

8415/18

IV

5454/18



পশ্চিমবঙ্গ পশ্চিম বঙ্গ WEST BENGAL

W 534735

A.R.A.
III

Case No. 157/18

Additional Registrar of
Assurances III Kolkata

Power of Attorney 19/0 AUG 2010

THIS POWER OF ATTORNEY made this day of 29th Aug Two
Thousand Eighteen.

30/2/18
30/2/18

241988/18
Certified that the Document is admitted to
Registration. The Signature Sheet and the
Endorsement sheets attached to this document
is the part of this Document.

Additional Registrar
of Assurances-III, Kolkata

146641

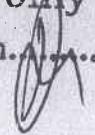
Sl. No. Sold to..... **SANCHARI CHAKROBORTY**
Advocate

Address..... 8/1, K. S. Roy Road
Kolkata-700 001

A. K. Maity

Licensed Stamp Vendor
10, Old Post Office Street
Kolkata - 700001

Rs. 50/- (Rupees Fifty) only

Issue Date:....., Sign. 

• 1 MAR 2018




Additional Registrar of
Assurances III Kolkata

29 AIIIG 2018

Domona Adlikai
D/o Maheswar Adlikai
854 Rajdanya Main
Road, KOL - 700 107
Police Station - KASBA
Post Office - EKTP

BY

- (1) **SMT. BINA SHUKLA**, wife of the Late Ram Biswas Shukla, aged about 76 years, having her **PAN-EZRPS8130M**, Mobile No. (91+ 8017963241), by Faith Hindu, by Occupation House Wife, Nationality Indian, residing at 160, Mahatma Gandhi Road, 3rd Floor, P.S.& P.O. – Burrabazar, Kolkata – 700007;
- (2) **SMT. REKHA BAJPAI**, wife of Shri Prabhat Kumar Bajpai and daughter of the Late Ram Biswas Shukla, aged about 58 years, having her **PAN-CMMPB3144C**, Mobile No. (91+ 9336349590), by Faith Hindu, by Occupation House Wife, Nationality Indian, residing at 160, Mahatma Gandhi Road, 3rd Floor, P.S.& P.O. – Burrabazar, Kolkata – 700007;
- (3) **SHRI KAUSHAL SHUKLA**, son of the Late Balak Ram Shukla, aged about 69 years, having his **PAN-HXEPS9139G**, Mobile No. (91+ 9339507830), by Faith Hindu, by Occupation-Business, Nationality Indian, residing at 160, Mahatma Gandhi Road, 3rd Floor, P.S.& P.O. – Burrabazar, Kolkata – 700007;
- (4) **SHRI KAMAL KISHORE SHUKLA**, son of the Late Balak Ram Shukla, aged about 69 years, having his **PAN-AIYPS3304F**, Mobile No. (91+ 9830941809), by Faith Hindu, by Occupation-Business, Nationality Indian, residing at 160, Mahatma Gandhi Road, 3rd Floor, P.S.& P.O. – Burrabazar, Kolkata – 700007;
- (5) **SRI RAHUL SHUKLA**, son of Shri Kaushal Shukla, aged about 37 years, having his **PAN-BAMPS1335K**, Mobile No. (91+ 8697539111), by Faith Hindu, by Occupation-Business, Nationality Indian, residing at 160, Mahatma Gandhi Road, 3rd Floor, P.S.& P.O. – Burrabazar, Kolkata – 700007 and

Quoted Part

(6) SHRI VINAYAK SHUKLA, son of Shri Kamal Kishore Shukla aged about 22 years, having his PAN-GCMPS7771C, Mobile No. (91+ 9836900861), by Faith Hindu, by Occupation-Business, Nationality Indian, residing at 160, Mahatma Gandhi Road, 3rd Floor, P.S. & P.O. -- Burrabazar, Kolkata - 700007 and also at 214 Roopjyoti Apartment, S.K. Deb Road, Lake Town, P.S. & P.O. -- Lake Town, Kolkata - 700089; hereinafter severally and jointly referred to as the OWNERS/EXECUTANTS (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) IN FAVOUR OF REGAL REALTY PRIVATE LIMITED, (CIN: U45400WB2013PTC195572) (PAN AAGCR5603P) a Private Limited Company, incorporated under the appropriate provisions of the Companies Act, 1956 and an existing company under the Companies Act, 2013, having its registered office at 191, Chittranjan Avenue, 4th Floor, P.S. & P.O. - Burrabazar, Pin Code - 700007 represented through MR. AAYUSH RUNGTA (PAN AFHPR2833J) (PHONE : 9831801204) being one of the Directors as their true and lawful Attorney to act do and perform the following acts, deeds, matters and things ,hereinafter referred to as the "ATTORNEY" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns).

W H E R E A S :

- A) The Owner being seized and possessed of and/or well and sufficiently entitled to the entire land comprising of Lot "A" (7 cottahs 4 chittacks 41 sq.ft.) at 97 A/1 muktaram babu street together with partly one storied and partly asbestos roofed two storied building and Lot "B" (1 cottah 1 chittak 17 sq.ft.) together with asbestos and RTR roof structures thereon

admeasuring a total area of 8 Cottahs, 6 Chittack, 13 sq.ft. more or less lying situate at and being premise No. 97A/1,Muktaram Babu Street, Police Station-Jorasanko (now known as Girish Park),Ward No. 41 of Kolkata Municipal Corporation under Borough no. V ,Kolkata 700 007,

B) By a Development Agreement dated 26th July 2017 being No. 2376 of 2017 duly registered with the Additional Registrar of Assurance-II made between the Owners herein of the One Part and the Attorney herein therein referred to as the Developer of the Other Part the Owners had agreed for development of the said property on the terms and conditions therein contained.

