

05899/19

5-5487/5 575/2020

# भारतीय गैर न्यायिक

पचास  
रुपये

₹.50



FIFTY  
RUPEES

Rs.50

INDIA NON JUDICIAL

পশ্চিম বঙ্গ পশ্চিম বঙ্গ WEST BENGAL

Z 158622

প্রক্রিয়া করা হওয়া হলো একটি নথি।  
নথি করা হলো একটি নথি।

DEVELOPMENT POWER

District Sub-Registrar  
Registrar U/S 7(2) of  
Registration Act 1908  
Kolkata, South 24 Parganas  
30 AUG 2019

TO ALL TO WHOM THESE PRESENTS SHALL COME, I, (SMT.) KAJLI  
SRIMAL (PAN-ALKPS0861J) (Aadhaar No.931858432445), wife of Sri Rabindra  
Srimal, by occupation-Housewife, by Nationality-Indian, residing at PS Magnum,  
Flat 1B, Block 4, VIP Road, Kalkhali, P.O.Airport, Police Station Baguiati, Kolkata  
700052, (hereinafter referred to as "the said PRINCIPAL") SEND GREETINGS:

3 SEP 2019

81040

SARAOGI & COMPANY  
ADVOCATES  
7B, K. S. ROY ROAD,  
KOLKATA - 700 091

NAME	
ADD.	
Rs.	

24 JUL 2019  
SURANJAN MUKHERJEE  
Licensed Stamp Vendor  
C. C. Court  
2 & 3, K. S. Roy Road, Kat. 1

William chand Agarwal

2965

24 JUL 2019  
24 JUL 2019

ENCLAVE PVT. LTD  
William chand Agarwal

Dir. or authorized Signatory

2966

Nagle Srimal



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Identified by me

Nikhil Agarwal

S/o Pawan Kumar Agarwal

3/1 Diamond Harbor Road

Kolkata - 700023

P.O. Khidderpore P.S. - Watkunge

Occupation - Serviceman

**WHEREAS:**

A. I, the abovenamed Principal is the full and absolute owner of **All That** the piece or parcel of land containing an area of **6(six) Cottahs 12(twelve) Chittacks 39(thirty nine) Square Feet** more or less situate lying at and being a divided and demarcated part or portion of **L.R.Dag No.664** corresponding to R.S. **Dag No.585**, recorded under **L.R.Khatian No.2541** [in the name of Principal abovenamed, (Smt.) Kajli Srimal] in Mouza Ramchandrapore, J.L. No.58, Touzi No.114, under Police Station-Sonarpur, in the District South 24 Parganas, under Ban Hoogly Gram Panchayat, Sub-Registration Office ADSR Sonarpur, fully described in the **Schedule** hereunder written and hereinafter referred to as "the **said Property / said Premises**".

B. By an Agreement dated 5<sup>th</sup> October 2018 and registered in the office of District Sub Registrar-IV, South 24 Parganas, in Book No.1 Volume No. **1604-2018** Pages **209218 to 209262** Being No. **160407128** for the year 2018, made between the Principal herein therein referred to as the **Land Owner** of the One Part and **MANI ENCLAVE PRIVATE LIMITED**, a Company incorporated and registered under the Companies Act, 1956 having its registered office at No.2D Queens Park, P.O.Ballygunge, Police Station-Ballygunge, Kolkata-700019, therein referred to as the **Developer** of the Other Part (hereinafter also referred to as "the **DEVELOPER**"), the Principal has granted exclusive right to the said Developer to develop and exploit commercially the said property/Premises by constructing new building or buildings thereat for mutual benefit and for the consideration and on the terms and conditions therein contained (hereinafter referred to as "the **DEVELOPMENT AGREEMENT**").

C. In order to effectuate the said Development Agreement and to comply with her obligations therein, the Principal is executing this Power of Attorney in favour of **MANI ENCLAVE PRIVATE LIMITED** (now known as Sion Realty Private Limited) and its **Directors from time to time and duly Authorised Representatives** jointly and/or severally (hereinafter for the sake of brevity referred to as "the **ATTORNEY**") as and for the purposes relating to the said Property/Premises as hereinafter contained.

