

IN WITNESS WHEREOF, THE PRINCIPAL HAVE ON THIS DAY EXECUTED THIS POWER OF ATTORNEY AT KOLKATA ON THE DATE, MONTH AND YEAR FIRST ABOVE MENTIONED

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

1. Anshay Kalerania  
10, old post office street  
Kolkata-700001

2. Uttisna Ghosh.  
10, old Post office street  
Kolkata-700001

Safalata Developers Pvt. Ltd.  
(Formerly Safal Commtrade Pvt. Ltd.)

Director / Authorised Signatory

Groha Niwas Nirman Pvt. Ltd.  
(Formerly Sampark Tradecom Pvt. Ltd.)

Director / Authorised Signatory

**DHARMENDRA KUMAR  
JAIN**

I ACCEPT

ANEKANT INFRACON PVT. LTD.,

  
Director

**AKSHAT JAIN**

Drafted By:  
C.P. Kakarania  
C.P. Kakarania  
Advocate,  
High Court, Calcutta,  
WB/572/1987


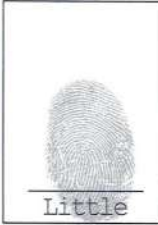




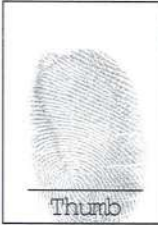



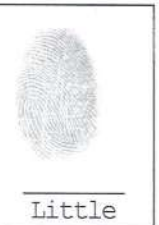


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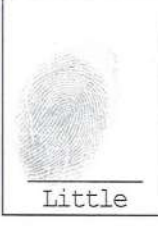
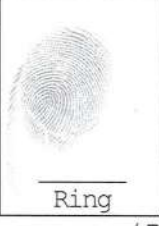



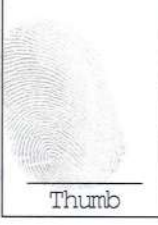




Additional Registrar of  
Assurances III Kolkata  
- 7 AUG 2023

## FORM FOR EXECUTION & FINGER PRINTS











NAME :

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

NAME :

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

NAME :

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



Additional Registrar of  
Assurances in Kolkata  
- 7 AUG 2023

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**DATED THIS DAY OF  
2023**

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**BETWEEN**

**SAFALATA DEVELOPERS PRIVATE LIMITED&ANR**

**.....PRINCIPAL**

**AND**

**ANEKANT INFRACON PRIVATE LIMITED**

**....ATTORNEY**

**POWER OF ATTORNEY**

**MR. C. P. KAKARANIA**

Advocate,  
10, Old Post Office Street,  
Room No. 96, 3<sup>rd</sup> floor  
Kolkata-700001







# GRUHA Niwas Nirman (P) Ltd.

## BOARD RESOLUTION

Extracts of the minutes of the meetings of the Board of Directors of M/S Gruha Niwas Nirman Pvt Ltd held on 03<sup>RD</sup> August' 2023 (Thursday) at 1.00 pm at the registered office at 224 AJC Bose Road, Krishna Building, Suite No. 804, 8<sup>th</sup> floor, Kolkata-17.

### Present :

- 1) Dharmendra Kumar Jain, Director (in chair)
- 2) Akshat Jain , Director.

**Agenda :** Authorization to sign of New Development Agreement and Power of Attorney with Anekant Infracon Pvt Ltd on behalf of Gruha Niwas Nirman Pvt Ltd.

The chairman explained the Board of Directors present at the meeting, about the new Development Agreement and Power of Attorney with Anekant Infracon Pvt Ltd for Project in 86/2/B Topsia Road(South), Kolkata. The Board of Directors, after discussion, decided to authorize Mr. Dharmendra Kumar Jain to sign in the Development Agreement & all relevant papers for Registration process on behalf of Gruha Niwas Nirman Pvt Ltd.

RESOLVED THAT, the consent of the Board be and is hereby given for Authorizing Mr. Dharmendra Kumar Jain to sign in the New Development Agreement with Anekant Infracon Pvt Ltd & all relevant papers representing Gruha Niwas Nirman Pvt Ltd.

There being no further business to transact, the meeting ended with a vote of thanks to the chairs.

Sd/-  
(Akshat Jain)  
DIRECTOR  
[DIN: 07932938]

Sd/-  
(D.K.Jain)  
DIRECTOR  
[DIN: 00708136]

Certified to  
TRUE COPY

Gruha Niwas Nirman Pvt. Ltd.  
(Formerly Ganga T. Infracon Pvt. Ltd.)

(D.K.Jain)

DIRECTOR

In the Chair

A Unit of ANEKANT Group

Registered Office : 224 AJC Bose Road, Krishna Building, Kolkata - 700017

Ph : +91 33 2290 0737 / 4603 5235, Email : anekantgroup.kolkata@gmail.com

website : www.anekantinfra.com



## BOARD RESOLUTION

Extracts of the minutes of the meetings of the Board of Directors of M/S Safalata Developers Pvt Ltd held on 03<sup>RD</sup> August' 2023 (Thursday) at 12.30 am at the registered office at 224 AJC Bose Road, Krishna Building, Suite No. 804, 8<sup>th</sup> floor, Kolkata-17.