C) Pursuant to the said Development Agreement we are desirous of nominating, constituting and appointing **REGAL REALTY PRIVATE LIMITED**, (CIN: U45400WB2013PTC195572) a Private Limited Company, incorporated under the appropriate provisions of the Companies Act, 1956 and an existing company under the Companies Act, 2013, having its registered office at 191, Chittranjan Avenue, 4th Floor, P.S. & P.O. - Burrabazar, Pin Code – 700007 represented through **MR. AAYUSH RUNGTA** being one of the Directors as their true and lawful Attorney to act do and perform the following acts, deeds, matters and things.

NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH that We, the said **SMT. BINA SHUKLA, SMT. REKHA BAJPAI, SHRI KAUSHAL SHUKLA, SHRI KAMAL KISHORE SHUKLA, SHRI VINAYAK SHUKLA, SRI RAHUL SHUKLA** do hereby nominate, constitute and appoint the said **REGAL REALTY PRIVATE LIMITED**, to be our true and lawful Attorney to act, do and perform the following acts, deeds, matters and things that is to say: -

1. To look after, manage, demolish, supervise and administer the said property.
2. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said property or any part thereof.
3. To apply for and obtain sanction of a building plan from the Kolkata Municipal Corporation in respect of the said property and to further apply for and obtain any modification or alterations thereto from time to time and at all times hereafter at its own costs and expenses.
4. To sign and execute all plans, sketches, maps, declarations, including Boundary Declaration, forms, petitions, letters or any other documents relating to or in connection with the applying for and obtaining sanction of plan in respect of the said property.
5. To obtain delivery of the sanction plan from the Kolkata Municipal Corporation or any other authority or authorities.
6. To apply for and obtain necessary permissions, and/or approvals and/or sanctions and/or licence from any statutory authority including the Kolkata Municipal Corporation, Kolkata Municipal Development Authority, Fire Brigade, New town Police, Competent Authority under the Urban Land (Ceiling & Regulations) Act, 1976, Authorised Officer under the West Bengal Building (Regulation of Promotion of Construction and Transfer by Promoters) Act, 1993, Directorate of Electricity, Government of West Bengal for obtaining permission for erecting, commissioning and operation of lift/elevator and all licensing authorities and any other statutory authority.

7. To appear and represent us before the necessary authorities including Kolkata Municipal Corporation, Kolkata Municipal Development Authority, Fire Brigade, New town Police, Competent Authority under the Urban Land (Ceiling & Regulations) Act, 1976, Authorised Officer under the West Bengal Building (Regulation of Promotion of Construction and Transfer by Promoters) Act, 1993, Directorate of Electricity, Government of West Bengal Directorate of Electricity, Government of West Bengal in connection with the sanction, modification and/or alteration of plans for the new building.
8. To apply for and obtain clearance certificate, if required, from the West Bengal Pollution Control Board for sanction of plan of the said Entire Land.
9. To pay fees for obtaining sanction and such other orders and permissions from the necessary authorities as be expedient for modification and/or alteration of the sanctioned plans and also to cause submission and taking delivery of title deeds concerning the said property and also other papers and documents as may be required by the necessary authorities and to appoint Architects and other Agents for the aforesaid purposes as the said Attorney shall think, fit and proper.
10. To receive the excess amount of fees, if any, paid for the purpose of sanction, modification and/or alteration of the plans to any authority or authorities.
11. To apply for and obtain electricity gas, water, sewerage, drainage, telephone or other connections of any other utility to the said

property and/or to make alterations therein and to close down and/or have disconnected the same and for that purpose to sign, execute and submit all papers, applications, documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the said Attorney.

12. To appear and represent us before all authorities including those under the Kolkata Municipal Corporation, Kolkata Municipal Development Authority, Fire Brigade, New town Police, Competent Authority under the Urban Land (Ceiling & Regulations) Act, 1976, Authorised Officer under the West Bengal Housing Industry Regulation Act, 2017, Directorate of Electricity, Government of West Bengal West Bengal Housing Infrastructure Development Corporation, for fixation and/or finalisation of the annual valuation of the said property and for that purpose to sign, execute and submit necessary papers and documents and to do all other acts, deeds and things as the said Attorney may deem fit and proper.
13. To commence prosecute enforce, defend, answer and oppose all actions and other legal proceedings and demands touching any of the matters concerning the said property or any part thereof including relating to acquisition and/or requisition in respect of the said property or any part thereof and if think fit to compromise settle, refer to arbitration, abandon, any such action or proceeding as aforesaid before any Court, Civil or Criminal or Revenue.
14. To sign, declare and/or affirm any plaint, written statement, petition, affidavit, verification, vakalatnama, warrant of Attorney, Memo of Appeal or any other documents or papers in any proceedings or in any way connected with the said property or part thereof.