**NOW KNOW YE BY THESE PRESENTS I**, the withinnamed **Principal** doth hereby nominate constitute and appoint the said **Attorney** jointly and/or severally as the true and lawful attorney of the Principal for in the name and on behalf of the



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Principal to do execute exercise and perform all or any of the following acts deeds and things relating to the said Property/Premises i.e., to say:

1. To manage, maintain, look after, supervise and administer and defend possession of the said Property/Premises and every part thereof.
2. To apply for and cause to be mutated the names of the Principal in the records of all concerned authorities, including the B.L. & L.R.O and with the Ban Hooghly Gram Panchayat, as owner of the said Property/Premises, if not already done.
3. To do all acts deeds and things if and as be required to be done for amalgamation of the said Property/Premises with other adjoining properties and/or properties in vicinity with the said Property/Premises and do all acts deeds and things incidental thereto.
4. To consolidate, separate, apportion, divide, partition and demarcate the said Property/Premises and/or any portion thereof;
5. To apply for conversion of the nature of use of the said Property/Premises or any part thereof with the concerned authorities under the provisions of the West Bengal Land Reforms Act, 1955 and all other relevant acts and rules, and to have the same converted in all relevant Government Records.
6. If so required, upon obtaining requisite permission and sanction, to shift any pond or any waterbody, if any within the said Property/Premises, and for that to do all acts deeds and things, including to acquire land in the name of the Principal in the same Mouza or any other area / mouza as be lawfully required and shift the same to such alternate location.
7. To sign and apply for and obtain from the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976 all permissions, clearances, NOCs etc., that may be required for sanctioning, modification and/or alteration of plan obtaining utilities and other purposes herein stated.
8. To sign and apply for and obtain all necessary permissions and clearances from the authorities under the pollution and environment laws and all other related authorities.



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9. To appoint and terminate the appointment of Architects, Engineers, Surveyors and others for survey and soil testing and also for preparation of plans in respect of building or buildings at the said property/Premises or portion or portions thereof and also for addition and/or alteration and/or modifications thereto (including those on account of user or change of user thereof or any part thereof) and also for other purposes hereinstated.
10. To have the said property/Premises surveyed and measured and to have the soil tested.
11. To prepare and apply for and submit the plans from time to time in respect of one or more buildings at the said Property/Premises or on portion or portions thereof with the Ban Hooghly Gram Panchayat, the Kolkata Metropolitan Development Authority, Zilla Parishad and all other concerned authorities for sanctioning and to have the same sanctioned and if required, to have the same modified and/or altered from time to time.
12. To give notice to the Ban Hooghly Gram Panchayat and all other concerned authorities regarding commencement of construction works and/or demolition of any structure(s) on the said Property/Premises.
13. To inform the Ban Hooghly Gram Panchayat and all other concerned authorities of all internal alterations within the sanctioned covered space and to incorporate all such deviations in the Completion Plan in terms of the rules of the Ban Hooghly Gram Panchayat and all other concerned authorities and to get the same regularised.
14. To pay all fees and expenses and obtain sanction revalidation renewal and such other order or orders or permissions from the necessary authorities and to gift any part or portion of the said property/Premises to the authorities concerned, if the situation so demands, and do all other necessary acts deeds and things as be expedient for sanctioning revalidation renewal modification and/or alteration of plans.
15. To pay all rates taxes charges expenses and other outgoings whatsoever (including municipal rates and taxes, land revenue and other charges whatsoever) payable for and on account of the said property/Premises or any part thereof or any undivided share or shares therein or the building or buildings that may be constructed thereon and receive refund of the excess



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amounts paid from the concerned authorities and to grant receipts and discharges in respect thereof.

16. To accept or object to the assessments made from time to time of Annual Valuations in respect of the said property/Premises or the building or buildings that may be constructed thereon or any part or share thereof by the Ban Hooghly Gram Panchayat and have the same finalised.
17. To construct new building or buildings and/or structures at the said property/Premises and for that to demolish the existing buildings and/or other structures of whatsoever nature thereon or as may be constructed in future.
18. To apply for and obtain electricity, gas, water, sewerage, drainage, tube-well, bore-well, lift, and/or other connections of any other utility or facility in the said property/Premises from the CESC Ltd. and/or the WBSEB Limited, The Ban Hooghly Gram Panchayat and other appropriate authorities and/or to make alterations therein and to close down and/or have disconnected the same and for that to sign execute and submit all papers applications documents and plans and to do all other acts, deeds and things as be deemed fit and proper by the said attorney.
19. To sign and apply for and obtain such permissions as be necessary for obtaining steel, cement, bricks and other building materials and construction equipments for the purpose of construction of the new building/s at the said property/Premises.
20. To sign and apply for and obtain permissions and licenses to erect and run/operate one or more lifts and/or elevators, generator, Dish Antenna and other Utilities at the said property/Premises and to place orders for supply and erection of lift or lifts at the said property/Premises on the manufacturer thereof and also to give contract to the manufacturer for maintenance of lift or lifts, Dish Antenna and other Utilities and its associated machineries.
21. To sign and apply for and obtain the Completion or Occupancy or other certificates from the Ban Hooghly Gram Panchayat and/or other concerned authorities in respect of construction and/or occupation of the new building/s to be constructed at the said property/Premises or any part thereof.



