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 27/2/2020
 Additional Registrar of
 Assurances-IV, Kolkata
 13/2/2020



Certified that the Document is admitted to
 Registration, 74... and the
 endorsement of... Document
 are the part of...

Additional Registrar
 of Assurances-IV, Kolkata

19 FEB 2020

TO ALL TO WHOM THESE PRESENTS SHALL COME, WE, (1) SUGAM
 PROMOTERS PRIVATE LIMITED, a Company incorporated under the Companies
 Act, 1956, having its Registered Office at 2/5 Sarat Bose Road, Police Station Ballygunge,

420m
13-2-2020

as. [Signature]

Case No. 550/2020
 250
 100
 350

ARA-IV
Kolkata

67630

Sold To.....
Name.....
Address.....
Rs.....
14 AUG 2019
C.M.M's Court,
2, Bankshall Street, Kol-1

DSP LAW ASSOCIATES
 Advocates
 4D Nicco House
 1B & 2 Hata Street,
 Kolkata - 700001

ABANISH KUMAR DAS
 Govt. License Stamp Vendor
 C. M. M.'S Court
 2, Bankshall Street, Kol - 1

M. Samanta

13/02/2020




[Signature]
 ADDITIONAL REGISTRAR
 OF ANCHALIK KOLKATA
 13 FEB 2020

[Signature]
 SUKHENDU SAMANTA
 S/O SAHADEB SAMANTA
 At. Rampur Chak, P.S. Debra
 P.O. Shyamchak
 Dist. Paschim Midnapur
 Pin. 721301, Service

Post Office Elgin Road, Kolkata PIN- 700020 (having PAN AABCH8180N), represented by its Director Mr. Arvind Kumar Saraf son of Late Santosh Kumar Saraf residing at 12 Ashoka Road, Kolkata PIN-700027 Police Station Alipore, Post Office Alipore (having PAN AJQPS0821C) and (2) **SHERATOVE NIRMAN PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956, having its Registered Office at 7B Pretoria Street, Police Station Shakespeare Sarani, Post Office Middleton Row, Kolkata PIN- 700071 (having PAN ABBCS6936J), represented by its Director Mr. Sheo Kumar Kajaria son of Late Basdeo Kajaria, residing at 701, Suriyakiran, 4 Ashoka Road, Alipore, Kolkata PIN- 700027, Police Station Alipore, Post Office Alipore (having PAN AFCPK7875A) hereinafter referred to as "the **PRINCIPALS**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include their respective successors or successors-in-office and/or assigns) **SEND GREETINGS:**

I. DEFINITIONS: Unless in this power there be something contrary or repugnant to the subject or context:-

- i. "**Attorneys**" shall mean the Developer represented by both or either of by its Authorized Representatives (a) Mr. Ashok Saraf son of Late Mr. Santosh Kumar Saraf having place of Business at 2/5 Sarat Bose Road, Unit-1F, Kolkata 700020 Police Station Ballygunge, Post Office Elgin Road, having PAN AJQPS0820D and (b) Mr. Vivek Kumar Kajaria son of Mr. Sheo Kumar Kajaria residing at 701, Suriyakiran, 4, Ashoka Road, Alipore, Kolkata 700027, Police Station and Post Office - Alipore, having PAN AGDPK5580E (c) Mr. Suhel Saraf son of Mr. Ashok Saraf having place of Business at 2/5 Sarat Bose Road, Unit-1F, Kolkata 700020 Police Station Ballygunge, Post Office Elgin Road, having PAN BCLPS5032A and (d) Mr. Suyash Saraf son of Mr. Ashok Saraf having place of Business at 2/5 Sarat Bose Road, Unit-1F, Kolkata 700020, Police Station Ballygunge, Post Office Elgin Road, having PAN BNGPS9283P and include any other person whom the Developer may authorize in addition to or as substitute of the above named two persons jointly and/or severally but shall not include the person whose authorization to represent the Principals as attorney is revoked by the Developer.
- ii. "**Building Complex**" or "**Complex**" shall mean the New Buildings at the Subject Property on phasewise manner as constructed and together with the relevant Common Areas and Installations.
- iii. "**Building Plans**" shall mean the plan for construction of those of the New Buildings as sanctioned vide Memo No. 18/12/18 dated 1st February, 2019 by the Konnagar Municipality in the name of the Principal No. 1 in respect of the First Phase and include all modifications and/or alterations as may be made thereto and shall also in respect of the other Phases mean the plans that may be approved for construction of New Buildings and other developments thereon.
- iv. "**Developer's Share of Realization**" shall mean 80% of the Realizations in respect of the Building Complex and all Transferable Areas therein.

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- v. **"Developer"** shall mean **SUGAM DIAMOND PROJECTS LLP**, a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008 having its Registered Office at 2/5 Sarat Bose Road, 4th Floor, Unit No. 4B, Post Office Elgin Road, Police Station Ballygunge, Kolkata 700020, having LLPIN: AAP-5530 and PAN: ADZFS2010G and include its partners, successors or successors-in-office and/or successors-in-interest and/or assigns.
- vi. **"Development Agreement"** shall mean the Development Agreement dated 12.09.2019 and registered with Additional Registrar of Assurances-IV, Kolkata in Book - I, Deed No. 8808, for the year 2019 and made between the Principals and the Developer and include any modifications and alterations thereof as may be made by the Principals and the Developer in writing.
- vii. **"Entire Property"** shall mean the pieces or parcels of land containing a land area of 14.584 acre more or less situate lying at and being portions of Dag Nos. 3033 and 3034 and the entire Dag Nos. 3035, 3033/4099 and 3033/4100 all recorded in L.R. Khatian No. 12284 in Mouza - Konnagar, Police Station Uttarpara in the District of Hooghly in the State of West Bengal and assessed as Municipal Holding No. 61, Lal Bahadur Sastri Road by Konnagar Municipality and morefully and particularly described in the **FIRST SCHEDULE** hereunder written.
- viii. **"First Phase"** shall mean the portion of the Subject Property which is morefully described in **PART-II** of the **SECOND SCHEDULE** hereto and which is the subject matter of the Building Plans already sanctioned.
- ix. **"New Buildings"** shall mean the several towers/buildings for residential, non residential and/or mixed use to be constructed from time to time at the Subject Property.
- x. **"Principals' Realization Share"** shall mean 20% of the Realizations in respect of the Building Complex and all Transferable Areas therein.
- xi. **"Portions under Gift"** shall mean the pieces or parcels of land containing an aggregate area of 1.58 acres or 4 Bighas 15 cottahs 9 chittacks 20 Square feet more or less out of the Entire Property intended to be gifted to Konnagar Municipality under three Deeds of Gift were executed and registered in favour of the Konnagar Municipality (i) one being dated 10th January, 2019 and registered with the Additional Registrar of Assurances-III, Kolkata in Book No. I, Volume No. 1903-2019, Pages 15097 to 15121, Being No. 190300172, for the year 2019, (ii) another one being dated 10th January 2019 and registered with the Additional Registrar of Assurances-III, Kolkata in Book No. I, Volume No.1903-2019, Pages 15073 to 15096, Being No. 190300173, for the year 2019 and (iii) the third one dated 21st January 2019 and registered with Additional Registrar of Assurances-III, Kolkata in Book No. I, Volume No. 1903-2019, Pages 36049 to 36072 Being No. 190300488, for the year 2019.