15. To deposit and withdraw fees, documents and moneys in and from any Court or Courts and/or any other person or authority and give valid receipts and discharges therefor.
16. To accept any service of writ of summons or other legal process on our behalf and in our name and to appear in any court of authority as our Attorney deems appropriate and to commence any action or legal proceedings in any court or before any authority and to prosecute, discontinue or become non-suited and to settle, compromise or refer any dispute to arbitration as our Attorney may think fit and proper and for such purpose to appoint any Solicitor, Advocate, Lawyer in the name and on our behalf or in the name of our Attorney and pay the costs, expenses, fee and other outgoings. Further to depose in the court of law or authority, sign, declare and/or affirm any plaint, written statement, petition, affidavit, verification, vakalatnama, and warrant of Attorney, Memo of Appeal or any other documents or papers in any proceedings or in any way connected therewith.
17. To enter upon the said premises with men and material as may be required for the purpose of development work and for that purpose to demolish the structures standing thereon and erect the New Buildings as per the Building Plans to be sanctioned and to remove the debris and other materials of the demolished structures.

18. To appoint architects, contractors, sub-contractors and surveyors as may be required and to supervise the development and construction work of the New Buildings on the said property or part thereof.
19. To make, sign and submit applications and Petitions, letters and other documents to the appropriate Government (State and Central) Departments, Local Authorities or other competent or Appropriate Authorities or bodies for all and any licenses, permissions, consents, approvals, no objection certificates and clearances as may be required by any Central or State legislation for the time being in force, in connection with the Said Property for construction of buildings and structures thereon and pay such fees, charges, deposits and give security that may be required in respect thereof and for that purpose to give all necessary writings, instruments, affidavits, declarations, indemnities, undertakings, as may be required to be given to the various authorities concerned.
20. To make deposits with the Planning Authorities and other authorities for the purpose of carrying out the development work and construction of the new building on the said property and to claim refunds of such deposits and to give valid and effectual receipt and discharge on our behalf.
21. To call the tender, quotation etc. from the supplier for supply cement, iron rod, sand, wood, iron grill etc. and to appoint them as my Constituted Attorney shall think fit and proper for the purpose of the construction of the proposed building at the property mentioned in the schedule below.

22. After completion of the construction of the New Buildings, to apply for and obtain part-occupation / occupation and completion certificate in respect of the New Buildings or parts thereof from the Planning Authorities.
23. To negotiate for sale transfer in respect of the constructed space of the new building to be constructed on the said property or part thereof and enter into or make agreement for sale or any other agreement with the intending Purchaser or Transferee in respect thereof and to receive earnest money or consideration from time to time and to sign and give valid and effectual receipts or discharges thereof.
24. To execute conveyance/conveyances in respect of the constructed space of the new building to be constructed on the said property or part thereof either in favour of the Purchaser or its nominee or nominees in such part or parts as the Purchaser may desire and to receive consideration money and sign and give valid and effectual receipts or discharges thereof.
25. To present such conveyance or conveyances in respect of the constructed space of the new building to be constructed on the said property or part thereof for registration before the appropriate registering authority and to admit execution thereof.
26. To hand over and deliver possession of the buildings constructed on the Said Property and/or the premises, units, parking spaces, etc. therein, to such person or persons including the nominee/s and/or

31. Sale proceeds in respect of Owners shall be deposited in respect of the owners bank's account.

AND GENERALLY, to act as our Attorney in relation to the said property for and on our behalf and to do and execute all instruments, acts, deeds, matters and things as fully and effectually as we could have done if personally present and we hereby agree to ratify and confirm whatever our said Attorney shall do or purport to be done by virtue of these presents in or about the property as aforesaid.

THE SCHEDULE ABOVE REFERRED TO :

All That the entire land comprising of Lot "A" 97A/1 Muktaram Babu Street (7 cottahs 4 chittacks 41 sq.ft.) together with partly one storied and partly asbestos roofed two storied building and Lot "B" (1 cottah 1 chittak 17 sq.ft.) together with asbestos and RTR roof structures thereon admeasuring a total area of 8 Cottahs, 6 Chittack, 13 sq.ft. more or less lying situate at and being premise No. 97A/1, Muktaram Babu Street, Police Station-Jorasanko (now known as Girish Park), Ward No. 41 of Kolkata Municipal Corporation under Borough no. V, Kolkata 700007 as delineated in the map annexed hereto and butted and bounded with:

On the North	:	By the premises no 12 & 13 Pratap Ghosh Lane
On the East	:	By the premises no 177 A, Chittaranjan Avenue
On the South	:	By the premises no 181, Chittaranjan Avenue
On the West	:	By the premises no 77 & 69 Mukta Ram Babu street.

IN WITNESS WHEREOF we, said SMT. BINA SHUKLA, SMT. REKHA BAJPAI, SHRI KAUSHAL SHUKLA, and SHRI KAMAL KISHORE SHUKLA, SRI RAHUL SHUKLA and VINAYAK

SHUKLA the said Owners/Executants have hereunto set and subscribed our respective hands and seals on the day, month and year first above written.

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

शुक्ला

BINA SHUKLA

R. Bajpai
REKHA BAJPAI

Kaushal Shukla,
KAUSHAL SHUKLA

Kamal Kishore Shukla

KAMAL KISHORE SHUKLA

Rahul Shukla
RAHUL SHUKLA

Vinayak Shukla
VINAYAK SHUKLA

Witness:

1. *Kamal Bajpai*
147/1A, Munieswaran
Babu St, GM-7

2. *Kaishore Murari Bajra*.
9/13 R.N.S. Lane
Kol-7

Drafted by:

S. Chakroborty
Sanchari Chakroborty

Advocate

Enrolment No. F/1511/1233 of 2009

H. e. cal

For Regal Realty Pvt. Ltd.

