, deeds, documents, instruments, assurances and writings whatsoever (including declaration/s and deed/s of apartment under West Bengal Apartment Ownership Act,1972 before the concern Sub Registrar as our said Attorneys may deem fit and proper in their sole, absolute and unfettered discretion
- 19(b) In terms of the Joint Development Agreement, to sell and transfer proportionate undivided share in the Said Property appurtenant to the Said Premises or any part/s thereof in favour of any person/s, including Ambuja and/or its nominee/s and/or assign/s, including the said Organisation/s, and in such manner, and to receive, the consideration for being deposited and distributed in accordance with the JDA and other monies and benefits which may be received by or accrue to them in respect thereof, , and to give and pass receipts and discharges for the same, and pursuant thereto, to put such purchaser/s/sub lessee, /or other transferee/s (as the case may be) in possession, occupation and/or charge thereof, and for these purposes, to sign, seal, execute, endorse, deliver and register all necessary letters, agreements, deeds, documents, instruments, assurances and writings whatsoever, including deed/s of conveyance, sub-lease deeds and deed/s of apartment (under West Bengal Apartment Ownership Act,1972) and , and to do, execute and perform all other acts, deeds, matters and things as may be necessary for and in respect of the same, and/or for effectively conveying, sub-leasing assigning and/or transferring our rights, title, benefits and/or interests in or in respect of the Said Property or any part/s thereof as aforesaid, and vesting the same in and/or in favour of such person/s as mentioned herein, as our said Attorneys may deem fit and proper in their sole and unfettered discretion.

For Ambuja Infra Urban
Infrastructure Company Limited

(Whole Time Director)



ADDITIONAL REGISTRAR
OF ASSURANCES-W, KOLKATA

8 APR 2022

- 19(c) To put up and erect and/or permit to be put up and erected advertisement and sign boards upon the Said Property and/or the Said Premises, or any part/s thereof.
20. To have the said Property/ Said Premises, or any part/s thereof, mutated and entered in the name of the purchaser/s, sub-lessee/s, mortgagee/s and/or other transferee/s thereof, including the said Organisation/s, and/or any other nominee/s and/or assign/s of Ambuja, in the records of the Authorities concerned, including the New Town Kolkata Development Authority, West Bengal Housing Infrastructure Development Corporation Limited, Town Planning Authority and the District/Taluka Survey & Land Records Authorities.
21. To do and perform all acts, deeds, matters and things, including to sign, execute and register all documents, deeds and writings, that may be required or necessary for effectuating and implementing the purposes herein mentioned and/or those incidental or related thereto, and/or for effectuating and implementing the terms, conditions and provisions of any agreements, contracts, deeds, documents, instruments, assurances and writings whatsoever, entered into and executed by us or on our behalf, with or in favour of any person/s, including Ambuja and/or its nominee/s, assign/s and/or group companies and/or affiliates (including the Joint Development Agreement), in respect of the Said Property and/or the Said Premises, or any part/s thereof.
22. To do marketing of the Project enter into agreements with such agency as may be required and deem fit by our said Attorneys, to put up and erect and/or permit to be put up and erected advertisement and sign boards upon the Said Property and/or any part/s thereof.
23. For the purposes of these presents, to engage, retain, employ and/or appoint architects, engineers, designers, surveyors, advocates, solicitors, accountants, contractors and all other consultants, professionals, experts and persons as may be required and to pay their fees, remuneration, costs, charges and expenses.
24. For the better and more effectively doing, executing, performing and effecting the several acts, deeds, matters and things herein mentioned, to appoint from time to time or generally, such person/s as our said Attorneys may think fit, as his/her/their substitute/s with the same or limited powers, authorities and/or discretions, to do, execute and perform the same, and any such substitute/s at pleasure to remove, and to appoint another or others in his/her/their place and stead.

For Ambuja Housing and Urban
Infrastructure Company Limited

(Whole Time Director)

Accepted



ADDITIONAL REGISTRAR
OF ASSURANCES

28 APR 2001

25. Generally, to do, execute and perform all acts, deeds, matters and things, as are or may be necessary and/or convenient for and/or incidental and/or related to all or any of the purposes aforesaid, and for giving full effect thereto and to the Joint Development Agreement and the Development and transfer of the Said Property, as amply, fully and effectually in all respects as we could ourselves do, execute and perform as if these presents have not been made.

