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12:30 PM



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TO ALL TO WHOM THESE PRESENTS SHALL COME, We, **PODDAR PROJECTS LIMITED (PAN NO. AACCP5704B)**, a company within the meaning of the Companies Act, 1956 and an existing Companies within the meaning of the Company Act, 2013 and having its registered Office at 18, Rabindra Sarani, Police Station - Bowbazar, Kolkata - 700001, being represented by its Authorised Signatory **MR. VIKASH SINGH (PAN-DTMPS4837M)**, son of Brahma Dayal Singh, working for gain at 18, Rabindra Sarani, Kolkata-700001, hereinafter referred to as "the **SUB-LESSOR / FIRST PARTY / PRINCIPAL**" (which expression unless excluded by or repugnant to the subject or context shall deemed to mean and include its successors and/or successors-in-interest and assigns) of the **ONE PART** and

PODDAR PROJECTS LIMITED

V. Singh
Authorised Signatory

KEORA MERCANTILE PRIVATE LIMITED

A. K. Phukan
Authorised Signatory

Additional Registered
Assurance in Kolkata

19.07.2022

117806

AMAR KUMAR ROY
10, Eren Street, 100, 100, 100
10, Eren Street, 100, 100, 100

NAME
AGE
DOB
- 2 NOV 2021
SURANJAN MUKHERJEE
Licensed to Drive
C. C. C. C.
2 & 3, K. S. Rd. 100, 100, 100

- 2 NOV 2021
- 2 NOV 2021



X
Bay

[Handwritten signature]

WHEREAS:

A. We, the Principal abovenamed are fully seized and possessed of and/or otherwise well and sufficiently entitled as the Sub-Lessor to **ALL THAT** the piece and parcel of demarcated land measuring 3.16 Acres more or less all situated in R.S. Dag No.1920/2180, R.S. Khatian No. 563/1219, Mouza - Kamnara, J.L. No. 49, A.D.S.R.O. Burdwan, Sheet No. 2, District-Purba Burdwan, within the Local Limits of Kethiya Gram Panchayat (in short "the **said property**").

B. By a Development Agreement dated November, 2021 made between the Principal herein therein referred to as the Sub-Lessor/First Part of the one part and **KEDHA MERCANTILE PRIVATE LTD.** (in short "the **Developer**"), therein referred to as the Developer/Second Party of the other part and registered in the office of Additional Registrar of Assurances ~~III~~ Kolkata in Book No.1 Volume No. ~~193:202~~ Pages ~~67.36~~ to ~~67.45~~ Being No. ~~15110~~.. for the year 2021, the Principal has appointed the said Developer as the developer of the said property and granted exclusive right to develop the said property by constructing new building or buildings thereat for mutual benefit and for the consideration and on the terms and conditions therein contained (in short "the **Development Agreement**").

C. The Principal is executing this Power of Attorney in favour of the said Developer **KEDHA MERCANTILE PRIVATE LTD.** of 18, Rabindra Sarani, Police Station - Bowbazar, Kolkata - 700001 acting through its authorised signatory Shri Ajit Kumar Sharma, son of Shri Suresh Sharma working for gain at 18, Rabindra Sarani, Kolkata - 70000, to act jointly and/or severally (hereinafter for the sake of brevity referred to as "**the Attorney / Attorneys**") as and for the purposes relating to the said property as hereinafter contained.



NOW KNOW YE BY THESE PRESENTS, We, the withinnamed **PRINCIPAL** doth hereby nominate, constitute, appoint the said Attorneys jointly and/or severally as the true and lawful attorney of the Principal for in the names and behalf of the Principal and the said Attorney to do execute exercise and perform all or any of the following acts deeds matters and things relating to said property jointly and/or severally and each of them i.e., to say:-

1. To cause the names of the Principal to be mutated in the records of the B.L. & L.R.O. and the Burdwan Municipality as the Sub Lessor of the said property and also cause assessment and separation thereof.
2. To warn off and prohibit and if necessary proceed in due form of law against all or any trespasser on the said property or any part thereof and to take appropriate steps whether by action or distress or otherwise to evict them and to abate all nuisance and to hold and defend possession of the said property and to maintain and manage the affairs of the said property and to protect the same in all manner.
3. To accept or object to the assessments made from time to time of Annual Valuations in respect of the said property or the building or buildings that may be constructed thereon or any part or share thereof by the concerned authorities / Burdwan Municipality and to attend all hearings and have the same finalized.
4. To pay all rates taxes charges expenses and other outgoings whatsoever (including municipal rates and taxes, land revenue and other charges whatsoever) payable in respect of the said property or any part thereof or any undivided share or shares



therein or the building or buildings that may be constructed thereon or any part or parts thereof and receive refund of the excess amounts, if paid, from the concerned authorities and to grant receipts and discharges in respect thereof.