Anupam Singh
Director

(REGAL REALTY PRIVATE
LIMITED)

Read over and explained in Hindi
by me the contents of the Document
to Bina Shukla.

Page 13 of 14

SPECIMEN FORM FOR TEN FINGERPRINTS



120

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
Left Hand					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
Right Hand					



R. Bay Poi

R. Bajpai

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
Left Hand					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
Right Hand					



Kenneth Schubler

Keinech Sowles		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
		Left Hand				
Right Hand	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER	
						



Kawal His Ho - Shukla

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
Left Hand					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
Right Hand					



Government of West Bengal

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

OFFICE OF THE A.R.A. - III KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19031000241988/2018

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	Smt Bina Shukla 160, Mahatma Gandhi Road, P.O:- Burrobazar, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007	Principal		3641	29/8/18
2	Smt Rekha Bajpai 160, Mahatma Gandhi Road, P.O:- Burrobazar, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007	Principal		3644	R. Bajpai 29/8/18
3	Shri Kaushal Shukla 160, Mahatma Gandhi Road, P.O:- Burrobazar, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007	Principal		3645	Kaushal Shukla 29/8/18

Additional Registrar of Assurances III Kolkata

29 AUG 2018

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Shri Kamal Kishore Shukla 160, Mahatma Gandhi Road, P.O:- Burrobazar, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007	Principal		3646	Kamal Kishore Shukla 29-8-18
5	Shri Rahul Shukla 160, Mahatma Gandhi Road, P.O:- Burrobazar, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007	Principal		3642	Rahul Shukla 29-8-18
6	Shri Vinayak Shukla 160, Mahatma Gandhi Road, P.O:- Burrobazar, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007	Principal		3643	Vinayak Shukla 29-8-18
7	Mr Aayush Rungta 191, Chittranjan Avenue, P.O:- Buttabazar, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007	Representative of Attorney [REGAL REALTY PRIVATE LIMITED]		3640	Aayush Rungta 29-8-18

Additional Registrar of
Assurances III Kolkata

29 AUG 2018

Sl No.	Name and Address of identifier	Identifier of	Signature with date
1	Somona Adhikari Daugther of Mr Maheshwar Adhikari 854, Rajdanga Main Road, P.O:- E K T P, P.S:- Kasba, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700107	Smt Bina Shukla, Smt Rekha Bajpai, Shri Kaushal Shukla, Shri Kamal Kishore Shukla, Shri Rahul Shukla, Shri Vinayak Shukla, Mr Aayush Rungta	<i>Somona Adhikari</i> 29/8/18

(Malay Kanti Das)

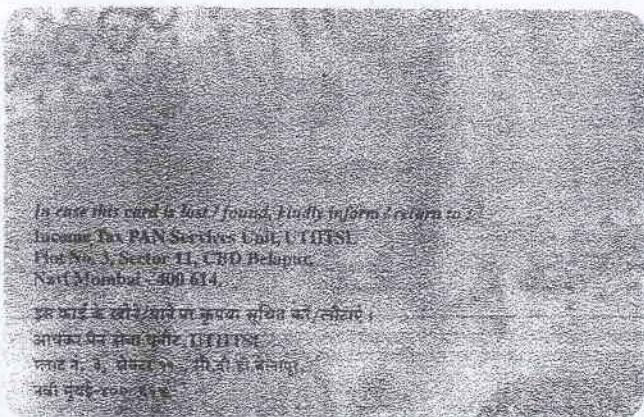
ADDITIONAL REGISTRAR
Additional Registrar
OF ASSURANCE OF
Assurances III K.L.
OFFICE OF THE A.R.A. -

III KOLKATA

29 AUG 2018
Kolkata, West Bengal



कोना द्वारा



In case this card is lost / found, kindly inform / return to
Income Tax PAN Services Unit, ITIHSI
Plot No. 3, Sector 11, C.R.O. Belapur
Navi Mumbai - 400 614.

यदि यह कार्ड लost / found हो तो इसका सिर्फ यह / दोस्त
आपको जानकारी देने के लिए ITIHSI
Plot No. 3, Sector 11, C.R.O. Belapur
Navi Mumbai - 400 614.

कोना द्वारा



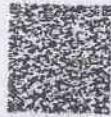
भारत सरकार

रेखा बाजपेई

Rekha Bajpai

जन्म तिथि/ DOB: 05/09/1958

महिला / FEMALE



5203 1105 3787

आधार-आम आदमी का अधिकार

R. Bajpai



भारतीय विशेष पहचान प्राप्तिकरण

THE SPECIAL IDENTITY CARD OF INDIA

पता:

अधीकारी: प्रभात कुमार
बाजपेई, 108/118, गांधी
नगर, दुर्गा देवी रोड,
आर-के-नगर, कानपुर नगर,
उत्तर प्रदेश - 208012

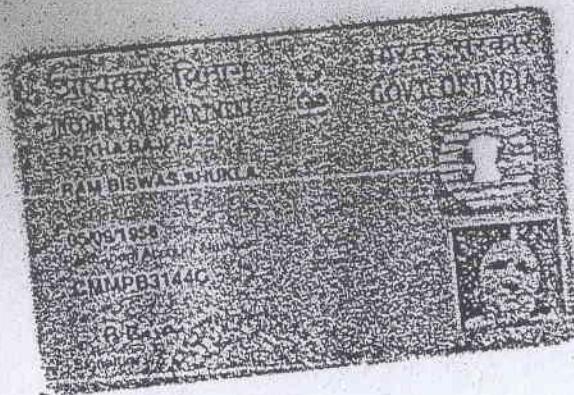
Address:

W/O: Prabhat Kumar Bajpai, 108/118,
Gandhi Nagar, Durga Devi Road, R K
Nagar, Kanpur Nagar,
Uttar Pradesh - 208012

5203 1105 3787

Aadhaar-Aam Admi ka Adhikar

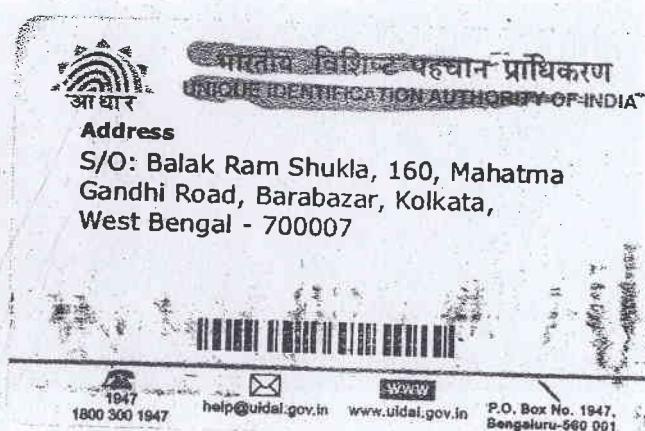
R. Bajpai



R. BajPen



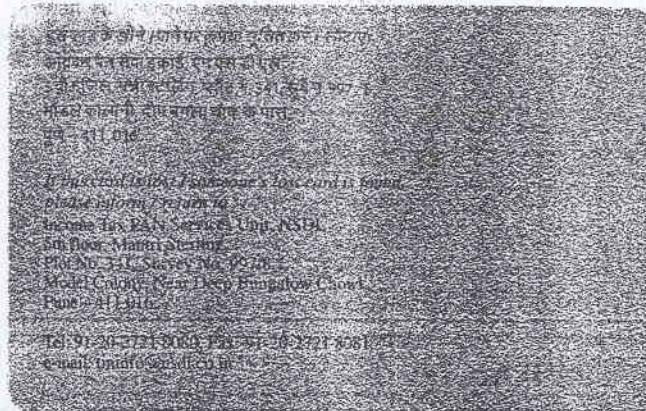
Kaushal Shukla



Kaushal Shukla.



Kaveshl Senule



Kaveshl Senule



भारत सरकार
Unique Identification Authority of India

नामांकन क्रम/ Enrolment No.: 1338/75034/08630

To
कमल किशोर शुक्ला
Kamal Kishore Shukla
S/O: Balak Ram Shukla
Jatpura
38
Etawah
Etawah
Etawah Uttar Pradesh - 206001
9836941809

Download Date: 30/08/2017

Generation Date: 25/08/2017

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Enrolment Ref No: 1338/75034/08630
Date: 25/08/2017
Time: 12:12:41:248
IP: 192.168.1.12



आपका आधार नम्बर / Your Aadhaar No. :

4728 8507 8927

मेरा आधार, मेरी पहचान



भारत सरकार

गोपनीय संसदीय विधायिकरण

कमल किशोर शुक्ला
Kamal Kishore Shukla
जन्म तिथि/DOB: 18/06/1953
पुरुष/ MALE

4728 8507 8927

मेरा आधार, मेरी पहचान

Kamal Kishore Shukla



AADHAAR

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार अविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारत सरकार गोपनीय संसदीय विधायिकरण
Unique Identification Authority of India

पता:
आपत्ति: बालक राम शुक्ला, 38, जटपुरा, इटावा, इटावा,
उत्तर प्रदेश - 206001

Address:
S/O: Balak Ram Shukla, 38, Jatpura, Etawah,
Etawah, Uttar Pradesh - 206001



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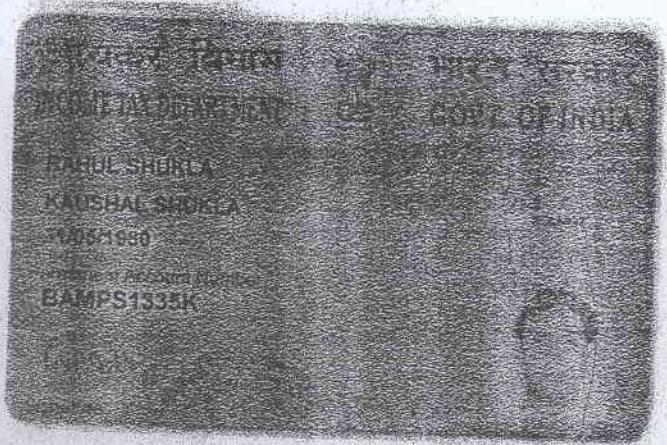
<http://uidai.gov.in> www.uidai.gov.in



