

2024/23 VC-442/23

I-8006/23



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AN 079259

certified that the document is an
registration. The signature sheet
the endroesement sheets attached with
document are the part of this document.

K
District Sub-Register
Alipore, South 24-parg
06-06-23

GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, We;

1. **M/s. VIVEK BULB INDUSTRIES PRIVATE LIMITED (VBIPL), (CIN U29298WB1989PTC047785) (PAN AABCV2809E),** a company governed by the Companies Act, 2013, having its registered office at Municipal Premises No.54, Canal Circular Road, Kolkata 700054, Police Station Phoolbagan, Post Office Kankurgachi, duly represented by its Director **Mr. Shailendra Singh (PAN ALFPS6426A) (AADHAAR NO. 5090 7528 6948),**

9.2.23
5.10
6-7326190

8 FEB 2023

Sr No. 485 Date.....

Value Rs. 1.00/ SUJIT KANTHAL
ADVOCATE

Name.....
Address..... Alipore Criminal Court, Kol-27

TAMAL DUTTA
Stamp Vender
Alipore Police Court, Kol-27

M. Parhy



1089

M. Parhy

Sumidhi Estates (P) Ltd.
Jansampark Vindrad (P) Ltd.



1091

Nishant 14 Row
Utkar Developers (P) Ltd.
Super Soft Vinum (P) Ltd.



1096

Prady

(ANUJ SINDHA)
Prady
Bhagnali Vinumay (P) Ltd
Jai Santanul (P) Ltd
Sumidhi Estates (P) Ltd



DISTRICT SUB-REGISTRAR OFFICE
SOUTH 24 PGS., ALIPORE
09 FEB 2023

Son of Sri Kamala Prasad Singh, by faith Hindu, by occupation Business, by Nationality Indian residing at FE-330, Salt Lake City, Sector-III, Post Office Bidhannagar I.B Block, Police Station: South Bidhannagar, Kolkata - 700106.

2. **M/s. MECHANO INTERNATIONAL PRIVATE LIMITED (MIPL), (CIN U28920WB1988PTC044432) (PAN AACCM1530G)**, a company governed by The Companies Act, 2013, having its registered office at Municipal Premises No. 54, Canal Circular Road, Kolkata 700054, Police Station Phoolbagan, Post Office Kankurgachi, duly represented by its Director **Mr. Shailendra Singh (PAN ALFPS6426A) (AADHAAR NO. 5090 7528 6948)**, Son of Sri Kamala Prasad Singh, by faith Hindu, by occupation Business, by Nationality Indian residing at FE-330, Salt Lake City, Sector-III, Post Office Bidhannagar I.B Block, Police Station: South Bidhannagar, Kolkata - 700106.

(Collectively, **Vivek Group/Owner No. 1**, include successors-in-interest).

AND

3. **M/s. UTSAV DEVELOPERS PRIVATE LIMITED (UDPL), (CIN U74140WB2005PTC102667) (PAN AAACU8575D)** a Company governed by the Companies Act, 2013, having its registered office at Maruty Building, Flat No. 5E, 12, Dr. U.N Brahmachari Street, Kolkata - 700 017, Post Office & Police Station Shakespeare Sarani, duly represented by its Authorised Signatory **Mr. Niranjana Kumar Rai (PAN AHKPR0235R) (AADHAAR NO. 8807 7792 7491)**, Son of Sri Kamal Dev Rai, by faith Hindu, by occupation Service, by Nationality Indian residing at 7, J.L. Neharu Road, Metro Cinema, Dharmatala, Kolkata - 700013, Post Office Dharamtalla, Police Station New Market.
4. **M/s. EDENCITY PROPERTIES PRIVATE LIMITED (EPPL), (CINU45207WB2008PTC129900)(PAN AACCE0989R)**, a Company governed by the Companies Act, 2013, having its

AP



1099 ✓

For

Aditya

Shree Abhaki Vinay (P) Ltd.
Eduncity Properties (P) Ltd
France Dealcom (P) Ltd
France TradeLink (P) Ltd
Sunilchi Realty (P) Ltd.

AS



1092 ✓

by hand

for

Edon Realty Ventures (P) Ltd.
Sudama Commodore (P) Ltd
Vishwakarma Marcom (P) Ltd



1095 ✓

SS Shavindra Singh

for

Vivek Bulb Industries (P) Ltd
Mukherjee Industries (P) Ltd



1093

AM Aditya Maheswari

PR

Sonal Construction Advisory (P) Ltd
Century Commercial (P) Ltd



1097

Arjun Das
Advocate
High Court Calcutta



registered office at 4th Floor, North Block, Unit No.410, Ideal Plaza, North Block, N 410, 11/1, Sarat Bose Road, Kolkata - 700020. Police Station - Bhawanipore, Post Office - Elgin Road. duly represented by its Authorised Signatory **Mr. Amitava Patra (PAN AKCPP8158Q) (AADHAAR NO. 9542 2261 9235)**, Son of Sri Amiya Ranjan Patra, by faith Hindu, by occupation Business, by Nationality Indian residing at Dakshin Kanyanngar, Pin-743398, Post Office Kanyanngar, Police Station Kanyanngar.

(Collectively, **UDPL Group/ Owner No. 2**, include successors-in-interest).

AND

5. **M/s. EDEN REALTY VENTURES PRIVATE LIMITED (ERVPL), (CIN U70101WB2003PTC095829) (PAN AAACL9697H)**, a Company governed by the Companies Act, 2013, having its registered office at Municipal Premises No. 7, Jawahar Lal Nehru Road, Kolkata - 700 013, Post Office Dharamtalla, Police Station New Market, duly represented by its Director **Mr. Arya Sumant (PAN BYMPS8656P) (AADHAAR NO. 4138 7452 7253)**, Son of Sri Sachchidanand Rai, by faith Hindu, by occupation Business, by Nationality Indian residing at National Court Building, Flat No. 7, 13, Loiden Street, Circus Avenue, Kolkata - 700 017, Post Office Circus Avenue, Police Station Shakespeare Sarani.

(Hereinafter referred to as **Confirming Party No.1**, include successors-in-interest).

AND

6. **M/s. BHAGWATI VINIMAY PRIVATE LIMITED (BVPL), (CIN U51109WB2007PTC120446) (PAN AADCB2854M)** a Company governed the Companies Act, 2013, having its registered office at P - 243, Lake Town, Block A, Kolkata - 700089, Post Office

Lake Town, Police Station Lake Town, duly represented by its Director **Mr. Anuj Goenka (PAN AJGPG6662B) (AADHAAR NO. 3021 3344 2470)**, son of Shri Ashok Kumar Goenka, by faith Hindu, by occupation Business, by Nationality Indian, residing 120 Bangur Avenue, Block - C, Kolkata 700055, P.O. Bangur Avenue, P.S. Lake Town.