AND WE HEREBY CLARIFY, CONFIRM AND DECLARE THAT:-

- (a) The powers, authorities and discretions hereby given and granted to and conferred upon our said Attorneys, shall be available during the term of the Joint Development Agreement and are of the nature contemplated under Section 202 of the Indian Contract Act, 1872 and may be exercised by any of the Partners/Officers and/or nominees (from time to time) of Ambuja, jointly or severally and separately, and that each of them is hereby empowered and entitled to exercise all or any of the powers, authorities and discretions hereby given and granted to and conferred upon them, and therefore, wherever the word "Attorney" is used in these presents, the same shall also mean and include "Attorneys";
- (b) All and whatsoever that shall be lawfully done, executed and/or performed by our said Attorneys under or by virtue of or for the purposes of these presents, shall be as good and effectual to all intents and purposes whatsoever, as if the same had been done, executed and/or performed by us;
- (c) All the powers, authorities and discretions hereby given and granted to and conferred upon our said Attorneys, shall be exercised by them subject to and in accordance with the provisions of law in force for the time being and from time to time and as per the terms and conditions of the Joint Development Agreement;
- d) Ambuja or our said Attorneys shall not be responsible or liable for or in respect of any payments whatsoever to be made upto the date, to any of the said Authorities and/or to any other person/s, in respect of the Said Property
- (d) The stamp duty and registration fees and charges in respect of these presents, shall be borne and paid by Ambuja alone, and we shall not be liable or reasonable for the same; and

For Ambuja Housing and Urban
Infrastructure Company Limited

(Whole Time Director)

[Handwritten signature]



[Handwritten signature]

ADDITIONAL REGISTRAR
OF ASSURANCES IV, KOLKATA
2 APR 2024

- (e) Capitalized terms used herein and not defined shall carry the meaning ascribed to them in the Joint Development Agreement;
- (f) This Power of Attorney shall be irrevocable and co-terminus with the Joint Development Agreement only.

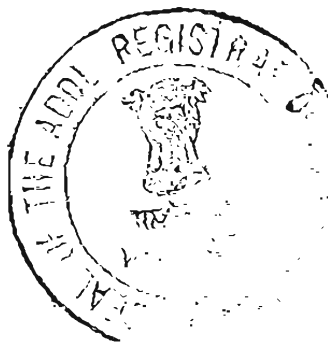
INDEMNITY:

AND WHEREAS the Constituted Attorney do hereby undertake and covenant that while exercising our powers under this Power of Attorney they shall not create any obligations or liabilities financial or otherwise upon ICVT and keep them (ICVT) indemnified against any costs, charges, expenses and damages incurred or likely to be incurred suffered (excluding indirect/consequential and punitive losses and punitive damages including diminution of value or loss of profits) arising out of their actions under this Power of Attorney.

AND WE HEREBY AGREE AND UNDERTAKE to ratify and confirm all and whatsoever that our said Attorneys and their substitutes and agents shall lawfully do, or purport to do or cause to be done by virtue of these presents and as per the terms of the Joint Development Agreement, and the same shall be binding upon us in the same manner as if the same was done by us.

INDIAN CRAFT VILLAGE TRUST


TrusteeFor Ambuja Housing and Urban
Infrastructure Company Limited
(Whole Time Director)



ADDITIONAL REGISTRAR
OF ASSURANCES IV, KOLKATA

2 APR 2011

THE SCHEDULE - I ABOVE REFERRED TO

(Description of the Larger Property)

Plot No AF-II (Premises No. 04-0030) Action Area - I (Behind Coal India Head Office), New Town, admeasuring 27982.17 square metres equivalent to 6.9 acres lying and situated at Mouza - Mahisgot, J.L No. 20, under Mahisbathan-II Gram Panchayat , Police Station- New Town (formerly Rajarhat), District- North 24 Parganas, West Bengal.



