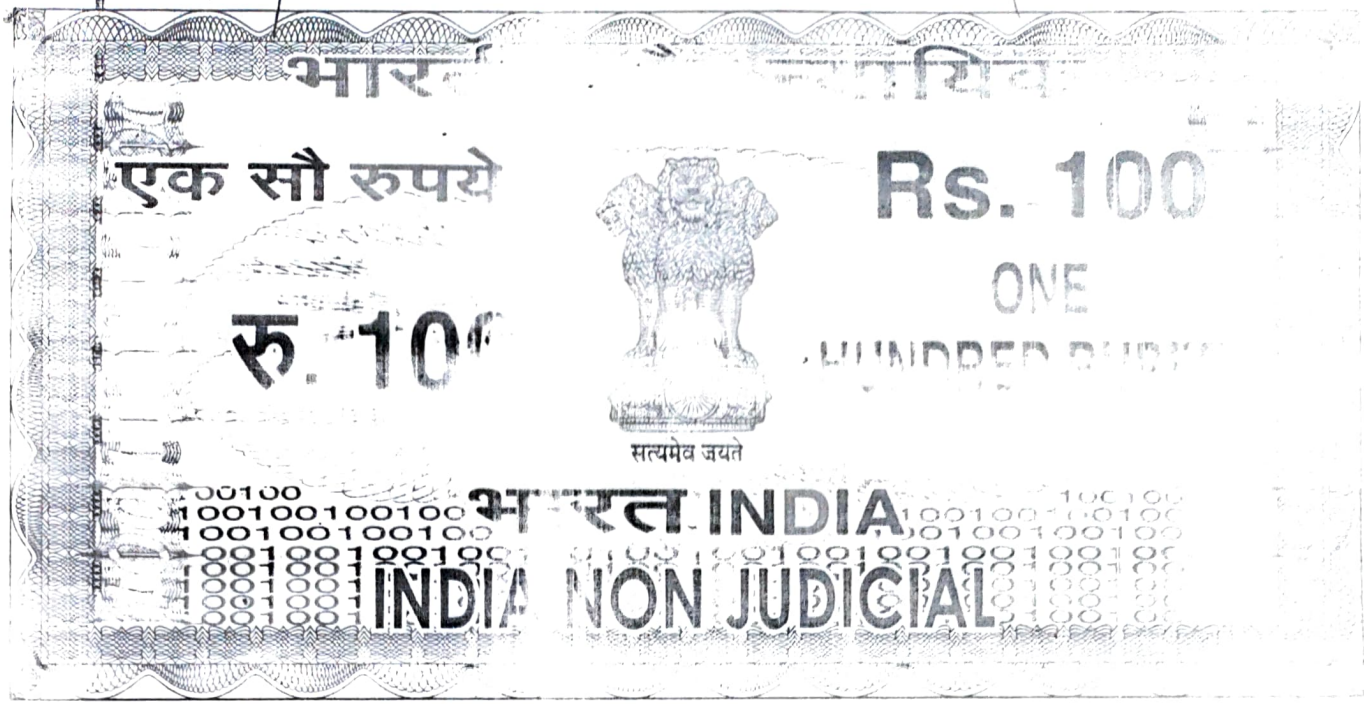


11438/23

5-10978/23



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Certified that the document is admitted to registration. The signature sheets and the endroesement sheets attached with the document are the part of this document

25.07.2023  
2-18867/4/2023

*[Signature]*  
District Sub-Register-III

25 JUL 2023 Alipore, South 24-parganas  
2023

**GENERAL POWER OF ATTORNEY**

TO ALL TO WHOM THESE PRESENT SHALL COME We,

- (1) **MR. RAKESH KUMAR GUJRANI** (Pan No. ADFPG7293P) (Aadhar No. 307098943122) son of Late Aidan Gujrani, residing at Oasis, Block - 7, 5th Floor, Flat No. 5, 36B, Panditiya Road, Kolkata - 700029 and (2) **MR. RAJENDRA GUPTA** (Pan No. AGFPG3332A) (Aadhar No. 931684460264) son of Bishambar

Sl. No. 11871 Sold to.....  
Address.....