7. **M/s. SUNIDHI REALTY PRIVATE LIMITED (SRPL), (CIN U70109WB2010PTC155287)(PAN AAPCS4837F)** a Company governed by the Companies Act, 2013, having its registered office at P - 243, Lake Town, Block A, Kolkata - 700089, Post Office Lake Town, Police Station Lake Town, duly represented by its Director **Mr. Amitava Patra (PAN AKCPP8158Q) (AADHAAR NO. 9542 2261 9235)**, Son of Sri Amiya Ranjan Patra, by faith Hindu, by occupation Business, by Nationality Indian residing at Dakshin Kanyanngar, Pin-743398, Post Office Kanyanngar, Police Station Kanyanngar.
8. **M/s. SAI DEALMARK PRIVATE LIMITED (SDPL), (CIN U51909WB2010PTC153543) (PAN AAOC9489C)**a Company governed by the Companies Act, 2013, having its registered office at P - 243, Lake Town, Block A, Kolkata - 700089, Post Office Lake Town, Police Station Lake Town, duly represented by its Director **Mr. Anuj Goenka (PAN AJGPG6662B) (AADHAAR NO. 3021 3344 2470)**, son of Shri Ashok Kumar Goenka, by faith Hindu, by occupation Business, by Nationality Indian, residing 120 Bangur Avenue, Block - C, Kolkata 700055, P.O. Bangur Avenue, P.S. Lake Town.
9. **M/s. SUNIDHI COMPLEX PRIVATE LIMITED (SCPL), (CIN U74999WB2010PTC154910) (PAN AAPCS0193Q)** a company governed by The Companies Act, 2013, having its registered office at Municipal Premises No. 243, Lake Town, Block A, Kolkata - 700089, Post Office Lake Town, Police Station Lake Town, duly represented by its Director **Mr. Anuj Goenka (PAN AJGPG6662B) (AADHAAR NO. 3021 3344 2470)**, son of Shri Ashok Kumar Goenka, by faith Hindu, by occupation Business, by Nationality Indian, residing 120 Bangur Avenue, Block - C, Kolkata 700055, P.O. Bangur Avenue, P.S. Lake Town.

10. **M/s. SHIVSHAKTI VINCOM PRIVATE LIMITED (SVPL), (CIN U51109WB2007PTC120448) (PAN AALCS3744F)** a Company governed by the Companies Act, 2013, having its registered office at 1A, Raja Subodh Mullick Square, 4th Floor, Kolkata - 700013, Post Office Dharmatala, Police Station New Market, duly represented by its Director Mr. Amitava Patra (PAN AKCPP8158Q) (AADHAAR NO. 9542 2261 9235), Son of Sri Amiya Ranjan Patra, by faith Hindu, by occupation Business, by Nationality Indian residing at Dakshin Kanyanngar, Pin-743398, Post Office Kanyanngar, Police Station Kanyanngar.
11. **M/s. TRANCE DEALCOM PRIVATE LIMITED (TDPL), (CIN U74999WB2011PTC162576) (PAN AADCT8586G)** a Company governed by the Companies Act, 2013, having its registered office at 1A, Raja Subodh Mullick Square, 4th Floor, Kolkata - 700013, Post Office Dharmatala , Police Station New Market, duly represented by its Director **Mr. Amitava Patra** (PAN **AKCPP8158Q**) (AADHAAR NO. **9542 2261 9235**), Son of Sri Amiya Ranjan Patra, by faith Hindu, by occupation Business, by Nationality Indian residing at Dakshin Kanyanngar, Pin-743398, Post Office Kanyanngar, Police Station Kanyanngar.
12. **M/s. TRANCE TRADELINK PRIVATE LIMITED (TTPL), (CIN U74999WB2011PTC162577) (PAN AADCT8585F)**a Company governed by the Companies Act, 2013, having its registered office at 1A, Raja Subodh Mullick Square, 4th Floor, Kolkata - 700013, Post Office Dharmatala , Police Station New Market duly represented by its Director Mr. Amitava Patra (PAN AKCPP8158Q) (AADHAAR NO. 9542 2261 9235), Son of Sri Amiya Ranjan Patra, by faith Hindu, by occupation Business, by Nationality Indian residing at Dakshin Kanyanngar, Pin-743398, Post Office Kanyanngar, Police Station Kanyanngar.
13. **M/s. SUDAMA COMMODEAL PRIVATE LIMITED (SCPL), (CIN U51909WB2011PTC161966)(PAN AAQCS1698M)** a Company governed by the Companies Act, 2013, having its registered office at Maruti Building, Flat No. 5E, 12, Dr. U.N Brahmachari Street, Kolkata - 700017, Post Office & Police Station

Shakespeare, duly represented by its Director **Mr. Arya Sumant (PAN BYMPS8656P) (AADHAAR NO. 4138 7452 7253)**, Son of Sri Sachchidanand Rai, by faith Hindu, by occupation Business, by Nationality Indian residing at National Court Building, Flat No. 7, 13, Loiden Street, Circus Avenue, Kolkata – 700 017, Post Office Circus Avenue, Police Station Shakespeare Sarani.

14. **M/s. VISHWAKARMA MARCOM PRIVATE LIMITED (VMPL), (CIN U51909WB2011PTC161946) (PAN AADCV7425J)** a Company governed by the Companies Act, 2013, having its registered office at Maruti Building, Flat No. 5E, 12, Dr. U.N Brahmachari Street, Kolkata - 700017, Post Office & Police Station Shakespeare Sarani, duly represented by its Director **Mr. Arya Sumant (PAN BYMPS8656P) (AADHAAR NO. 4138 7452 7253)**, Son of Sri Sachchidanand Rai, by faith Hindu, by occupation Business, by Nationality Indian residing at National Court Building, Flat No. 7, 13, Loiden Street, Circus Avenue, Kolkata – 700 017, Post Office Circus Avenue, Police Station Shakespeare Sarani.
15. **M/s. SARAL CONSTRUCTION ADVISORY PRIVATE LIMITED (SCAPL), (CIN U74140WB2011PTC162017) (PAN AAPCS8569L)** a Company governed by the Companies Act, 2013, having its registered office at 24, Hemanta Basu Sarani, Mangalam-A, 3rd Floor, Room No.309, Kolkata-700001, Post Office GPO, Police Station Hare Street, duly represented by its Director **Mr. Aditya Maheswari (PAN ALGPM7575D) (AADHAAR NO. 9238 3553 6000)**, Son of Sri Ashoke Kumar Maheswari, by faith Hindu, by occupation Business, by Nationality Indian residing at BC-70, Salt Lake City, Sector-I, Kolkata-700064, Post Office & Police Station- Bidhannagar.
16. **M/s. CENTURY COMMOSALE PRIVATE LIMITED (CCPL), (CIN U51909WB2008PTC129955)(PAN - AAEC6690H)** a Company governed by the Companies Act, 2013, having its registered office at 24, Hemanta Basu Sarani, Mangalam-A, 3rd Floor, Room No.309, Kolkata-700001, Post Office GPO, Police Station hare Street, duly represented by its Director **Mr. Aditya Maheswari (PAN ALGPM7575D) (AADHAAR NO. 9238 3553**