5. To take all necessary steps and actions and do all acts deeds and things as may be required from time to time for effecting partition of the said property from the remaining shares / portions in the said Dags belonging to the Other Owners, including by instituting suits and other legal proceedings as may be required and found necessary.
6. To apply for conversion of the said property to the concerned authorities under the provisions of the West Bengal Land Reforms Act, 1955 and all other relevant acts and rules, and to have the said property converted in all relevant Government Records so as to be suitable for development.
7. To have the said premises surveyed and measured and to pay for such surveys and have plan/s prepared.
8. To have the soil testing done on places, different spots for knowing the strength of the soil beneath the ground level so that the structural design can be prepared on the reports of the soil strength and to appoint Consultants and Experts for such soil testing at the appropriate remuneration and pay and incur the same.
9. To appoint and also to terminate the appointment of Architects, Engineers, Structural Engineers, Drainage and Plumbing Engineers/Experts, fire fighting experts, electrical engineers, land contractors and all other type of road and garden developers / contractors and such other experts or consultants



as may be necessary for developing the said property in such manner as the said Attorneys or any of them may deem necessary.

10. To appoint suitable number of Engineers, Supervisors, Soil Testing Contractors, Piling Contractors and/or any other type of contractor, worker or labour that may be necessary for starting and or completing and/or carrying out the work of construction including contractors for digging deep tube well and doing all work of sanitation and including septic tank, overhead tank, underground reservoir and fixing the remuneration for such works
11. To appoint Contractors, Advisers, Supervisors and Experts for all purpose like civil construction, drainage, plumbing architectural beautification, interior and exterior decoration, gardening, electrification, fire fighting provision of updated infrastructuring and technology and all other types of contractors that may be necessary for the purpose of development and construction at the said premises.
12. To appoint various other types of persons e.g. experts, skilled and unskilled workers directly or indirectly for construction of the buildings/constructions including swimming pool, health club, general club, and other amenities and also appoint if necessary caretakers, canteen operators, peons, operators, security guards and other necessary staff and employees and persons for managing the affairs of construction, possession and smoothly running the development work at the said property or any of them.



13. To have prepared and finalized and to submit the necessary plans and/or applications for permission for development and construction of building or buildings at the said property with the concerned authorities / Burdwan Municipality, Govt. body or bodies and/or any other authority or authorities as may be necessary and to sign verify and re-verify all applications, forms, undertakings, declarations, papers and documents including plans for sanction that may be necessary for planned development of the said premises and to appoint and empower and authorize the Architects and Consultants to represent the case of the said property before various authorities and for that purpose to sign and grant power/authorization.
14. To apply for and obtain orders of sanction of plans as also for modification of and/or addition and/or alteration to plan as may be sanctioned and/or revision and/or revalidation thereof and/or such other orders and permissions as be expedient therefor.
15. To apply for and obtain "No Objection Certificate" for sanctioning of plan and construction of building/s at the said property from the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976 and all other permissions that may be required for sanctioning of plan, and/or construction of building/s and/or obtaining utilities and other purposes hereinstated.
16. To inform the concerned authorities / Burdwan Municipality of all internal alterations within the sanctioned covered space and to incorporate all such deviations in the Completion Plan in terms of the rules of the concerned authorities / municipality and to get the same regularised.



17. To pay all fees and expenses and obtain sanction revalidation renewal and such other order or orders or permissions from the necessary authorities and to gift any part or portion of the said premises and do all other necessary acts deeds and things as be expedient for sanctioning revalidation renewal modification and/or alteration of plans.
18. To do all necessary acts deeds and things for complying all laws rules regulations bye-laws ordinance etc., for the time being in force with regard to sanctioning modification revision and/or alteration of plan and/or for construction of the new building/s at the said property and obtaining utilities and facilities therein.
19. To incur and pay all fees for consultants, engineers, architects and to deposit all requisite charges, sanction fees and govt. fees that may be necessary for sanctioning of plan and development at the said property and obtaining permissions for development and construction at the said property and also all fees like sanction fee, mutation fee, conversion fee, drainage connection fees, electric deposit and charges, assessment fees, completion fees or any other fees and charges or monetary payment that may from time to time become payable for development and construction at the said property in all respect.
20. To enter into and sign the agreements with the contractors, fixing the remuneration and agree to the detailed terms and conditions of work/duties and manner of payment and make payments as the Attorneys or any of them shall think fit and proper.
21. To fix up the remuneration of the Contractors and all others for the work to be done by them and to make their regular payment



after the work is approved by the technical persons or by the Attorneys and from time to time to make advance/on account payments to them and do all acts, deeds and things that may be necessary for carrying out such work of construction.

22. To appear and represent the Principal before any govt. or semi-govt., private body or Burdwan Municipality or corporation or anybody or bodies where it may be necessary either in person or through appointed lawyers or authorized representative and to furnish all papers, documents as may be required and do all acts, deeds and things that may be necessary for the purpose of obtaining permission/sanction if necessary for developing the said property and constructing the building/s and completing the same.
23. To sign and apply for permission for drainage connection, water connection, telephone connection and/or any other connection as may be thought fit and proper to and to sign all papers and documents and to put/deposit necessary fees in respect thereof and do all acts, deeds and things that may be necessary for the proposed development of the said property and in that behalf to apply for and obtain commencement certificate, completion certificate and/or Certificate of Fitness/Occupancy for the full construction or part thereof in respect of the building or buildings from the Burdwan Municipal Authorities and to sign and submit all such papers, applications, documents, letters that may be necessary for obtaining these certificates or any other certificate.
24. To demolish the existing structures and to level the land and erect boundary walls.