THE SCHEDULE-II ABOVE REFERRED TO

(Description of the said property/ Housing Project Area)

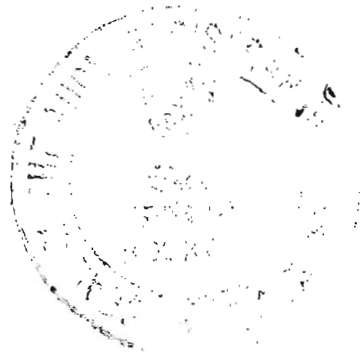
Area admeasuring 4.14 acres out of the entire Schedule I property admeasuring 6.9 acres, being Plot No AF-II (Premises No, 04-0030) Action Area-I. (Behind Coal India Head Office), New Town - District North 24-Parganas

INDIAN CRAFT VII - 1984

[Handwritten Signature]
Trustee

For Ambuja Housing and Urban
Infrastructure Company Limited

[Handwritten Signature]
(Whole Time Director)



Handwritten mark or signature

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

28 APR 2022

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IN WITNESS WHEREOF the Parties have executed these presents the day and year first hereinabove written.

SIGNED, CONFIRMED AND DELIVERED

INDIAN CRAFT VILLAGE TRUST

For and on behalf of the within named

INDIAN CRAFT VILLAGE TRUST

by its Resolution dated 15.04.2021


Trustee

in the presence of:

1. Palash Dutta
10, old Post office street
KOL-1
2. Mahadeb Dhara
Guptipada, Hooghly pin-712512

WE ACCEPT THIS POWER OF ATTORNEY

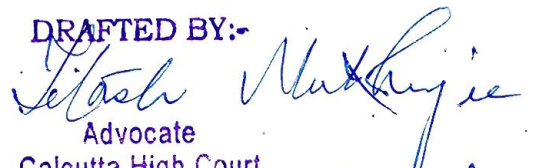
For Ambuja Housing and Urban
Infrastructure Company Limited


(Whole Time Director)

FOR AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY
LIMITED

Authorised Signatory

DRAFTED BY:-


Advocate
Calcutta High Court
Enrollment No. WB/567/2013














[Handwritten signature]

ADDITIONAL REGISTRAR
OF ASSURANCE, KOLKATA
28 APR 2021












[Faint, illegible text]

FORM FOR EXECUTION & FINGER PRINTS











NAME :

EXECUTION & SIGNATURE		 Little	 Ring	 Middle	 Fore	 Thumb
	(LEFT HAND)					
	Description :- Status :-	 Thumb	 Fore	 Middle	 Ring	 Little
(RIGHT HAND)						

NAME :

EXECUTION & SIGNATURE		 Little	 Ring	 Middle	 Fore	 Thumb
	(LEFT HAND)					
	Description :- Status :-	 Thumb	 Fore	 Middle	 Ring	 Little
(RIGHT HAND)						

NAME :

EXECUTION & SIGNATURE	PHOTOGRAPH	 Little	 Ring	 Middle	 Fore	 Thumb
	(LEFT HAND)					
	Description :- Status :-	 Thumb	 Fore	 Middle	 Ring	 Little
(RIGHT HAND)						



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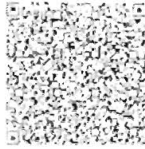
ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
28 APR 2021

ভারত সরকার
Government of India

কলিকতা জিলা পরিচয় কার্ড/Enrollment No.: 1040/20802-50043

নাম
রাজন খুরানা
Rajan Khurana
652 SHREE BANJANI
PICNIC GARDEN
TIJALA
Tijala
South 24 Parganas Tijala
West Bengal - 700039
9331310056

Signature valid



আমার পরিচয় কার্ডের নং

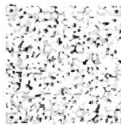
6343 8701 2745

আমার , আমার পরিচয়



ভারত সরকার
Government of India

নাম
Rajan Khurana
বাসগাছা ৬৫২ শ্রী বানজনি
পিকনিক গার্ডেন
টিজালা



6343 8701 2745

আমার , আমার পরিচয়



পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
পরিচয়ের প্রমাণ জনসংখ্যা আবেদনক্রমে দ্বারা পাঠ্য কলমে
এই একটি ইলেকট্রনিক প্রক্রিয়ায় তৈরি পত্র

This is a proof of identity, not of citizenship
This is not to establish identity, authenticate online.
This is electronically generated letter.

