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Additional Registrar of  
Assurances-IV, Kolkata

Certified that the Document is admitted of  
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are the part of this document.





Additional Registrar of  
Assurances-IV, Kolkata

3 NOV 2022

**DEVELOPMENT POWER OF ATTORNEY**

KNOW ALL MEN BY THESE PRESENTS THAT We MOONDUST TRACOM PRIVATE LIMITED (PAN AAJCM0295C) a company within the meaning of the Companies Act 1956/2013 having its registered office at 6 Ganga Prasad Mukherjee Road, P.O. & P.S. Bhawanipore , Kolkata – 700025 Represented by its Directors

  
VERDANT CONSTRUCTIONS LLP  
Represented by  
KARAN AGARWALA  
As Constituted Attorney  
For Moondust Tracom Pvt. Ltd.

  
VERDANT CONSTRUCTIONS LLP  
Represented by  
HARSHIT BAHETI  
As Constituted Attorney  
For Moondust Tracom Pvt. Ltd.

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A. K. Chowdhary & Co.  
Advocates

NAME	10, Old Post Office Street
ADD	Room No. 21, 1 <sup>st</sup> Floor, Kol-
21 OCT 2022	
SURANJAN KUMHERJEE	
LEARNER, District Judge	
C. C. Court	
2 & 3, N. S. Road, Kolkata	

21 OCT 2022  
21 OCT 2022



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REGISTRAR
OF ASSURANCES
KOLKATA
21 OCT 2022

(1) **MR. RITESH PANDEY** Having PAN : **AILPP8855D**, Aadhaar No.: 4543 7068 7512, son of Amar Nath Pandey, by faith - Hindu, by Nationality Indian, by Occupation Business, residing at 6, Ganga Prasad Mukherjee Road, P.O. & P.S. Bhawanipore, Kolkata - 700025 and (2) **MR. RAJESH KUMAR PANDEY** Having PAN : **AHVPP30470**, Aadhaar No.: 3781 9643 5173, son of Amar Nath Pandey, by faith - Hindu, by Nationality Indian, by Occupation Business, residing at 6, Ganga Prasad Mukherjee Road, P.O. & P.S. Bhawanipore, Kolkata - 700025 are the joint owners of a piece and parcel of land, hereditaments and premises morefully described in **SCHEDULE** hereunder written, do hereby jointly **SEND GREETINGS**.

**WHEREAS** we being the Co- Owners are absolutely seized and possessed of the undivided share in the land together with the other co-owners of or otherwise well and sufficiently entitled to the Schedule Property have entered into a Development Agreement dated 3<sup>rd</sup> day recorded in Book No....., Volume No ....., Pages from ..... to ....., being No. 180/16 for the year 2022 with **VERDANT CONSTRUCTIONS LLP (PAN AAOFV 1214F)** a Firm registered under The Limited Liability Partnership Act 2008, having its registered office at 78A, Raja Basanta Roy Road, Kolkata: 700 029, Police Station Tollygunge, Post Office : Tollygunge as **DEVELOPERS/BUILDERS** on this day, with a view to develop the **SCHEDULE** property by way of raising multi-storied building thereon under Joint Venture. The schedule properties hereinafter referred to as "**THE SAID PROPERTY**" and more fully and particularly described in the **SCHEDULE** hereunder written.

**AND WHEREAS** to give effect to the said Development Agreement, it is necessary to give to the **DEVELOPERS/BUILDERS** a Power of Attorney to enable it to get the requisite exemption, permission, sanction and to go on and execute the construction work in the Schedule Property under the terms and conditions contained in the said Development Agreement etc., from the appropriate and/or competent authorities.

**AND WHEREAS** the said Developer/Builder has requested us to execute and grant the said Power of Attorney in favour of the Developers/Builders which we hereby do.

**AND WHEREAS** in terms of the said Development Agreement We, the Owner abovenamed are desirous of appointing **VERDANT CONSTRUCTIONS LLP (PAN AAOFV 1214F)** a Firm registered under The Limited Liability Partnership Act 2008,

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*Harshit*  
**VERDANT CONSTRUCTIONS LLP**  
 Represented by  
**HARSHIT BAHETI**  
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having its registered office at 78A, Raja Basanta Roy Road, Kolkata: 700 029, Police Station Tollygunge , Post Office : Tollygunge being the Developers/Builders, to be our true and lawful Attorneys as and for execution of Development works and purposes relating to our land and properties as described and contained hereunder :-

**NOW KNOW YE AND THESE PRESENTS WITNESSES** that we, the Owner abovenamed jointly and severally do hereby nominate, constitute and appoint **VERDANT CONSTRUCTIONS LLP (PAN AAOFV 1214F)** a Firm registered under The Limited Liability Partnership Act 2008, having its registered office at 78A, Raja Basanta Roy Road, Kolkata: 700 029, Police Station Tollygunge , Post Office : Tollygunge, herein represented by 1) **Mr. Karan Agarwala**, Having Pan: BPOPA4814E, Aadhar No: 203044832291, Son of Mr. Manish Agarwala, by religion: Hindu, by nationality: Indian, by occupation: Business, residing at Premises no 2052 Chakgaria, Upohar Condoville, Apartment- 10/1802, Post Office : panchasayar, Police station: panchasayar, Kolkata: 700 094, 2) **Mr. Harshit Baheti** having pan BDAPB 1966Q, Aadhar No: 832145005780, son of Kamal Kishore Baheti, by religion: Hindu, by nationality: Indian, by occupation: Business, residing at 1050/1, Survey park, Post Office: Santoshpur, Police Station: Survey Park, Kolkata: 700 075 as our true and lawful Attorneys for us in our names and on our behalf with Power to act, to exercise, carry out, execute or perform any or all of the acts, deeds, things, powers or authorities in any way relating to the "Property" described in the **SCHEDULE** hereunder written including those, as contained hereafter as follows :-

1. To take all necessary steps and to do all such acts to get the said property surveyed by a qualified Surveyor and also to arrange testing of the soil of the said property that is to say the "**SCHEDULE PROPERTY**" and to pay their fees and remuneration and for the aforesaid purpose to enter into correspondence and to do all such other acts, matters and things as may be necessary or expedient in respect thereof.
2. To appoint Architects, Engineers, Agents and to pay their fee and remuneration as shall be necessary and for that purpose to make all correspondences from time to time and to do all other acts deeds and things as our said Attorneys shall think fit and proper.