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22. To warn off and prohibit and if necessary proceed in due forum of law against all or any trespassers on the said property/Premises or any part thereof and to take appropriate steps.
23. For all or any of the purposes hereinbefore and also hereinafter stated, to appear and represent the Principal before the Ban Hooghly Gram Panchayat and all its departments, the Kolkata Metropolitan Development Authority, Fire Brigade, the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976, the Authorised Officer / authority under the West Bengal (Regulation of Promotion of Construction and Transfer by Promoters) Act, 1993 and/or the Real Estate (Regulation and Development) Act, 2016, the B.L.& L.R.O. and other authorities under the West Bengal Land Reforms Act, 1955 and other Land / Tenancy laws, Town And Country Planning Authorities, all Revenue Authorities, Pollution Control Board and other authorities connected to pollution matters, Environment authorities, Development Plan Authorities of the Government of West Bengal and/or India, Kolkata Port Trust, Insurance Companies, Traffic Police and other Police Authorities, West Bengal Fire Services and all Fire Authorities, Airports Authority of India, Chief Electrical Inspector and other Electricity Authorities, Government of West Bengal, Microwave Authorities of Department of Telecommunication and also all other authorities and Government Departments and/or its officers and also all other State and Union Executives Judicial or Quasi Judicial, Gram Panchayat and other authorities and persons and also all courts tribunals and appellate authorities and to do all acts deeds and things and to make sign execute register submit register and/or deliver all documents, declarations, affidavits, applications, undertakings, indemnities, objections, notices etc (including those relating to boundary verification) and also to submit and take delivery of all title deeds concerning the said premises and other papers and documents (including cause papers and orders passed in any suit or litigation or proceeding) as be required by the necessary authorities or as may in any way be found necessary or expedient by the said Attorneys or any of them.
24. To insure and keep insured the new building/s at the said property/Premises or any part thereof against loss or damage by fire earthquake and/or other risks as be deemed necessary and/or desirable by the said attorney and to pay all premium for such insurance.



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25. To sign and apply for and take loans and/or finances from any Bank and/or Financial Institution and/or NBFC and/or Private Lender and/or other entity on the security of the said Property/Premises and/or constructions thereat (both present and future) and such other securities and guarantees as may be required and on such terms and conditions as the said Attorneys or any of them may deem fit and proper and to sign all documents and to allow the persons interested in purchasing flats, units, shops, showrooms, car parking spaces or rights and other constructed areas or saleable spaces or rights in the new building or buildings to be constructed at the said premises and/or the land comprised in the said Premises or any portion thereof or any undivided share therein to take loans from any such Bank or Financial Institution or lenders, in accordance with the said Development Agreement.
26. To create security or charge on the said Premises and/or constructions thereat (both present and future) by creating such charges and mortgages, including mortgaging of the said Premises and/or constructions thereat (both present and future) by way of registered mortgage and/or equitable mortgage by depositing of Title Deeds of the said Premises, and for the said purposes to give and deposit the title deeds and issue instructions to Escrow Agents appointed under the said Development Agreement and to sign execute and make Bills of Exchange, Security Deeds, Mortgage Deeds, Indemnities, deed of pledge hypothecation and hundies, promissory notes, guarantees and agree to all terms and conditions, covenant stipulations as shall be thought fit and proper by our said Attorneys or any of them and enter into and enter into and sign all documents agreements declarations confirmations and instruments, in accordance with the said Development Agreement.
27. To negotiate with the person or persons interested in owning, purchasing and/or otherwise acquiring flats, shops, showrooms, offices, car parking spaces or rights and other constructed areas or saleable spaces in the new building/s to be constructed at the said property/Premises and accept bookings/blockings from such intending buyer or buyers and to make commitments and sell, convey, lease, transfer or otherwise dispose of such flats, shops, showrooms, offices, car parking spaces or rights and other constructed areas or saleable spaces in the new building/s to be constructed at the said property/Premises alongwith or independent of or independently the land comprised in the said property/Premises attributable thereto or any portion thereof or any undivided share therein to such person or persons and



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at such consideration and on such terms and conditions as the said attorney or attorneys may deem fit and proper and to receive and appropriate all proceeds consideration deposit and other amounts received/realised out of such sale conveyance and/or transfer and grant valid receipts and discharges which shall fully exonerate the person paying the same, in accordance with the said Development Agreement. The Developer shall deposit the owner's allocation/revenue of the sale proceeds of the premise to the Owner's Bank Account as per ratio mentioned in the said Development Agreement.