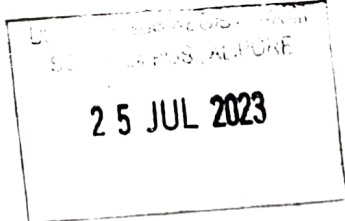
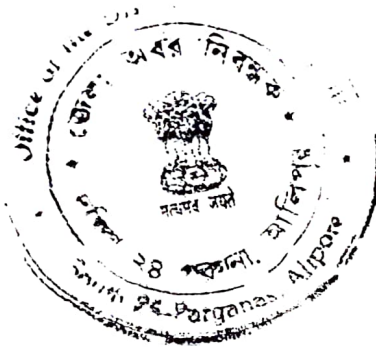
A. K. Maity  
Licensee Stamp Vendor  
10, Old ... Street

Kolkata - 700011  
Rs. 100/- (Rupees One Hundred) only

Use Date:..... Sign.....

**NEMAI CHANDRA SAHA**  
**Advocate**  
High Court, Calcutta  
Kol-700 001

22 JUL 2023



Siswajit Mondal  
D. Late Uday Mondal  
Occupation:- Service  
Address:- Garia Main Road.  
P.O:- Garia  
S.O:- Sonarpur  
St:- South 24 Parganas  
Pin:- 700084

Dayal Gupta, residing at 5D, Heysham Road, VTC L.R. Sarani, Kolkata- 700020, P.S.- Bhowanipore, P.O.- L. R. Sarani, Directors of **M/s. GOLDEN RESIDENCY PRIVATE LIMITED** (PAN: AAECG5263A), a Private Limited Company incorporated under the provisions of the Companies Act, 1956 as amended till date, having registered office at 42A, C. R. Avenue, 3<sup>rd</sup> floor, Near Yogayog Bhawan, Kolkata - 700 012, P.S.- Hare Street, P.O.- GPO, do hereby state as follows :

**WHEREAS** we, M/s. Golden Residency Private Limited, are the absolute owner of **ALL THAT** piece and parcel of land measuring an area of 30 kattah 13 Chattak 33 Square Feet more or less as per present physical measurement situate and lying at Premises No. 259, Picnic Garden Road, Ward No. 67, Kolkata - 700 039 under Borough VII [KMC] P.S. Kasba, P.O. - Tiljala having Assessee No. 21-067-181222-0, together with all rights, easements, appurtenances privileges and benefits attached thereto, more fully and particularly described in the **SCHEDULE** hereunder written (Said Property).

**AND WHEREAS** we as the Owner have executed a registered Development Agreement with **M/s. Anudip Developers Private Limited** alongwith Development Power of Attorney in favour of Mr. Dipanjan Ray, which was duly registered in the office of the D.S.R.- II, at South 24 Parganas, West Bengal and recorded in Book No. 1, Being

No. 160208440 for the year 2023 dated 16.06.2023 and Being No. 160208452 for the year 2023 dated 16.06.2023.

**AND WHEREAS** we are busy with our business and as such we are unable to look after our said property and for which it is expedient for us to appoint, nominate and Constitute namely Mr. Dipanjan Ray, son of Mr. Malay Kumar Ray, by faith Hindu, by nationality Indian, by occupation Business, residing at 109/31B, Hazra Road, P.O. Kalighat, P.S. Tollygunge, Kolkata – 700026 as our true and lawful Constituted Attorney to do any act for us and on our behalf such acts, deeds, matters and things and for the purpose as hereinafter expressed only in relation to the development of the said property.