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*H Baheti*  
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 As Constituted Attorney  
 For Moondust Tracem Pvt. Ltd.


*Rajesh Kumar*

*Lita*

*H Baheti*

3. To sign, execute and submit all papers, applications, documents, statements, undertakings, declarations and building plans as may be required for having the building plan or plans for constructing multi-storied building or buildings having basement, ground and applicable floors' height on the said property to be sanctioned by the concerned Kolkata Municipal Corporation and/or any other concerned Authority or Authorities.
4. To apply for the mutation, of the said premises before the appropriate authorities including Revenue Offices and Kolkata Municipal Corporation Authorities and for processing of such application and take steps for obtaining such mutation of the said premises or portions thereof and to pay the required fees thereof.
5. To appear and represent us before the appropriate authorities or Authorities including in the concerned Kolkata Municipal Corporation, West Bengal Police/Kolkata Police and other concerned authorities, in connection with the sanction, modification and/or alteration or revision of the plan of the buildings on the said premises.
6. To pay fees to obtain sanction and such other orders and permission from the concerned Authorities as may be found expedient for sanction, modification and/or alteration of the plan and for the purpose to submit other papers and documents as may be required by the Authorizes.
7. To receive the excess amount of fees if any paid for the sanction and/or modification and/or alteration or revision of the said plan/plans to the Authority or Authorities and grant receipts and discharges therefore.
8. To bear and pay all taxes, expenses, fees, charges and to do all above acts in such manner as may be decided by the said Authority.
9. To appear, represent and sign on our behalf before all authorities including those under the concerned Kolkata Municipal Corporation for fixation and/or

  
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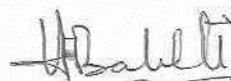
  
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finalization of the annual valuation of the said premises and for that to sign, execute, register and submit necessary papers and documents and do all other acts, deeds and things as the said Attorneys may deem fit and proper.

10. To file and submit declarations, statements applications and/or returns to the necessary Authorities or Authorities in connection with the matters herein contained including to file, initiate, defend and/or compromise any suit, legal proceeding and/or Appeal or Revision.
11. To apply before the concerned Authority of the concerned Electricity Supplying Corporation and/or W.B.S.E.D.C.L. or CESC for the new temporary and/or permanent electricity connections at the said property and also to convert the overhead connection to the underground connection and to apply for the disconnection of the said temporary and/or permanent electricity connections at the said building at the said property and for the purpose to pay the required fees and/or security deposit and withdraw the same when and if so required and for the aforesaid purpose to sign, execute and submit all necessary papers, applications, documents and plans and to do all such other acts, deeds and things as may be deemed fit and property by our said Attorneys on our behalf as and when required from time to time.
12. To apply before the concerned Authority for the new temporary and/or permanent connection of gas, water, sewerage, drainage, telephone generator installation and/or other connection of any other utility to the said property from the concerned Authorities, if so required and/or to make alteration therein and to close down and/or have disconnected any of the above mentioned connections and for the aforesaid purpose to sign, execute and submit all necessary papers, applications, documents and plans and to do all such other act, deeds and things as may be deemed fit and proper by our said Attorneys.
13. To sign, present and execute for and on our behalf and also enter to into any agreement including agreement for sale, transfer, modify, cancel, alter, drawn, approve, present, for registration and admit registration of papers, documents,




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contracts, agreements, conveyance deeds, leases, grants, assurances, applications, declarations, and other documents in connection with the said premises or any part or portion thereof or any interest therein being the Developer's Allocation and/or any structure presently standing thereat or any part or portion thereof including carrying out sale, transfer by deeds and documents and complete the same by registering before the concerned registered authority.

14. To appear before any Notary Public, Registrar of Assurance, District Registrar, Additional District Sub- Registrar, Metropolitan Magistrate and other Officer or Government Body or Department and to make submissions or affidavits on our behalf and also to sign and execute any deeds documents and all such papers as and when required to do so, as if I were personally present with regard to Developers Allocation.
15. To execute, the secretarial job on our behalf and to sign, issue, deliver, serve, receive and accept all notices letters and correspondences as may be required from time to time in connection with all or any of the matters contained herein.
16. To manage, maintain, protect and secure the Subject Property and to do all acts, deeds and things in connection therewith.
17. To construct temporary sheds and god owns for storage of building materials and running of site office and to construct any other structure for Development of the Subject Property or any part thereof.
18. For all or any purpose here instated to apply for and obtain any certificate, clearance, no objection, permission, license, registration etc., from all concerned authorities and persons including from the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976 and/or the authorities under the West Bengal Town & Country (Planning & Development) Act, 1979 or West Bengal Land Reforms Act, 1955 or West Bengal Estate Acquisition Act,

  
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1953 or Housing Industries Regulation Act or Fire or Pollution authorities, Electricity, Water and other Service Providers etc.