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- xii. **"Realization"** shall mean the amounts that may, from time to time, be received against the Transfer of Units and Parking Spaces and other Transferable Areas and/or in relation to such Transfer on any account other than Pass Through Charges and Extras and Deposits (as defined and described in the Development Agreement).
- xiii. **"Subject Property"** shall mean the pieces or parcels of land containing an area of 13.004 acres or 39 Bighas 06 Cottahs 11 Chittacks 40 Square feet more or less which remained after excluding the Portions under Gift from the area of the Entire Property comprised in portions of the said L.R. Dag Nos. 3033 (portion measuring 4.054 acres out of 6.634 acres), 3034 (portion measuring 5.697 acre out of 6.517 acre), and entire L.R. Dag Nos. 3035 (1.538 acre), 3033/4099 (0.755 acre) and 3033/4100 (0.960 acre) recorded in L.R. Khatian No. 12284 in Mouza - Konnagar, Police Station Uttarpara in the District of Hooghly morefully and particularly mentioned and described in **PART-II** of the **SECOND SCHEDULE** and in case of variation in the Portions Under Gift, the expression shall be read to include the effect of such variation.
- xiv. **"Transfer"** with its grammatical variations shall mean transfers by sale or any other means adopted by the Developer.
- xv. **"Transferable Areas"** shall mean the Units, Parking Spaces and anything else comprised in the Building Complex which can be commercially exploited including by making it part of area of Units or by making it appurtenant to any Unit or otherwise.
- xvi. **"Transferees"** shall mean the persons who from time to time purchase or agree to purchase or otherwise acquire any Transferable Area in the Building Complex.
- xvii. **"Units"** shall mean the independent and self-contained residential flats in the New Buildings at the Subject Property capable of being exclusively held used or occupied by a person and also include any offices or shops, commercial spaces if so and as may be constructed by the Developer as part of any New Building/s.
- xviii. Any other term or expression used herein shall, unless there be something contrary or repugnant to the subject or context, have the same meaning as assigned in the Development Agreement.

II. RECITALS:

- A. **WHEREAS** by the Development Agreement, the parties thereto have agreed, inter alia, that the Developer would be entitled to the exclusive right to develop the Building Complex at the Subject Property and Transfer the Transferable Areas therein and administer the same and the Principals and the Developer agreed upon the terms and conditions as morefully contained therein.

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B. **AND WHEREAS** in terms of the Development Agreement, the Principals are executing this Power of Attorney in favour of the Attorneys jointly and/or severally to do all acts deeds and things as and for the purposes relating to the Building Complex and the Transfer of the Transferable Areas and administration of the Building Complex and the related purposes hereinafter contained:

III. NOW KNOW YE BY THESE PRESENTS, We the Principals abovenamed do hereby jointly and/or severally nominate constitute and appoint the said Attorneys jointly and/or severally as the true and lawful attorneys for in the name and on behalf of the Principals to do execute exercise and perform all or any of the following acts deeds matters and things relating to the development of the Building Complex and the Transfer of the Transferable Areas and administration thereof and related and other purposes i.e., to say:-

1. To manage, maintain, look after, supervise, administer, secure, hold and defend possession of the Subject Property and every part thereof and its equipments and installations and do all acts deeds and things in connection therewith.
2. To deal with fully and in all manner and to warn off and prohibit and if necessary proceed in due form of law against all or any trespassers and to take appropriate steps whether by action or distress or otherwise and to abate all nuisance and for that to enter into all contracts agreements and arrangements with them or any of them or otherwise and to abate all nuisance.
3. To cause survey, measurement, soil test, excavation and other works at the Subject Property.
4. To sign, apply for and obtain mutation, conversion, updation, insertions, correction of area or boundary or dimension or other description or any other correction, modification, alteration or other recording in respect of the Subject Property or any part thereof or the boundary of the Subject Property in the records of the Konnagar Municipality, B.L. & L.R.O., the D.L. & L.R.O., Municipal authorities, Planning Authority, Development Authority, Collector, District Magistrate (including ADM) and any other appropriate authorities and to do all other acts, deeds and things with regard thereto as may be deemed fit and proper by the said Attorney or Attorneys.
5. To demolish, construct, reconstruct boundary walls, fencing, dividers etc., at the Subject Property and/or any portion thereof for the purposes connected to development in terms of the Development Agreement and to construct or put up temporary sheds, structures etc., for storage of building materials or site offices.
6. To accept or object to the assessments made from time to time of land revenue or municipal taxes or valuation or taxes in respect of the Subject Property or the building or buildings that may be constructed thereon or any part or share thereof by the land authorities, municipal authorities and other authorities and to attend all hearings and have the same finalized.

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7. To pay all rates, municipal and other taxes, land revenue, electricity charges, utility charges, other charges expenses and other outgoings whatsoever payable in respect of the Subject Property or any part thereof or New Buildings for the time being thereon or any part or parts thereof and receive refund of the excess amounts, if paid, from the and/or concerned authorities and to grant receipts and discharges in respect thereof.
8. To prepare apply for and obtain modification or revalidation or revision or alteration or renewal of the Building Plans already sanctioned in respect of the New Building/s forming part of the First Phase or any other constructions at the Building Complex.
9. To prepare apply for sign and submit plans, maps, specifications and sketches for approval or sanctioning by the concerned municipal and other appropriate authorities for the New Building/s forming part of the remaining phases gradually and to have the same approved and/or sanctioned from time to time and if required, to have the same modified revalidated revised altered and/or renewed.
10. To sign and submit all declarations, undertakings, affidavits, gifts of strips or splayed corners required by any authority for the purpose of modification/alteration/renewal of the plans for any construction at the Subject Property.
11. To give notice to the municipal and all other concerned authorities regarding commencement of construction and/or demolition of any structure(s) and/or other purposes as required or deemed fit and proper.
12. To carry out demolition, construction, reconstruction, addition, alteration, erection, re-erection and any other related activity at the Subject Property or any part thereof in respect of the Building Complex.
13. To inform municipal and all other concerned authorities of all internal alterations within the sanctioned covered space and to incorporate all such deviations in the Completion Plan in terms of the applicable rules and to get the same regularized.
14. To apply for and obtain temporary and/or permanent connections of all services, water, electricity, telephone, gas, power, drainage, sewerage, borewell, generator, transformers, lifts, septic tanks, security systems, towers, electronic or technical connections, etc., and/or other utilities inputs and facilities from the appropriate authorities and statutory bodies or private bodies or service providers as may be required from time to time and/or to make alterations therein and to close down and/or have disconnected the same.
15. To apply for and obtain any permission clearance and license to erect and run/operate and/or maintain lift, generator, and any other utility, input or facility in the Building Complex or any part thereof including those mentioned in the last

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mentioned cause hereinabove and also to give contract to the manufacturer for maintenance of lift or lifts, generator, dish antenna and other utilities and its concerned machineries.

