

10993/23

I-10547/23



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FIFTY
RUPEES
Rs.50

पश्चिमबंग पश्चिम बंगाल WEST BENGAL

AH 555914

certified that the document is admitted for registration. The signature sheets and the endroement sheets attached with the document are the part of this document

[Signature]
District Sub-Register-III
Alipore, South 24-pargana

08 JUL 2023

TO ALL TO WHOM THESE PRESENTS SHALL COME WE, (1) PACE DEALCOM PRIVATE LIMITED, a Company within the meaning of the Companies Act, 2013 having its registered office at 9F, Everest House, 46C, Chowringhee Road, Police Station Shakespeare Sarani, Post Office Little Russle Street, Kolkata-700071 having CIN U51909WB1996PTC078993 and PAN AEHPB3956K represented by its Directors Arvind Kumar Meharia, son of Late Hanuman Das Meharia residing at 29/4, Ballygunj Park, 65 Karaya, Police Station Karaya, Post Office Ballygunge, Kolkata-700019 having PAN AABCP5507H and Aadhaar No 732737164055, authorized by the Resolution dated 26-06-2023 passed by its Board of Directors (hereinafter referred to as "the Owner No. 1") (2) ROMEX AGENCIES PRIVATE LIMITED, a Company within the meaning of the Companies Act, 1956 having its registered office at 9F, Everest House, 46C, Chowringhee Road, Police Station Shakespeare Sarani, Post Office Little Russle Street, Kolkata-700071 having CIN U51494WB1996PTC078992 and PAN AABCR2428P represented by its Directors Arvind Kumar Meharia, son of Late Hanuman Das Meharia, residing at 29/4, Ballygunj Park, 65 Karaya, Police Station Karaya, Post Office Ballygunge, Kolkata-700019 having PAN AABCP5507H and Aadhaar No 732737164055, authorized by the Resolution dated 26-06-2023 passed by its Board of Directors (hereinafter referred to as "the Owner No. 2") (3) NILANCHAL ESTATES PRIVATE

18.7.23
9.8/1820869/23

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07 JUN 2023

NO. DATE

SOLD TO

ADDRESS

RS.

07 JUN 2023



CODE NO. (1087)
LICENCED NO.
20 & 20A / 1973

ANJUSHREE BANERJEE
L. S. VENDOR (O.B.)
HIGH COURT, KOLKATA.

07 JUN 2023



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS. ALIPORE

18 JUL 2023

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LIMITED, a Company within the meaning of the Companies Act, 1956 having its registered office at 9F, Everest House, 46C, Chowringhee Road, Police Station Shakespeare Sarani, Post Office Little Russle Street, Kolkata-700071 having CIN U70101WB1986PTC041364 and PAN AAACN8566D represented by its Directors Arvind Kumar Meharia, son of Late Hanuman Das Meharia residing at 29/4, Ballygunj Park, 65 Karaya, Police Station Karaya, Post Office Ballygunge, Kolkata-700019 having PAN AABCP5507H and Aadhar No 732737164055, authorized by the Resolution dated 26-06-2023 passed by its Board of Directors (hereinafter referred to as "the **Owner No. 3**") (4) **SMARTLAND ESTATES PRIVATE LIMITED**, a Company within the meaning of the Companies Act, 1956 having its registered office at 9F, Everest House, 46C, Chowringhee Road, Kolkata-700071, Police Station – Shakespeare Sarani, Post Office Little Russle Street, having CIN U70101WB1993PTC057744, having PAN AADCS7281B and represented by its Directors Arvind Kumar Meharia, son of Late Hanuman Das Meharia residing at 29/4, Ballygunj Park, 65 Karaya, Kolkata-700019, Police Station Karaya, Post Office Ballygunge, having PAN AABCP5507H and Aadhaar No 732737164055, authorized by the Resolution dated 26-06-2023 passed by its Board of Directors (hereinafter referred to as "the **Owner No. 4**") (5) **ARVIND KUMAR MEHARIA**, son of Late Hanuman Das Meharia residing at 29/4, Ballygunj Park, 65 Karaya, Kolkata-700019, Police Station Karaya, Post Office Ballygunge, having PAN AABCP5507H and Aadhaar No 732737164055 (hereinafter referred to as "the **Owner No. 5**") hereinafter collectively referred to as "**the Appointors**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, successors, executors, administrators, legal representatives and assigns) **SEND GREETINGS**