**NOW KNOW YE BY THESE PRESENTS** That We, **1. Mr. Rakesh Kumar Gujrani** (Pan No. ADFPG7293P) (Aadhar No. 307098943122) son of Late Aidan Gujrani, residing at Oasis, Block – 7, 5th Floor, Flat No. 5, 36B, Panditiya Road, Kolkata – 700029, **2. Mr. Rajendra Gupta** (Pan No. AGFPG3332A) (Aadhar No. 931684460264) son of Bishambar Dayal Gupta, residing at 5D, Heysham Road, VTC L.R. Sarani, Kolkata- 700020, P.S.- Bhowanipore, P.O.- L. R. Sarani, Directors of **M/s. GOLDEN RESIDENCY PRIVATE LIMITED** (PAN: AAECG5263A), a Private Limited Company incorporated under the provisions of the Companies Act, 1956 as amended till date, having

registered office at 42A, C. R. Avenue, 3<sup>rd</sup> floor, Near Yogayog Bhawan, Kolkata - 700 012, P.S.- Hare Street, P.O.- GPO, DO HEREBY AND HEREUNDER NOMINATE CONSTITUTE **MR. DIPANJAN RAY (PAN : AGDPR3427P & Aadhar No. 9883 8046 3478)**, son of Mr. Malay Kumar Ray, by faith - Hindu, by Nationality - Indian, by occupation - Business, residing at 109/31B, Hazra Road, P.O. Kalighat, P.S. Tollygunge, Kolkata - 700026, to execute all or any of the following acts, deeds, things and matter in respect of the said property that is to say -

1. To appoint engage on our behalf Advocate, Solicitors, Architect, whenever our said Attorney shall think fit and proper to do so for the purpose of management of the said property and to discharge and / or terminate his / their appointment.
2. To sign, execute, register, affirm and verify any petitions applications, affidavit, to KMC etc. and to sign on building plan or plans and other necessary documents of the KMC and to obtain sanction building plan and water, drainage, sanctions and bonds, indemnities etc. and such other papers and documents as may be necessary sanction / re-sanction / modification / addition-alteration / completion.
3. To settle, adjust, compound, compromise or submit to all complaint, actions, suits, accounts, plaints and disputes


between us and other person or persons to compound or compromise the same, if any arising out of the said property or any agreement or deed relating to the same.

4. To appear for and represent us before all statutory bodies in the office of CESC / KMC Government authorities for permission to transfer and all-purpose relating to the said premises and before any magistrate and in all other department or offices in connection with the said property.
5. To give valid and affective receipts and discharges for all payments as may be received and / or realised by our said attorney from any person or persons.
6. To apply for and obtain telephone, electricity water sewerage, drainage sanctioned plan, completion certificate of this property, gas and other public utility service in the said premises and for the said purpose to sign execute and submit all necessary applications papers and documents and to all acts, deeds, matters and thing as the said Attorney shall think proper.
7. To negotiate with the existing tenants and to enter into any agreement with them and to enter any agreement with the


building contractor for construction or for demolition etc. on our behalf.

8. This Power of Attorney is not for sale, gift, mortgage etc.
9. This power of Attorney is always revocable.

We have already executed registered Development Agreement with Development Power of Attorney, which was duly registered in the office of the D.S.R.- II, at South 24 Parganas, West Bengal and recorded in Book No. 1, Being No. 160208440 for the year 2023 dated 16.06.2023 and Being No. 160208452 for the year 2023 dated 16.06.2023 in favour of the developer. This Power of Attorney is given mainly for sanction of building plan from KMC and sanction of revised plan etc.



Any generally to do, execute and perform any other act or acts, deeds, matter or thing whatsoever which in the opinion of our said Attorney ought to be done executed and performed in relation to our said property as fully and effectually as we could do the same as if personally present and we hereby agree and undertake to ratify and confirm all and whatsoever our said attorney under this power on our behalf hereinbefore contained shall lawfully do, execute or perform in



exercise of the power, authorities and hereby conferred them any by virtue of this deed.