16. To deal with any person owning, occupying or having any right title or interest in the property adjacent to or near the Subject Property in connection with the Building Complex in such manner and on such terms and conditions as the said attorney or attorneys may deem fit and proper.
17. To represent the Principals before the transferees and/or Maintenance-in Charge of the different phases of the Building Complex in connection with the user and enjoyment of such Common Areas and Installations which are common to all the phases or some of them in terms of the Development Agreement..
18. To apply for and obtain "No Objection Certificate" from the relevant authorities and all other permissions that may be required for sanctioning of building plans, modifications and/or alterations and/or revalidation of plans, and/or obtaining utilities and any development activity or other purposes connected with the Building Complex.
19. To apply for and obtain all permissions, approvals, licenses, registrations, clearances, no objection certificates, quotas, subsidies, incentives, exemptions, discounts, waivers, entitlements and allocations of cement, steel, bricks and other building materials, in respect of the Building Complex and/or any part thereof and/or in respect of any input, utility or facility to be installed, run, made operative and managed thereat from all State or Central Government Authorities and statutory or other bodies and authorities concerned and any service providers.
20. To apply for and obtain all necessary permissions, and clearances from the authorities under the pollution and environment laws and all other related authorities.
21. To apply for and obtain in the name of the Developer the registration under all Real Estate development laws, including the Real Estate (Regulation and Development) Act, 2016 (if applicable), the West Bengal Housing Industry Regulation Act 2017 and to obtain all licenses and permissions under the said Act and all other acts and statutes, as applicable.
22. To appoint and terminate the appointment of Architects, Engineers, Surveyors and others for purposes connected with the Building Complex.
23. To appoint, employ, engage or hire, contractors, sub-contractors, structural engineers, civil engineers, surveyors, overseers, experts, consultants, vastu consultants, chartered accountants, security guards, personnel and/or such other persons or agents as may be required in respect of the Building Complex or any

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- aspect or part thereof on such terms and conditions as the attorneys may deem fit and proper and to cancel, alter or revoke any such appointment or collaboration.
24. To appoint organizations and persons in connection with Building Management, Facility Management, Common Area management on such terms and conditions as the attorneys may deem fit and proper and to cancel, alter or revoke any such appointment.
 25. 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 the Building Complex.
 26. To apply for and obtain Completion and/or Occupancy Certificate and other certificates as may be required from the concerned authorities.
 27. To insure and keep insured the New Buildings and other developments or any part thereof or any materials equipments or machineries against loss or damage for risks, if and as be deemed necessary and/or desirable by the said attorneys or any of them and to pay all premium therefor.
 28. To obtain loans and finance from any Banks and/or the Financial Institutions in terms of the Development Agreement, and in the manner permitted under the Development Agreement but without however creating any financial obligation of repayment upon the Principals.
 29. To grant consent and No Objection Certificate and permit the Transferees of Units, Parking Spaces and other Transferable Areas (including proportionate land share) to take loans or finances from any Banks or Financial Institutions and deal with banks and financiers and/or their officers and/or assigns in connection with the no objection certificates, tripartite agreements, agreementys, money receipts, consents, clearances, etc., from them.
 30. To produce or give copies of any original title deed or document relating to the Subject Property and/or the Complex to any person or financier or others as required from time to time.
 31. To advertise and publicize the Building Complex or any part thereof in any media and to appoint marketing agents, brokers, sub-brokers, sole selling or other agents for sale or otherwise transfer of the same in terms of the Development Agreement.
 32. To negotiate with the person or persons interested in obtaining Transfer and/or otherwise acquiring Transferable Areas in the Building Complex, to take and accept bookings and applications, deal with, Transfer and/or part with possession of all or any Units, Parking Spaces and other Transferable Areas alongwith or independent of or independently the land comprised in the Subject Property

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attributable thereto or any portion thereof or any undivided share therein to any Transferee at such consideration and on such terms and conditions as the said attorney or attorneys may deem fit and proper but without violating with the terms and conditions of the Development Agreement.

33. To ask, demand, recover, realize and collect the Realization and all other amounts or any parts thereof receivable in respect of any Transfer of the Transferable Areas in the manner and as per the terms and conditions of the Development Agreement and to deposit the Principals' Realization Share in the bank account of the Principals and the Developer's Realization Share in the bank account of the Developer in terms of the Development Agreement and to issue receipts to the Transferees accordingly which shall fully exonerate the person or persons paying the same.
34. To cancel or terminate any booking/blocking and terminate any contract agreement right of occupancy user and/or enjoyment with any person or persons intending to acquire Transferable Areas and/or undivided shares in the land comprised in the Subject Property and to deal with the space and rights of such person or persons in such manner as the said attorney may deem fit and proper.
35. To join in as party to agreements for Transfer of the Transferable Areas and/or undivided share in the land comprised in the Subject Property or part thereof, and also confirming thereunder the rights and entitlements of the Developer under the said Development Agreement and agreeing to execute the Deeds of Transfer to be executed in pursuance thereof.
36. To transfer the proportionate share in land and/or in the common areas and installations to any Associação or Society if so and as required by law in such manner as may be required.
37. To prepare sign execute modify, alter, draw, approve rectify and/or register and/or give consent and confirmation and/or deliver all papers, documents, agreements, sale deeds, conveyances, leases, supplementary agreements, nominations, assignments, licenses, mortgages, charges, declarations, forms, receipts and such other documents and writings as in any way be required to be so done and as may be deemed fit and proper by the said Attorneys in respect of the Transfer in the manner and as per the terms and conditions of the Development Agreement.
38. To enforce any covenant in any agreement, deed or any other contracts or documents of transfer executed by the Principals and the Developer and to exercise all rights and remedies available to the Principals and the Developer thereunder.
39. To ask, demand, sue for, recover, realize and collect Extras and Deposits (as defined and described in the Development Agreement) which are or may be due

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payable or recoverable from any Transferees or any person or persons or authority or authorities on any account whatsoever and to give effectual receipts and discharges for the same.