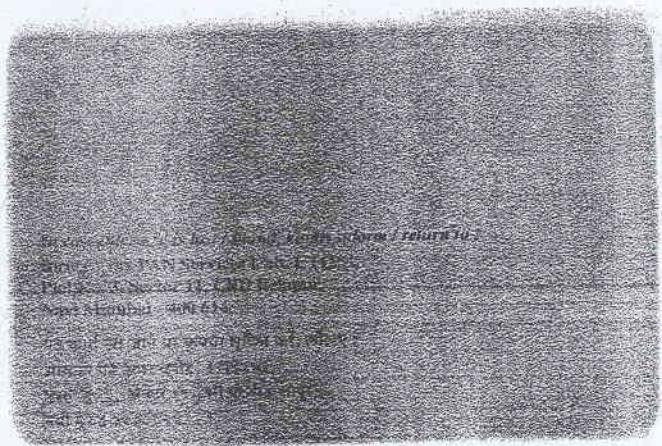
Kamal Kishore Shukla



Kamal Kishore Shukla



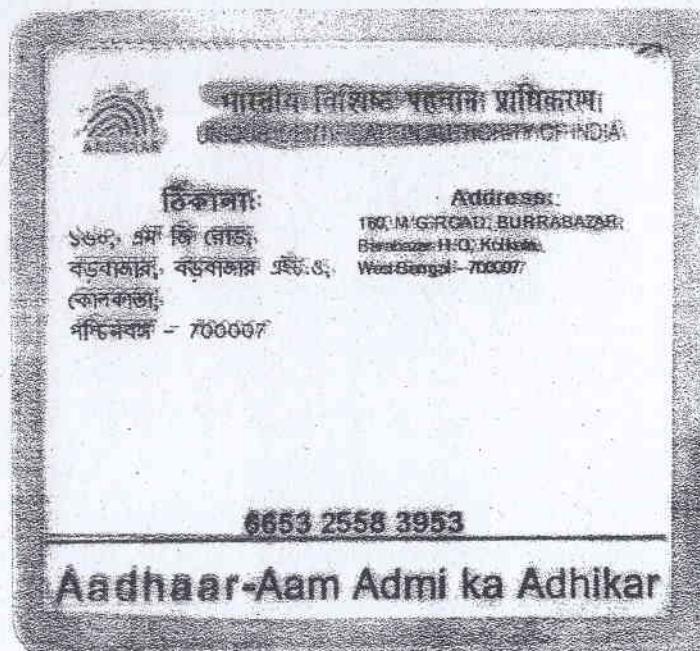
Rahul Shurle



Rahul Shurle



Rahul Shukla



Rahul Shukla



Vinayak Shukla



Vinayak Shukla



भारतीय विशिष्ट पहचान प्राप्तिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

Enrollment No.: 1325/13521/65535

To
Vinayak Shukla
S/O: Kamal Kishore Shukla
2nd Floor 160 Mahatma Gandhi Road
Barabazar
Barabazar
Circus Avenue Kolkata
West Bengal 700007
9836900861

08/07/2017
53365183
MD533651833FH



आपका क्रमांक / Your Aadhaar No. :

7913 2974 5167

मेरा ID, मेरी पहचान



भारत सरकार
Government of India



Vinayak Shukla
DOB : 02/11/1995
Male



7913 2974 5167

मेरा ID, मेरी पहचान

- मूलना**
- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
 - पहचान का प्रमाण ऑनलाइन प्रमाणीकरण द्वारा प्राप्त करें।

INFORMATION

- Aadhaar is proof of identity, not of citizenship .
- To establish identity, authenticate online .
- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .

भारतीय विशिष्ट पहचान प्राप्तिकरण
Unique Identification Authority of India

Address:

S/O: Kamal Kishore Shukla, 2nd Floor, 160 Mahatma Gandhi Road, Barabazar, Kolkata, Barabazar, West Bengal, 700007