25. To apply for and obtain permission for electricity supply from the West Bengal State Electricity Board (WBSEB) and to install generator and take permission for the same and to sign all applications, papers and documents and to appear and make representations written and oral before the necessary authorities in this behalf either personally or through authorized representative and to grant and transfer to the concerned electricity supplier, if necessary, space for setting up Transformer, Generator Set etc.
26. To obtain all refunds and surplus deposits or fees from the authorities where deposits are to and to have been made in excess or get adjustment of municipal tax bills for which the same has been paid in excess that what is lawfully payable and to get the property assessed to tax and to get all the assessments for assessment of Tax completed.
27. To construct new building or buildings at the said property and for that to demolish the existing buildings and/or other structures of whatsoever nature thereon or as may be constructed in future.
28. To apply for and obtain electricity, gas, water, sewerage, drainage, lift/s, and/or other connections of any other utility or facility in the said property from the WBSEB, the concerned authorities / municipality and other appropriate authorities and/or to make alterations therein and to close down and/or have disconnected the same.
29. To apply for and obtain registration under the West Bengal Building (Regulation of Promotion of Construction and Transfer by Promoters) Act, 1993 and/or the Real Estate (Regulation and



Development) Act, 2016 and to obtain all licenses and permissions under the said Act as may be required for construction of building/s at the said property or any of them.

30. To do all necessary acts deeds and things for complying all laws rules regulations bye-laws ordnance etc., for the time being in force with regard to sanctioning modifications revalidation revision and/or alteration of the plans and/or construction of building/s and/or obtaining utilities and other purposes herein stated.
31. To apply for and obtain permissions and licenses from the appropriate authorities to erect and run/operate one or more lifts, generator, Dish Antenna and other utilities at the said property and to place orders for supply erection and installation thereof on the manufacturer thereof and also to give contract for maintenance of lift or lifts and its concerned machineries.
32. To purchase and acquire all materials that may be required for the purpose of construction or to select the suppliers who will be supplying the materials at the rates to be fixed by the said Attorneys or any of them and approve all materials to make payment to the suppliers for supply of various materials. In case of any dispute with regard to quality or qualities of materials, to negotiate and settle the disputes and if the disputes are referred to the appropriate Court of Law or Arbitration case, to sign all papers and documents necessary therefore.
33. To apply for and obtain the Completion or Occupation or other certificates from the concerned authorities / municipality and/or other concerned authorities in respect of construction



and/or occupation of the building or buildings to be constructed at the said premises or any part thereof.

34. To insure and keep insured all or any constructions at the said property and/or the land comprised in the said property or any part thereof against loss or damage by fire earthquake and/or other risks as be deemed necessary and/or desirable by the said Attorneys or any of them and to pay all premium for such insurance.
35. For all or any of the purposes hereinbefore and also hereinafter stated, to appear and represent the Principal before the Registrar, District Registrar, Additional Registrar, District Sub-Registrar, Additional District Sub-Registrar and other registration authorities, the Collector, the Commissioner, concerned municipality and all its departments, Burdwan Development Authority (BDA), Fire Brigade, the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976, the Authorised Officer under the West Bengal (Regulation of Promotion of Construction and Transfer by Promoters) Act, 1993 and/or the Real Estate (Regulation and Development) Act, 2016, the B.L. & L.R.O. and other authorities under the West Bengal Land Reforms Act, 1955 and other Land / Tenancy laws, Town And Country Planning Authorities, all Revenue Authorities, Pollution Control Board and other authorities connected to pollution matters, Development Plan Authorities of the Government of West Bengal and/or India, Insurance Companies and authorities and Police Authorities and also all other authorities and Government Departments and/or its officers and also all other State Executives Judicial or Quasi Judicial, Municipal and other authorities and persons and also all courts tribunals and appellate authorities and to do all acts



deeds and things and to make sign execute register submit register and/or deliver all documents, declarations, affidavits, deeds of gift, applications, undertakings, indemnities, objections, notices etc (including those relating to boundary verification) and also to submit and take delivery of all title deeds concerning the said property and other papers and documents (including cause papers and orders passed in any suit or litigation or proceeding) as be required by the necessary authorities or as may in any way be found necessary or expedient by the said Attorneys or any of them.

36. To sell, lease out or otherwise transfer or agree so to do the flats, units, office spaces, shops, showrooms, car parking spaces or rights and other constructed areas or saleable spaces in the new building or buildings to be constructed at the said premises to the person or persons interested in owning purchasing, taking on lease and/or otherwise acquiring the same together with or independent of or independently the land comprised in the said property at such consideration, premium, rent etc., and on such terms and conditions as the said Attorneys or any of them may deem fit and proper and to receive all proceeds consideration and other amounts received/realised out of such sale, lease and/or transfer and grant valid receipts and discharges which shall fully exonerate the person paying the same.
37. To join in as confirming party to agreements for sale, lease or otherwise transfer of the flats, shops, showrooms, offices, car parking spaces or rights and other constructed areas or saleable spaces in the new building/s to be constructed at the said property and/or undivided share in the land comprised in the said property or part thereof, and confirming thereunder the



rights and entitlements of the Developer under the said Development Agreement and agreeing to execute the Deeds of Conveyance, Lease or otherwise transfer to be executed in pursuance thereof.