40. To have the Units Transferred to the Transferees to be separately assessed and mutated in the name of the respective Transferees in all public records and with all authorities and/or persons having jurisdiction and to deal with such authority and/or authorities in such manner as the said Attorney or Attorneys may deem fit and proper.
41. To deal with any claim of any third party in respect of the Subject Property and to oppose or settle the same.
42. To look after all or any of the acts relating to Common Purposes including the management, maintenance and administration of the Building Complex as Maintenance In-Charge.
43. To form a non profit making company or association or society or syndicate amongst the owners and/or buyers of the Transferable Areas (including Association under the Apartment Ownership Act).
44. To deal with the Government of West Bengal or any department or authority in connection with the compliance of any existing or new laws or provisions affecting the Building Complex.
45. For all or any of the purposes hereinstated to apply for, sign, appear and represent the Principals before the Konnagar Municipality and all its departments, Kolkata Metropolitan Development Authority, B.L. & L.R.O., D.L. & L.R.O., and other authorities / officers under the Land laws, MED, Collector, District Magistrate, ADM, Municipality, Fire Brigade, Planning Authority, Development Authority, the authorities under Real Estate (Regulation and Development) Act, 2016 (if applicable) and/or the authorities under WB Housing Industry Regulation Act, 2017, the Authorities under the West Bengal Apartment Ownership Act, Companies Act, Societies Registration Act, the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976, the authorities under the West Bengal Land Reforms Act, West Bengal Estate Acquisition Act, Town and Country (Planning & Development) Act, Development Authority, Airport Authorities, all Revenue Authorities, Pollution Control Authorities and other authorities connected to pollution matters, Environment Authorities, Licensing Authorities, Development Plan Authorities of the Government of West Bengal and/or India, Insurance Companies, Police Authorities, Traffic Department, Directorate of Fire Services and all Fire Authorities, Directorate of Lifts, Directorate of Electricity and Chief Electrical Inspector and other Electricity Authorities, Government of West Bengal, BSNL, Microwave Authorities of Department of Telecommunication, Electricity, Water, drainage, sewerage, lift,

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generator, telecom, television, wireless connectivity, digital and other service provider organizations, Land Acquisition Collector and also all other authorities and Government Departments and/or its officers and also all other State Executives Judicial or Quasi Judicial, Municipal, land and other authorities and all private bodies and service providers and all other persons and also all courts tribunals and appellate authorities and do all acts deeds and things as the attorney may deem fit and proper and to make sign execute register submit and/or deliver all documents, declarations, affidavits, applications, undertakings, objections, notices etc (including those relating to boundary verification) and also to submit and take delivery of all title deeds concerning the Subject 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 Attorney.

46. To appear and represent the Principals before any Notary Public, Registrar of Assurance, District Registrar, Sub Registrar, Additional Registrar, Metropolitan Magistrate and/or other officer or officers or authority or authorities having jurisdiction and to present for registration before them and admit execution and to acknowledge and register and have registered and perfected and/or notarized and/or affirm or declare all Agreements for transfer, Deeds and documents instruments and writings including the bank/finance documents, mortgage deeds, if any, executed by the said Attorneys by virtue of the powers hereby conferred.
47. To commence prosecute enforce defend answer and oppose all actions suits writs (including the Writs mentioned in the Development Agreement) appeals revisions, review, arbitration proceedings, and other legal proceedings and demands civil criminal or revenue concerning and/or touching any of the matters herein stated and if thought fit to compromise settle, refer to arbitration, abandon, submit to judgment or become non suited in any such action or proceedings as aforesaid before any Court, Civil or Criminal or Revenue, Arbitration Tribunal, any other Tribunal, Collector, Judicial or Quasi Judicial authorities and forums, Statutory authorities, presiding officers, authorized officers, etc. and 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 and to adduce oral and documentary evidences as the occasions shall require and/or as the said attorney or attorneys may think fit and proper.
48. To apply for, obtain, accept and receive any original or copies of clearances, certificates, permissions, no objections, licenses, notices summons and services of papers from any Court, Tribunal, postal authorities and/or other authorities and/or persons.

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49. To receive 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.
50. To receive all letters parcels or other postal articles and documents in respect of the Subject Property and to grant proper and effectual receipt thereof.
51. 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.

IV. **AND GENERALLY** to do all acts deeds and things for better exercise of the authorities herein contained relating to the Subject Property and the Building Complex and related purposes which the Principals itself could have lawfully done under its own hands and seal, if personally present.

V. **AND** the Principals do hereby ratify and confirm and agree to ratify and confirm all and whatever their said Attorney or Attorneys shall lawfully do or cause to be done in or about the premises aforesaid.

VI. **AND** it is clarified that while exercising the powers and authorities hereby conferred on the said Attorneys, they or any of them shall not do any act deed or thing which would go against the provisions of the Development Agreement or impair or affect the rights and entitlement of the Principals and by executing this Power of Attorney the obligations of the Principals or the Developer or consequences for non compliance under the Development Agreement shall not be affected.

THE FIRST SCHEDULE ABOVE REFERRED TO:
(ENTIRE PROPERTY)

ALL THOSE messuages tenements hereditaments dwelling rooms and premises together with the pieces or parcels of land thereunto belonging whereon or on part whereof the same are erected and built containing a land area of 14.584 acres (equivalent to 39 Bighas 2 Cottah 5 Chittaks 14 square feet) more or less situate lying at and being municipal Holding No. 61, Lal Bahadur Sastri Road, (formerly Haren Chandra Banerjee Lane) within Ward No. 10 (formerly Ward No. 15) of the Konnagar Municipality and comprised in portions of L.R. Dag Nos. 3033 (5.384 acres out of 6.634 acres), 3034 (5.947 acres out of 6.517 acres) and entire L.R. Dag Nos. 3035 (1.538 acres), 3033/4099 (0.755 acres) and 3033/4100 (0.960 acre) recorded in L.R. Khaitan No. 12284 in Mouza-Konnagar, Police Station Uttarpara, Additional District Sub-Registrar, Sreerampur in the District of Hooghly PIN- 712235 in the State of West Bengal and butted and bounded as follows:

On the North	:	By others landed Properties.
On the South	:	By Lal Bahadur Sastri Road.
On the East	:	By Others landed properties; and
On the West	:	By Lal Bahadur Sastri Road.

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

THE SECOND SCHEDULE ABOVE REFERRED TO:

**PART-I
(SUBJECT PROPERTY)**

ALL THOSE a portion of the Entire Property being messuages tenements hereditaments dwelling rooms and premises together with the pieces or parcels of land thereunto belonging whereon or on part whereof the same are erected and built containing a land area of 13.004 acres or 39 Bighas 06 Cottahs 11 Chittacks 40 Square feet more or less comprised in portions of the said L.R. Dag Nos. 3033 (portion measuring 4.054 acres out of 6.634 acres), 3034 (portion measuring 5.697 acres out of 6.517 acres) and entire L.R. Dag Nos. 3035 (1.538 acres), 3033/4099 (0.755 acre) and 3033/4100 (0.960 acre) recorded in L.R. Khaitan No. 12284 in Mouza-Konnagar lying at and comprised in Municipal Holding No. 61 Lal Bahadur Sastri Road, within Ward No. 10 (formerly Ward No. 15) of the Konnagar Municipality Additional District Sub-Registrar, Sreerampur in the District of Hooghly PIN- 712235 in the State of West Bengal and butted and bounded as follows:

- On the North : Partly by others landed properties and partly by Lal Bahadur Sastri Road
- On the South : By Lal Bahadur Sastri Road.
- On the East : By Others landed properties; and
- On the West : By Lal Bahadur Sastri Road.