WHEREAS:

- A. The Appointors are the absolute lawful owners of and fully seized and possessed of and otherwise well and sufficiently entitled to ALL THAT the piece or parcel of land measuring about 1 (one) Bigha 15 (fifteen) Cottahs 5 (five) Chittacks and 1 (one) square feet together with the buildings, dwelling units, outhouses, sheds, other structures about 16418.1926 (sixteen thousand four hundred and eighteen point one nine two six) square feet standing thereon, situate lying at and being Municipal Premises No. 189/B, Netaji Subhas Chandra Bose Road, Police Station Tollygunge, Kolkata-700040 within Ward No.98 of the Kolkata Municipal Corporation and are hereinafter collectively referred to as the "said Property" and are morefully described in the Schedule hereunder written.
- B. The Appointors have granted development rights in respect of the said Property to Realmark Evana LLP (hereinafter referred to as "**the Developer**") on the terms and conditions recorded in a registered Development Agreement dated 18.07.2023 with the D.S.R. III Alipore 24 Pg(s), in Book No. I, Being No. 10538 for the year 2023 (hereinafter referred to as "**the Development Agreement**"). In terms of the Development Agreement, the Appointors shall make available for the purpose of development the said Property with a good and marketable title free from all encumbrances and liabilities whatsoever and capable of being



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developed, constructed upon and sold. The Developer shall at its own costs develop the said Property and construct new buildings thereon in accordance with the plans ("**Building Plans**") that may be sanctioned and/or revised from time to time by the Kolkata Municipal Corporation ("**KMC**") as residential-cum-commercial buildings with specified areas, amenities and facilities to be enjoyed in common ("**New Buildings**") as per mutually agreed specifications in the manner envisaged in the Development Agreement.

- C. Under the Development Agreement the Appointors are required to grant a Power of Attorney in favour of the Developer and/or its authorized representatives and this Power of Attorney is being granted in terms thereof for facilitating the development and construction on the said Property as also the marketing and selling the Units and other rights therein in favour of the Transferees.

NOW KNOW YE ALL AND THESE PRESENTS WITNESS that We, the Appointors herein do hereby jointly and severally nominate, constitute and appoint Realmark Evana LLP, a limited liability partnership, having its registered office at Room No.192, 5th Floor, Karnani Estates, 209, A.J.C Bose Road, Police Station Beniapukur, Post Office Circus Avenue, Kolkata-700017 and having LLPIN AAM-3573 and PAN AAYFR8935M, represented by its Designated Partner/Authorised Representative/Signatory as may be appointed from time to time, and empowered and authorized them to act in terms of the said Development Agreement, referred to as "**the said Attorney**" to be our true and lawful Attorney, for us and in our names and on our behalf to act and/or do, perform, exercise and execute or cause to be done, performed, exercised and executed the following acts, deeds, matters and things relating to the said Property and to exercise all or any of the following powers and authorities relating to the Project and/or the development and the marketing and selling the Units and other rights therein in favour of the Transferees by the Developer:

1. To look after, maintain, manage, administer and protect the said Property and the possession thereof and for the said purpose to appear and represent us before all government departments, relevant statutory and other authorities, bodies, entities, officers, etc. including the Kolkata Municipal Corporation ("**KMC**"), Kolkata Metropolitan Development Authority ("**KMDA**") Kolkata Improvement Trust ("**KIT**"), etc. ("**Authorities**") in respect of the said Property and the Project and to take all steps and do all acts, deeds, matters and things as the said Attorneys shall think fit and proper.
2. To demolish, erect, construct and/or repair the boundary walls in and around the said Property or any portion thereof.
3. To have the land comprised in the said Property to be surveyed and the soil tested and for the aforesaid purpose to do all other acts deeds and things as may be necessary and/or required.
4. To appear and represent the Appointors before all authorities/ departments including those under the KMC for fixation and/or finalisation of the annual valuation of the said Property and/or for getting the nature, character and use of the said Property or



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any portion thereof converted if required for enabling development and construction on the said Property and for that purpose to prepare, sign, execute, submit and file all papers, documents, forms, returns, applications and declarations regarding the same and to do all other acts, deeds and things as may be required.