6000), Son of Sri Ashoke Kumar Maheswari, by faith Hindu, by occupation Business, by Nationality Indian residing at BC-70, Salt Lake City, Sector-I, Kolkata-700064, Post Office & Police Station- Bidhannagar.

17. **M/s. JANSAMPARK VINTRADE PRIVATE LIMITED (JVPL), (CIN U51909WB2011PTC162117) (PAN AACJ5997L)** a Company governed by the Companies Act, 2013, having its registered office at P - 243, Lake Town, Block - A, Kolkata - 700089, Post Office Lake Town, Police Station Lake Town, duly represented by its Authorized Signatory **Mr. Varun Goenka, (PAN AIRPG0413G) (AADHAAR NO. 4434 0234 2250)** S/o Shri Ashok Kumar Goenka, by faith Hindu, by occupation Business, by Nationality Indian, residing at 120, Bangur Avenue, Block - C, Kolkata - 700055, Post Office Bangur Avenue, Police Station Lake Town.
18. **M/s. SUPERSOFT VINCOM PRIVATE LIMITED (SVPL), (CIN U51909WB2011PTC161929) (PAN AAQCS1710A)** a Company governed by the Companies Act, 2013, having its registered office at Maruti Building, Flat No. 5E, 12, Dr. U.N Brahmachari Street, Kolkata - 700017, Post Office & Police Station Shakespeare Sarani, duly represented by its Authorised Signatory **Mr. Niranjana Kumar Rai (PAN AHKPR0235R) (AADHAAR NO. 8807 7792 7491)**, Son of Sri Kamal Dev Rai, by faith Hindu, by occupation Service, by Nationality Indian residing at 7, J.L. Neharu Road, Metro Cinema, Dharmatala, Kolkata - 700013, Post Office Dharamtalla, Police Station New Market.

(Collectively, **CONFIRMING PARTIES No. 2**, include successors-in-interest).

Hereinafter referred to as the **OWNERS/ CONFIRMING PARTIES/ EXECUTANTS/GRANTORS** (which expression unless excluded by or repugnant to the context be deemed to include its successor-in-office and assigns).

WHEREAS:

1. We, the Owner no.1, Owner No. 2, Confirming Party No.1 and Confirming Party No. 2 alongwith the Developer being the owners of the various piece and parcel of land contained in various Premises being;
 - a. Land measuring 40 (*Forty*) Cottah 04 (*Four*) Chittack, 05 (*Five*) Sq.ft, more or less, together with structures therein admeasuring 15000 sq.ft., comprised in Municipal Premises No. 53, Canal Circular Road, Kolkata 700054, Police Station Phoolbagan, within Kolkata Municipal Corporation, Sub-Registration District Sealdah.
 - b. Land measuring 6 (*Six*) Bigha 13 (*Thirteen*) Cottah 11 (*Eleven*) Chittacks, more or less, together with structures therein admeasuring 70000 sq.ft., comprised in Municipal Premises No. 54, Canal Circular Road, Kolkata 700054, Police Station Phoolbagan, within Kolkata Municipal Corporation, Sub-Registration District Sealdah.
 - c. Land measuring 9 (*Nine*) Cottah, 3 (*Three*) Chittacks and 5 (*Five*) Sq. ft, more or less, together with structures therein admeasuring 4000 sq.ft., comprised in Municipal Premises No. 67, Canal Circular Road (now renumbered as 67/1C, Canal Circular Road), Kolkata 700054, Police Station Phoolbagan, within Kolkata Municipal Corporation, Sub-Registration District Sealdah.
 - d. Land measuring 07 (*Seven*) Cottah 14 (*Fourteen*) Chittack, more or less, together with structures therein admeasuring 270 sq.ft., comprised in Municipal Premises No. 53B, Canal Circular Road, Kolkata 700054, Police Station Phoolbagan, within Kolkata Municipal Corporation, Sub-Registration District Sealdah.
 - e. Land admeasuring 9 (*Nine*) Cottah, 8 (*Eight*) Chittack, more or less out of 13 (*Thirteen*) Cottah, more or less, together with structures therein admeasuring 6840 sq.ft, lying and situate at

Municipal Premises No. 67, Canal Circular Road, Kolkata 700054, Police Station Phoolbagan, within the limits of Ward No. 31 of the Kolkata Municipal Corporation, Sub-Registration District Sealdah, District Kolkata.

- f. Proportionate share of right in the 32` (Thirty Two) feet wide access passage, strip of land admeasuring 15 (Fifteen) *Cottahs* 4 (Four) *Chittacks*, existing between Municipal Premises No. 53A, Canal Circular Road, Kolkata 700054 and 53B , Canal Circular Road, Kolkata 700054 on one side and Municipal Premises No. 47, Canal Circular Road, Kolkata 700054 on the other side,
- g. Land admeasuring 7 (Seven) *Bigha* 3 (Three) *Cottahs* and 11 (Eleven) *Chittacks* and 21 (Twenty-one) *square feet*, more or less, with structures comprised in Municipal Premises No. 47, Canal Circular Road, Kolkata 700054,

more specifically described in the **FIRST SCHEDULE** hereunder written and hereinafter referred to as the '**SAID PREMISES / SAID PROPERTY**'.

- 2. The Owner No. 1, Owner No. 2, Confirming Party No. 1 and Confirming Party No. 2 have entered into an Agreement for Development on 1st June, 2022 registered before District Sub-Registrar-II, Alipore, South 24 Parganas and recorded in Book No. I, Volume No. 1602-2022, Pages 268356 to 268440 Being No. 7169 for the year 2022 (**Development Agreement**) with the Developer being **Sunidhi Estates Private Limited (SEPL) (PAN AAMCS0537R)** a company governed by the Companies Act, 2013, having its registered office at Premises No. P-243, Lake Town, Block A, Kolkata - 700089, Post Office Lake Town, Police Station Lake Town (**Developer**) for carrying out the Development work and construction and commercially exploiting of Block II/ Phase II in the Said Property/Said Premises.