OR HOWSOEVER OTHERWISE the Larger property or any of them now are or is or heretofore were or was situated called known numbered described or distinguished. Be it mentioned the area of the several small dwelling rooms and structures is admeasuring 9000 Square feet more or less.

**PART-II
(FIRST PHASE)**

ALL THOSE a portion of the Subject Property being messuages tenements hereditaments dwelling rooms and premises together with pieces and parcels of land thereunto belonging whereon or on part whereof the same are erected and built containing a land area of 5.67 acres or 343 Cottahs 10 Chittacks 15 Square feet (more or less) or 22,961.53 square meters comprised in portions of the L.R. Dag Nos. 3033 (portion measuring 2.422 acres), 3034 (portion measuring 2.292 acres), 3033/4100 (portion measuring 0.201 acre) and entire L.R. Dag No. 3033/4099 (0.755 acre) and recorded in L.R. Khaitan No. 12284 in Mouza-Konnagar lying situate and comprised in a portion of Municipal Holding No. 61 Lal Bahadur Sastri Road, within Ward No. 10 (formerly Ward No. 15) of the Konnagar Municipality under Additional District Sub-Registrar, Sreerampur in the District of Hooghly PIN- 712235 in the State of West Bengal and butted and bounded as follows:

- On the North : Partly by others landed properties and partly by Municipal Road
- On the South : By portion of the Subject Property;

MS S.V.R.

On the East : By Others landed properties; and
 On the West : By Lal Bahadur Sastri Road.

OR HOWSOEVER OTHERWISE the First Phase property now are or is or heretofore were or was situated called known numbered described or distinguished.

IN WITNESS WHEREOF the Principals have hereunto set and subscribed their respective hands and seal on this 13th day of February Two Thousand and Twenty.

EXECUTED AND DELIVERED by the **PRINCIPALS** abovenamed at Kolkata in the presence of:



SUKHENDU SAMANTA
 S/O SAHADEB SAMANTA
 at Rampur Chak, P.S: Debra
 P.O: Shyamchak
 Dist: Paschim Midnapur
 Pin: 721301, Service

Dilip K. Mahanta
 210 DSP Law Associates

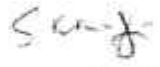
SUGAM PROMOTERS PVT. LTD.



Director

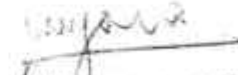
(ARVIND KUMAR SARAF)

SHERATOVE NIRMAN PVT. LTD.

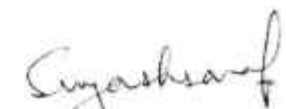

 (SHEO KUMAR KAJARI)
 Director

WE ACCEPT

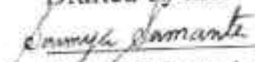
(a) 
 (ASHOK SARAF)

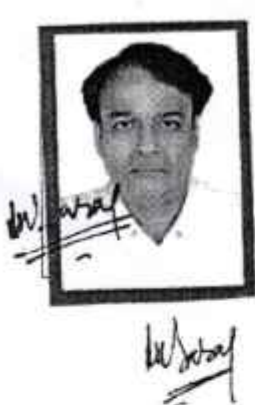










(b) 
 (VIVEK KUMAR KAJARI)




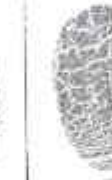







(c) 
 [SUHEL SARAF]



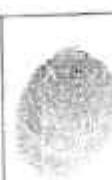








(d) 
 (SUYASH SARAF)

Drafted by me:-












 Advocate
 C/o DSP Law Associates,
 4D, Nicco House
 1B & 2, Hare Street,
 Kolkata-700001
 F-1064/2012

<i>Finger prints of the executant</i>					
					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little












<i>Finger prints of the executant</i>					
					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little

<i>Finger prints of the executant</i>					
					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little












Finger prints of the executant

					
	Little	Ring	Middle (Left	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right	Ring Hand)	Little

Finger prints of the executant

					
	Little	Ring	Middle (Left	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right	Ring Hand)	Little

Finger prints of the executant

					
	Little	Ring	Middle (Left	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right	Ring Hand)	Little












Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 19041000274769/2020

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	ARVIND KUMAR SARAF , 12 ASHOKA ROAD, P.O:- Alipore, P.S:- Alipore, District:- South 24-Parganas, West Bengal, India, PIN - 700027	Representative of Principal [Sugam Promoters Private Limited]		1289 	 13/02/2020
2	Sheo Kumar Kajaria 701 Suryakiran , 4 Ashoka Road, P.O:- Alipore, P.S:- Alipore, District:- South 24-Parganas, West Bengal, India, PIN - 700027	Representative of Principal [Sheratove Nirman Private Limited]		1290 	 13/2/2020
3	Vivek Kumar Kajaria 701, Suryakiran , 4 Ashoka Road, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027	Representative of Attorney [Sugam Diamond Projects LLP]		1291 	 13/02/2020

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
4	Mr ASHOK SARAF , 2/5, SARAT BOSE ROAD, P.O:- ELGIN RD, P.S:- Bullygunge, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700020	Represent ative of Attorney [Sugam Diamond Projects LLP]		1292 	 13/02/2020
5	Mr SUHEL SARAF , 2/5, SARAT BOSE ROAD, P.O:- ELGIN ROAD, P.S:- Bullygunge, District:-South 24- Parganas, West Bengal, India, PIN - 700020	Represent ative of Attorney [Sugam Diamond Projects LLP]		1293 	 13/02/2020
6	Mr SUYASH SARAF , 2/5, SARAT BOSE ROAD, P.O:- ELGIN ROAD, P.S:- Bullygunge, District:-South 24- Parganas, West Bengal, India, PIN - 700020	Represent ative of Attorney [Sugam Diamond Projects LLP]		1294 	 13/02/2020
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr SUKHENDU SAMANTA Son of Mr SAHADEB SAMANTA RAMPURCHAK, P.O:- SHYAMCHAK, P.S:- Debra, District:- Paschim Midnapore, West Bengal, India, PIN - 721301	ARVIND KUMAR SARAF, Sheo Kumar Kajaria, Vivek Kumar Kajaria, Mr ASHOK SARAF, Mr SUHEL SARAF, Mr SUYASH SARAF		1295 	 13/02/2020


(Tridip Misra)



भारत सरकार
GOVERNMENT OF INDIA



अशोक सराफ

Ashok Saraf

जन्म तिथि/ DOB: 02/11/1963

पुरुष / MALE



5399 5075 5762

MEERA AADHAAR, MERI PEHACHAN
Ashok Saraf



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

आत्मज: संतोष कुमार सराफ,
सिधार्थ बिल्डिंग फ्लैट-55बी,
14/2, बूर्धान् रोड, अलिपौर,
कोल्कता,
वेस्ट बंगाल - 700027

Address

S/O: Santosh Kumar
Saraf, Sidharth Building
Flat-5B, 14/2, Burdwan
Road, Alipore, Kolkata,
West Bengal - 700027




1967
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No.1947,
Bengaluru-560 001


PERMANENT ACCOUNT NUMBER
AGDPK5580E

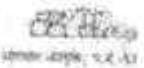



THE NAME
VIVEK KUMAR KAJARIA

THE NAME OF FATHERS/HUSBAND
SHEO KUMAR KAJARIA

THE DATE OF BIRTH
25-03-1968

SIGNATURE



 COMPTROLLER OF INCOME-TAX, W.B. - 30


 13/2/2020

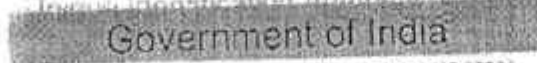
इस कार्ड के साथ / साथ साथ ही एक कृपया जारी करने
 को प्रतिक्रिया को प्रेषित / प्राप्त करने के
 संयुक्त संसद संसद (संसदीय कार्यपालिका),
 संसदीय कार्यपालिका,
 संसदीय कार्यपालिका - 700 009.