28. To cancel any booking/blocking and terminate any contract agreement right of occupancy user and/or enjoyment with any person or persons intending to acquire flats, shops, showrooms, offices, car parking spaces and other constructed areas/saleable spaces and/or undivided shares in the land comprised in the said property/Premises and to deal with the space and rights of such person or persons in such manner as the said attorney or attorneys may deem fit and proper.
29. To join in as party to agreements for sale, lease or otherwise transfer of the flats, shops, showrooms, offices, car parking spaces or rights and other constructed areas or saleable spaces in the new building/s to be constructed at the said property/Premises and/or undivided share in the land comprised in the said Property/Premises or part thereof, and confirming thereunder inter-alia the rights and entitlements of the Developer under the said Development Agreement and agreeing to execute the Deeds of conveyance, lease or otherwise transfer to be executed in pursuance thereof.
30. For all or any of the powers and authorities herein contained to sign execute enter into modify, cancel, alter, draw, approve rectify and/or register and/or give consent and confirmation to all papers, documents, agreements, supplementary agreements, consents, confirmations, deeds, sale deeds, transfer deeds, conveyances, nominations, assignments, rectifications, declarations, affidavits, applications, undertakings, indemnities and other documents.
31. To sign and appear and represent the Principal before any Registrar, Sub-Registrar, Additional Registrar, District Registrar, Registrar of Assurances and other officer or officers or authority or authorities having jurisdiction and to present for registration and admit execution and to acknowledge and register



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or have registered and perfected all documents deeds instruments and writings signed by the said Attorney by virtue of the powers hereby conferred.

32. To finalise and accept or dispute the market value assessed by the concerned Registrar or the concerned Collector or other concerned authority or authorities and for that to do all acts deeds and things and sign execute deliver and submit all papers documents applications objections notices etc. and also to submit and take delivery of all documents of title, clearances, plans etc. as may be required and found necessary or expedient by the said attorney or attorneys.
33. To sign and appear and represent the Principal before any Notary Public, Metropolitan or other Magistrates and other officer or officers and authorities in connection with affirmation of any deed instrument declaration or writing signed or made by the said attorney or attorneys by virtue of the powers hereby conferred.
34. To enforce any covenant in any agreement, sale deed, transfer deed, conveyance, assignment deed or any other documents of transfer executed by the Principal or by the said attorney by virtue of the powers hereby conferred and if any right to re-enter arises under such covenants or under notice to determine or quit then to exercise such right, amongst others.
35. To ask, demand, sue for, recover, realise and collect money, earnest money, consideration, construction costs, deposits, advances, compensation, interest, damages, payments whatsoever etc., which are or may be due payable or recoverable under any such Agreement from any person or persons or authority or authorities on any account whatsoever and to give effectual receipts and discharges for the same.
36. To sign and submit all papers applications and documents for having and to have the flats, shops, showrooms, offices and other constructed areas in the new building/s that may be constructed at the said property/Premises separately assessed and mutated in the names of the respective persons desirous of acquiring the same as hereinbefore stated in all public records and with all authorities and/or persons (including the Ban Hooghly Gram Panchayat) having jurisdiction over the said



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property/Premises and to deal with such authority and/or authorities in such manner as the said attorney may deem fit and proper.

37. To commence prosecute enforce defend answer and oppose all actions suits writs appeals revision and other legal proceedings and demands civil criminal or revenue concerning the sanction revalidation renewal modification and/or alteration of plans and/or obtaining of permission, clearances, certificate etc., and/or touching any of the matters herein contained concerning the said property/Premises or any part thereof in which the Principal is in any way or manner now or may hereafter be interested or concerned and if thought fit to compromise settle, refer to arbitration, abandon, submit to judgement or become non suited in any such action or proceedings as aforesaid before any Court, Civil or Criminal or Revenue (including the Collector, Tribunal etc.).
38. To sign declare verify and/or affirm any plaint, written statement, petition, consent petition, affidavit, vakalatnama, warrant of attorney, memorandum of appeal or any other document or cause paper in any proceeding in any way or connected with the said property/Premises, and if necessary to adduce evidence for and on behalf of the Principal.
39. To accept notices, summons and service or papers from any Court, Tribunal, Postal authorities and/or other authority and/or person.
40. For better and more effectually exercising the powers and authorities aforesaid to retain appoint and employ Advocates, Pleaders, Solicitors, Mukhtears and to revoke such appointments.
41. To receive or pay and/or deposit all moneys including stamp duty, court fees, registration fees, legal fees etc. and to pay and/or receive refunds thereof or the excess amount and give valid receipts and discharges therefor.
42. To sign and appear and represent the Principal before all authorities make commitments and give undertakings as be required for all or any of the purposes herein contained.