3. The Owner No. 1, Owner No. 2, Confirming Party No. 1 and Confirming Party No. 2 further entered into a registered Supplementary Agreement dated , February, 2023, registered in the office of the D.S.R. - III South 24 Parganas, recorded in Being Deed No. 2714 for the year 2023 (**Supplementary Development Agreement**) with the Developer being **Sunidhi Estates Private Limited (SEPL)** for carrying out the Development work and construction and commercially exploiting the Block II/ Phase II on the additional land admeasuring 9 (Nine) Cottah 8 (Eight) Chitack more or less out of 13 (thirteen) *cottah*, more or less, together with structures standing thereon, lying and situate at Municipal Premises No. 67, Canal Circular Road, Kolkata 700054, Police Station Phoolbagan, within the limits of Ward No. 31 of the Kolkata Municipal Corporation, Sub-Registration District Sealdah, District Kolkata, morefully described in the **Second Schedule** below (**Extended Vivek's Property**).
4. Under **Clause 11.2 (2)** of the above noted Development Agreement and under the concerned clause of the Supplementary Development Agreement, the Developer, therein, is entitled to Power of Attorney for entering into any agreement, documents and/or deeds for taking booking and sale of Developer's Allocation, as mentioned under Second Schedule herein after, to prospective Buyers (collectively **Developer's Buyers**) and executing and registering the sale agreements and conveyances for the same in Block II/Phase II.
5. The Confirming Party No. 1 and Confirming Parties No. 2 have entered into a registered Development Agreement dated 14.03.2013 vide Deed No. 3157 of 2013 with the Developer being Sunidhi Estates Private Limited in respect of the Premises No. 47 Canal Circular Road, Kolkata - 700054 mentioned in clause no. 1 (g) above and First Schedule herein under accordingly a registered POA dated 14.03.2013 being no. 3158 of 2013 has already been executed in favour of the Developer by

the executants therein for Phase I/Block I being the Project named as "Z Residences" which stands as such .

For the above noted reason we, the Owner No.1, Owner No.2, Confirming Party No.1 and Confirming No.2 being the aforesaid Executants, are desirous of appointing **M/s. SUNIDHI ESTATES PRIVATE LIMITED (SEPL) (PAN AAMCS0537R)** a company governed by The Companies Act, 2013, having its registered office at Premises No. P-243, Lake Town, Block A, Kolkata - 700089, Post Office Lake Town, Police Station Lake Town represented by its Directors namely **(1) MR. ASHOK KUMAR GOENKA, (PAN AECPG9310H) (AADHAAR NO. 8907 3555 0759)** son of Late Hukum Chand Goenka of 120 Bangur Avenue, Block-C, Kolkata-700055, P.O. Bangur Avenue, P.S. Lake Town and **(2) MR. VARUN GOENKA, (PAN AIRPG0413G) (AADHAAR NO. 4434 0234 2250)** S/o Shri Ashok Kumar Goenka, by faith Hindu, by occupation Businessman, by Nationality Indian, residing at 120, Bangur Avenue, Block - C, Kolkata - 700055, Post Office Bangur Avenue, Police Station Lake Town and/or through any of its authorized signatories authorized vide board resolution as passed by the Board of Directors, jointly and/or severally as our true and Lawful Attorney for and on our behalf to carry out, do, perform any of the acts, deeds, things, powers and authorities, jointly and/or severally, including the followings ;

NOW KNOW WE ALL AND BY THESE PRESENTS WITNESSETH that:

we, the aforesaid Executants being the Owners and Confirming Parties of the Said Premises/Said Property, described under the First Schedule hereto,, for entering into any agreement, documents and/or deeds and/or create any charges for taking booking and sale of Developer's Allocation, morefully described under Second Schedule hereunder, in Phase II/Block II over the Said Premises/ Said Property, do hereby nominate, constitute and appoint, **M/s. SUNIDHI ESTATES PRIVATE LIMITED (SEPL) (PAN AAMCS0537R)** a company governed by The Companies Act, 2013, having its registered office at Premises No. P-243, Lake Town, Block A, Kolkata - 700089, Post Office Lake Town, Police Station Lake Town , represented by its Directors namely **(1) MR. ASHOK KUMAR GOENKA, (PAN**

AECPG9310H) (AADHAAR NO. 8907 3555 0759) son of Late Hukum Chand Goenka of 120 Bangur Avenue, Block-C, Kolkata-700055, P.O. Bangur Avenue, P.S. Lake Town and **(2) MR. VARUN GOENKA, (PAN AIRPG0413G) (AADHAAR NO. 4434 0234 2250)** S/o Shri Ashok Kumar Goenka, by faith Hindu, by occupation Businessman, by Nationality Indian, residing at 120, Bangur Avenue, Block - C, Kolkata - 700055, Post Office Bangur Avenue, Police Station Lake Town, and/or through any of its authorized signatories authorized vide board resolution passed by the Board of Directors, jointly and/or severally, AS THE TRUE AND LAWFUL ATTORNEY, for us and on our behalf, to carry out, do, perform any of the acts, deeds, things, powers and authorities, jointly and/or severally, as follows;

- i) To take possession of the entirety of the Developer's Allocation (as described in the Second Schedule below) at the Said Property/Said Premises, described under the First Schedule hereto ;
- ii) To enter into agreement for sale, transfer, lease, mortgage, pledge, exchange etc. for sale of the said Developer's Allocation described under the Development Agreement dated 01.06.2022 or any part thereof to the intending transferees/purchasers;
- iii) To sign execute and deliver all the consent documents and letters including confirmation in the matter of obtaining of any home loan by any intending transferee or purchaser in respect of the Developer's Allocation or any part thereof;
- iv) To sign execute and deliver all such agreements, deeds, documents, conveyance deeds, agreement for sale or transfer etc. including sale deed, lease deed, gift deed, mortgage deed, exchange deed and to present the same for registration for and on our behalf only in respect of the Developer's Allocation at the Said Premises/Said Property, described under the First Schedule hereto and to admit the execution in our behalf before the said registering authority and to deliver possession of the Developer's Allocation or any part thereof to the prospective and intending purchaser;

- v) To collect the entire sale proceeds etc. for sale/transfer in respect of the Developer's Allocation or any part thereof and to fully appropriate the same in terms of the said development agreement for the use of the Developer.
- vi) Developer shall be entitled to create mortgage and/or create charge on the Developer's Allocation for raising funds from Banks, Financial institutions of its choice and or to take Loans/Construction Loan from any financial institutions and/or Bank (whether Scheduled and/or Non- Scheduled Bank) against the Developer Allocation and shall keep the Owners and Confirming parties indemnified against all liabilities arising from such mortgage and charge.