নাম

Rajan Khurana
৬৫২ শ্রী বানজনি পিকনিক গার্ডেন
টিজালা

স্বাক্ষরিত
১০/০৪/২০২০

Unique Identification Authority of India

ঠিকানা:

৬৫২ শ্রী বানজনি পিকনিক গার্ডেন
টিজালা, উত্তর চব্বিশ পরগণা জিলা
পশ্চিমবঙ্গ

Address:

652 SHREE BANJANI, PICNIC
GARDEN, TIJALA, Tijala
South 24 Parganas,
West Bengal - 700039

6343 8701 2745

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आयकर विभाग
INCOME TAX DEPARTMENT

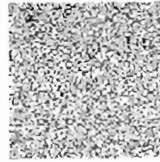


भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AFQPD3612Q




नाम / Name
PRAMOD RANJAN DWIVEDI

पिता का नाम / Father's Name
BAL MUKUND DWIVEDI

15122020

जन्म की तारीख /
Date of Birth
22/07/1973


हस्ताक्षर / Signature

[Handwritten signature]



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
ভারত সরকার
Unique Identification Authority of India
Government of India

তালিকাভুক্তির নম্বর/Enrolment No.: 1111/19169/00432

To
প্রমোদ রঞ্জন ডিবেদী
Pramod Ranjan Dwivedi
UJL-010109 UJWALLA THE CONDOVILLE
Rajarhat Gopalpur(M)
North 24 Parganas Hatiara
West Bengal - 700157
9831255455

Download Date: 30/08/2017

Generation Date: 10/01/2014

Validity unknown



আপনার আধার সংখ্যা / Your Aadhaar No.:

3388 1595 0531

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



প্রমোদ রঞ্জন ডিবেদী
Pramod Ranjan Dwivedi
জন্মতারিখ/ DOB: 22/07/1973
পুরুষ / MALE



3388 1595 0531

আমার আধার, আমার পরিচয়



Government of India

- তথ্য:
- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
 - পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা লাভ করুন
 - এটা এক ইলেক্ট্রনিক প্রক্রিয়ায় তৈরী পত্র

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:
ইউজেএল-010109
ইউজেজেডব্লুএলএলএ টাওয়ার্স
সীওএনসি ওজিআইএলএলই,
রাজারহাট গোপালপুর (এম), উত্তর
২৪ পরগনা,
পশ্চিম বঙ্গ - 700157

Address:-
UJL-010109 UJWALLA THE
CONDOVILLE, Rajarhat
Gopalpur(M), North 24
Parganas.
West Bengal - 700157

3388 1595 0531



help@uidai.gov.in



www.uidai.gov.in



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
ভারত সরকার
Special Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1040/20699/32336

To
অভিষেক ব্যানার্জী
Abhishek Banerjee
92 SWINHOLE LANE
Kasba
Kasba
Circus Avenue Kolkata
West Bengal 700047



MN793391022FT



আপনার সংখ্যা / Your Aadhaar No. :

6229 0758 5769

সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



অভিষেক ব্যানার্জী
Abhishek Banerjee
পিতা : অমিত ব্যানার্জী
Father : Amit Banerjee
জন্ম তারিখ / DOB : 02/11/2001
পুরুষ / Male



6229 0758 5769

সাধারণ মানুষের অধিকার

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

INDIAN CRAFT VILLAGE TRUST



18/03/1994
Permanent Account Number
AAATI3994B

Signature

11/11

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

AMBUJA HOUSING AND URBAN
INFRASTRUCTURE COMPANY
LIMITED



27/01/2005

Permanent Account Number

AAFCA0904P

11042014

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RAJAN KHURANA
TRILOK CHAND KHURANA
22/04/1951
AENPK4326C



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Khurana

Major Information of the Deed

Deed No :	I-1904-04778/2021	Date of Registration	30/04/2021
Query No / Year	1904-8000853556/2021	Office where deed is registered	
Query Date	26/04/2021 4:31:30 PM	1904-8000853556/2021	
Applicant Name, Address & Other Details	PALASH DUTTA 10, OLD POST OFFICE STREET, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9831102741, Status : Solicitor firm		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 15,00,00,000/-	Rs. 76,27,63,536/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 73/- (Article:E, M(a), M(b), I)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190404590/2021 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Mouza: Hidco (Block - A F), Premises No: 04 0030, Pin Code : 700156