19. To apply for and obtain any permission, clearance and license to erect and run/operate and/or maintain lift and any other utility, input or facility in the new building and/or the Subject Property.
20. To apply for and obtain all permissions, approvals, licenses, registrations, clearances, no objection certificates, quotas, subsidies, incentives, exemptions, discounts, waivers, entitlements and allocations of cement, steel, bricks and other building materials, in respect of Development at the Subject Property or any part thereof and/or in respect of any input, utility or facility to be installed, run, made operative and managed thereat from all State or Central Government Authorities and statutory or other bodies and authorities concerned.
21. To employ and appoint watchmen, guards and other security personnel for Development on the Subject Property.
22. To appoint, employ, engage or hire, architects, contractors, sub-contractors, structural engineers, civil engineers, overseers, consultants, vastu consultants, chartered accountants and/or such other persons or agents as may be required for effectually discharging the powers and authorities granted herein.
23. To prepare apply for sign and submit plans maps, sketches, structural building plans for sanctioning for the subject property to the concerned Kolkata Municipal Corporation or other authorities and to have the same sanctioned and if required, to have the same modified revised altered and/or renewed and to pay fees and obtain sanction, modification, revision, alteration and/or renewal and/or such other orders and permissions as be expedient therefore, and to construct one or more multi storied buildings in the Schedule Property in accordance with the sanctioned building plan deliver physical possession of the allocated areas of the Executants/Land Owners to the extent of the

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H. Baheti

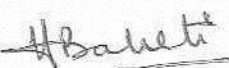
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Landowners' Allocation in terms of the Development Agreement executed by and between the parties on this day, however in proportionate to their respective share in the Schedule property.

24. To sign and submit all declarations, undertakings and affidavits required by the sanctioning authority for the purpose of sanction/modification/alteration/renewal of the plan or revised plan for the building or buildings to be constructed in the Subject Property.
25. To apply for and obtain mutation, conversion, amalgamation, separation, updation, correction, modification, alteration or other recording in respect of the Subject Property or any part thereof before the Kolkata Municipal Corporation Authorities, Collector, District Magistrate, including concerned ADM and D.L. & L.R.O. and any other appropriate authorities as may be deemed fit and proper by the said attorneys.
26. To apply for and obtain temporary and/or permanent connections of all services, water, electricity, gas, power, drainage, sewerage, generator, transformer, lifts, security systems, and/or other utilities inputs and facilities from the appropriate authorities and statutory bodies or private bodies or service providers and/or to make alterations therein and to close down and/or have disconnected the same.
27. To appoint engineers, technicians, masons, labours and other workmen or collaborate with organizations and persons in connection with construction of multi-storied building or buildings in several phases in the Schedule property comprising of commercial spaces, shopping complex, residential flats, garage, parking space and other constructed areas and erections thereon strictly in accordance with the sanctioned building plan in terms of and in accordance with the Joint Venture executed by and between us as Landowners and the Company of the Attorneys as being Developers/Builders being one of the Directors of the Developers/Builders. And to make it clear that our said Attorneys being one of the Directors of the Developers/Builders Company and

  
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authorized person to go for construction work and other relevant acts and actions strictly in terms of the said Development Agreement having the Landowners' i.e. the allocation of the Land Owners/Executants in the proposed buildings along with proportionate share in land underneath.

28. To deal with fully and in all manner and to warn off and prohibit and if necessary proceed in due form of law against any trespassers and to take appropriate steps whether by action or distress or otherwise and to abate all nuisance and to enter into all contracts and arrangements with them or any of them as the said attorneys or any other Director of the Company wherein and whereunder the present appointed Attorneys are the Directors may deem fit and proper.
29. To insure and keep insured the New Buildings and other Developments or any part thereof or any materials equipments and machineries against loss or damage by fire, earthquake and/or other risks, if and as be deemed necessary and/or desirable by the said attorneys and to pay all premium thereof.
30. To obtain loans and finance in respect of any aspect of the Project including the Development of Subject property that is to say the **SCHEDULE PROPERTY** from any Banks and/or the Financial Institutions by mortgaging and charging the Subject Property in respect of allocation of the Developers/Builders including the proportionate land of the Subject Property or any part thereof, without howsoever creating any financial obligation upon the Principals/Land Owners.
31. To grant "consent" and "No objection Certificate" and permit and Transfer of Units, Parking Spaces and other Transferable Areas including basement comprised in respect of the Allocation of the Developers/Builders to take loans from any Banks or Financial Institutions.


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32. To advertise and publicize and Development Project at the subject Property or any part thereof in any media and to appoint marketing agents, brokers, sub-brokers, sole selling or other agents for sale or otherwise transfer of the same.
33. To negotiate, take bookings and applications of whatsoever nature in respect of sale, leasing out, letting out or otherwise transfer of the Allocation of the Developers/Builders or any part thereof and if necessary to amend, modify, alter or cancel the same and to receive the amounts receivable in respect of any transfer of any Allocation of the Developers/Builders and issue receipts, acknowledgements and discharges therefore and to fully exonerate the person or persons paying the same.
34. To prepare, sign, execute and/or deliver all papers, documents, agreements, sale deeds, conveyances, declarations, forms, receipts and such other documents and writings as in any way be required to be so done and as may be deemed fit and proper by the said Attorneys in respect of the Allocation of the Developers/Builders.
35. To enforce any covenant in any agreements, deed or any other contracts or documents of transfer executed by the Principals and the Developers/Builders and to exercise all rights and remedies available to the Principals and the Developers/Builders thereunder.
36. To terminate any contract, agreement, right of occupancy user enjoyment with any person or persons intending to acquire the Allocation of the Developers/Builders or any part thereof for and on behalf of the Principals in such manner as the said attorneys may deem fit and proper.
37. To ask, demand, sue for, recover, realize and collect all moneys, earnest moneys, considerations, construction costs, extras, deposits, additional facility or other charges, charges for maintenance and/or facilities provided in the subject property, advances, compensations, interests, damages, statutory levies and/or duties, payments whatsoever etc., which are or may be due

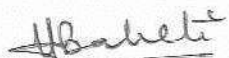
  
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payable or recoverable from any Transferees or any person or persons or authority or authorities on any account whatsoever and to give effectual receipts and discharges for the same.