5. To apply for and obtain from all Authorities all necessary sanctions, permissions, approvals, clearances, exemptions, consents, no objections, registrations, licences, declarations, etc. (collectively "**Approvals**") relating to the said Property or any portion thereof and/or required for the Project including the development, construction and/or marketing and selling the Units and other rights therein in favour of the Transferees.
6. To make, prepare, sign, submit, apply for, obtain and get sanctioned and/or approved from the KMC and/or any other concerned Authority the Building Plans for construction of the New Buildings and/or fresh, modified or revised plans in respect of the said Property or any portion thereof as also to apply for regularization/approval of any deviations/modifications thereof and for the said purpose to prepare and make applications and to sign, execute, verify, affirm and submit all maps, plans, drawings, applications, letters, communications, documents, statements, undertakings, declarations, representations, petitions, affidavits, papers and writings as may be required and also to do all acts, deeds, things and matters concerning or relating to sanction and/or modifications and/or revision of plans as aforesaid and/or ancillary and/or incidental thereto and to present, submit and/or deliver the same or any of them to the KMC and/or to other concerned authority or body as may be deemed necessary by the said Attorneys and to appear before any of the authorities and to fully and effectually represent the Appointors in all matters and proceedings relating to the above.
7. To make, prepare, sign, submit, apply for, obtain and get registered and/or approved the Project from the concerned authority under the Real Estate (Regulation and Development) Act, 2016 and for the said purpose to prepare and make applications and to sign, execute, verify, affirm and submit all maps, plans, drawings, applications, letters, communications, documents, statements, undertakings, declarations, representations, petitions, affidavits, papers and writings as may be required and also to do all acts, deeds, things and matters concerning or relating to registration and/or approval and/or extension of registration of the Project from the concerned authority under the Real Estate (Regulation and Development) Act, 2016 and/or ancillary and/or incidental thereto and to appear before any of the authorities and to fully and effectually represent the Appointors in all matters and proceedings relating to the above.
8. To deposit and/or pay sanction and/or other fees, charges, expenses, etc. relating to the said Property and/or the Project to any authority or body including the KMC and to withdraw fees and documents and receive refund of the excess amount, if any, paid to such authority or body and to give valid receipts and discharges thereof.
9. To sign, execute and if necessary register the deeds, documents and papers for creating mortgage/charge over the said Property or any portion thereof in favour of the Financier for taking loan in accordance with the provisions of Clause 12.1 of the



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Development Agreement and for obtaining loans Project Finance by the Developer in accordance with the provisions of Clause 12.1 of the Development Agreement and to deposit the Original Title Documents of the said Property with the Financier as security for the same in terms of the above two clauses.

10. To appoint Engineers, Architects, Surveyors, Contractors, Sub-Contractors and other Consultants, etc. for the Project as the said Attorneys shall think fit and proper and to make payment of their fees and charges.
11. To apply for and obtain quotas, entitlements and other allocations, permissions, licences, etc for cement, steel, bricks and other building materials and inputs and facilities/equipment required for the construction of the New Buildings.
12. To take all steps and to do all acts, deeds, matters and things that may be necessary or required for enabling the Developer to obtain the Approvals and to construct and complete the New Buildings and to market and sale the Units and other rights therein in favour of the Transferees in terms of the Development Agreement.
13. To demolish the existing building and other structures at the said Property and to remove and sell the materials/debris/salvage and to construct and complete the New Buildings and to apply for regularization/approval of any deviations/modifications and to apply for and obtain Partial and/or Full Completion/Occupation Certificate and to take all steps regarding the above.
14. To take all steps for development on the said Property, for construction and completion of the New Buildings thereon, for marketing, sales and transfer of the Units and other rights therein in favour of the Transferees in terms of the Development Agreement including any addition, amendment, modification and/or alteration thereof.
15. To apply for and obtain all necessary Approvals and connections (temporary or permanent) from the Authorities relating to the said Property or any portion thereof including those relating to electricity, sewerage, drainage, water, telephone, gas, lift and other utility connections/facilities from the respective relevant authorities and/or for making alterations therein and for the said purposes to appear and represent the Appointors and to do and perform all acts, deeds, matters and things and to prepare, sign, execute, verify, affirm and submit all maps, plans, applications, letters, communications, documents, petitions, affidavits, papers and writings for, and on behalf of and in the names of the Appointors as may be deemed necessary by the said Attorneys from time to time.
16. To appear and represent the Appointors before the KMC, Building Tribunal and other authorities concerned regarding any notice received or served in respect of the said Property and to make representations, prefer appeals, reviews and revisions and for that to sign and submit all papers, appeals, applications and papers and to appear and make representation for and on behalf of the Appointors before the authorities concerned.