**AND GENERALLY** to do all acts deeds and things for better exercise of the authorities herein contained relating to the said property/Premises or any part



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thereof or any undivided share therein and/or in the building/s to be constructed at the said property/Premises which the Principal herself could have lawfully done under her own hand and seal, if personally present.

**AND** the Principal doth hereby ratify and confirm and agree to ratify and confirm all and whatever the said Attorney shall lawfully do or cause to be done in or about the premises aforesaid in accordance with the terms and conditions of the Development Agreement.

**THE SCHEDULE ABOVE REFERRED TO:**  
("said **PROPERTY**" / "said **PREMISES**")

**All That** the piece or parcel of land, recorded as "**Bahutal Abasan**", containing an area of **6(six) Cottahs 12(twelve) Chittacks 39(thirty nine) Square Feet** more or less situate lying at and being a divided and demarcated part or portion of **L.R.Dag No.664** corresponding to **R.S. Dag No.585**, recorded under **L.R.Khatian No.2541** [in the name of Principal abovenamed, (Smt.) Kajli Srimal] in Mouza Ramchandrapore, J.L. No.58, Touzi No.114, under Police Station-Sonarpur, in the District South 24 Parganas, under Ban Hooghly Gram Panchayat, Sub-Registration Office ADSR Sonarpur, and butted and bounded as follows:

on the **North** : partly by Dag No.1560 (P) & partly by Dag No.1531 (P);  
on the **South** : by Municipal Road;  
on the **East** : by Dag No. 585 (P); and  
on the **West** : by Municipal Road;



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**IN WITNESS WHEREOF** the Principal has executed this Power of Attorney on this  
30<sup>th</sup> day of August, 2019.

**EXECUTED AND DELIVERED** by the  
 withinnamed **PRINCIPAL** at **Kolkata** in the  
 presence of:

- ① Swapna Mani  
 7B, X-S-Roy Road  
 Kolkata - 7
- ② Shanti Roy  
 16, K.R. Bose St.  
 Kolkata - 4

*Kajli Srinivas*

**ACCEPTED** by the withinnamed **ATTORNEY**  
 at **Kolkata**

MANI ENCLAVE PVT. LTD.

*Abhijit Chaudhury*  
 Director/Authorised Sign.

Drafted by me  
*Abhijit Chaudhury*  
 Advocate  
 High Court, Calcutta



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**Government of West Bengal**  
**Directorate of Registration & Stamp Revenue**

**e-Assessment Slip**

Query No / Year	1604-1000192607/2019	Office where deed will be registered
Query Date	30/08/2019 11:16:35 AM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas
Applicant Name, Address & Other Details	PRANOYSHUBHRA SAHA HIGH COURT, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001. Mobile No. : 9830483254, Status : Advocate	
Transaction		Additional Transaction
[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Set Forth value		Market Value
		Rs. 61,38,432/-
Total Stamp Duty Payable(SD)		Total Registration Fee Payable
Rs. 50/- (Article:48(g))		Rs. 39/- (Article E, M(b), H)
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]: - 160407128/2018	

**Land Details :**

District: South 24-Parganas, P.S.: Sonarpur, Gram Panchayat: BANGOOGHLY-I, Mouza: Ramchandrapur, Pin Code: 700103

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-664	LR-2541	Bastu	Bagan	6 Katha 12 Chatak 39 Sq Ft	56,13,432/-	Property is on Road Adjacent to Metal Road, Project Name:
	Grand Total :			11.2269Dec	0/-	56,13,432/-	

**Structure Details :**

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	700 Sq Ft.	0/-	5,25,000/-	Structure Type: Structure
	Gr. Floor, Area of floor : 700 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Pucca, Extent of Completion: Complete				
	Total :	700 sq ft	0/-	5,25,000/-	

AS- 1 of 3



**Principal Details :**

Sl No	Name & address	Status	Execution Admission Details :
1	Mrs KAJLI SRIMAL Wife of Mr Rabindra SrimalPS Magnum, VIP Road, Block/Sector: 4, Flat No: 1B, P.O:- Kaikhali, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700052 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: ALKPS0861J,Aadhaar No Not Provided, Status: Individual, Executed by: Self, To be Admitted by: Self, Date of Execution: 30/08/2019	Individual	Executed by: Self To be Admitted by: Self, Date of Execution: 30/08/2019