38. To have the Allocation of the Developers/Builders or any part thereof to be separately assessed and mutated in the name of the Owners/Purchasers/Transferees/Alienees thereof and in all public records and with all authorities and/or persons having jurisdiction and to deal with such authority and/or authorities in such manner as the said attorneys may deem fit and proper.
39. To contest or challenge any proceeding relating to vesting or acquisition or relating to any encumbrance, obligation or liability, conversion mutation, assessment of valuation and fixation of rates or taxes by the Kolkata Municipal Corporation including any affair regarding granting of sanction or approval of building plan, revised plan, project plan by the said Corporation or any part thereof and to attend hearings and object or settle with term or terms and to receive compensations and other moneys payable in respect of acquisition and/or requisition of the Subject Property or any part thereof. And that our said Attorneys shall move in our names and on our behalf before all the Govt. Offices, Officers and Authorities including before the Hon'ble High Court at Calcutta under Article 226 of the Constitution of India for having due redressal.
40. To deal with any claim of any third party fully and in all manner and to oppose or settle the same either mutually or by operation of law.
41. For all or any of the purposes herein stated to apply for and obtain all permissions, approvals, licenses, registrations, clearances, no objection certificates, and appear and represent the principals before the concerned collector, District Magistrate, ADM, Kolkata Municipal Corporation, Police Authority including local Tollygunge Police Station, Fire Brigade, Greater Kolkata Metropolitan Development Authority, the Authorised Officer under the West Bengal (Regulation of Promotion of Construction and Transfer by Promoters) Act, 1993, the Competent Authority under the Urban Land (Ceiling &

  
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Regulation) Act, 1976, the authorities under the West Bengal Land Reforms Act, West Bengal Estate Acquisition Act, Town and Country (Planning & Development) Act, Development Authority, Pollution Control Board, Police Authority, Traffic Department, Directorate of Fire Services, Directorate of Lifts, Directorate of Electricity, CESC, Insurance Companies, Electricity, Water and other service provider organizations, Land Acquisition Collector and also all other authorities and Government Departments and/or its officers and also all other State Executives Judicial or Quasi Judicial, Municipal Corporation and other authorities and all private bodies and service providers and to issue Board Resolutions in the name of its authorised signatory to enable the Developer to give effect to the terms & conditions of this Development Agreement and sale of constructed spaces and all other persons and also all courts, tribunals and appellate authorities including Writ Jurisdiction of the Hon'ble High Court at Calcutta and to do all acts deeds and things as our attorneys may deem fit and proper.

42. To appear and represent the Principals before any Registrar of Assurance, District Registrar, Sub-Registrar, Additional Registrar, Magistrate both Executive and Judicial and/or other officer or officers or authority or authorities having jurisdiction and to present for registration before them and admit execution and to acknowledge and register and have registered and perfected all documents instruments and writings executed by the said attorneys by virtue of the powers hereby conferred.
43. To produce and deposit and take back any title deeds or documents relating to the Subject Property or any part thereof from any office, tribunal and court of law.
44. To commence, prosecute, enforce, defend, answer and oppose all actions, suits, writs, appeals, revisions, review, arbitration proceedings, and other legal proceedings and demands civil, criminal or revenue concerning and/or touching any of the matters herein stated in which the Principals in any way or manner now are or may hereafter be interested or concerned and if thought fit to

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compromise, settle, refer to arbitration, abandon, submit to judgment or become non suited in any such action or proceedings as aforesaid before any Court, Civil or Criminal or Revenue, Arbitration Tribunal, any other Tribunal, Collector, Judicial or Quasi Judicial authorities and forums, Statutory authorities, presiding officers, authorized officer, etc. and to sign, declare, verify and/or affirm any plaint, written statement, petition, application, consent petition, affidavit, vakalatnama, warrant of attorneys, memorandum of appeal or any other document or cause paper in any proceeding and to adduce oral and documentary evidences as the occasions shall require and/or as the said attorneys may think fit and proper.


45. To accept and receive any original or copies of clearances, certificates, permissions, no objections, licenses, notices summons and services of papers from any Court, Tribunal, postal authorities and/or other authorities and/or other authorities and/or persons.
46. To receive refund of the excess amount of fee or other amounts, if any, paid for the purposes herein stated and to give valid and effectual receipts in respect thereof.
47. To accept or object to the assessments of valuations or taxes or land revenue in respect of the Subject Property or any part and to apply for amalgamation of the Schedule holding in the names of the Landowners or share thereof before the Kolkata Municipal Corporation and the Revenue Office and Department of the Govt. of West Bengal and to attend all hearings and have the same finalized.
48. To pay all rates, taxes, land revenue, charges, expenses and other outgoings whatsoever (including municipal corporation rates and taxes and other charges whatsoever) payable in respect of the said subject property or any part thereof or the buildings for the time being thereon or any part or parts thereof and receive refund of the excess amounts, if paid from the concerned authorities and to grant receipts and discharges in respect thereof.