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17. To appear and represent the Appointors in all matters relating to the said Property and/or the Project before all Authorities including the KMC (including its Survey, Drainage, Water and other Departments), Kolkata Metropolitan Development Authority, Fire Services Department, Police Authorities, C.E.S.C etc. and for such purposes to sign, execute and submit necessary papers and documents and to do all other acts, deeds and things as the said Attorneys may deem fit and proper.
18. To make payment of all rates, taxes, revenues, statutory dues, charges, expenses and other outgoings whatsoever payable in respect of the said Property or any part thereof to the KMC and/or any other authority or authorities and for that purpose to sign execute and submit all papers, statements, etc. as may be required.
19. To appear and represent the Appointors relating to the said Property before the Authorities including the concerned departments and officers of KMC for all purposes relating to the said Property including for getting the Units in the New Buildings separately assessed and/or mutated in the names of the Transferees and for fixation, finalization, revaluation and/or assessment of the annual valuation of the said Property and/or any portion thereof and/or the New Buildings and/or the Units therein and/or the municipal taxes payable regarding the same at any time hereafter and for such purposes to sign, execute and submit necessary papers and documents and to do all other acts, deeds and things as the said Attorneys may deem fit and proper.
20. To accept receive sign and acknowledge all notices and service of papers/summons from any Court, Tribunal, Postal Authorities and/or other authorities and/or persons and also all registered or insured letters, parcels, etc. relating to the said Property.
21. To issue letters and/or notices to such persons and entities as may be deemed necessary by the said Attorneys and to file, institute, commence, continue, prosecute, enforce, be added as a party to, defend, conduct, answer, oppose, contest and continue all suits, actions, arbitration proceedings and other legal proceedings concerning the said Property as may be deemed necessary by the said Attorneys in the Union of India in any Court of law or before any Arbitral Tribunal or before any authority, Civil, Criminal or Revenue, both original and appellate, and to appear and fully represent the Appointors before all magistrates and other officers and to give evidence and tender and file documents, and to compromise, settle, refer to arbitration, abandon, submit to judgment, discontinue or become non-suited in any such suit action or proceeding and to take all such steps and to sign, verify, declare, affirm, execute, make and file all Vakalatnamas, Plaints, Written Statements, Statements of Claim, Counter Statements, petitions, affidavits, Memorandum of Appeals, accounts, inventories, applications and other pleadings, documents and papers that may be necessary, to prefer appeals and to apply for reviews, revisions, execution of decrees, orders, awards, to draw moneys from any Court, Accountant General, Official Receiver, Receivers, Liquidator and/or other authorities and to give effectual receipts and discharges for the same, to accept service of Writ of Summons, subpoenas, summons, notices and other legal processes and generally to completely represent the Appointors and act on their behalf before all Courts, magistrates and other judicial and/or criminal and/or revenue and other authorities in the Union of



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India relating to the said Property or any portion thereof and/or required for the Project.