AND GENERALLY the said Attorney shall have the power to do all such other acts, deeds and things as be required for and/or in connection with the aforesaid as we ourselves could have done if personally present.

AND WE DO HEREBY AGREE to ratify and confirm all and whatsoever the said Attorney shall lawfully do or cause to be done in or about the subject as aforesaid.

THE FIRST SCHEDULE ABOVE REFERRED TO
(SAID PREMISES)

All that the continuous piece and parcel of land being available for Development of Phase II/Block II after amalgamating Vivek's Property and UDPL's Property:

- (a) The Land measuring 40 (Forty) *Cottah* 04 (Four) *Chittack* 05 (Five) Sq.ft., more or less, together with structures therein admeasuring 15000 sq.ft. comprised in Municipal Premises No. 53, Canal Circular Road, Kolkata 700054, Police Station Phoolbagan, within Kolkata Municipal Corporation, Sub-Registration District Sealdah,

- (b) The Land measuring 6 (Six) *Bigha* 13 (Thirteen) *Cottah* 11 (Eleven) *Chittacks*, more or less, together with structures therein admeasuring 70,000 sq.ft., comprised in Municipal Premises No. 54, Canal Circular Road, Kolkata 700054, Police Station Phoolbagan, within Kolkata Municipal Corporation, Sub-Registration District Sealdah,
- (c) The Land measuring 9 (Nine) *Cottah*, 3 (Three) *Chittack* and 5 (Five) *Sq.ft.*, more or less, together with structures therein admeasuring 4,000 sq.ft., comprised in Municipal Premises No. 67, Canal Circular Road (now renumbered as 67/1C Canal Circular Road), Kolkata 700054, Police Station Phoolbagan, within Kolkata Municipal Corporation, Sub-Registration District Sealdah,
- (d) The Land measuring 07 (Seven) *Cottah* 14 *Chittack*, more or less, together with structures therein admeasuring 270 sq.ft., comprised in Municipal Premises No. 53B, Canal Circular Road, Kolkata 700054, Police Station Phoolbagan, within Kolkata Municipal Corporation, Sub-Registration District Sealdah,
- (e) The 32 (Thirty Two) feet wide access passage, strip of land admeasuring 15 (Fifteen) *Cottahs* 4 (Four) *Chittacks*, existing between Municipal Premises No. 53A, Canal Circular Road, Kolkata 700054 and 53B, Canal Circular Road, Kolkata 700054 on one side **and** Municipal Premises No. 47, Canal Circular Road, Kolkata 700054 on the other side, and,
- (f) The Land measuring 9 (Nine) *Cottah*, 8 (Eight) *Chittack*, more or less, together with structures therein admeasuring 6840 sq.ft., comprised in Municipal Premises No. 67, Canal Circular Road, Kolkata 700054, Police Station Phoolbagan, within Kolkata Municipal Corporation, Sub-Registration District Sealdah.

Butted and bounded as:

- On the North By** : Partly Premises No. 52 Canal Circular Road, Kolkata;
- On the South By** : by 20` wide Canal Circular Road, Kolkata;
- On the East By** : Premises No. 47 Canal Circular Road, Kolkata;
- On the West By** : Premises No. 57 Canal Circular Road, Kolkata.

(Said Property)

All that the continuous piece and parcel of Land being available for Development after amalgamating Vivek's Property, UDPL's Property and the Said Land:

- (a) Land measuring 40 (*Forty*) Cottah 04 (*Four*) Chittack, 05 (*Five*) Sq.ft, more or less, together with structures therein admeasuring 15000 sq.ft., comprised in Municipal Premises No. 53, Canal Circular Road, Kolkata 700054, Police Station Phoolbagan, within Kolkata Municipal Corporation, Sub-Registration District Sealdah,
- (b) Land measuring 6 (*Six*) Bigha 13 (*Thirteen*) Cottah 11 (*Eleven*) Chittacks, more or less, together with structures therein admeasuring 70000 sq.ft., comprised in Municipal Premises No. 54, Canal Circular Road, Kolkata 700054, Police Station Phoolbagan, within Kolkata Municipal Corporation, Sub-Registration District Sealdah,
- (c) Land measuring 9 (*Nine*) Cottah, 3 (*Three*) Chittacks and 5 (*Five*) Sq. ft, more or less, together with structures therein admeasuring 4000 sq.ft., comprised in Municipal Premises No. 67, Canal Circular Road (now renumbered as 67/1C Canal Circular Road), Kolkata 700054, Police Station Phoolbagan, within Kolkata Municipal Corporation, Sub-Registration District Sealdah,
- (d) Land measuring 07 (*Seven*) Cottah 14 (*Fourteen*) Chittack, more or less, together with structures therein admeasuring 270 sq.ft., comprised in Municipal Premises No. 53B, Canal Circular Road, Kolkata 700054, Police Station Phoolbagan, within Kolkata Municipal Corporation, Sub-Registration District Sealdah,
- (e) 32` (*Thirty Two*) feet wide access passage, strip of land admeasuring 15 (*Fifteen*) Cottahs 4 (*Four*) Chittacks, existing between Municipal Premises No. 53A, Canal Circular Road, Kolkata 700054 and 53B , Canal Circular Road, Kolkata 700054 on one side and Municipal Premises No. 47, Canal Circular Road, Kolkata 700054 on the other side,
- (f) Land measuring 9 (*Nine*) Cottah, 8 (*Eight*) Chittack, more or less, together with structures therein admeasuring 6840 sq.ft., comprised in Municipal Premises No. 67, Canal Circular Road, Kolkata 700054, Police Station Phoolbagan, within Kolkata Municipal Corporation, Sub-Registration District Sealdah and

- (g) Land admeasuring 7 (Seven) *Bigha* 3 (Three) Cottahs and 11 (Eleven) Chittacks and 21 (Twenty-one) *square feet*, more or less, with structures comprised in Municipal Premises No. 47, Canal Circular Road, Kolkata 700054.

Butted and bounded by:

- On the North By :** Partly Premises No. 52 Canal Circular Road, Kolkata (Coast Guard);
- On the South By :** Partly by 58 Canal Circular Road, Kolkata
Partly by 53A Canal Circular Road, Kolkata, Partly by 20' wide Canal Circular Road and Common Passage
- On the East By :** Eastern Metropolitan Bypass Road
- On the West By :** Premises No. 57 Canal Circular Road, Kolkata.