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49. To construct, effect and raise boundary walls in and around the said Subject Property or portions thereof.
50. To apply for and obtain Completion or Occupancy Certificate and other certificates as may be required from the concerned authorities including from Kolkata Municipal Corporation Authority.
51. To execute any deed or sale, gift or any other instrument of transfer in respect of the allocated areas of the Developers/Builders along with proportionate share in the Schedule property in favour of any Intending Purchaser(s) to settle consideration thereof and to receive earnest money or part of consideration money or consideration money in full and to present such document(s) of transfer before the concerned registration office, to admit execution and to perform all other acts, deeds and things to be required for effectual registration of a deed of transfer in favour of the intending purchaser or purchasers and to grant proper registration slip in favour of the intending purchaser or purchasers and following such execution and registration of any such deed or deeds of sale or deeds of transfer our said attorneys shall deliver physical and khas possession of the schedule property and the constructed areas, residential flats, garage or parking space thereon or any part thereof in favour of the intending purchaser or purchasers in our names and on our behalf and in respect of our said property and buildings or any part or portion thereon described in the Schedule hereunder written free from all encumbrances, lien, charges and attachment whatsoever. Provided Always in case of execution of Agreement for Sale and Deed of Conveyance the power hereby given is strictly limited in respect of the allocated areas of Developers/Builders and our said attorneys shall well indemnify us from any damage or injury in connection with receipt of consideration money in respect of the allocated areas of the Developers/Builders. To make it clear that the said Development agreement executed by us and the said Developers/Builders on this day, shall be read and interpreted analogously considering both the documents a single document for its legal interpretation and both the documents shall remain in force till completion of the entire construction work.

  
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with delivery of our allocated areas with completion certificate from the local Kolkata Municipal Corporation Authority.

52. To mortgage the areas/spaces attributable to the Developers/Builders' Allocation in the Subject Property with any bank, financial institution or other lending entity and raise finance.
53. To receive all letters parcels or other postal articles and documents in respect of the subject property and to grant proper and effectual receipt thereof.
54. For better and more effectually exercising the powers and authorities aforesaid to retain appoint and employ Advocates, Pleaders, solicitors, and to revoke such appointments, to commence and/or institute any suits, proceedings, appeals and revision before the competent court of law and to sign and execute all plaints, petitions, written statements, written objection, Memorandum of Appeals and to depose before any Court of Law in our names and on our behalf.
55. To appoint substitute and delegate the powers and authorities granted hereby in part or in whole and to revoke any of such appointments.
56. We hereby declare that the powers and authorities hereby granted shall remain in force till the said property is fully and properly developed as per development agreement and in accordance with the statutory provisions, rules and regulations and that the transfer and/or conveyances of the land, buildings, flats, garage, parking space, commercial areas and other constructed areas are conveyed to the intending purchasers and handing over the entire complex to the Association of Apartment Owners is registered and starts functioning.
57. It is specified hereby that the Developer herein are empowered to deal with Developers Allocation and not Owners Allocation.

*KA*

VERDANT CONSTRUCTIONS LLP  
Represented by  
KARAN AGARWALA

As Constituted Attorney  
For Moondust Tracom Pvt. Ltd.

*Marshit Baheti*

VERDANT CONSTRUCTIONS LLP  
Represented by

MARSHIT BAHETI  
As Constituted Attorney  
For Moondust Tracom Pvt. Ltd.



**AND** further we hereby declare that we shall not do anything inconsistent with the Power of Attorney **AND THAT** all such acts, deeds and things done or to be done by our said Attorneys singly or jointly shall be deemed to have been done by us binding ourselves as our acts and actions.

**AND** we do hereby ratify and confirm and agree to ratify and confirm all and whatsoever our said Attorneys shall lawfully do or cause to be done in or about the said premises aforesaid.

**THE FIRST SCHEDULE ABOVE REFERRED TO:**

ALL THAT piece and parcel of land containing an area of 5 Cottahs be the same, a little more or less, situate, lying at and being Municipal Premises No. 41, Parasar Road, Police Station Tollygunge, Kolkata 700 029, Ward No. 87 of the Kolkata Municipal Corporation under Assessee No. 11-087-18-0035-2 Together With the existing 74 years old dilapidated Ground plus Four storied brick build dwelling house measuring 10700 square feet more or less and butted and bounded as follows:-

**ON THE NORTH :** By Plot No. 117, Present Premises No. 39, Parasar Road, House of Babu Haripada Basu.

**ON THE EAST :** By Premises No. 20B, Lake Place, House of Ajit Ganguly

**ON THE SOUTH :** By Premises No. 43, Parasar Road, House of Dr. R. Chandra.

**ON THE WEST :** By 40 Feet wide Parasar Road.

*KA*  
 VERDANT CONSTRUCTIONS LLP  
 Represented by  
 KARAN AGARWALA  
 As Constituted Attorney  
 For Moondust Tracom Pvt. Ltd.

*H Baheti*  
 VERDANT CONSTRUCTIONS LLP  
 Represented by  
 HARSHIT BAHETI  
 As Constituted Attorney  
 For Moondust Tracom Pvt. Ltd.

IN WITNESS WHEREOF we have executed these presents at Kolkata on the 3<sup>rd</sup> day of November 2022.

SIGNED, SEALED AND DELIVERED by the Owner hereto at Kolkata in the presence of :

- 1. *Janesh Das*  
18 Pitambar Bhattacharya Lane KOL-700009

- 2. *অন্য একজন ব্যক্তি*  
কলকাতা

MOONDUST TRACOM PRIVATE LIMITED  
*Rajesh Kumar Paul*  
Director

MOONDUST TRACOM PRIVATE LIMITED  
*Riten*  
Director

SIGNED, SEALED AND ACCEPTED by the Developer hereto at Kolkata in the presence of :

- 1. *Janesh Das*

- 2. *অন্য একজন ব্যক্তি*

VERDANT CONSTRUCTIONS LLP  
*Karan Agarwala*  
Designated Partner / Authorised Signatory.
