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-1		Bastu	Bastu	4.14 Acre	15,00,00,000/-	76,27,63,536/-	Property is on Road , Project Name :
Grand Total :					414Dec	1500,00,000 /-	7627,63,536 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	INDIAN CRAFT VILLAGE TRUST 304, Central Plaza , 2/6 Sarat Bose Road, Kolkata, P.O:- SARAT BOSE ROAD, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: AAxxxxxx4B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED 6th Floor, Block – 4B, Ecospace, Plot No – IIF/11,, P.O:- NEW TOWN, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700156 , PAN No.:: AAxxxxxx4P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Rajan Khurana Son of Mr Trilok Chand Khurana 662, Shree Ranjani, Picnic Graden, Tiljala, P.O:- Picnic Graden, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700039, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: AExxxxxx6C,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : INDIAN CRAFT VILLAGE TRUST (as AUTHORISED SIGNATORY)
2	Mr PRAMOD RANJAN DWIVEDI (Presentant) Son of Mr BAL MUKUND DWIVEDI UJJWALLA THE CONDOVILLE, RAJARHAT, GOPALPUR M, HATIARA, P.O:- NEW TOWN, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700157, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: AFxxxxxx2Q,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANYLIMITED (as AUTHORISED SIGNATORY)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr ABHISHEK BANERJEE Son of Mr AMIT BANERJEE , 10, OLD POST OFFICE STREET, P.O:- GPO, P.S:- Hare Street, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700001			
Identifier Of Mr Rajan Khurana, Mr PRAMOD RANJAN DWIVEDI			

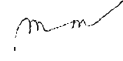
Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	INDIAN CRAFT VILLAGE TRUST	AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANYLIMITED-414 Dec

On 26-04-2021

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 76,27,63,536/-



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

On 28-04-2021

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

Presented for registration at 16:50 hrs on 28-04-2021, at the Private residence by Mr PRAMOD RANJAN DWIVEDI ,

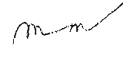
Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 28-04-2021 by Mr Rajan Khurana, AUTHORISED SIGNATORY, INDIAN CRAFT VILLAGE TRUST, 304, Central Plaza , 2/6 Sarat Bose Road, Kolkata, P.O:- SARAT BOSE ROAD, P.S:- Bullygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700020

Identified by Mr ABHISHEK BANERJEE, , Son of Mr AMIT BANERJEE, , 10, OLD POST OFFICE STREET, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

Execution is admitted on 28-04-2021 by Mr PRAMOD RANJAN DWIVEDI, AUTHORISED SIGNATORY, AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED, 6th Floor, Block – 4B, Ecospace, Plot No – IIF/11,, P.O:- NEW TOWN, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700156

Identified by Mr ABHISHEK BANERJEE, , Son of Mr AMIT BANERJEE, , 10, OLD POST OFFICE STREET, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service



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

On 30-04-2021

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

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


Payment of Fees

Certified that required Registration Fees payable for this document is Rs 73/- (E = Rs 7/- ,I = Rs 55/- ,M(a) = Rs 7/- ,M (b) = Rs 4/-) and Registration Fees paid by Cash Rs 73/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 2355, Amount: Rs.100/-, Date of Purchase: 12/04/2021, Vendor name: A Banerjee



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2021, Page from 231090 to 231125
being No 190404778 for the year 2021.



Digitally signed by SRIJANI GHOSH
Date: 2021.05.06 11:47:27 +05:30
Reason: Digital Signing of Deed.

(Srijani Ghosh) 2021/05/06 11:47:27 AM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)