**Attorney Details :**

Sl No	Name & address	Status	Execution Admission Details :
1	MANI ENCLAVE PRIVATE LIMITED 11/1, Sunny Park, P.O:- Ballygunge, P.S:- Ballygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700019 PAN No.: AAECM1910C,Aadhaar No Not Provided, Status: Organization, Executed by: Representative	Organization	Executed by: Representative

**Representative Details :**

Sl No	Name & Address	Representative-of
1	Mr VIKRAM CHAND AGARWAL (Presentant ) Son of Late BALCHAND RAMNARAYAN AGARWAL Maniam, 3/2A, Garcha 1st Lane, Flat No: 4B, P.O:- Gariahat, P.S:- Ballygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AAQPA7628A,Aadhaar No Not Provided by UIDAI	MANI ENCLAVE PRIVATE LIMITED (as Director)

**Identifier Details :**

Name & address	
Mr NIKHIL AGARWAL Son of Mr PAWAN KUMAR AGARWAL 3/1 DIAMONDHARBOUR RD, P.O:- KHIDDERPORE, P.S:- Wattgunge, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700023, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Mrs KAJLI SRIMAL, Mr VIKRAM CHAND AGARWAL	

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mrs KAJLI SRIMAL	MANI ENCLAVE PRIVATE LIMITED-11.2269 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mrs KAJLI SRIMAL	MANI ENCLAVE PRIVATE LIMITED-700.00000000 Sq Ft



### Major Information of the Deed

Deed No :	I-1604-00575/2020	Date of Registration	11/02/2020
Query No / Year	1604-1000192607/2019	Office where deed is registered	
Query Date	30/08/2019 11:16:35 AM	D.S.R. - IV SOUTH 24-PARGANAS, District South 24-Parganas	
Applicant Name, Address & Other Details	PRANOYSHUBHRA SAHA HIGH COURT, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9830483254, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 61,38,432/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article 48(g))	Rs. 39/- (Article E, M(b), H)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year] : - 160407128/2018		

#### Land Details :

District: South 24-Parganas, P.S.: Sonarpur, Gram Panchayat: BANGOOGHLY-I, Mouza: Ramchandrapur, Pin Code 700103

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-664	LR-2541	Bastu	Bagan	6 Katha 12 Chatak 39 Sq Ft		56,13,432/-	Property is on Road Adjacent to Metal Road, Project Name :
	Grand Total :				11.2269Dec	0/-	56,13,432/-	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	700 Sq Ft	0/-	5,25,000/-	Structure Type: Structure
	Gr. Floor, Area of floor : 700 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 1 Year, Roof Type: Pucca, Extent of Completion: Complete				
	Total :	700 sq ft	0/-	5,25,000 /-	



### Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mrs KAJLI SRIMAL</b> Wife of Mr Rabindra Srimal PS Magnum, VIP Road, Block/Sector: 4, Flat No: 1B, P.O:- Kaikhali, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700052 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: ALKPS0861J, Aadhaar No Not Provided, Status: Individual, Executed by: Self, Date of Execution: 30/08/2019 , Admitted by: Self, Date of Admission: 30/08/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 30/08/2019 , Admitted by: Self, Date of Admission: 30/08/2019 ,Place : Pvt. Residence

### Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>MANI ENCLAVE PRIVATE LIMITED</b> 11/1, Sunny Park, P.O- Ballygunge, P.S:- Ballygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019 , PAN No.: AAECM1910C, Aadhaar No Not Provided, Status: Organization, Executed by: Representative

### Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr VIKRAM CHAND AGARWAL (Presentant)</b> Son of Late BALCHAND RAMNARAYAN AGARWAL Maniam, 3/2A, Garcha 1st Lane, Flat No: 4B, P.O:- Gariahat, P.S:- Ballygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AAQPA7628A, Aadhaar No Not Provided by UIDAI Status: Representative, Representative of: MANI ENCLAVE PRIVATE LIMITED (as Director)

### Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr NIKHIL AGARWAL</b> Son of Mr PAWAN KUMAR AGARWAL 3/1 DIAMONDHARBOUR RD, P.O:- KHIDDERPUR, P.S:- Wattgunge, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700023			

Identifier Cf Mrs KAJLI SRIMAL, Mr VIKRAM CHAND AGARWAL

### Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs KAJLI SRIMAL	MANI ENCLAVE PRIVATE LIMITED-11.2269 Dec

### Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs KAJLI SRIMAL	MANI ENCLAVE PRIVATE LIMITED-700.0000000 Sq Ft



## Land Details as per Land Record

District: South 24-Parganas, P.S.: Sonarpur, Gram Panchayat: BANGOOGHLY-I, Mouza: Ramchandrapur, Pin Code: 700103

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 664, LR Khatian No:- 2541	Owner:কাজলি শীমল , Gurdian:রবীন্দ্র , Address:স্বাব টাউন , Classification:বাগান, Area/0.11000000 Acre,	Owner Name not selected by applicant.