In case this card is lost/ found kindly inform/ return to
 the issuing authority :-
 Joint Commissioner of Income-tax (Savings & Taxation),
 P-1,
 Chandernagore, West Bengal,
 Kolkata- 700 009.



ভারত সরকার

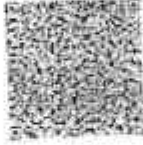
Trusted Identification Authority of India



Government of India

সংস্করণ: ১.০ | Enrollment No. 351340508669

১৩/০২/২০২০
১৩/০২/২০২০
১৩/০২/২০২০
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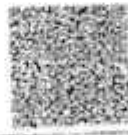
আপনার আধার সংখ্যা / Your Aadhaar No.

3513 4050 8669

আমার আধার, আমার পরিচয়



১৩/০২/২০২০
১৩/০২/২০২০
১৩/০২/২০২০
১৩/০২/২০২০
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১৩/০২/২০২০



3513 4050 8669

আমার আধার, আমার পরিচয়

Handwritten signature
13/2/2020

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SUHEL SARAF

ASHOK SARAF

26/09/1987

Permanent Account Number

BCLPS5032A

Signature

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

यह कार्ड खो जाने पर कृपया सूचित करें/ लौटाएं।
आयकर पैन सेवा यूनिट, UHSE
प्लॉट नं: ३, सेक्टर ११, सी.बी.डी. बेलपुर,
नवी मुंबई-४०० ६१४

Signature



ভারতীয় বিশিষ্ট পরিচয় প্রমাণকরণ
ভারত সরকার
 Unique Identification Authority of India
 Government of India

ভূমিকাভুক্তির আই ডি / Enrollment No.: 1040/19743/20767

To
 সুহেল সারফ
 Suhel Saraf
 14/2 BURDWAN ROAD
 Alipore H.O
 Alipore
 Kolkata
 West Bengal 700027

471036



MN904710368F1



আপনার আধার সংখ্যা / Your Aadhaar No. :

7511 2611 0334

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
 Government of India

সুহেল সারফ
 Suhel Saraf
 পিতা : অশোক সারফ
 Father : ASHOK SARAF
 জন্ম সাল / Year of Birth : 1987
 পুংসব / Male

7511 2611 0334



আধার - সাধারণ মানুষের অধিকার

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ভারতীয় বিশিষ্ট পরিচয় প্রমাণকরণ
 Unique Identification Authority of India

ঠিকানা:
 ১৪/২, বর্ধমান রোড, আলিপুর এইচ
 ও, কোলকাতা, পশ্চিমবঙ্গ, ৭০০০২৭

Address:
 14/2, BURDWAN ROAD, Alipore
 H.O, Alipore, Kolkata, West
 Bengal, 700027

7511 2611 0334



1947
 1029 300 1947



help@uidai.gov.in



www.uidai.gov.in

Suhel Saraf

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SUYASH SARAF

ASHOK SARAF

29/05/1989

Permanent Account Number

BNGPS9283P

Suyash Saraf
Signature



Suyash Saraf

*In case this card is lost / found, kindly inform / return to :-
Income Tax PAN Services Unit, UHISE,
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.*

*यह कार्ड खो जाने पर कृपया सूचित करें/लौटाएं :-
आयकर पैन सेवा यूनिट, UHISE,
प्लॉट नं: ३, सेक्टर ११, सी.बी.डी. बेलपुर,
नवी मुंबई-४०० ६१४.*



ভারত সরকার
Unique Identification Authority of India
Government of India

ভারত সরকার / Enrollment No.: 1040/19743/20770

To
মুন্সাম সারফ
Suyash Saraf
14/2 BURDWAN ROAD
Alipore H.O
Alipore
Kolkata
West Bengal 700027
6030614496

4993009



MN004683092FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

4212 2418 0607

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



মুন্সাম সারফ
Suyash Saraf
পিতা : অশোক সারফ
Father : ASHOK SARAF
জন্ম বর্ষ / Year of Birth : 1989
বৃত্ত / Male



4212 2418 0607

আধার - সাধারণ মানুষের অধিকার

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship .
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- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .



ভারত সরকার
Unique Identification Authority of India

ঠিকানা:
১৪/২, বর্ধমান রোড, আলিপুর হাট
৩, কোলকাতা, পশ্চিমবঙ্গ, ৭০০০২৭

Address:
14/2, BURDWAN ROAD, Alipore
H.O, Alipore, Kolkata, West
Bengal, 700027

4212 2418 0607



1800 300 1947



help@uidai.gov.in



www.uidai.gov.in

Suyash Saraf



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD WB / 29 / 218 / 258649

পরিচয় পত্র



Elector's Name : Sukhendu Samanta
নির্বাচকের নাম : সুখেন্দু সামান্ত
Father / Mother /
Husband's Name : Sahadeb Samanta
পিতা/মাতা/স্বামীর নাম : সহদেব সামান্ত
Sex : Male
লিঙ্গ : পুরুষ
Age as on 1.1.1995: 25
১.১.১৯৯৫ এ বয়স : ২৫

Address
Mouza : Rampurchak
G.P. : Jalimanda
P.S. : Debra
Block : Debra
Dist : Midnapur
ঠিকানা
মৌজা : রামপুরচক
গ্রা. প. : জলিমান্দা
খানা : ডেবরা
ব্লক : ডেবরা
জেলা : মেদিনীপুর

Facsimile Signature
Electoral Registration Officer
নির্বাচক - নির্বাচন অধিকারিক
For 218 - Debra Assembly Constituency
২১৮ - ডেবরা বিধানসভা নির্বাচন ক্ষেত্র