THE SECOND SCHEDULE ABOVE REFERRED TO

Developer's Allocation: The Developer shall be entitled to 51% (Fifty one percent) of saleable area together with proportionate car parking spaces as applicable along with the proportionate Land Shares (**Developer's Allocation**), out of the total saleable area of the Block II/Phase II in the Said Complex to be constructed upon Said Property i.e Vivek's Property and UDPL's Property as mentioned under abovementioned schedules.

IN WITNESS WHEREOF, the parties have executed these presents on this the **09TH DAY OF FEBRUARY, TWO THOUSAND AND TWENTY THREE (2023)**.

SIGNED, SEALED AND DELIVERED BY
THE AFORESAID **EXECUTANTS** AT
KOLKATA IN THE PRESENCE OF:

Vivek Bulb Industries Pvt, Ltd.
SS Shailendra Singh
Director

VIVEK BULB INDUSTRIES PRIVATE LIMITED

Mechano International Pvt. Ltd.

Sr. Shailendra Singh -
Director

MECHANO INTERNATIONAL PRIVATE LIMITED

21/12/2018 15:15:15

UTSAV DEVELOPERS PRIVATE LIMITED
EDENCITY PROPERTIES PVT LTD


Authorised Signatory

EDENCITY PROPERTIES PRIVATE LIMITED

EDEN REALTY VENTURES PVT. LTD.

AS


Director

EDEN REALTY VENTURES PRIVATE LIMITED

BHAGWATI VINIMAY PVT. LTD.


Director

BHAGWATI VINIMAY PRIVATE LIMITED
SUNIDHI REALTY PVT. LTD.


Director

SUNIDHI REALTY PRIVATE LIMITED
SAI DEALMARK (P) LTD.


Director

SAI DEALMARK PRIVATE LIMITED



SUNIDHI COMPLEX PRIVATE LIMITED

Shivshakti Vincom Pvt. Ltd.

AS
Director

SHIVSHAKTI VINCOM PRIVATE LIMITED

Trance Dealcom Pvt. Ltd.

AS
Director

TRANCE DEALCOM PRIVATE LIMITED

Trance Tradelink Pvt. Ltd.

AS
Director

TRANCE TRADELINK PRIVATE LIMITED

SUDAMA COMMDEAL PVT. LTD.

AS

AS
Director

Director

SUDAMA COMMDEAL PRIVATE LIMITED

VISHWAKARMA MARCOM PVT. LTD.

AS

AS
Director

Director

VISHWAKARMA MARCOM PRIVATE LIMITED

SARAL CONSTRUCTION ADVISORY (P) LTD.

AM Aditya Maheswari

Director

SARAL CONSTRUCTION ADVISORY PRIVATE LIMITED

CENTURY COMMOSEAL (P) LTD.

AM Aditya Maheswari

Director

CENTURY COMMOSEAL PRIVATE LIMITED

V01

M. Pady

JANSAMPARK VINTRADE PRIVATE LIMITED

Supersoft Vincom 18 Dec

SUPERSOFT VINCOM PRIVATE LIMITED

WITNESSES:

1. *Adv. Pady*

2. *[Signature]*

SIGNED, SEALED AND DELIVERED
BY THE AFORESAID **ATTORNEY** AT
KOLKATA IN THE PRESENCE OF:

WITNESSES:

1. *Adv. Pady*

Sunidhi Estates Pvt. Ltd.

V01 *M. Pady*
Director

SUNIDHI ESTATES PRIVATE LIMITED

2. *[Signature]*

Drafted by me,

[Signature]

Advocate
High Court Calcutta
Enrolment NO. F/2114/2011

SPECIMEN FORM FOR TEN FINGERPRINTS

					
	(Left Hand)				
					
	(Right Hand)				
					
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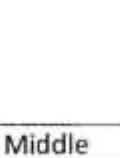




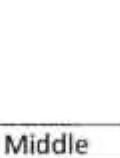


Shaktendra Singh

Niketan K. R.

Anshu

Anshu

SPECIMEN FORM FOR TEN FINGERPRINTS

 					
	(Left Hand)				
					
	(Right Hand)				
 <i>Aditya Mahawan</i>					
	(Left Hand)				
					
	(Right Hand)				
 					
	(Left Hand)				
					
	(Right Hand)				
 <i>Anjana Das</i>					
	(Left Hand)				
					
	(Right Hand)				

Major Information of the Deed

Deed No :	I-1603-08006/2023	Date of Registration	06/06/2023
Query No / Year	1603-2000336190/2023	Office where deed is registered	
Query Date	08/02/2023 12:10:56 AM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	S Dutta Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 8240197802, Status :Solicitor firm		
Transaction	Additional Transaction		
[1401] Power of Attorney related to immovable properties, General Power of Attorney related to immovable properties			
Set Forth value	Market Value		
Rs. 81,000/-	Rs. 72,81,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(d))	Rs. 39/- (Article:E, M(b), H)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Phool Bagan, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Canal Circular Road(ward no-31), Road Zone : (Adjacent To E M By Pass -- Adjacent To E M By Pass) , , Premises No: 47, Ward No: 031 Pin Code : 700054