Endorsement For Deed Number : I - 160400575 / 2020

On 30-08-2019

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

Presented for registration at 15:04 hrs on 30-08-2019, at the Private residence by Mr VIKRAM CHAND AGARWAL

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

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 61,38,432/-

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

Execution is admitted on 30/08/2019 by Mrs KAJLI SRIMAL, Wife of Mr Rabindra Simal, PS Magnum, VIP Road, Sector 4, Flat No: 1B, P.O: Kaikhali, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700052, by caste Hindu, by Profession House wife

Indentified by Mr NIKHIL AGARWAL, , Son of Mr PAWAN KUMAR AGARWAL, 3/1 DIAMONDHARBOUR RD, P.O: KHIDDERPORE, Thana: Wattgunge, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700023, by caste Hindu, by profession Service

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

Execution is admitted on 30-08-2019 by Mr VIKRAM CHAND AGARWAL, Director, MANI ENCLAVE PRIVATE LIMITED, 11/1, Sunny Park, P.O:- Ballygunge, P.S:- Ballygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019

Indentified by Mr NIKHIL AGARWAL, , Son of Mr PAWAN KUMAR AGARWAL, 3/1 DIAMONDHARBOUR RD, P.O: KHIDDERPORE, Thana: Wattgunge, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700023, by caste Hindu, by profession Service

Pradipta Kishore Guha  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal

On 03-09-2019

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 39/- ( E = Rs 7/- , H = Rs 28/- , M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 39/-

**Payment of Stamp Duty**

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

1. Stamp: Type: Impressed, Serial no 81040, Amount: Rs.50/-, Date of Purchase: 24/07/2019, Vendor name: Suranjan Mukherjee

Pradipta Kishore Guha  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal



On 11-02-2020

**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.



Pradipta Kishore Guha  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal







Government of West Bengal

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

OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16041000192607/2019

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs KAJLI SRIMAL PS Magnum,VIP Road, Block/Sector: 4, Flat No: 1B, P.O:- Kaikhali, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700052	Principal			<i>Kajli Srimal</i> 30/8/2019
2	Mr VIKRAM CHAND AGARWAL Maniam, 3/2A, Garcha 1st Lane, Flat No: 4B, P.O:- Gariahat, P.S:- Ballygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700019	Representative of Attorney [MANI ENCLAVE PRIVATE LIMITED ]			<i>Vikram Chand Agarwal</i> 30/8/19
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr NIKHIL AGARWAL Son of Mr PAWAN KUMAR AGARWAL 3/1 DIAMONDHARBOU R RD, P.O:- KHIDDERPORE, P.S:- Wattgunge, Kolkata, District:- South 24-Parganas, West Bengal, India,	Mrs KAJLI SRIMAL, Mr VIKRAM CHAND AGARWAL			<i>Nikhil Agarwal</i> 30/8/2019 2967

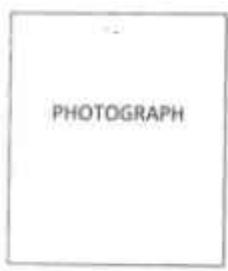
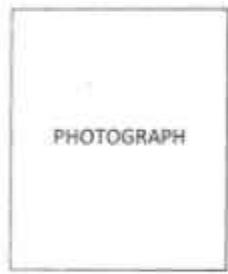
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(Pradipta Kishore Guha)