Place : Midnapur
স্থান : মেদিনীপুর
Date : 30.06.1995
তারিখ : ৩০.০৬.১৯৯৫

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

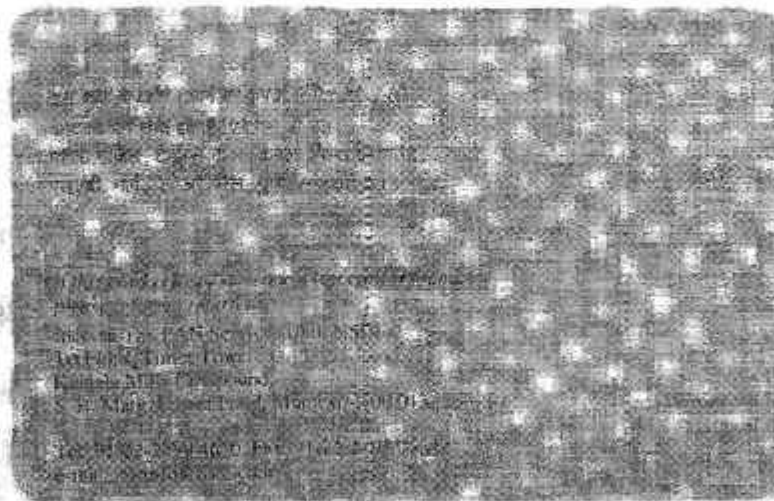
ARVIND KUMAR SARAF
SANTOSH KUMAR SARAF

10/11/1965
Permanent Account Number
AJQPS0821C


Signature









ভারত সরকার
Government of India

অরবিন্দ কুমার সানাল
Arvind Kumar Sanal
পিতা: সান্যাল কুমার সানাল
Father: Sanilash Kumar Sanal
জন্ম তারিখ: DCE 10/11/1980
পূর্ব: Male



7506 1455 3510

আধার - সাধারণ মানুষের অধিকার

M. Sanal



ভারত সরকার
Unique Identification Authority of India

ঠিকানা:
12, অশোক রোড, আলহোরা,
কলকাতা-১৫, পশ্চিম বঙ্গ,
৭০০০২৭

Address:
12 ASHOKA ROAD, Alipora,
Kolkata, Alipora, West Bengal,
700027

7506 1455 3510



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SUSAM PROMOTERS PRIVATE
LIMITED



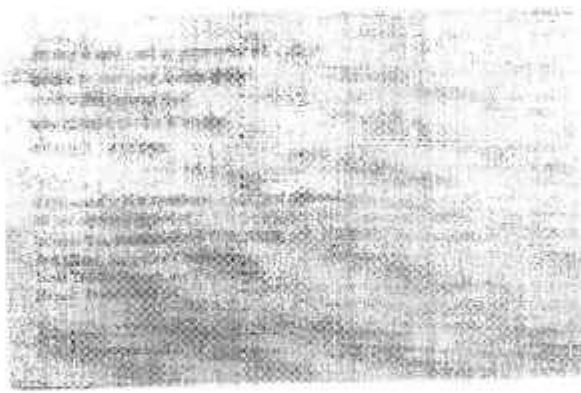
08/02/2007

Permanent Account Number

AARCH8180N

16/12/2008

Handwritten signature





ভারত সরকার

भारत सरकार

Unique Identification Authority of India

Government of India

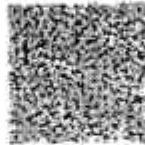
ভারত সরকার আইডি / Enrollment No: 1040/55555/39036

U
K, কুমার কাশ্যপ
Sho Kumar Kashyap
S/O Basdeo Kashyap
761 SURYAKRISHN 4, ASHOKA ROAD
Alipore
Kolkata
Circle: Arambaj Kolkata
West Bengal 700027
9836006626

১০৪০/৫৫৫৫৫/৩৯০৩৬



MA52118381251



আমার আধার নম্বর / Your Aadhaar No

9271 6252 0072

আমার আধার, আমার পরিচয়

ভারত সরকার
Government of India



K, কুমার কাশ্যপ
Sho Kumar Kashyap
পিতা : বসুদেব কাশ্যপ
Father: Basdeo Kashyap
সেখানে: DCB (7000191)
লিঙ্গ: Male



9271 6252 0072

আমার আধার, আমার পরিচয়

S. Kashyap

PERMANENT ACCOUNT NUMBER
AFCPK7875A

SHEO KUMAR KAJARIA

BANDEO KAJARIA

17-00-1041

[Signature]

[Signature]

COMMISSIONER, INDIAN AIR FORCE

1. This is a permanent account number for the purpose of identification of the holder of the account.

2. The account number is valid for the life of the holder.

3. The account number is not to be used for any other purpose.

4. The account number is to be used for the purpose of identification of the holder of the account.

5. The account number is to be used for the purpose of identification of the holder of the account.

6. The account number is to be used for the purpose of identification of the holder of the account.

7. The account number is to be used for the purpose of identification of the holder of the account.

8. The account number is to be used for the purpose of identification of the holder of the account.

9. The account number is to be used for the purpose of identification of the holder of the account.

10. The account number is to be used for the purpose of identification of the holder of the account.

Shree Y

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ADZFS2010G



सुसम डायमंड प्रोजेक्ट्स एलएलपी
SUSAM DIAMOND PROJECTS LLP

28/07/2019

10/09/2019

Ashok Arora

Major Information of the Deed

Deed No :	I-1904-01446/2020	Date of Registration	19/02/2020
Query No / Year	1904-1000274769/2020	Office where deed is registered	
Query Date	13/02/2020 5:08:31 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	SUGAM PROMOTERS PVT LTD 2/5, SARAT BOSE ROAD, Thana : Bullygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700020, Mobile No. : 7278493074, Status : Seller/Executant		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 6/-	Rs. 65,07,13,849/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 500/- (Article:48(g))	Rs. 101/- (Article:E, E, M(a), M(b), I)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190408808/2019 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :

District: Hooghly, P.S:- Uttarpara, Municipality: KONNAGAR, Road: Lal Bahadur Sastri Road, Road Zone : (Holding located On MainRoad -- Holding located On MainRoad) , Mouza: Konnagar, , Holding No:61 Pin Code : 712235