22. To compromise and/or settle any dispute and/or legal proceeding concerning or relating to the said Property or any portion thereof and/or the Project as may be deemed necessary by the said Attorneys.
23. To sign, execute, enter into, modify, cancel, alter, draw, approve, rectify and/or register and/or give consent and confirmation for and on behalf of and in the names of the Appointors to all papers, documents, agreements, supplementary agreements, consents, confirmations, deeds, assignment deeds, transfer deeds, nominations, assignments, rectifications, declarations, affidavits, applications and other documents relating to sanction of Building Plans, obtaining of Project Finance and creating of mortgage/charge for the same, construction of the New Buildings and sale/transfer of all saleable spaces in the New Buildings or any portion thereof in favour of the Transferees in terms of the Development Agreement.
24. To deal with and / or dispose of all saleable spaces in the New Buildings or any portion thereof in any manner whatsoever and to take all steps for transfer of all saleable spaces in the New Buildings including the undivided proportionate share in land in respect thereof in favour of the Transferees in accordance with the terms and conditions recorded in the Development Agreement.
25. To ask, demand, sue for, receive, recover, realize and collect all money or monies that may be receivable as and by way of sale considerations, advances, part payments, construction costs, deposits, payments, compensations, interests, damages, electricity charges, municipal rates and taxes, service and maintenance charges and all other sum or sums relating to or on account of all or any of saleable spaces in the New Buildings which are or may be due or payable by or recoverable from any person or persons or authority or authorities relating to or on account of all or any of saleable spaces in the New Buildings including in respect of the undivided proportionate share in land in respect thereof by getting cheques / demand drafts / pay orders issued by the Transferees directly in the name of the Developer and/or receiving cash and making over the same to the Developer who shall deal with the same in accordance with the Real Estate (Regulation and Development) Act, 2016 (RERA) and also in the manner contained in Development Agreement so that the Developer's Share of Sale Proceeds are retained by the Developer and the Owners' Share of Sale Proceeds after adjustment of the Deposit, GST etc. as mentioned in the Development Agreement are distributed to the Owners as per provisions of RERA.
26. To issue and deliver valid and effectual receipts and discharges on behalf of the Appointors for all monies and consideration in respect of all saleable spaces in the New Buildings and to make over all such monies and consideration to the Developer.
27. To join in as party, sign, execute and if necessary, register all agreements and deeds for sale, transfer and/or disposal of the Units in the New Buildings and confirming thereunder the rights and entitlements of the Developer under the Development Agreement, including Agreements for Sale/Transfer and Deeds of Conveyance/Transfer relating to all saleable spaces in the New Buildings or any portion thereof and the undivided proportionate share in land in respect thereof in favour of the Transferees, and for such purpose to appear before the relevant authorities having jurisdiction including the Notary Public, Registrar, District



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Registrar, Sub-Registrar, Joint Sub-Registrar, Registrar of Assurances, and to appear and represent the Appointors before the said authorities at all times as may be necessary and to present documents and to admit the execution of the said agreement and deeds, documents as well as to admit the receipt of consideration on behalf of the Appointors and to take all necessary steps to do all necessary acts, deeds, matters and things including preparing, filling up, completing, signing and submitting all papers, documents, forms, declarations, statements, memo of consideration and writings to be submitted at the time of registration of the said agreements and deeds which may be required for fully, properly and effectually selling, transferring conveying or otherwise disposing of all saleable spaces in the New Buildings with undivided proportionate share in land in favour of the Transferees and for getting the relevant deeds and agreements in respect thereof duly and properly registered under the Indian Registration Act, 1908, if necessary.

28. To enforce any term, condition, covenant, indemnity, liability and/or obligation contained in any Agreement, Deed of Conveyance/transfer, or any other deeds or documents executed by the Appointors or by the said Attorneys by virtue of the powers hereby conferred and to exercise all rights and entitlements thereunder.
29. To terminate at the directions of the Developer any of the aforesaid contracts or agreements with any person or persons in relation to construction, marketing and sale of the Project and to deal with the relevant spaces and rights of such person or persons in such manner as the Developer may deem fit and proper.
30. 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. relating to the said Property and/or the Project and to pay their fees and costs.
31. To pay, incur and deposit such sum or sums of money for any of the purposes mentioned herein relating to the said Property as the said Attorneys may deem fit and proper including Court fees, stamp and registration fees, other fees etc., and to receive refunds thereof and to grant valid receipts and discharges in respect thereof. ✓
32. For all or any of the purposes hereinbefore stated to appear and fully represent the Appointors in relation to the said Property and/or any portion thereof before all concerned authorities and officials, Central and State Government Departments and/or its officers and also all other State Executive Judicial or Quasi Judicial, Municipal and other authorities bodies or persons and also all Courts, Magistrates and Tribunals having jurisdiction and to sign, execute and submit all papers, deeds, agreements, declarations, maps, plans, documents etc. relating to the said Property. ✓
33. For all and/or any of the purposes mentioned and/or intended herein, to sign, execute, verify and/or affirm for and on behalf of and in the names of the Appointors all maps, plans, applications, letters, communications, undertakings, indemnities, declarations, assurances, agreements, deeds, documents, papers, writings and pleadings as may be deemed necessary by the said Attorneys.