DISTRICT SUB-  
REGISTRAR

OFFICE OF THE D.S.R. -  
IV SOUTH 24-PARGANAS

South 24-Parganas, West  
Bengal

**SPECIMEN FORM FOR TEN FINGERPRINTS**

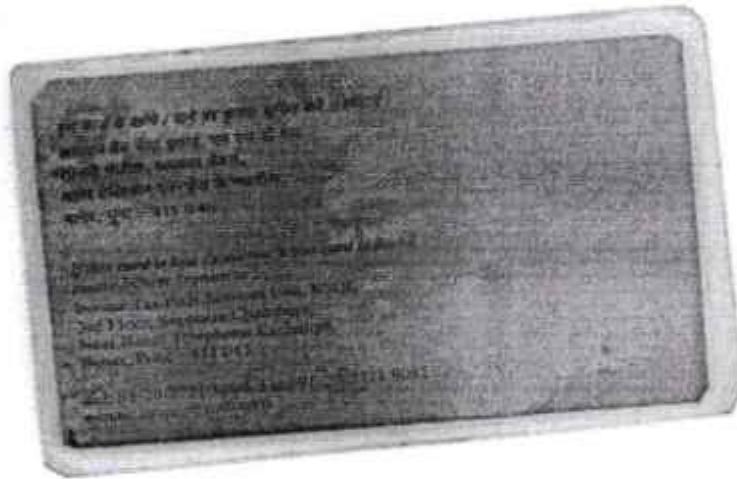


	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER	
LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB	
RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER	
LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB	
RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER	



MANI ENCLAVE PVT. LTD.

*William Chand Agarwal*  
Director/Authorised Signatory





SIOM REALTY PRIVATE LIMITED  
Vishnuvardhan Agarwal  
Director

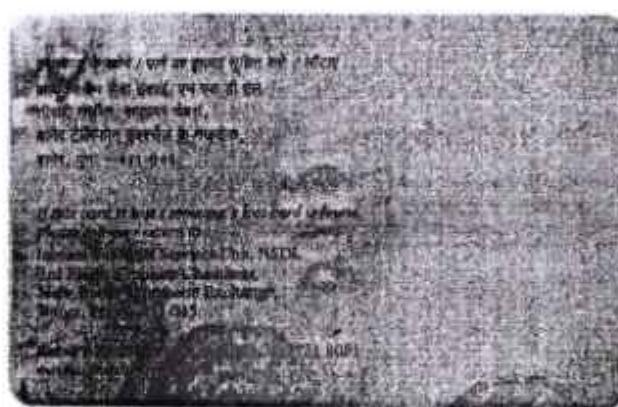


*Kajli Soimal*



आधार - साधारण मान्यकर अधिकार

*Kajli Srimal*



Manmohan Singh



ভাৰত সরকার  
Government of India  
বিক্রমচন্দ বালচন্দ অগৱাল  
Vikramchand Balchand Agarwal  
পিতা : বালচন্দ রামনুজারায়েন অগৱাল  
Father : BALCHAND RAMNARAYAN AGARWAL  
জন্ম বার্ষিকী / Year of Birth : 1953  
পুরুষ / Male



5109 3148 7266

আধাৰ - সাধাৱণ মানুষেৰ অধিকাৰ



ভাৰতীয় বিশিষ্ট পরিচয় প্রদিক্ষণ  
Unique Identification Authority of India

ঠিকানা:  
মানিমুম রোড, ৩-এ গার্চা ১ম  
লেন, বালিগুঞ্জ, বালিগুঞ্জ এস.ও.  
কলকাতা, পশ্চিমবঙ্গ, ৭০০০১৯  
Address:  
MANIUM 4B, 3/2A GARGHA 1ST  
LANE, BALLYGUNGE,  
Ballygunge S.O, Ballygunge,  
Kolkata, West Bengal, 700019

5109 3148 7266



1920 300 1947



help@aadhar.gov.in



[www.aadhar.gov.in](http://www.aadhar.gov.in)

Vikramchand Agarwal.



भारतीय विशेष पहचान प्राप्तिकरण

भारत सरकार

Unique Identification Authority of India  
Government of India

Enrolment No.: 1193/63071/04911

To  
Nikhil Agarwal  
S/O Pawan Kumar Agarwal  
3/1 Diamond Harbour Road 1st Floor  
Khidderpore  
Khidderpore, Kolkata  
West Bengal 700023



आपका आधार क्रमांक / Your Aadhaar No.:

**9662 5390 6767**

आधार — आम आदमी का अधिकार



भारत सरकार  
GOVERNMENT OF INDIA



Nikhil Agarwal  
Year of Birth : 1992  
Male



9662 5390 6767

आधार — आम आदमी का अधिकार

Nikhil Agarwal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2020, Page from 22328 to 22357

being No 160400575 for the year 2020.



Digitally signed by PRADIPTA KISHORE  
GUHA  
Date: 2020.02.13 14:00:30 +05:30  
Reason: Digital Signing of Deed.

(Pradipta Kishore Guha) 2020/02/13 02:00:30 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.



(This document is digitally signed.)