**:: THE SCHEDULE ABOVE REFERRED TO ::**

**(Description of the Entire Property)**

**ALL THAT** price and parcel of the Land measuring 30 kattah 13 Chattak 33 Square Feet more or less as per present physical measurement situate and lying at Premises No. 259, Picnic Garden Road, Ward No. 67, Kolkata - 700 039 under Borough VII [KMC] P.S. Kasba, P.O. - Tiljala having Assessee No. 21-067-181222-0 and together also with easements and all other rights attached thereto and the same is butted and bounded in the following manner: -

**ON THE NORTH** : By Premises No. 173, Picnic garden Road, (R.S. Dag No. 1693/2166 (P)).

**ON THE SOUTH** : By Premises No. 77, Shanti Pally, (R.S. Dag No. 1692)

**ON THE EAST** : 8.100 Meter wide Kuccha road.

**ON THE WEST** : Pond, (R.S. Dag No. 1693)



**IN WITNESS WHEREOF**, the Executor and Attorney have put their hands and seal on this **GENERAL POWER OF ATTORNEY** on this 25<sup>th</sup> day of July, 2023 in the presence of the following witnesses:

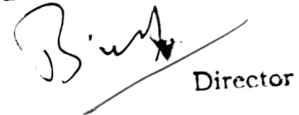
**SIGNED AND DELIVERED** at  
Kolkata in the presence of :

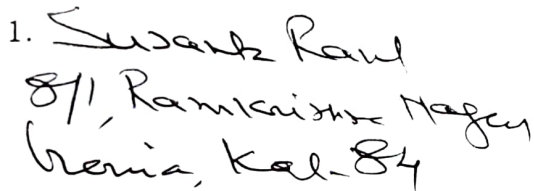
GOLDEN RESIDENCY PVT. LTD.

  
Director

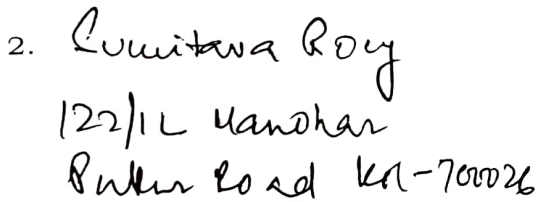
**WITNESSES :**

GOLDEN RESIDENCY PVT. LTD.


  
Director

1.   
8/1, Ramkrishna Nagar  
Bania, Kal-84

\_\_\_\_\_  
**SIGNATURE OF EXECUTOR**

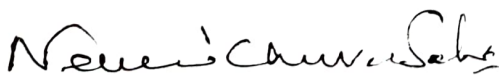
2.   
122/1L Manohar  
Bulwer Road Kal-700026

Accepted by me

  
\_\_\_\_\_  
**SIGNATURE OF ATTORNEY**

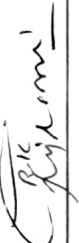

































Drafted as per KMC Proforma .

Drafted by me



Advocate  
High Court, Calcutta  
Enrol. No. WB/1060/1981.

**SPECIMEN FORM FOR TEN FINGERPRINTS**

Sl. No.	Signature of the executants/ presentants					
						
		<b>Little</b>	<b>Ring</b>	<b>Middle (Left Hand)</b>	<b>Fore</b>	<b>Thumb</b>
						
		<b>Thumb</b>	<b>Fore</b>	<b>Middle (Right Hand)</b>	<b>Ring</b>	<b>Little</b>
						
		<b>Little</b>	<b>Ring</b>	<b>Middle (Left Hand)</b>	<b>Fore</b>	<b>Thumb</b>
						
		<b>Thumb</b>	<b>Fore</b>	<b>Middle (Right Hand)</b>	<b>Ring</b>	<b>Little</b>
						
		<b>Little</b>	<b>Ring</b>	<b>Middle (Left Hand)</b>	<b>Fore</b>	<b>Thumb</b>
						
		<b>Thumb</b>	<b>Fore</b>	<b>Middle (Right Hand)</b>	<b>Ring</b>	<b>Little</b>

# Golden Residency Pvt. Ltd.

CIN : U70109WB2011PTC171542

42A, C. R. Avenue, 3rd Floor,  
Kolkata - 700 012

Phone : (033) 2212 1596

E-mail : gujranico\_ca@hotmail.com

**Extract from the Meeting of Board of Directors of Golden Residency Private Limited held at its Registered Office at 42A, C Avenue, 3<sup>rd</sup> Floor, Kolkata – 700 012 on Monday 22<sup>nd</sup> May 2023 at 11.30 AM**

## AUTHORIZATION FOR SIGNING

“RESOLVED THAT Mr. Rajendra Kumar Gupta and Mr. Rakesh Kumar Gujrani, Directors of the Company be and are hereby authorized to negotiate the terms and jointly sign the Joint Development Agreement and other documents on behalf of the Company in relation to development of Property at 259, Picnic Garden, Kolkata – 700 039.”