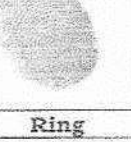










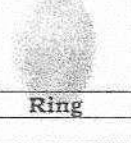
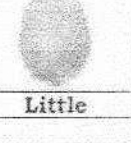
VERDANT CONSTRUCTIONS LLP  
*Baheti*  
Designated Partner / Authorised Signatory  
(HARSHIT BAHETI)

Drafted by me  
*Subendu Paul*  
Subhendu Paul  
Advocate  
High Court, Calcutta  
Enroll No.-WB/2264/2002

*Karan Agarwala (CKA)*  
VERDANT CONSTRUCTIONS LLP  
Represented by  
KARAN AGARWALA  
As Constituted Attorney  
For Moondust Tracom Pvt. Ltd.

*Baheti*  
VERDANT CONSTRUCTIONS LLP  
Represented by  
HARSHIT BAHETI  
As Constituted Attorney  
For Moondust Tracom Pvt. Ltd.

**SPECIMEN FORM FOR TEN FINGERS PRINT**

	<i>Karan Agarwal</i>					
		Little      Ring      Middle      Fore      Thumb (Left Hand)				
						
		Thumb      Fore      Middle      Ring      Little (Right Hand)				
	<i>Harshit Baheti</i>					
		Little      Ring      Middle      Fore      Thumb (Left Hand)				
						
		Thumb      Fore      Middle      Ring      Little (Right Hand)				
	<i>Rajesh Kumar Dandya</i>					
		Little      Ring      Middle      Fore      Thumb (Left Hand)				
						
		Thumb      Fore      Middle      Ring      Little (Right Hand)				
	<i>Rishi Dandya</i>					
		Little      Ring      Middle      Fore      Thumb (Left Hand)				
						
		Thumb      Fore      Middle      Ring      Little (Right Hand)				

**KA**  
 VERDANT CONSTRUCTIONS LLP  
 Represented by  
 KARAN AGARWALA  
 As Constituted Attorney  
 For MoonDust Tracom Pvt. Ltd.

*Harshit Baheti*  
 VERDANT CONSTRUCTIONS LLP  
 Represented by  
 HARSHIT BAHETI  
 As Constituted Attorney  
 For MoonDust Tracom Pvt. Ltd.



M

Government of West Bengal  
Office of the A.R.A. - IV KOLKATA, District: Kolkata  
W.B. FORM NO. 1504

Query No / Year	19048003134991/2022	Serial No/Year	1904018133/2022
Transaction id	0003410104	Date of Receipt	03/11/2022 3:42PM
Deed No / Year	I - 190418025 / 2022		
Presentant Name	Mr RITESH PANDEY		
Principal	MOONDUST TRACOM PRIVATE LIMITED		
Attorney	VERDANT CONSTRUCTIONS LLP		
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Additional Transaction			
Total Setforth Value	Rs. 0/-	Market Value	Rs. 3,65,35,502/-
Stamp Duty Paid	Rs. 50/-	Stamp Duty Articles	48(g)
Registration Fees Paid	Rs. 73/-	Fees Articles	E, I, M(a), M(b)
Standard User Charge	336/-	Requisition Form Fee	50/-
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190418016/2022		

Stamp Duty Paid (Break up as below)

By Stamp					
Stamp Type	Treasury or Vendor	Treasury or Vendor Name	Stamp Serial No	Purchase Date	Amount in Rs.
Impressed	Vendor	S Mukherjee	124331	21/10/2022	50/-

Registration Fees Paid (Break up as below)

By Cash	Amount in Rs.
Amount Paid	73/-

Other Fees Paid (Break up as below)

By Cash	Amount in Rs.
Standard User Charge	336/-
Requisition Form Fee	50/-

Query No:-19048003134991/2022, 03/11/2022 03:42:50 PM KOLKATA (A.R.A. - IV)

*KA*  
VERDANT CONSTRUCTIONS LLP  
Represented by  
KARAN AGARWALA  
As Constituted Attorney  
For Moondust Tracom Pvt. Ltd.

*Asaheti*  
VERDANT CONSTRUCTIONS LLP  
Represented by  
HARSHIT BAHETI  
As Constituted Attorney  
For Moondust Tracom Pvt. Ltd.

\*Total Amount Received by Cash Pa. 459/-

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

*KA*  
VERDANT CONSTRUCTIONS LLP  
Represented by  
KARAN AGARWALA  
As Constituted Attorney  
For Moondust Tracom Pvt. Ltd.

*Baheti*  
VERDANT CONSTRUCTIONS LLP  
Represented by  
HARSHIT BAHETI  
As Constituted Attorney  
For Moondust Tracom Pvt. Ltd.