38. To cancel and terminate any contract, agreement, right of occupancy user and/or enjoyment with any person or persons intending to own and/or acquire flats, units, car parking spaces and other constructed areas/saleable spaces and/or undivided share in the land comprised in the said property or part thereof for and on behalf of the principals and the said Attorneys or any of them and for that to sign execute and deliver all papers, deeds, cancellation, documents, instruments and writings and do all acts deeds and things, including to make refund and payments to them on any account whatsoever such as refund of earnest money, interest (if applicable), penalty and damages (if applicable) etc., and also to deal with the space and rights of such person or persons in such manner as the said Attorneys or any of them may deem fit and proper.
39. To ask, demand, sue for, recover, realise and collect all monies, earnest monies, considerations, premiums, rent, construction costs, deposits, advances, compensations, interests, damages, payments whatsoever etc., which are or may be due payable or recoverable from any person or persons or authority or authorities on any account whatsoever and to give effectual receipts and discharges for the same.
40. To sign, execute, present for registration and enforce any covenant in any agreement for sale or any other agreement or contract of transfer Deed of Partition executed by the Principal or by the said Attorneys or any of them by virtue of the powers



hereby conferred in favour of the person or persons interested in owning purchasing, taking on lease and/or otherwise acquiring flats, units, car parking spaces or rights and other constructed areas or saleable spaces in the new building or buildings to be constructed at the said property or otherwise together with or independent of or independently the land comprised in the said premises and if any right to re-enter arises under such covenants or under notice to determine or quit then to exercise such right, amongst others.

41. To deliver possession and/or make over the constructed flats / offices / shops / showrooms / portions / saleable spaces and rights / car parking spaces and rights etc., and issue letters of possession and to do all and everything that shall be necessary for completing all sales, transfers, leases or tenancies or otherwise.
42. To form and/or promote an Association or holding organization/ co-operative society/ limited company for maintenance of the building/s at the said property and so long as the same is not formed, to maintain and realize statutory taxes impositions surcharge expenses Maintenance Charges fixed from time to time for granting electricity, commercial facilities, water, lifts and other facilities which the occupants may get at the appropriate rate and to grant valid receipts in respect of such collection and to pay or incur all costs in respect of such maintenance of the premises therefrom.
43. To receive compensations and other moneys payable in respect of acquisition and/or requisition of the said property or any part thereof or the building or buildings to be constructed on the said property or any part thereof.



44. To file complaints with the concerned Magistrate for protecting the said premises and/or the buildings to be constructed thereon against all unlawful acts if done by anybody and prosecute the same.
45. To apply for and take loans and/or finances from any Bank or Financial Institution (including LIC Housing Finance Limited, Housing Development Finance Corporation Limited, SBI Homes Finance Limited, National Housing Bank, Standard Chartered Bank, ICICI Bank, other Banks etc.) by creating charge on the said property or on the security of the said property and such other securities and guarantees as may be required and on such terms and conditions as the said Attorneys or any of them may deem fit and proper and to sign all documents (including for sale and transfer) and to allow the persons interested in purchasing flats, units, shops, showrooms, car parking spaces or rights and other constructed areas or saleable spaces or rights in the new building or buildings to be constructed at the said property and/or the land comprised in the said property or any portion thereof or any undivided share therein to take loans from any such Bank or Financial Institution.
46. To create security or charge on the said property by creating such charges and mortgages, including mortgaging of the said property by way of equitable mortgage by depositing of Title Deeds of the said property, and for the said purposes sign execute and make Bills of Exchange, Security Deeds, Mortgage Deeds, Indemnities give and deposit the title deeds, deed of pledge hypothecation and hundies, promissory notes, guarantees and agree to all terms and conditions, covenant stipulations as shall be thought fit and proper by our said



Attorneys or any of them and enter into and enter into and sign all documents agreements declarations confirmations and instruments.

47. For all or any of the powers and authorities herein contained to sign execute enter into modify, cancel, alter, draw, approve rectify and/or register and/or give consent and confirmation to all papers, documents, agreements, supplementary agreements, consents, confirmations, deeds, sale deeds, lease deeds, nominations, assignments, cancellation deeds, rectifications, deeds, declarations, affidavits, applications, undertakings, indemnities and other documents.
48. For all or any of the powers and authorities herein contained, to appear and represent the Principals before any Registrar, Sub Registrar, Additional Registrar, District Registrar, Additional District Sub Registrar, Registrar of Assurances and other officer or officers or authority or authorities having jurisdiction and to present for registration and admit execution and to acknowledge and register or have registered and perfected all documents deeds instruments and writings signed by the said Attorneys or any of them by virtue of all or any of the powers hereby conferred.
49. To appear and represent the Principals before any Notary Public, Metropolitan or other Magistrates and other officer or officers and authorities in connection with affirmation of any deed instrument declaration or writing signed or made by the said Attorneys or any of them by virtue of the powers hereby conferred.