“RESOLVED FURTHER that Mr. Rajendra Kumar Gupta and Mr. Rakesh Kumar Gujrani, Directors of the Company be and are hereby authorized to issue Power of Attorney pursuant to the Joint Development Agreement and jointly sign the said Power of Attorney to enable execution of Joint Delopment Agreement on behalf of the Company in relation to development of Property at 259, Picnic Garden, Kolkata – 700 039.”

Sd/-

CHAIRMAN

Certified to be true copy

GOLDEN RESIDENCY PRIVATE LIMITED

*[Signature]*  
Director

GOLDEN RESIDENCY PRIVATE LIMITED

*[Signature]*  
Director

GOLDEN RESIDENCY PRIVATE LIMITED

*[Signature]*  
Director

GOLDEN RESIDENCY PRIVATE LIMITED

*[Signature]*  
Director



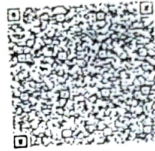
ভারত সরকার  
Government of India



বিস্বজিত মন্ডা  
Biswajit Monda

Father: Uday Monda

জন্ম তারিখ: 02/06/1988  
Sex: Male



5174 2681 4361

সাধারণ মানুষের অধিকার



Unique Identification Authority of India

বিস্বজিত মন্ডা  
সিও উদয় মন্ডা  
সিটলা মন্ডার রোড  
সোনারপুর (মি) - সেক্টর 24  
পার্গানা, জিলা - মেদিনীপুর  
কেন্দ্র - 720064

Address: S/O Uday Monda  
GARIA MAIN ROAD NEAR  
SITALA MANDAR, Rajpur  
Sonarpur (M) - South 24  
Parganas, Jharkhand  
Kangal 720064

5174 2681 4361

Biswajit Monda

## Major Information of the Deed

Deed No :	I-1603-10978/2023	Date of Registration	25/07/2023
Query No / Year	1603-2001886714/2023	Office where deed is registered	
Query Date	24/07/2023 4:38:09 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Nemai Chandra Saha High Court Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9831165897, Status : Advocate		
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. 10,20,87,285/-		
Stamp duty Paid(SD) Rs. 100/- (Article:48(d))	Registration Fee Paid Rs. 39/- (Article:E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :




District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Picnic Garden Road, Road Zone : (Kusthia More(W-66) -- PG 3rd Lane and Rest ) , , Premises No: 259, , Ward No: 067 Pin Code : 700039

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	30 Katha 13 Chatak 33 Sq Ft		10,20,87,285/-	Width of Approach Road: 27 Ft.,
<b>Grand Total :</b>				50.9163Dec	0 /-	1020,87,285 /-	



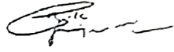



### Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>GOLDEN RESIDENCY PRIVATE LIMITED</b> 42A, C. R. AVENUE, 3RD FLOOR, NEAR YOGAYOG BHAWAN, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700012 , PAN No.:: AAxxxxxx3A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative



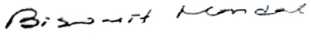
**Attorney Details :**

SI No	Name,Address,Photo,Finger-print and Signature			
	Name	Photo	Finger Print	Signature
1	<b>Mr DIPANJAN RAY</b> (Presentant) Son of Mr MALAY KUMAR RAY Executed by: Self, Date of Execution: 25/07/2023 , Admitted by: Self, Date of Admission: 25/07/2023 ,Place : Office	 25/07/2023	 LTI 25/07/2023	 25/07/2023
Son of Mr MALAY KUMAR RAY 109/31B, HAZRA ROAD, City:- Not Specified, P.O:- KALIGHAT, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGxxxxxx7P, Aadhaar No: 98xxxxxxxx3478, Status :Individual, Executed by: Self, Date of Execution: 25/07/2023 , Admitted by: Self, Date of Admission: 25/07/2023 ,Place : Office				