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34. For all or any of the purposes mentioned and/or intended herein, to represent the Appointors and to do all acts, deeds, things and matters concerning or connected with or touching or relating to the same and/or the said Property and/or the Project and/or ancillary and/or incidental thereto.
35. In general to do all other acts deeds matters and things whether specified or not, for us in our names and on our behalf relating to the said Property as the said Attorneys shall think fit and proper as amply and effectually and to all intents and purposes as we could do notwithstanding no express power or authority in that behalf being herein provided.

AND it is expressly made clear that the terms that have not been defined herein shall have the same meaning as defined in the Development Agreement.

AND it is expressly made clear that this Power of Attorney is being granted by the Appointors jointly and severally and as such this Power of Attorney shall remain valid and subsisting for each of the Appointors independently and in the unfortunate event of demise of any one of the Appointors this Power of Attorney shall remain valid and subsisting in respect of the other Appointor.

AND it is expressly made clear that all the powers and authorities granted hereby can be exercised by any one of the said Attorneys and it shall not be necessary for all of them to act jointly.

AND it is further made clear that the powers and authorities hereby given and granted to and conferred upon our said Attorneys, shall in case of the first named Attorney being Realmark Evana LLP be available for exercise and may be exercised by any director, officer or authorized representative of the said Attorney who may be authorized by its Designated Partners from time to time.

AND notwithstanding anything to the contrary contained in the Development Agreement and/or this Power of Attorney, it is expressly made clear that the respective responsibilities, obligations and rights of the Appointors (in their capacity as the joint owners of the said Property) and the Developer shall continue to be as per the Development Agreement.

AND we do hereby ratify and confirm and agree and undertake to ratify and confirm all the acts, deeds, matters, things, powers and authorities that the said Attorneys shall do, execute, perform and/or exercise or cause to be done, executed, performed and/or exercised by virtue of these presents and/or in exercise of the powers and authorities hereunder conferred upon and/or intended in favour of the said Attorneys and the same shall be binding upon us in the same manner as if the same were done by us.

AND the said Attorneys have accepted the powers and authorities conferred on them by these presents and in acknowledgement thereof have signed at the end of these presents.

Schedule



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("the said Property")

ALL THAT the piece or parcel of land measuring about 1 (one) Bigha 15 (fifteen) Cottahs 5 (five) Chittacks and 1 (one) square feet together with the buildings, dwelling units, outhouses, sheds, other structures about 16418.1926 (sixteen thousand four hundred and eighteen point one nine two six) square feet standing thereon, situate lying at and being Municipal Premises No. 189/B, Netaji Subhas Chandra Bose Road, Police Station Tollygunge, Kolkata-700040 within Ward No.98 of the Kolkata Municipal Corporation and the said Property is delineated on the Plan attached hereto and bordered in **Green** colour thereon and butted and bounded as follows in the following manner:


On the North: By South-West KMC Road;

On the East: By 199 NSC Bose Road;

On the South: By 39' wide Regent Grave Road; and

On the West: By Regent Grave Road.

OR HOWSOEVER OTHERWISE the same now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished.





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IN WITNESS WHEREOF the Appointors have executed these presents this 18th day of July two thousand and twenty three.

For PACE DEALCOM PVT. LTD.
[Arvind Kumar Meharia]
(Director)

ROMEX AGENCIES PRIVATE LIMITED
[Arvind Kumar Meharia]
(Director)

(Pace Dealcom Private Limited)
For NILANCHAL ESTATES PVT. LTD.
[Arvind Kumar Meharia]
(Director)

(Romex Agencies Private Limited)
For Smartland Estates Pvt. Ltd.
[Arvind Kumar Meharia]
(Director)

(Nilanchal Estates Private Limited)

(Smartland Estates Private Limited)

[Arvind Kumar Meharia]
(Arvind Kumar Meharia)

REALMARK EVANA LLP [Appointors]

Designated Partner/ Authorised Signatory
(Realmark Evana LLP)
[Gagan Lohia]
(Designated Partner)

[Appointees]

Witnesses:
Signature [Signature]
Name Munish Kumar Sharma
Father's Name Vijay Sharma
Address 80/5, N.D. Road
Eshra Houghly 712248.

Signature [Signature]
Name Govin Shankar Lutter
Father's Name Balgehind Lutter
Address UGC Chowranghee Row
Kal 71

Drafted by :

[Signature]
Advocate Esha Ganguly
High Court
Regd.- F1559/2009



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Left hand					
Right hand					

Name..... GAGAN LOHIA.