50. To commence prosecute enforce defend answer and oppose all actions suits writs appeals revisions and other legal proceedings and demands civil, criminal or revenue concerning the said property in any manner, including for sanction, revalidation, renewal, modification, revision and/or alteration of the plans and/or construction of building or buildings and/or obtaining of permissions, clearances, certificates etc., and/or sale or transfer of the flats, units, shops, showrooms, car parking spaces or rights and other constructed areas or saleable spaces or rights in the new building or buildings to be constructed at the said premises and/or touching any of the matters herein stated in which the Principals in any way or manner now are or may hereafter be interested or concerned and if thought fit to compromise settle, refer to arbitration, abandon, submit to judgement or become non suited in any such action or proceedings as aforesaid before any Court or Tribunal, Civil or Criminal or Revenue, including the Municipal Tribunal, Collector, Thika Controller etc.
51. To sign declare verify and/or affirm any plaint, written statement, petition, application, consent petition, affidavit, vakalatnama, warrant of attorney, memorandum of appeal or any other document or cause paper in any proceeding as the occasions shall require and/or as the said Attorneys or any of them may think fit and proper.
52. To accept notices, summons and services of papers from any Court, Tribunal, postal authorities and/or other authorities and/or persons.



53. To receive or pay and/or deposit on behalf and account of the Principals all moneys including stamp duty, court fees, registration fees, legal fees etc.
54. To receive, on behalf and account of the Principals, refund of the excess amount of fee or other amounts, if any, paid for the purposes hereinstated and to give valid and effectual receipts in respect thereof.
55. For better and more effectually exercising the powers and authorities aforesaid to retain appoint and employ Advocates, Pleaders, Solicitors, Mukhtears and to revoke such appointments.
56. To appoint and terminate the appointment from time to time of any substitute or substitutes for exercising all or any of the authorities hereby conferred on the said Attorneys and to delegate all or any of the powers and authorities herein contained and on such substitution/delegation, it shall be deemed that the powers to the extent delegated shall be deemed to have been given directly by the Principals in favour of such substitute or delegate.
57. To institute, defend and prosecute, enforce or resist any suit or other action and proceedings, appeals, in any court of India, civil, criminal, revenue, or before any tribunal or arbitration or Income Tax Authorities or any other quasi judicial authorities on our behalf with respect to the said property or any part thereof and to execute and sign Vakalatnama and other authorities to act and plead, to sign and verify complaints, written statements, affidavits, declarations, applications, petitions and other pleading including pleadings under Article 226 of the



Constitution of India and also to present any memorandum of appeal and other legal processes, enforce judgement, execute any decree or order, to appoint and engage on our behalf any advocate, attorney, counsels as our said attorney would think fit and proper and to adjust, settle, compromise, withdraw the same.

58. For better and more effectually exercising all or any of the powers and authorities herein granted, to retain, appoint and employ Advocates, Solicitors, lawyers etc. and to pay their fees and costs.
59. To receive, pay and/or deposit all moneys including court fees, stamp and registration fees, other fees etc. and to receive, refunds thereof and grant valid receipts and discharge in respect thereof.
60. To warn off and prohibit and, if necessary, proceed in due form of law against any trespassers on the premises or any part thereof of those who have committed any breach of the covenants or obligations and to take appropriate steps whether by action or distress or otherwise and to abate all nuisance.
61. For and/or any of the aforesaid purposes to sign execute verify and/or affirm for us and on our behalf and in our names all maps, plans, applications, letters, communications, documents, papers, writings and pleadings (including complaints, petitions, affidavits, written statements applications, Memoranda of Appeals, etc.) as may be required.



AND GENERALLY to do all acts deeds matters and things for better exercise of the authorities hereby granted in respect of the said premises which the Principals themselves could have lawfully done under our own hands and seals, if personally present.

AND the Principal doth hereby ratify and confirms and agrees and undertakes to ratify and confirm all and whatever the said Attorneys or any of them has done or shall lawfully do or cause to be done in or about the premises aforesaid.

AND this Power of Attorney is in respect of Developer's allocation only. No right to sell of the Owner's allocation

THE SCHEDULE ABOVE REFERRED TO:

(said property)

ALL THAT the piece and parcel of demarcated land measuring 3.16 Acres more or less all situated in R.S. ^{14R} Dag No. 1920/2180, R.S. Khatian No. 563/1219, Mouza - Kamnara, J.L. No. 49, A.D.S.R.O. Burdwan, Sheet No. 2, District-Purba Burdwan, within the Local Limits of Kethiya Gram Panchayat.



IN WITNESS WHEREOF the Principals have executed this
Power of Attorney on this 18th day of February 2022

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

Partha Nandy
10, K. S. Roy Road
Kolkata - 700001

Abhijeet Das.
K. S. Roy Road.
Kolkata - 700001

POODAR PROJECTS LIMITED

High
Authorized Signatory

We accept

For KEDHA MERCANTILE PVT. LTD.