1947



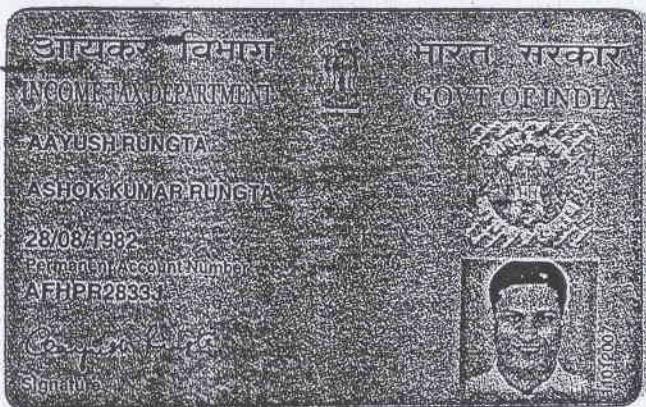
help@uidai.gov.in



www.uidai.gov.in

7913 2974 5167

Vinayak Shukla

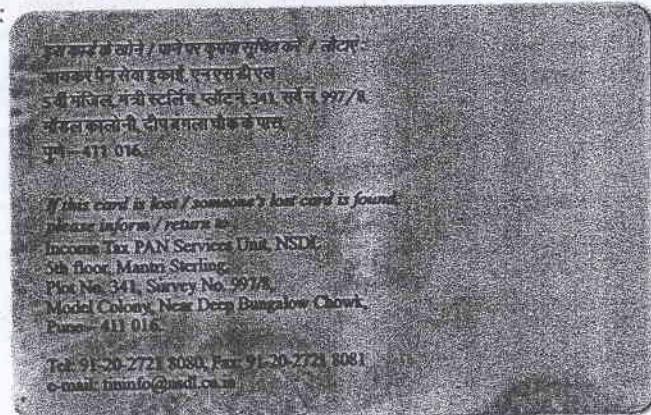


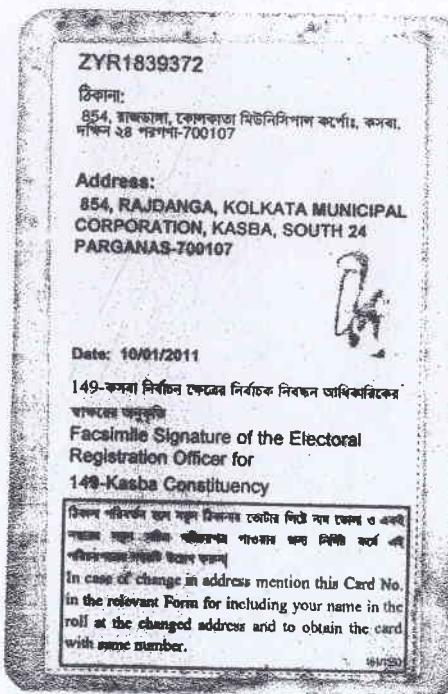
Aayush Rungta



For Regal Realty Pvt. Ltd.

Raymond Rugh
Director





Somen Adhikari



Aayush Rungta



তারত সরকার
Unique Identification Authority of India
Government of India

তারিখ আই টি / Enrollment No.: 104019634/09558



তারত প্রক্ষেপণ প্রক্ষেপণ

তথ্য

আধাৰ পরিচয়ের প্ৰমাণ, লাগিকখনের প্ৰমাণ ক্ষম।
পৰিচয়ের প্ৰমাণ অনলাইন প্ৰযোৗকৰণ দ্বাৰা লাভ
কৰুন।

To

বীনা শুক্লা
Bina Shukla
160 M G ROAD
BURRABAZAR
Barabazar H.O
Barabazar
Kolkata
West Bengal 700007

26/09/2012
21781274
MN217812746FT



আপোনাৰ আধাৰ সংখ্যা / Your Aadhaar No. :

7143 7385 7309

আধাৰ - সাধাৰণ মানুষেৰ অধিকাৰ

INFORMATION

Aadhaar is proof of identity, not of citizenship.

To establish identity, authenticate online.

আধাৰ সাৰা দেশে মাজা।

আধাৰ ভবিষ্যতে সৱকাৰী ও বেস্বকাৰী পৰিষেবা

প্ৰাপ্তিৰ সহযোগ হৰে।

Aadhaar is valid throughout the country.
Aadhaar will be helpful in availilng Government
and Non-Government services in future.



বীনা শুক্লা
Bina Shukla
বিধি - নথি নং: মি. জিলাজৰী
Father: BACHAN SINGH TIWARI
জন্ম মাস / Year of Birth : 1940
মহিলা / Female



7143 7385 7309

আধাৰণ মানুষেৰ অধিকাৰ

1947
1800 300 1947

✉ uidai.gov.in

www.uidai.gov.in

SPECIMEN FORM FOR TEN FINGERPRINTS



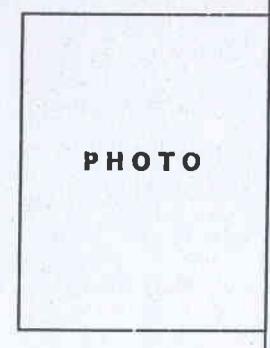
	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
Left Hand					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
Right Hand					



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
Left Hand					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
Right Hand					



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
Left Hand					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
Right Hand					



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
Left Hand					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
Right Hand					

#####
DATED THIS ____ DAY ___, 2018
#####

FROM

SMT. BINA SHUKLA, SMT.
REKHA BAJPAI, SHRI KAUSHAL
SHUKLA, SHRI KAMAL KISHORE
SHUKLA, SRI RAHUL SHUKLA
and SHRI VINAYAK SHUKLA.

TO

REGAL REALTY PRIVATE
LIMITED

POWER OF ATTORNEY

SANCHARI CHAKROBORTY,
ADVOCATE,
OLISHA HOUSE
4, GOVT. PLACE (NORTH)
FOURTH FLOOR, ROOM NO. 43
KOLKATA-700 0011

Major Information of the Deed

Deed No.:	IV-1903-05454/2018	Date of Registration	30/08/2018
Query No / Year	1903-1000241988/2018	Office where deed is registered	
Query Date	29/08/2018 3:46:26 PM	A.R.A. - III KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Somona Adhikary High Court, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8017142146, Status : Advocate		
Transaction	Additional Transaction		
[4002] Power of Attorney, General Power of Attorney			
Set Forth value	Market Value		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(d))	Rs. 7/- (Article:E)		
Remarks			

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Smt Bina Shukla Wife of Late Ram Biswas Shukla 160, Mahatma Gandhi Road, P.O:- Burrobazar, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: EZRPS8130M, Status :Individual, Executed by: Self, Date of Execution: 29/08/2018 , Admitted by: Self, Date of Admission: 29/08/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 29/08/2018 , Admitted by: Self, Date of Admission: 29/08/2018 ,Place : Pvt. Residence
2	Smt Rekha Bajpai Wife of Shri Prabhat Kumar Bajpai 160, Mahatma Gandhi Road, P.O:- Burrobazar, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.::: CMMPB3144C, Status :Individual, Executed by: Self, Date of Execution: 29/08/2018 , Admitted by: Self, Date of Admission: 29/08/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 29/08/2018 , Admitted by: Self, Date of Admission: 29/08/2018 ,Place : Pvt. Residence
3	Shri Kaushal Shukla Son of Late Balak Ram Shukla 160, Mahatma Gandhi Road, P.O:- Burrobazar, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.::: HXEPS9139G, Status :Individual, Executed by: Self, Date of Execution: 29/08/2018 , Admitted by: Self, Date of Admission: 29/08/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 29/08/2018 , Admitted by: Self, Date of Admission: 29/08/2018 ,Place : Pvt. Residence
4	Shri Kamal Kishore Shukla Son of Late Balak Ram Shukla 160, Mahatma Gandhi Road, P.O:- Burrobazar, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.::: AIYPS3304F, Status :Individual, Executed by: Self, Date of Execution: 29/08/2018 , Admitted by: Self, Date of Admission: 29/08/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 29/08/2018 , Admitted by: Self, Date of Admission: 29/08/2018 ,Place : Pvt. Residence