Signature.....

Thumb 1st Finger Middle Finger Ring Finger Small Finger

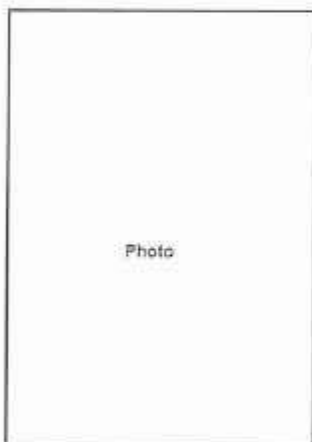


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Right hand					

Name..... ARVIND KUMAR MEHARIA

Signature.....

Thumb 1st Finger Middle Finger Ring Finger Small Finger



Left hand					
Right hand					

Name.....

Signature.....



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Major Information of the Deed

Deed No :	I-1603-10547/2023	Date of Registration	18/07/2023
Query No / Year	1603-8001820869/2023	Office where deed is registered	
Query Date	18/07/2023 11:59:04 AM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Bapi Das Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9836980696, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 6,91,50,796/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 39/- (Article:E, M(b),)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160310538/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		




Land Details :

District: South 24-Parganas, P.S:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: N.S.C Bose Road, Road Zone : (Ward No. 98 -- Ward No. 98) , , Premises No: 189B, , Ward No: 098 Pin Code : 700040

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	1 Bigha 15 Katha 5 Chatak 1 Sq Ft		6,91,50,796/-	Property is on Road , Project Name :
Grand Total :				58.2679Dec	0 /-	691,50,796 /-	

Principal Details :



Sl No	Name,Address,Photo,Finger print and Signature
1	PACE DEALCOM PRIVATE LIMITED EVEREST HOUSE, 46C, CHOWRINGHEE ROAD, Flat No: 9F, City:- Kolkata, P.O:- LITTLE RUSSELE STREET, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071 , PAN No.:: AExxxxxx6K,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
2	ROMEX AGENCIES PRIVATE LIMITED 9F, EVEREST HOUSE, 46C, CHOWRINGHEE ROAD, City:- Kolkata, P.O:- LITTLE RUSSELE STREET, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071 , PAN No.:: AAxxxxxx8P,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative

3	NILACHAL ESTATES PRIVATE LIMITED 9F, EVEREST HOUSE, 46C, CHOWRINGHEE ROAD, City:- Kolkata, P.O:- LITTLE RUSSELE STREET, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071 , PAN No.:: AAxxxxx6D,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative			
4	SMARTLAND ESTATES PRIVATE LIMITED Block/Sector: 9F, EVEREST HOUSE, 46C, CHOWRINGHEE ROAD, City:- Kolkata, P.O:- LITTLE RUSSELE STREET, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071 , PAN No.:: AAxxxxx1B,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative			
5	Name	Photo	Finger Print	Signature
	Mr ARVIND KUMAR MEHARIA Son of Late HANUMAN DAS MEHARIA Executed by: Self, Date of Execution: 18/07/2023 , Admitted by: Self, Date of Admission: 18/07/2023 ,Place : Office			
	18/07/2023	LTI 18/07/2023	18/07/2023	
	9F, EVEREST HOUSE, 46C, CHOWRINGHEE ROAD, City:- Kolkata, P.O:- LITTLE RUSSELE STREET, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AAxxxxxx7H,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 18/07/2023 , Admitted by: Self, Date of Admission: 18/07/2023 ,Place : Office			

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	REALMARK EVANA LLP 5TH FLOOR, KARNANI ESTATES, 209, A. J. C. Bose Road, City:- , P.O:- CIRCUS AVENUE, P.S:-Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxxx5M,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr ARVIND KUMAR MEHARIA Son of Late HANUMAN DAS MEHARIA Date of Execution - 18/07/2023, , Admitted by: Self, Date of Admission: 18/07/2023, Place of Admission of Execution: Office
	
	
	Jul 18 2023 1:16PM LTI 18/07/2023
	18/07/2023
	29/4, BALLYGUNGE PARK, City:- , P.O:- BALLYGUNGE, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AAxxxxxx7H,Aadhaar No Not Provided Status : Representative, Representative of : PACE DEALCOM PRIVATE LIMITED (as DIRECTOR), ROMEX AGENCIES PRIVATE LIMITED (as DIRECTOR), NILACHAL ESTATES PRIVATE LIMITED (as DIRECTOR), SMARTLAND ESTATES PRIVATE LIMITED (as DIRECTOR)