A. K. Bhattacharya
Authorized Signatory

Drafted by
Anwarul Karim Roy
Advocate
WB/1922/1930
High Court
Calcutta

SPECIMEN FORM FOR TEN FINGERPRINTS



		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand						
Right Hand						



		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand						
Right Hand						



		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand						
Right Hand						

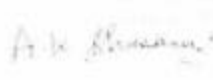


		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand						
Right Hand						

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	KEDHA MERCANTILE PRIVATE LIMITED 18, RABINDRA SARANI, PODDAR COURT, 9th FLOOR, City:- Kolkata, P.O:- KOLKATA GPO, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700001, PAN No.: AAxxxxxx7H,Aadhaar No Not Provided by UIDAI Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr VIKASH SINGH Son of Mr BRAHMA DAYAL SINGH Date of Execution - 18/02/2022, , Admitted by: Self, Date of Admission: 18/02/2022, Place of Admission of Execution: Office	Photo 	Finger Print 	Signature 
		Feb 18 2022 12:48PM	LT1 18/02/2022	18/02/2022
18, RABINDRA SARANI, PODDAR COURT, 9th FLOOR, City:- Kolkata, P.O:- KOLKATA GPO, P.S:- Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700001, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.: DTxxxxxx7M, Aadhaar No: 55xxxxxxxx8173 Status : Representative, Representative of : PODDAR PROJECTS LIMITED (as AUTHORISED SIGNATORY)				
2	Name Mr AJIT KUMAR SHARMA (Presentant) Son of Mr SURESH KUMAR SHARMA Date of Execution - 18/02/2022, , Admitted by: Self, Date of Admission: 18/02/2022, Place of Admission of Execution: Office	Photo 	Finger Print 	Signature 
		Feb 18 2022 12:47PM	LT1 18/02/2022	18/02/2022
18, RABINDRA SARANI, PODDAR COURT, 9th FLOOR, City:- Kolkata, P.O:- KOLKATA GPO, P.S:- Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700001, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.: AXxxxxxx9N, Aadhaar No: 81xxxxxxxx4612 Status : Representative, Representative of : KEDHA MERCANTILE PRIVATE LIMITED (as AUTHORISED SIGNATORY)				

Identifier Details :

Name	Photo	Finger Print	Signature
PARTHA NANDY Son of Late ARUN KUMAR NANDY 210, BAKSARA VILLAGE ROAD, City:- , P.O:- BAKSARA, P.S:-Santogachi, District:-Howrah, West Bengal, India, PIN:- 711110			
	18/02/2022	18/02/2022	18/02/2022

Identifier Of Mr VIKASH SINGH, Mr AJIT KUMAR SHARMA

Major Information of the Deed

Deed No :	I-1903-02706/2022	Date of Registration	18/02/2022
Query No / Year	1903-8000500839/2022	Office where deed is registered	
Query Date	15/02/2022 1:42:15 PM	A.R.A. - III KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	PARTHA NANDY 10, K S ROY ROAD, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN : 700001, Mobile No. : 7003298463, Status :Others		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 2,25,24,480/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 73/- (Article:E, M(a).)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190315110/2021		

Land Details :

District: Purba Bardhaman, P.S:- Bardhaman, Gram Panchayat: SARAITIKAR, Mouza: Kamnara, Pin Code: 713169

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1920/2180	LR-563	Bastu	Bastu	3.16 Acre		2,25,24,480/-	Property is on Road Adjacent Metal Road. Project Name:-
Grand Total :					316Dec	0/-	225,24,480/-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	PODDAR PROJECTS LIMITED 18, RABINDRA SARANI, PODDAR COURT, 9th FLOOR, City:- Kolkata, P.O:- KOLKATA GPO, P.S:- Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700001, PAN No.:: AAxxxxxx4B,Aadhaar No Not Provided by ILLD Status :Organization, Executed by: Representative, Executed by: Representative

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	PODDAR PROJECTS LIMITED	KEDHA MERCANTILE PRIVATE LIMITED-316 Dec

Land Details as per Land Record

District: Purba Bardhaman, P.S:- Bardhaman, Gram Panchayat: SARAITIKAR, Mouza: Kamnara, Pin Code : 713107

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1920/2180, LR Khatian No:- 563		Owner Name not selected by applicant.

On 18-02-2022

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number (g) of Indian Stamp Act 1899.

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

Presented for registration at 12:30 hrs on 18-02-2022, at the Office of the A.R.A. - III KOLKATA by Mr AJIT KUMAR SHARMA ..