### Present :

- 1) Dharmendra Kumar Jain, Director (in chair)
- 2) Virendra Khaitan , Director.

**Agenda :** Authorization to sign of New Development Agreement and Power of Attorney with Anekant Infracon Pvt Ltd on behalf of Safalata Developers Pvt Ltd.

The chairman explained the Board of Directors present at the meeting, about the new Development Agreement and Power of Attorney with Anekant Infracon Pvt Ltd for Project in 86/2/B Topsia Road(South), Kolkata. The Board of Directors, after discussion, decided to authorize Mr. Dharmendra Kumar Jain to sign in the Development Agreement & all relevant papers for Registration process on behalf of Safalata Developers Pvt Ltd.

RESOLVED THAT, the consent of the Board be and is hereby given for Authorizing Mr. Dharmendra Kumar Jain to sign in the New Development Agreement with Anekant Infracon Pvt Ltd & all relevant papers representing Safalata Developers Pvt Ltd.

There being no further business to transact, the meeting ended with a vote of thanks to the chairs.

Sd/-  
(Virendra Khaitan)  
DIRECTOR  
[DIN: 00567489]

Sd/-  
(D.K.Jain)  
DIRECTOR  
[DIN: 00708136]

Certified to  
TRUE COPY

Safalata Developers Pvt. Ltd.  
(Formerly Capital Consultants Pvt. Ltd.)

(D.K.Jain) Authorized Signatory

DIRECTOR

In the Chair

A Unit of ANEKANT Group

Registered Office : 224 AJC Bose Road, Krishna Building, Kolkata - 7000017

Ph : +91 33 2290 0737 / 4603 5235. Email : anekantgroup.kolkata@gmail.com

website : www.anekantinfra.com



BOARD RESOLUTION

Extracts of the minutes of the meetings of the Board of Directors of M/S Anekant Infracon Pvt Ltd held on 03<sup>RD</sup> August' 2023 (Thursday) at 3.00 pm at the registered office at 224 AJC Bose Road, Krishna Building, Suite No. 804, 8<sup>th</sup> floor, Kolkata-17.

Present :

- 1) D.K.Jain, Director (in chair)
- 2) R.D.Jain , Director.
- 3) Akshat Jain, Director

Agenda : Authorization to sign of Development Agreement and Power of Attorney with Safalata Developers Pvt Ltd & Gruha Niwas Nirman Pvt Ltd on behalf Anekant Infracon Pvt Ltd.

The chairman explained the Board of Directors present at the meeting, about the Development Agreement and Power of Attorney with Safalata Developers Pvt Ltd & Gruha Niwas Nirman Pvt Ltd for Project in 86/2/B Topsia Road(South), Kolkata. The Board of Directors, after discussion, decided to authorize Mr. Akshat Jain to sign in the Development Agreement & all relevant papers for Registration process on behalf of Anekant Infracon Pvt Ltd.

RESOLVED THAT, the consent of the Board be and is hereby given for Authorizing Mr. Akshat Jain to sign in the New Development Agreement with Safalata Developers Pvt Ltd & Gruha Niwas Nirman Pvt Ltd & all relevant papers representing Anekant Infracon Pvt Ltd.

There being no further business to transact, the meeting ended with a vote of thanks to the chairs.

Sd/-  
(R.D.Jain)  
DIRECTOR  
[DIN:00706233]

Sd/-  
(D.K.Jain)  
DIRECTOR  
[DIN: 00708136]

Sd/-  
(Akshat Jain)  
DIRECTOR  
[DIN : 0007932938]

Certified to  
TRUE COPY

ANEKANT INFRACON PVT. LTD.

11/5



(D.K.Jain)  
DIRECTOR

## Major Information of the Deed

Deed No :	I-1903-05264/2023	Date of Registration	07/08/2023
Query No / Year	1903-8002016238/2023	Office where deed is registered	
Query Date	07/08/2023 1:59:23 PM	A.R.A. - III KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	AKSHAY KAKRANIA , 10,OLD POST OFC STREET,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9831482473, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 2,66,01,999/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 73/- (Article:E, M(a),)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190305260/2023 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Tiljala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Topsia Road South, Road Zone : (Maruti Bagan -- Maruti Bagan (preises Nos. 9/2,86/2a,86/2b and others)) , , Premises No: 86/2B/1, , Ward No: 059 Pin Code : 700046

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	8 Katha 34 Sq Ft		2,60,70,099/-	Property is on Road , Project Name :
<b>Grand Total :</b>				<b>13.2779Dec</b>	<b>0 /-</b>	<b>260,70,099 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2000 Sq Ft.	0/-	5,31,900/-	Structure Type: Structure
Gr. Floor, Area of floor : 2000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 8 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>2000 sq ft</b>	<b>0 /-</b>	<b>5,31,900 /-</b>	