2	Name	Photo	Finger Print	Signature
	Mr GAGAN LOHIA (Presentant) Son of Mr GOPAL PRASAD LOHIA Date of Execution - 18/07/2023, , Admitted by: Self, Date of Admission: 18/07/2023, Place of Admission of Execution: Office			
		Jul 18 2023 12:39PM	LTI 18/07/2023	18/07/2023
209, A J C BOSE ROAD, 5TH FLOOR, KARNANI ESTATES, Flat No: 192, City:- , P.O:- CIRCUS AVENUE, P.S:-Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AAxxxxxx4M,Aadhaar No Not Provided Status : Representative, Representative of : REALMARK EVANA LLP (as DESIGNATED PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr BAPI DAS Son of Late SUNIL DAS ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24 -Parganas, West Bengal, India, PIN:- 700027			
	18/07/2023	18/07/2023	18/07/2023
Identifier Of Mr ARVIND KUMAR MEHARIA, Mr GAGAN LOHIA, Mr ARVIND KUMAR MEHARIA			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	PACE DEALCOM PRIVATE LIMITED	REALMARK EVANA LLP-11.6536 Dec
2	ROMEX AGENCIES PRIVATE LIMITED	REALMARK EVANA LLP-11.6536 Dec
3	NILACHAL ESTATES PRIVATE LIMITED	REALMARK EVANA LLP-11.6536 Dec
4	SMARTLAND ESTATES PRIVATE LIMITED	REALMARK EVANA LLP-11.6536 Dec
5	Mr ARVIND KUMAR MEHARIA	REALMARK EVANA LLP-11.6536 Dec

On 18-07-2023

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 (g) of Indian Stamp Act 1899.

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

Presented for registration at 12:00 hrs on 18-07-2023, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr GAGAN LOHIA ,.

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 6,91,50,796/-

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

Execution is admitted on 18/07/2023 by Mr ARVIND KUMAR MEHARIA, Son of Late HANUMAN DAS MEHARIA, 9F, EVEREST HOUSE, 46C, CHOWRINGHEE ROAD, P.O: LITTLE RUSSE STREET, Thana: Shakespeare Sarani, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700071, by caste Hindu, by Profession Business

Indetified by Mr BAPI DAS, , , Son of Late SUNIL DAS, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 18-07-2023 by Mr ARVIND KUMAR MEHARIA, DIRECTOR, PACE DEALCOM PRIVATE LIMITED, EVEREST HOUSE, 46C, CHOWRINGHEE ROAD, Flat No: 9F, City:- Kolkata, P.O:- LITTLE RUSSE STREET, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071; DIRECTOR, ROMEX AGENCIES PRIVATE LIMITED, 9F, EVEREST HOUSE, 46C, CHOWRINGHEE ROAD, City:- Kolkata, P.O:- LITTLE RUSSE STREET, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071; DIRECTOR, NILACHAL ESTATES PRIVATE LIMITED, 9F, EVEREST HOUSE, 46C, CHOWRINGHEE ROAD, City:- Kolkata, P.O:- LITTLE RUSSE STREET, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071; DIRECTOR, SMARTLAND ESTATES PRIVATE LIMITED, Block/Sector: 9F, EVEREST HOUSE, 46C, CHOWRINGHEE ROAD, City:- Kolkata, P.O:- LITTLE RUSSE STREET, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071

Indetified by Mr BAPI DAS, , , Son of Late SUNIL DAS, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 18-07-2023 by Mr GAGAN LOHIA, DESIGNATED PARTNER, REALMARK EVANA LLP, 5TH FLOOR, KARNANI ESTATES, 209, A. J. C. Bose Road, City:- , P.O:- CIRCUS AVENUE, P.S:-Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700017

Indetified by Mr BAPI DAS, , , Son of Late SUNIL DAS, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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 50.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 13979, Amount: Rs.50.00/-, Date of Purchase: 07/06/2023, Vendor name: A Banerjee



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 290718 to 290735
being No 160310547 for the year 2023.



Dhar

Digitally signed by Debasish Dhar
Date: 2023.07.18 13:57:18 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2023/07/18 01:57:18 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)