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	1 Katha		72,00,000/-	Property is on Road
Grand Total :				1.65Dec	0 /-	72,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	300 Sq Ft.	81,000/-	81,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		300 sq ft	81,000 /-	81,000 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	UTSAV DEVELOPERS PRIVATE LIMITED 12 U N BRAMHACHARY STREET, City:- Not Specified, P.O:- SHAKESPHARE SARANI, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxxx5D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	EDENCITY PROPERTIES PRIVATE LIMITED 11/1 SARAT BOSE ROAD, City:- Not Specified, P.O:- SARAT BOSE ROAD, P.S:-Ballygunge Circular, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 , PAN No.:: AAxxxxxx9R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
3	MECHANO INTERNATIONALPRIVATE LIMITED 54, Canal Circular Road, City:- Not Specified, P.O:- KANKURGACHI, P.S:-Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN:- 700054 , PAN No.:: AAxxxxxx0G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
4	VIVEK BULB INDUSTRIES PRIVATE LIMITED 54, Canal Circular Road, City:- Not Specified, P.O:- KANKURGACHI, P.S:-Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN:- 700054 , PAN No.:: AAxxxxxx9E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
5	BHAGAWATI VINIMAY PRIVATE LIMITED P-243, LAKE TOWN, BLOCK - A, City:- , P.O:- LAKE TOWN, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089 , PAN No.:: AAxxxxxx4M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
6	SUNIDHI REALTY PRIVATE LIMITED P-243, LAKE TOWN, BLOCK - A, City:- , P.O:- LAKE TOWN, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089 , PAN No.:: AAxxxxxx7F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
7	SAI DELMARK PRIVATE LIMITED P-243, LAKE TOWN, BLOCK - A, City:- , P.O:- LAKE TOWN, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089 , PAN No.:: AAxxxxxx9C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
8	SUNIDHI COMPLEX PRIVATE LIMITED P-243, LAKE TOWN, BLOCK - A, City:- , P.O:- LAKE TOWN, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089 , PAN No.:: AAxxxxxx3Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
9	SHIVSHAKTI VINCOM PRIVATE LIMITED 1A, RAJA SUBODH MULLICK SQUARE, 4TH FLOOR, City:- , P.O:- DHARMATALA, P.S:-New Market, District:-Kolkata, West Bengal, India, PIN:- 700013 , PAN No.:: AAxxxxxx4F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
10	TRANCE DEALCOM PRIVATE LIMITED 1A, RAJA SUBODH MULLICK SQUARE, 4TH FLOOR, City:- , P.O:- DHARMATALA, P.S:-New Market, District:-Kolkata, West Bengal, India, PIN:- 700013 , PAN No.:: AAxxxxxx6G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
11	TRANCE TRADELINK PRIVATE LIMITED 1A, RAJA SUBODH MULLICK SQUARE, 4TH FLOOR, City:- , P.O:- DHARMATALA, P.S:-New Market, District:-Kolkata, West Bengal, India, PIN:- 700013 , PAN No.:: AAxxxxxx5F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
12	SUDAMA COMMODEAL PRIVATE LIMITED 12, DR. U. N. BHRAHMACHARI STREET, Flat No: 5E, City:- , P.O:- SHAKESPEARE SARANI, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxxx8M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
13	VISHWAKARMA MARCOM PRIVATE LIMITED 12, DR. U. N. BHRAHMACHARI STREET, Flat No: 5E, City:- , P.O:- SHAKESPEARE SARANI, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxxx5J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

14	SARAL CONSTRUCTION ADVISORY PRIVATE LIMITED 24, HEMANTA BASU SARANI, MANGALAM - A, Flat No: 309, 3RD FLOOR, City:- , P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxx9L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
15	CENTURY COMMOSEAL PRIVATE LIMITED 24, HEMANTA BASU SARANI, MANGALAM - A, Flat No: 309, 3RD FLOOR, City:- , P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxx0H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
16	JANSAMPARK VINTRADE PRIVATE LIMITED P-243, LAKE TOWN, BLOCK - A, City:- , P.O:- LAKE TOWN, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089 , PAN No.:: AAxxxxx7L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
17	SUPERSOFT VINCOM PRIVATE LIMITED 12, DR. U. N. BRAHMACHARI STREET, Flat No: 5E, City:- , P.O:- SHAKESPEARE SARANI, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxx0A,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	SUNIDHI ESTATES PRIVATE LIMITED P243 LAKETOWN, Block/Sector: A, City:- Not Specified, P.O:- LAKETOWN, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089 , PAN No.:: AAxxxxx3R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
2	EDEN REALTY VENTURES PRIVATE LIMITED 7, Jawaharlal Nehru Road, City:- Not Specified, P.O:- DHARMATALLA, P.S:-New Market, District:-Kolkata, West Bengal, India, PIN:- 700013 , PAN No.:: AAxxxxx7H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr NIRANJAN KUMAR RAI Son of Mr KAMAL DEV RAI 7, J. L. NEHRU ROAD, City:- , P.O:- Circus Avenue, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxx5R,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : UTSAV DEVELOPERS PRIVATE LIMITED (as DIRECTOR), SUPERSOFT VINCOM PRIVATE LIMITED (as DIRECTOR)
2	Mr AMITAVA PATRA Son of Mr AMIYA RANJAN PATRA City:- Not Specified, P.O:- KONNAGAR, P.S:-Konnagar, District:-Hooghly, West Bengal, India, PIN:- 743398, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxx8Q,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : EDENCITY PROPERTIES PRIVATE LIMITED (as DIRECTOR), SUNIDHI REALTY PRIVATE LIMITED (as DIRECTOR), SHIVSHAKTI VINCOM PRIVATE LIMITED (as DIRECTOR), TRANCE DEALCOM PRIVATE LIMITED (as DIRECTOR), TRANCE TRADELINK PRIVATE LIMITED (as DIRECTOR)
3	Mr SHAILENDRA SINGH Son of Mr KAMALA PRASAD SINGH FE 330 SALT LAKE CITY, Block/Sector: IB, City:- Not Specified, P.O:- BIDHANNAGAR, P.S:-Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxx6A,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MECHANO INTERNATIONALPRIVATE LIMITED (as DIRECTOR), VIVEK BULB INDUSTRIES PRIVATE LIMITED (as DIRECTOR)

4	Mr VARUN GOENKA (Presentant) Son of Mr ASHOK KUMAR GOENKA 120 ANGUR AVENUE, City:- Not Specified, P.O:- BANGUR AVENUE, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SUNIDHI ESTATES PRIVATE LIMITED (as DIRECTOR), JANSAMPARK VINTRADE PRIVATE LIMITED (as DIRECTOR)
5	Mr ANUJ GOENKA Son of Mr ASHOKE KUMAR GOENKA 120 BANGUR AVENUE, City:- Not Specified, P.O:- BANGUR AVENUE, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJxxxxxx2B,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : BHAGAWATI VINIMAY PRIVATE LIMITED (as DIRECTOR), SAI DELMARK PRIVATE LIMITED (as DIRECTOR), SUNIDHI COMPLEX PRIVATE LIMITED (as DIRECTOR)
6	Mr ARYA SUMANT Son of Mr SACHCHIDANANDA RAI 13 LAUDON STREET, City:- Not Specified, P.O:- CIRCUS AVENUE, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BYxxxxxx6P,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : EDEN REALTY VENTURES PRIVATE LIMITED (as DIRECTOR), SUDAMA COMMODEAL PRIVATE LIMITED (as DIRECTOR), VISHWAKARMA MARCOM PRIVATE LIMITED (as DIRECTOR)
7	Mr ADITYA MAHESWARI Son of Mr ASHOKE KUMAR MAHESWARI BC-70, SALT LAKE CITY, SECTOR - 1, City:- , P.O:- BIDHANNAGAR, P.S:-Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxxx5D,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SARAL CONSTRUCTION ADVISORY PRIVATE LIMITED (as DIRECTOR), CENTURY COMMOSEAL PRIVATE LIMITED (as DIRECTOR)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr ANJANA DAS Son of Mr SUKHARANJAN DAS HIGH COURT, City:- , P.O:- GPO, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001			