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs. 2,25,24,480/-

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

Execution is admitted on 18-02-2022 by Mr VIKASH SINGH, AUTHORISED SIGNATORY, PODDAR PROJECTS LIMITED, 18, RABINDRA SARANI, PODDAR COURT, 9th FLOOR, City:- Kolkata, P.O:- KOLKATA GPO, P.S:- Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700001

Indetified by PARTHA NANDY, . . Son of Late ARUN KUMAR NANDY, 210, BAKSARA VILLAGE ROAD, P.O:- BAKSARA, Thana: Santragachi, . Howrah, WEST BENGAL, India, PIN - 711110, by caste Hindu, by profession Service

Execution is admitted on 18-02-2022 by Mr AJIT KUMAR SHARMA, AUTHORISED SIGNATORY, KEDHA MERCANTILE PRIVATE LIMITED, 18, RABINDRA SARANI, PODDAR COURT, 9th FLOOR, City:- Kolkata, P.O:- KOLKATA GPO, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700001

Indetified by PARTHA NANDY, . . Son of Late ARUN KUMAR NANDY, 210, BAKSARA VILLAGE ROAD, P.O:- BAKSARA, Thana: Santragachi, . Howrah, WEST BENGAL, India, PIN - 711110, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 73/- (E = Rs 7/- ,I = Rs 55/- ,M(a) = Rs 11/- (b) = Rs 4/-) and Registration Fees paid by Cash Rs 73/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs. 100/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 112806, Amount: Rs.100/-, Date of Purchase: 02/11/2021, Vendor name Suranjn Mukherjee

Samar Kumar Pramanick
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AACCP5704B



नाम / NAME
PODDAR PROJECTS LIMITED

नियमन/बनने की तिथि / DATE OF INCORPORATION/FORMATION
05-02-1963

मुख्य आयकर अधिकारी, (प्राथमिक - अभा.), कोलकाता
COMMISSIONER OF INCOME-TAX (C.O.), KOLIKATA

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AACCK2147H



नाम /NAME

KEDHA MERCANTILE PRIVATE LIMITED

निगमन/बनने की तिथि /DATE OF INCORPORATION/FORMATION
07-05-1999

अधीक्षक आयकर, (कम), को. १, को.
COMMISSIONER OF INCOME-TAX (C.O. 1, KOLKATA)

ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD
GYZ2391639



নির্বাচকের নাম : বিকাশ সিং

Elector's Name : Vikash Singh

পিতার নাম : ব্রহ্মদয়াল সিং

Father's Name : Brahmdayal Singh

লিঙ্গ / Sex : পুরুষ / M

জন্ম তারিখ
Date of Birth : 25/06/1988

GYZ2391639

ঠিকানা:

28 বারোদা ভট্টাচার্য লেন, 28 হোৱাহা হাউজ
711101

Address:

28 Baroda Bhattacharya Lane, 28
Howrah Howrah 711101

Date: 29/09/2007

163-হোৱাহা মধ্য নির্বাচন কেন্দ্রের নির্বাচক নিয়ন্ত্রক

অনৈকান্তিকতার স্বাক্ষরের অনুমতি

Facsimile Signature of the Electoral

Registration Officer for

163-Howrah Central Constituency

বিজ্ঞপ্তি: পরিচয় পত্রটি মাত্র একবার ব্যবহার করা যাবে।
যদি পরিচয় পত্রটি নষ্ট হয়ে যায় তবে এটি পুনরায়
প্রাপ্ত করা যাবে।

In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

163/2007



ভারত সরকার
Government of India

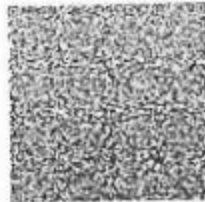
ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ভারতীয় পরিচয় নম্বর/Enrolment No.: 2010/15710/00226

To
বিকাশ সিং
Vikash Singh
S/O: Brahma Dayal Singh
28
BARADA CHARAN BHATTACHERYA LANE
HOWRAH
MALICK FATAK
Haora (M.Corp)
Howrah West Bengal - 711101
9748684411

Download Date: 27/02/2013

Issue Date: 16/12/2013



আপনার আধার সংখ্যা / Your Aadhaar No. :

5577 0445 8173

VID : 9198 1592 2663 7776

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



বিকাশ সিং
Vikash Singh
জন্মতারিখ/DOB: 25/06/1988
পুরুষ MALE

Issue Date: 16/12/2013

5577 0445 8173

VID : 9198 1592 2663 7776

আমার আধার, আমার পরিচয়



Government of India



ভাষা

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- নিরাপদ ডিউআর কোড / অফলাইন এক্সএমএল / অনলাইন প্রমাণীকরণ ব্যবহার করে পরিচয় যাচাই করুন।
- এটি এক ইলেকট্রনিক প্রক্রিয়ার তৈরী পত্র

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- আধার সারা দেশে মান্য
- আধার আপনাকে বিভিন্ন সরকারী ও বেসরকারী পরিষেবা প্রাপ্তিতে সাহায্য করে।
- আধারে আপনার মোবাইল নাম্বার ও ইমেইল আইডি আপডেইট রাখুন।
- আধার নিজের স্মার্ট ফোনে রাখুন, mAadhaar App দ্বারা।

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India



ঠিকানা:
S/O: Brahma Dayal Singh, 28, BARADA
CHARAN BHATTACHERYA LANE,
MALICK FATAK, HOWRAH, Haora
(M.Corp), West Bengal - 711101