**Representative Details :**

SI No	Name,Address,Photo,Finger-print and Signature			
	Name	Photo	Finger Print	Signature
1	<b>Mr RAKESH KUMAR GUJRANI</b> Son of Late AIDAN GUJRANI Date of Execution - 25/07/2023, , Admitted by: Self, Date of Admission: 25/07/2023, Place of Admission of Execution: Office	 Jul 25 2023 11:13AM	 LTI 25/07/2023	 25/07/2023
OASIS, BLOCK – 7, 5TH FLOOR, FLAT NO. 5, 36B, PANDITIYA ROAD, City:- Not Specified, P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029. Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx3P, Aadhaar No 30xxxxxxxx3122 Status : Representative, Representative of : GOLDEN RESIDENCY PRIVATE LIMITED (as DIRECTOR)				
2	<b>Mr RAJENDRA GUPTA</b> Son of Mr BISHAMBAR DAYAL GUPTA Date of Execution - 25/07/2023, , Admitted by: Self, Date of Admission: 25/07/2023, Place of Admission of Execution: Office	 Jul 25 2023 11:13AM	 LTI 25/07/2023	 25/07/2023
5D, HEYSHAM ROAD, VTC L.R. SARANI, KOLKATA- 700020, City:- Not Specified, P.O:- L R SARANI, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx2A, Aadhaar No: 93xxxxxxxx0264 Status : Representative, Representative of : GOLDEN RESIDENCY PRIVATE LIMITED (as DIRECTOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr BISWAJIT MONDAL</b> Son of Late UDAY MONDAL GARIA MAIN ROAD, City:- Not Specified, P.O:- GARIA, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700084			
Identifier Of Mr RAKESH KUMAR GUJRANI, Mr RAJENDRA GUPTA , Mr DIPANJAN RAY			

On 25-07-2023

**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.

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

Presented for registration at 10:43 hrs on 25-07-2023, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr DIPANJAN RAY, Claimant.

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

Execution is admitted on 25/07/2023 by Mr DIPANJAN RAY, Son of Mr MALAY KUMAR RAY, 109/31B, HAZRA ROAD, P.O: KALIGHAT, Thana: Tollygunge, South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession Business

Identified by Mr BISWAJIT MONDAL, Son of Late UDAY MONDAL, GARIA MAIN ROAD, P.O: GARIA, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Service

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

Execution is admitted on 25-07-2023 by Mr RAKESH KUMAR GUJRANI, DIRECTOR, GOLDEN RESIDENCY PRIVATE LIMITED (Private Limited Company), 42A, C. R. AVENUE, 3RD FLOOR, NEAR YOGAYOG BHAWAN, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700012

Identified by Mr BISWAJIT MONDAL, Son of Late UDAY MONDAL, GARIA MAIN ROAD, P.O: GARIA, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Service

Execution is admitted on 25-07-2023 by Mr RAJENDRA GUPTA, DIRECTOR, GOLDEN RESIDENCY PRIVATE LIMITED (Private Limited Company), 42A, C. R. AVENUE, 3RD FLOOR, NEAR YOGAYOG BHAWAN, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700012

Identified by Mr BISWAJIT MONDAL, Son of Late UDAY MONDAL, GARIA MAIN ROAD, P.O: GARIA, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Service

**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 11871, Amount: Rs.100.00/-, Date of Purchase: 22/07/2023, Vendor name: A K Maity



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 300445 to 300461

being No 160310978 for the year 2023.



*Dhar*

Digitally signed by Debasish Dhar  
Date: 2023.07.25 11:26:25 +05:30  
Reason: Digital Signing of Deed.

(Debasish Dhar) 2023/07/25 11:26:25 AM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)