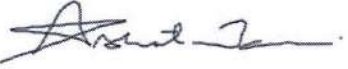
**Principal Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>SAFALATA DEVELOPERS PRIVATE LIMITED</b> AJC Bose Road, Flat No: 804, 8th Floor, 224, City:- Not Specified, P.O:- Circus Avenue, P.S:-Karaya, District:- South 24-Parganas, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxxx7N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	<b>GRUHA NIWAS NIRMAN PRIVATE LIMITED</b> AJC Bose Road, Flat No: 804, 8th Floor, 224, City:- Not Specified, P.O:- Circus Avenue, P.S:-Karaya, District:- South 24-Parganas, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxxx8D,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	<b>ANEKANT INFRACON PRIVATE LIMITED</b> AJC Bose Road, Flat No: 804, 8th Floor, 224, City:- Not Specified, P.O:- Circus Avenue, P.S:-Karaya, District:- South 24-Parganas, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxxx5D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative



**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr Dharmendra Kumar Jain</b> Son of Late Moolchand Choraria Date of Execution - 07/08/2023, , Admitted by: Self, Date of Admission: 07/08/2023, Place of Admission of Execution: Office	 <small>Aug 7 2023 2:32PM</small>	 <small>LTI 07/08/2023</small>	 <small>07/08/2023</small>
	AJC Bose Road, Flat No: 804, 8th Floor, 224, City:- Not Specified, P.O:- Circus Avenue, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700017, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx2L, Aadhaar No: 40xxxxxxxx1271 Status : Representative, Representative of : SAFALATA DEVELOPERS PRIVATE LIMITED (as Director), GRUHA NIWAS NIRMAN PRIVATE LIMITED (as Director)			
2	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr Akshat Jain (Presentant )</b> Son of Mr Dharmendra Kumar Jain Date of Execution - 07/08/2023, , Admitted by: Self, Date of Admission: 07/08/2023, Place of Admission of Execution: Office	 <small>Aug 7 2023 2:33PM</small>	 <small>LTI 07/08/2023</small>	 <small>07/08/2023</small>



AJC Bose Road, Flat No: 804, 8th Floor, 224, City:- Not Specified, P.O:- Circus Avenue, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700017, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AZxxxxxx5K, Aadhaar No: 61xxxxxxxx1191 Status : Representative, Representative of : ANEKANT INFRACON PRIVATE LIMITED (as Director)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr RAHUL DAS</b> Son of Mr N CH DAS , ALIPORE JUDGES COURT, City:- Not Specified, P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001			
	07/08/2023	07/08/2023	07/08/2023

Identifier Of Mr Dharmendra Kumar Jain, Mr Akshat Jain

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	SAFALATA DEVELOPERS PRIVATE LIMITED	ANEKANT INFRACON PRIVATE LIMITED-6.63896 Dec
2	GRUHA NIWAS NIRMAN PRIVATE LIMITED	ANEKANT INFRACON PRIVATE LIMITED-6.63896 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	SAFALATA DEVELOPERS PRIVATE LIMITED	ANEKANT INFRACON PRIVATE LIMITED-1000.00000000 Sq Ft
2	GRUHA NIWAS NIRMAN PRIVATE LIMITED	ANEKANT INFRACON PRIVATE LIMITED-1000.00000000 Sq Ft



On 07-08-2023

**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 14:10 hrs on 07-08-2023, at the Office of the A.R.A. - III KOLKATA by Mr Akshat Jain ,.

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,66,01,999/-

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

Execution is admitted on 07-08-2023 by Mr Dharmendra Kumar Jain, Director, SAFALATA DEVELOPERS PRIVATE LIMITED, AJC Bose Road, Flat No: 804, 8th Floor, 224, City:- Not Specified, P.O:- Circus Avenue, P.S:-Karaya, District: South 24-Parganas, West Bengal, India, PIN:- 700017; Director, GRUHA NIWAS NIRMAN PRIVATE LIMITED, AJC Bose Road, Flat No: 804, 8th Floor, 224, City:- Not Specified, P.O:- Circus Avenue, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700017

Indetified by Mr RAHUL DAS, , , Son of Mr N CH DAS, , ALIPORE JUDGES COURT, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Law Clerk

Execution is admitted on 07-08-2023 by Mr Akshat Jain, Director, ANEKANT INFRACON PRIVATE LIMITED, AJC Bose Road, Flat No: 804, 8th Floor, 224, City:- Not Specified, P.O:- Circus Avenue, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700017

Indetified by Mr RAHUL DAS, , , Son of Mr N CH DAS, , ALIPORE JUDGES COURT, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Law Clerk

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 73.00/- ( E = Rs 7.00/- ,I = Rs 55.00/- ,M(a) = Rs 7.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 73.00/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100.00/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 207029, Amount: Rs.100.00/-, Date of Purchase: 28/06/2023, Vendor name: S CHATTERJEE



**Samar Kumar Pramanick**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - III KOLKATA**  
**Kolkata, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1903-2023, Page from 196846 to 196867  
being No 190305264 for the year 2023.



*Samar Kumar Pramanick*

Digitally signed by SAMAR KUMAR  
PRAMANICK  
Date: 2023.08.16 15:57:35 -04:00  
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2023/08/16 03:57:35 PM  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - III KOLKATA  
West Bengal.

(This document is digitally signed.)

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