Identifier Of Mr NIRANJAN KUMAR RAI, Mr AMITAVA PATRA, Mr SHAILENDRA SINGH, Mr VARUN GOENKA, Mr ANUJ GOENKA, Mr ARYA SUMANT, Mr ADITYA MAHESWARI

On 09-02-2023

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

Presented for registration at 17:10 hrs on 09-02-2023, at the Private residence by Mr VARUN GOENKA ,

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

Execution is admitted on 09-02-2023 by Mr NIRANJAN KUMAR RAI, DIRECTOR, UTSAV DEVELOPERS PRIVATE LIMITED, 12 U N BRAMHACHARY STREET, City:- Not Specified, P.O:- SHAKESPHARE SARANI, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017; DIRECTOR, SUPERSOFT VINCOM PRIVATE LIMITED, 12, DR. U. N. BRAHMACHARI STREET, Flat No: 5E, City:- , P.O:- SHAKESPEARE SARANI, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017

Indetified by Mr ANJANA DAS, , Son of Mr SUKHARANJAN DAS, HIGH COURT, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 09-02-2023 by Mr AMITAVA PATRA, DIRECTOR, EDENCITY PROPERTIES PRIVATE LIMITED, 11/1 SARAT BOSE ROAD, City:- Not Specified, P.O:- SARAT BOSE ROAD, P.S:-Ballygunge Circular, District:-South 24-Parganas, West Bengal, India, PIN:- 700020; DIRECTOR, SUNIDHI REALTY PRIVATE LIMITED, P-243, LAKE TOWN, BLOCK - A, City:- , P.O:- LAKE TOWN, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089; DIRECTOR, SHIVSHAKTI VINCOM PRIVATE LIMITED, 1A, RAJA SUBODH MULLICK SQUARE, 4TH FLOOR, City:- , P.O:- DHARMATALA, P.S:-New Market, District:-Kolkata, West Bengal, India, PIN:- 700013; DIRECTOR, TRANCE DEALCOM PRIVATE LIMITED, 1A, RAJA SUBODH MULLICK SQUARE, 4TH FLOOR, City:- , P.O:- DHARMATALA, P.S:-New Market, District:-Kolkata, West Bengal, India, PIN:- 700013; DIRECTOR, TRANCE TRADELINK PRIVATE LIMITED, 1A, RAJA SUBODH MULLICK SQUARE, 4TH FLOOR, City:- , P.O:- DHARMATALA, P.S:-New Market, District:-Kolkata, West Bengal, India, PIN:- 700013

Indetified by Mr ANJANA DAS, , Son of Mr SUKHARANJAN DAS, HIGH COURT, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 09-02-2023 by Mr SHAILENDRA SINGH, DIRECTOR, MECHANO INTERNATIONALPRIVATE LIMITED, 54, Canal Circular Road, City:- Not Specified, P.O:- KANKURGACHI, P.S:-Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN:- 700054; DIRECTOR, VIVEK BULB INDUSTRIES PRIVATE LIMITED, 54, Canal Circular Road, City:- Not Specified, P.O:- KANKURGACHI, P.S:-Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN:- 700054

Indetified by Mr ANJANA DAS, , Son of Mr SUKHARANJAN DAS, HIGH COURT, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 09-02-2023 by Mr VARUN GOENKA, DIRECTOR, SUNIDHI ESTATES PRIVATE LIMITED, P243 LAKETOWN, Block/Sector: A, City:- Not Specified, P.O:- LAKETOWN, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089; DIRECTOR, JANSAMPARK VINTRADE PRIVATE LIMITED, P-243, LAKE TOWN, BLOCK - A, City:- , P.O:- LAKE TOWN, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089

Indetified by Mr ANJANA DAS, , Son of Mr SUKHARANJAN DAS, HIGH COURT, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 09-02-2023 by Mr ANUJ GOENKA, DIRECTOR, BHAGAWATI VINIMAY PRIVATE LIMITED, P-243, LAKE TOWN, BLOCK - A, City:- , P.O:- LAKE TOWN, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089; DIRECTOR, SAI DELMARK PRIVATE LIMITED, P-243, LAKE TOWN, BLOCK - A, City:- , P.O:- LAKE TOWN, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089; DIRECTOR, SUNIDHI COMPLEX PRIVATE LIMITED, P-243, LAKE TOWN, BLOCK - A, City:- , P.O:- LAKE TOWN, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089

Indetified by Mr ANJANA DAS, , Son of Mr SUKHARANJAN DAS, HIGH COURT, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 09-02-2023 by Mr ARYA SUMANT, DIRECTOR, EDEN REALTY VENTURES PRIVATE LIMITED, 7, Jawaharlal Nehru Road, City:- Not Specified, P.O:- DHARMATALLA, P.S:-New Market, District:-Kolkata, West Bengal, India, PIN:- 700013; DIRECTOR, SUDAMA COMMODEAL PRIVATE LIMITED, 12, DR. U. N. BHRAHMACHARI STREET, Flat No: 5E, City:- , P.O:- SHAKESPEARE SARANI, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017; DIRECTOR, VISHWAKARMA MARCOM PRIVATE LIMITED, 12, DR. U. N. BHRAHMACHARI STREET, Flat No: 5E, City:- , P.O:- SHAKESPEARE SARANI, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017

Indetified by Mr ANJANA DAS, , Son of Mr SUKHARANJAN DAS, HIGH COURT, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 09-02-2023 by Mr ADITYA MAHESWARI, DIRECTOR, SARAL CONSTRUCTION ADVISORY PRIVATE LIMITED, 24, HEMANTA BASU SARANI, MANGALAM - A,, Flat No: 309, 3RD FLOOR, City:- , P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; DIRECTOR, CENTURY COMMOSEAL PRIVATE LIMITED, 24, HEMANTA BASU SARANI, MANGALAM - A, Flat No: 309, 3RD FLOOR, City:- , P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001

Indetified by Mr ANJANA DAS, , , Son of Mr SUKHARANJAN DAS, HIGH COURT, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 06-06-2023

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 (d) of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39.00/- (E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 39.00/-

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 485, Amount: Rs.100.00/-, Date of Purchase: 08/02/2023, Vendor name: Tamal Dutta



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2023, Page from 225843 to 225872

being No 160308006 for the year 2023.



Dhar

Digitally signed by Debasish Dhar
Date: 2023.06.07 10:59:23 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2023/06/07 10:59:23 AM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
09 FEB 2023