### Major Information of the Deed

Deed No :	I-1904-18025/2022	Date of Registration	03/11/2022
Query No / Year	1904-8003134991/2022	Office where deed is registered	
Query Date	03/11/2022 2:08:02 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	MOUSUMI PAUL 10, OLD POST OFFICE STREET, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 7003301158, Status : Advocate		
Transaction	Additional Transaction		
0138 Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 3,65,35,502/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 73/- (Article:E, M(a),)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190418016/2022 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		


### Land Details :


District: South 24-Parganas, P.S:- Tollygunge, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Parasar Road, , Premises No: 41, , Ward No: 087 Pin Code : 700029

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	5 Katha		2,83,50,002/-	Width of Approach Road: 40 Ft., , Project Name :
Grand Total :				8.25Dec	0/-	283,50,002/-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	10700 Sq Ft.	0/-	81,85,500/-	Structure Type: Structure Lift Facility,
<p>Gr. Floor, Area of floor :2140 Sq Ft.,Residential Use, Cemented Floor, Age of Structure:0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 2140 Sq Ft.,Residential Use, Cemented Floor, Age of Structure:0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 2140 Sq Ft.,Residential Use, Cemented Floor, Age of Structure:0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 3, Area of floor : 2140 Sq Ft.,Residential Use, Cemented Floor, Age of Structure:0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 4, Area of floor : 2140 Sq Ft.,Residential Use, Cemented Floor, Age of Structure:0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		10700 sq ft	0/-	81,85,500/-	

  
**VERDANT CONSTRUCTIONS LLP**  
 Represented by  
**KARAN AGARWALA**  
 As Constituted Attorney  
 For Moondust Tracom Pvt. Ltd.

  
**VERDANT CONSTRUCTIONS LLP**  
 Represented by  
**HARSHIT BAHETI**  
 As Constituted Attorney  
 For Moondust Tracom Pvt. Ltd.

07/11/2022 Query No:-19048003134991 / 2022 Deed No :- 190418025 / 2022, Document is digitally signed.







## Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>MOONDUST TRACOM PRIVATE LIMITED</b> 6, GANGA PRASAD MUKHERJEE ROAD, City:- , P.O:- BHAWANIPORE, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025 , PAN No.:: AAxxxxx5C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

## Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>VERDANT CONSTRUCTIONS LLP</b> 78A, RAJA BASANTA ROY ROAD, City:- , P.O:- TOLLYGUNGE, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 , PAN No.:: AAxxxxx4F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative




## Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr RITESH PANDEY</b> <b>(Presentant)</b> Son of AMAR NATH PANDEY Date of Execution - 03/11/2022, , Admitted by: Self, Date of Admission: 03/11/2022, Place of Admission of Execution: Office			
		Nov 3 2022 3:05PM	LTI 03/11/2022	03/11/2022
	6, GANGA PRASAD MUKHERJEE ROAD, City:- , P.O:- BHAWANIPORE, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Axxxxxx5D,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MOONDUST TRACOM PRIVATE LIMITED (as DIRECTOR)			
2	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr RAJESH KUMAR PANDEY</b> Son of AMAR NATH PANDEY Date of Execution - 03/11/2022, , Admitted by: Self, Date of Admission: 03/11/2022, Place of Admission of Execution: Office			
		Nov 3 2022 3:05PM	LTI 03/11/2022	03/11/2022




**KA**  
 VERDANT CONSTRUCTIONS LLP  
 Represented by  
 KARAN AGARWALA  
 As Constituted Attorney  
 For Moondust Tracom Pvt. Ltd.

**ABaeti**  
 VERDANT CONSTRUCTIONS LLP  
 Represented by  
 HARSHIT BAHETI  
 As Constituted Attorney  
 For Moondust Tracom Pvt. Ltd.

6, GANGA PRASAD MUKHERJEE ROAD, City:- , P.O:- BHAWANIPORE, P.S:-Bhawanipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700025, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxx7R,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MOONDUST TRACOM PRIVATE LIMITED (as DIRECTOR)




3	Name	Photo	Finger Print	Signature
	<b>Mr KARAN AGARWALA</b> Son of Mr MANISH AGARWALA Date of Execution - 03/11/2022, , Admitted by: Self, Date of Admission: 03/11/2022, Place of Admission of Execution: Office	 <small>Nov 3 2022 3:05PM</small>	 <small>LTI 03/11/2022</small>	 <small>03/11/2022</small>

2052, CHAKGARIA, City:- , P.O:- PANCHASAYAR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700094, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BPxxxxx4E,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : VERDANT CONSTRUCTIONS LLP (as PARTNER)

4	Name	Photo	Finger Print	Signature
	<b>Mr HARSHIT BAHETI</b> Son of KAMAL KISHORE BAHETI Date of Execution - 03/11/2022, , Admitted by: Self, Date of Admission: 03/11/2022, Place of Admission of Execution: Office	 <small>Nov 3 2022 3:06PM</small>	 <small>LTI 03/11/2022</small>	 <small>03/11/2022</small>

1050/1, SURVEY PARK, City:- , P.O:- SANTOSH PUR PS NOW SURVEY PARK, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BDxxxxx6Q,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : VERDANT CONSTRUCTIONS LLP (as PARTNER)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr GANESH DAS</b> Son of Late SHIBNATH DAS 18, PITAMBAR BHATTACHARJEE LANE, City:- Kolkata, P.O:- RAJA RTAMMOHAN SARANI, P.S:- Narikeldanga, District:-South 24-Parganas, West Bengal, India, PIN:- 700009	 <small>03/11/2022</small>	 <small>03/11/2022</small>	 <small>03/11/2022</small>

Identifier Of Mr RITESH PANDEY, Mr RAJESH KUMAR PANDEY, Mr KARAN AGARWALA, Mr HARSHIT BAHETI

**KA**  
 VERDANT CONSTRUCTIONS LLP  
 Represented by  
**KARAN AGARWALA**  
 As Constituted Attorney  
 For Moondust Tracom Pvt. Ltd.

**H Baheti**  
 VERDANT CONSTRUCTIONS LLP  
 Represented by  
**HARSHIT BAHETI**  
 As Constituted Attorney  
 For Moondust Tracom Pvt. Ltd.