Address:
S/O: Brahma Dayal Singh, 28, BARADA
CHARAN BHATTACHERYA LANE,
MALICK FATAK, HOWRAH, Haora
(M.Corp), Howrah,
West Bengal - 711101



5577 0445 8173

VID : 9198 1592 2663 7776

1947 | help@uidai.gov.in | www.uidai.gov.in

Signature



Signature



A. K. Sharma



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



E-Aadhaar Letter

नामांकन क्रमांक/Enrolment No.: 1088/47405/05035

Ajit Sharma (अजित शर्मा)

S/O: Suresh Sharma, aradhna apartment 7th floor, 82
Golaghat, V.I.P Road, Near Bika Food Palace,
golaghat road, Sreebhum, North 24 Parganas,
West Bengal - 700048

Book: 160270015

आपका आधार क्रमांक/Your Aadhaar No.:

8135 0340 4612



आधार-आम आदमी का अधिकार



1800 201 1927



help@uidai.gov.in



www.uidai.gov.in

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.

Validity unknown
Digitally signed by Unique
IDENTIFICATION AUTHORITY OF INDIA
Date: 2015.07.15 12:15:09 IST

- आधार देश भर में मान्य है।
- आधार के लिए आपको एक ही बार नामांकन दर्ज करवाने की आवश्यकता है।
- कृपया अपना नवीनतम मोबाइल नंबर तथा ई-मेल पता दर्ज कराएं, इससे आपको विभिन्न सुविधाएं प्राप्त करने में सहायित होगी।

- Aadhaar is valid throughout the country.
- You need to enrol only once for Aadhaar.
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भारत सरकार
GOVERNMENT OF INDIA



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



अजित शर्मा
Ajit Sharma
जन्म तिथि/DOB: 10/06/1982
पुरुष / MALE



पता:

आरमज: सुरेश शर्मा,
आराधना अपार्टमेंट 7वां
तल्ला, 82 गोलघटा,
वी.आई.पी रोड, बिका फूड
पैलेस के पास, गोलघटा रोड,
श्रीभूमि, नॉर्थ 24 परगाना,
वेस्ट बंगाल - 700048

Address:

S/O: Suresh Sharma, aradhna
apartment 7th floor, 82 Golaghat,
V.I.P Road, Near Bika Food Palace,
golaghat road, Sreebhum, North 24
Parganas,
West Bengal - 700048

8135 0340 4612

8135 0340 4612

आधार-आम आदमी का अधिकार

Aadhaar-Aam Admi ka Adhikar

A. K. Sharma



INDIAN UNION DRIVING LICENCE
ISSUED BY WEST BENGAL STATE

WB

DL No. : WB07 2020 0003360

Issue Date : Validity (NT) : Validity (TR) :

19-03-2020 19-03-2030

Name : AJIT KUMAR SHARMA

Date Of Birth : 10-06-1982 Blood Group :-

Organ Donor : No

Holder's

Son / Daughter / : SURESH SHARMA

Address :

ARADHNA APPARTMENT 7TH FLOOR 82 GOLAGHATA V I P ,
ROAD NEAR BIKA FOODPALACE GOLAGHATA ROAD SREEBHUMI,
Kolkata (M Corp.), Kolkata, WB, 700048

Date Of First Issue: 20-03-2020



Hazardous validity :

Hill Validity :

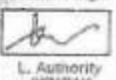
Invalid Carriages (Regn) :

Class of Vehicle Details

No.	COV	Date of Issue	Issued by	Catg	Badge Number	Badge Issue Date	Issued by
1	MCWG	20-03-2020	WB07	NT			
2	LMV	20-03-2020	WB07	NT			

L.A. SALT LAKE
Licencing Authority

Emergency Contact Number

INDIAN UNION DRIVING LICENCE		WEST BENGAL STATE	
No.	WB-112011139546	Issue D.	13/04/2011
Name	PARTHA NANDY		
S/D/W of	ARUN KUMAR NANDY		
Blood Gr.	B, O, 09/09/1990		
Address:-			
210 BAKSARA VILLAGE RD, BAKSARA, RAHOLA			
Subscribed to Drive Through			
Valid Till			
NT	08/03/2030		Holder's Sign 
T	00/00/0000		
Badge Details			
Number		L. Authority BHOIRAB	
Dt. of Issue	00/00/0000		
Valid Till	00/00/0000		

Partha Nandy

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1903-2022, Page from 222479 to 222516

being No 190302706 for the year 2022.



Digitally signed by Samar kumar
pramanick
Date: 2022.03.28 11:28:35 +05:30
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2022/03/28 11:28:35 AM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
West Bengal.

(This document is digitally signed.)

aaaaaaaaaaaaaaaaaaaaaaaaaaaaaaaa
DATED THIS 18th DAY OF February 2022
aaaaaaaaaaaaaaaaaaaaaaaaaaaaaaaa

FROM

PODDAR PROJECTS LIMITED.

TO

KEDHA MERCANTILE PRIVATE
LIMITED.

POWER OF ATTORNEY

MR. AWANI KUMAR ROY

Advocate

10, Kiran Shankar Roy Road,
Kolkata - 700 001.