Shri Rahul Shukla

Son of Shri Kaushal Shukla 160, Mahatma Gandhi Road, P.O:- Burrobazar, P.S:- Burrobazar, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700007 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: BAMP1335K, Status :Individual, Executed by: Self, Date of Execution: 29/08/2018 , Admitted by: Self, Date of Admission: 29/08/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 29/08/2018 , Admitted by: Self, Date of Admission: 29/08/2018 ,Place : Pvt. Residence

Shri Vinayak Shukla

Son of Shri Kamal Kishore Shukla 160, Mahatma Gandhi Road, P.O:- Burrobazar, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: GCMPS7771C, Status :Individual, Executed by: Self, Date of Execution: 29/08/2018 , Admitted by: Self, Date of Admission: 29/08/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 29/08/2018 , Admitted by: Self, Date of Admission: 29/08/2018 ,Place : Pvt. Residence

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	REGAL REALTY PRIVATE LIMITED 191, Chittranjan Avenue, P.O:- Burrobazar, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007 Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Aayush Rungta (Presentant) Son of Mr Ashok Kumar Rungta 191, Chittranjan Avenue, P.O:- Buttobazar, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.: AFHPR2833J Status : Representative, Representative of : REGAL REALTY PRIVATE LIMITED (as director)

Identifier Details :

Name & address	
Somona Adhikari Daugther of Mr Maheshwar Adhikari	
854, Rajdanga Main Road, P.O:- E K T P, P.S:- Kasba, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700107, Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Smt Bina Shukla, Smt Rekha Bajpai, Shri Kaushal Shukla, Shri Kamal Kishore Shukla, Shri Rahul Shukla, Shri Vinayak Shukla, Mr Aayush Rungta	

Endorsement For Deed Number : IV - 190305454 / 2018

On 29-08-2018

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

Presented for registration at 17:05 hrs on 29-08-2018, at the Private residence by Mr Aayush Rungta ..

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

Execution is admitted on 29/08/2018 by 1. Smt Bina Shukla, Wife of Late Ram Biswas Shukla, 160, Mahatma Gandhi Road, P.O: Burrobazar, Thana: Burrobazar, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700007, by caste Hindu, by Profession House wife, 2. Smt Rekha Bajpai, Wife of Shri Prabhat Kumar Bajpai, 160, Mahatma Gandhi Road, P.O: Burrobazar, Thana: Burrobazar, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700007, by caste Hindu, by Profession House wife, 3. Shri Kaushal Shukla, Son of Late Balak Ram Shukla, 160, Mahatma Gandhi Road, P.O: Burrobazar, Thana: Burrobazar, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700007, by caste Hindu, by Profession Business, 4. Shri Kamal Kishore Shukla, Son of Late Balak Ram Shukla, 160, Mahatma Gandhi Road, P.O: Burrobazar, Thana: Burrobazar, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700007, by caste Hindu, by Profession Business, 5. Shri Rahul Shukla, Son of Shri Kaushal Shukla, 160, Mahatma Gandhi Road, P.O: Burrobazar, Thana: Burrobazar, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700007, by caste Hindu, by Profession Business, 6. Shri Vinayak Shukla, Son of Shri Kamal Kishore Shukla, 160, Mahatma Gandhi Road, P.O: Burrobazar, Thana: Burrobazar, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700007, by caste Hindu, by Profession Business

Indetified by Somona Adhikari, , Daughter of Mr Maheshwar Adhikari, 854, Rajdanga Main Road, P.O: E K T P, Thana: Kasba, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700107, by caste Hindu, by profession Service

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

Execution is admitted on 29-08-2018 by Mr Aayush Rungta, director, REGAL REALTY PRIVATE LIMITED, 191, Chittranjan Avenue, P.O:- Burrobazar, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007

Indetified by Somona Adhikari, , Daughter of Mr Maheshwar Adhikari, 854, Rajdanga Main Road, P.O: E K T P, Thana: Kasba, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700107, by caste Hindu, by profession Service



Malay Kanti Das

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

Kolkata, West Bengal

On 30-08-2018

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 7/- (E = Rs 7/-) and Registration Fees paid by Cash Rs 7/-

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

Stamp: Type: Impressed, Serial no 146641, Amount: Rs.50/-, Date of Purchase: 07/03/2018, Vendor name: A K
laiy



Malay Kanti Das
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - IV

Volume number 1903-2018, Page from 154957 to 154999
being No 190305454 for the year 2018.



Digitally signed by MALAY KANTI DAS
Date: 2018.09.01 14:10:59 +05:30
Reason: Digital Signing of Deed.

(Malay Kanti Das) 9/1/2018 2:09:53 PM

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - III KOLKATA

West Bengal.

(This document is digitally signed.)