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	MOONDUST TRACOM PRIVATE LIMITED	VERDANT CONSTRUCTIONS LLP-8.25 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	MOONDUST TRACOM PRIVATE LIMITED	VERDANT CONSTRUCTIONS LLP-10700.00000000 Sq Ft

*KA*

VERDANT CONSTRUCTIONS LLP  
 Represented by  
**KARAN AGARWALA**  
 As Constituted Attorney  
 For Moondust Tracom Pvt. Ltd.

*H Baheti*

VERDANT CONSTRUCTIONS LLP  
 Represented by  
**HARSHIT BAHETI**  
 As Constituted Attorney  
 For Moondust Tracom Pvt. Ltd.

On 03-11-2022

**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 14:37 hrs on 03-11-2022, at the Office of the A.R.A. - IV KOLKATA by Mr RITESH PANDEY .

**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 3,65,35,502/-

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

Execution is admitted on 03-11-2022 by Mr RITESH PANDEY, DIRECTOR, MOONDUST TRACOM PRIVATE LIMITED, 6, GANGA PRASAD MUKHERJEE ROAD, City:- , P.O:- BHAWANIPORE, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025

Identified by Mr GANESH DAS, , Son of Late SHIBNATH DAS, , 18, PITAMBAR BHATTACHARJEE LANE, P.O: RAJA RTAMMOHAN SARANI, Thana: Narikeldanga, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700009, by caste Hindu, by profession Service

Execution is admitted on 03-11-2022 by Mr RAJESH KUMAR PANDEY, DIRECTOR, MOONDUST TRACOM PRIVATE LIMITED, 6, GANGA PRASAD MUKHERJEE ROAD, City:- , P.O:- BHAWANIPORE, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025

Identified by Mr GANESH DAS, , Son of Late SHIBNATH DAS, , 18, PITAMBAR BHATTACHARJEE LANE, P.O: RAJA RTAMMOHAN SARANI, Thana: Narikeldanga, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700009, by caste Hindu, by profession Service

Execution is admitted on 03-11-2022 by Mr KARAN AGARWALA, PARTNER, VERDANT CONSTRUCTIONS LLP, 78A, RAJA BASANTA ROY ROAD, City:- , P.O:- TOLLYGUNGE, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700029

Identified by Mr GANESH DAS, , Son of Late SHIBNATH DAS, , 18, PITAMBAR BHATTACHARJEE LANE, P.O: RAJA RTAMMOHAN SARANI, Thana: Narikeldanga, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700009, by caste Hindu, by profession Service

Execution is admitted on 03-11-2022 by Mr HARSHIT BAHETI, PARTNER, VERDANT CONSTRUCTIONS LLP, 78A, RAJA BASANTA ROY ROAD, City:- , P.O:- TOLLYGUNGE, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal India, PIN:- 700029

Identified by Mr GANESH DAS, , Son of Late SHIBNATH DAS, , 18, PITAMBAR BHATTACHARJEE LANE, P.O: RAJA RTAMMOHAN SARANI, Thana: Narikeldanga, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700009, by caste Hindu, by profession Service

**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 50.00/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 124331, Amount: Rs.50.00/-, Date of Purchase: 21/10/2022, Vendor name: S Mukherjee

Mohul Mukhopadhyay

ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA

Kolkata, West Bengal



VERDANT CONSTRUCTIONS LLP  
Represented by  
KARAN AGARWALA  
As Constituted Attorney  
For Moondust Tracom Pvt. Ltd.



VERDANT CONSTRUCTIONS LLP  
Represented by  
HARSHIT BAHETI  
As Constituted Attorney  
For Moondust Tracom Pvt. Ltd.

.....  
DATED THIS THE      DAY OF,      2022  
.....

**BETWEEN**

**MOONDUST TRACOM PRIVATE LIMITED.**

**..... VENDOR**

**AND**

**VERDANT CONSTRUCTIONS LLP.**

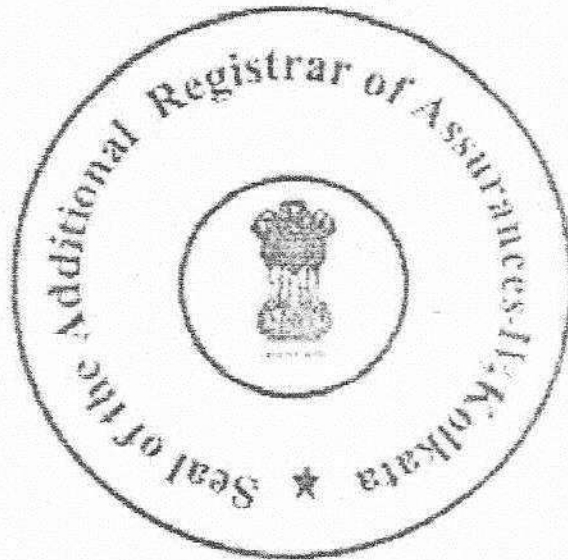
**.. DEVELOPER**

**DEVELOPMENT POWER OF**  
**ATTORNEY**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2022, Page from 1068836 to 1068863  
being No 190418025 for the year 2022.



*Mohul*  
Digitally signed by MOHUL  
MUKHOPADHYAY  
Date: 2022.11.07 13:59:42 +05:30  
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2022/11/07 01:59:42 PM  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
West Bengal.

*KA*

VERDANT CONSTRUCTIONS LLP  
Represented by  
KARAN AGARWALA  
As Constituted Attorney  
For Moondust Tracom Pvt. Ltd.

*H Baheti*

VERDANT CONSTRUCTIONS LLP  
Represented by  
HARSHIT BAHETI  
As Constituted Attorney  
For Moondust Tracom Pvt. Ltd.

(This document is digitally signed.)