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-3033	LR-12284	Bastu	Danga	4.054 Acre	1/-	19,65,57,703/-	Property is on Road , Project Name :
L2	LR-3034	LR-12284	Bastu	Factory	5.697 Acre	1/-	34,52,72,838/-	Property is on Road , Project Name :
L3	LR-3035	LR-12284	Pukur	Pukur	1.538 Acre	1/-	3,72,84,811/-	Property is on Road , Project Name :
L4	LR-3033/4099	LR-12284	Pukur	Pukur	0.755 Acre	1/-	1,83,03,012/-	Property is on Road , Project Name :
L5	LR-3033/4100	LR-12284	Bastu	Bastu	0.96 Acre	1/-	4,65,45,485/-	Property is on Road , Project Name :
		TOTAL :			1300.4Dec	5 /-	6439,63,849 /-	
	Grand Total :				1300.4Dec	5 /-	6439,63,849 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4, L5	9000 Sq Ft.	1/-	67,50,000/-	Structure Type: Structure
Floor No: 1, Area of floor : 9000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
	Total :	9000 sq ft	1 /-	67,50,000 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Sugam Promoters Private Limited 2/5 Sarat Bose Road, Unit No- 1F, P.O:- Elgin Road, P.S:- Bullygunge, District-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: AABCH8180N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	Sheratove Nirman Private Limited 7B Dr Harendra Coomer Mukherjee Sarani, P.O:- Park Street, P.S:- Shakespeare Sarani, District-Kolkata, West Bengal, India, PIN - 700071 , PAN No.:: ABBCS6936J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Sugam Diamond Projects LLP 2/5 Sarat Bose Road, 4th Floor, Unit No- 4B, P.O:- Elgin Road, P.S:- Bullygunge, District-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: ADZFS2010G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	ARVIND KUMAR SARAF (Presentant) Son of Late Santosh Kumar Saraf , 12 ASHOKA ROAD, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJQPS0821C, Aadhaar No: 75xxxxxxxx3510 Status : Representative, Representative of : Sugam Promoters Private Limited (as Director)
2	Sheo Kumar Kajaria Son of Late Basdeo Kajaria 701 Suriyakiran , 4 Ashoka Road, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFCKP7875A, Aadhaar No: 92xxxxxxxx0072 Status : Representative, Representative of : Sheratove Nirman Private Limited (as Director)
3	Vivek Kumar Kajaria Son of Sheo Kumar Kajaria 701, Suriyakiran , 4 Ashoka Road, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGDPK5580E, Aadhaar No: 35xxxxxxxx8669 Status : Representative, Representative of : Sugam Diamond Projects LLP (as Partner)
4	Mr ASHOK SARAF Son of Late SANTOSH KUMAR SARAF , 2/5, SARAT BOSE ROAD, P.O:- ELGIN RD, P.S:- Bullygunge, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700020, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJQPS0820D, Aadhaar No: 53xxxxxxxx5762 Status : Representative, Representative of : Sugam Diamond Projects LLP (as AUTHORISED SIGNATORY)

5	Mr SUHEL SARAF Son of Mr ASHOK SARAF , 2/5, SARAT BOSE ROAD, P.O:- ELGIN ROAD, P.S:- Bullygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700020, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BCLPS5032A, Aadhaar No: 75xxxxxxxx0334 Status : Representative, Representative of : Sugam Diamond Projects LLP (as AUTHORISED SIGNATORY)
6	Mr SUYASH SARAF Son of Mr ASHOK SARAF , 2/5, SARAT BOSE ROAD, P.O:- ELGIN ROAD, P.S:- Bullygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700020, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BNGPS9283P, Aadhaar No: 42xxxxxxxx0607 Status : Representative, Representative of : Sugam Diamond Projects LLP (as AUTHORISED SIGNATORY)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUKHENDU SAMANTA Son of Mr SAHADEB SAMANTA RAMPURCHAK, P.O:- SHYAMCHAK, P.S:- Debra, District:-Paschim Midnapore, West Bengal, India, PIN - 721301			
Identifier Of ARVIND KUMAR SARAF, Sheo Kumar Kajaria, Vivek Kumar Kajaria, Mr ASHOK SARAF, Mr SUHEL SARAF, Mr SUYASH SARAF			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Sugam Promoters Private Limited	Sugam Diamond Projects LLP-2.8378 Acre
2	Sheratove Nirman Private Limited	Sugam Diamond Projects LLP-1.2162 Acre
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Sugam Promoters Private Limited	Sugam Diamond Projects LLP-4.9879 Acre
2	Sheratove Nirman Private Limited	Sugam Diamond Projects LLP-0.7091 Acre
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Sugam Promoters Private Limited	Sugam Diamond Projects LLP-0.0766 Acre
2	Sheratove Nirman Private Limited	Sugam Diamond Projects LLP-1.4614 Acre
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Sugam Promoters Private Limited	Sugam Diamond Projects LLP-0.5285 Acre
2	Sheratove Nirman Private Limited	Sugam Diamond Projects LLP-0.2265 Acre
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Sugam Promoters Private Limited	Sugam Diamond Projects LLP-0.672 Acre
2	Sheratove Nirman Private Limited	Sugam Diamond Projects LLP-0.288 Acre
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Sugam Promoters Private Limited	Sugam Diamond Projects LLP-6300.00000000 Sq Ft
2	Sheratove Nirman Private Limited	Sugam Diamond Projects LLP-2700.00000000 Sq Ft

Land Details as per Land Record

District: Hooghly, P.S:- Uttarpara, Municipality: KONNAGAR, Road: Lal Bahadur Sastri Road, Road Zone : (Holding located On MainRoad -- Holding located On MainRoad) , Mouza: Konnagar, , Holding No:61 Pin Code : 712235

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 3033, LR Khatian No:- 12284	Owner: সূর্য প্রমোটেস প্রাঃ লিঃ, পক্ষে, Gurdian: ডাইঃ অশো সরা, Address: নিজ Classification: ডাঙ্গা, Area: 5.38400000 Acre,	Owner Name not selected by applicant.

L2	LR Plot No:- 3034, LR Khatian No:- 12284	Owner:সুগম প্রমোর্টস প্রাঃ লিঃ,পক্ষে, Gurdian:ডাই: অশো সরা, Address:নিজ Classification:ফার্মা, Area:5.94700000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 3035, LR Khatian No:- 12284	Owner:সুগম প্রমোর্টস প্রাঃ লিঃ,পক্ষে, Gurdian:ডাই: অশো সরা, Address:নিজ Classification:পুকুর, Area:1.53800000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 3033/4099, LR Khatian No:- 12284	Owner:সুগম প্রমোর্টস প্রাঃ লিঃ,পক্ষে, Gurdian:ডাই: অশো সরা, Address:নিজ Classification:পুকুর, Area:0.75500000 Acre,	Owner Name not selected by applicant.
L5	LR Plot No:- 3033/4100, LR Khatian No:- 12284	Owner:সুগম প্রমোর্টস প্রাঃ লিঃ,পক্ষে, Gurdian:ডাই: অশো সরা, Address:নিজ Classification:বাড়, Area:0.96000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 190401446 / 2020

On 13-02-2020

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

Presented for registration at 19:20 hrs on 13-02-2020, at the Private residence by ARVIND KUMAR SARAF ..

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 65,07,13,849/-

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

Execution is admitted on 13-02-2020 by Mr ASHOK SARAF, AUTHORISED SIGNATORY, Sugam Diamond Projects LLP, 2/5 Sarat Bose Road, 4th Floor, Unit No- 4B, P.O:- Elgin Road, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020

Indetified by Mr SUKHENDU SAMANTA, , Son of Mr SAHADEB SAMANTA, RAMPURCHAK, P.O: SHYAMCHAK, Thana: Debra, , Paschim Midnapore, WEST BENGAL, India, PIN - 721301, by caste Hindu, by profession Private Service

Execution is admitted on 13-02-2020 by Mr SUHEL SARAF, AUTHORISED SIGNATORY, Sugam Diamond Projects LLP, 2/5 Sarat Bose Road, 4th Floor, Unit No- 4B, P.O:- Elgin Road, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020

Indetified by Mr SUKHENDU SAMANTA, , Son of Mr SAHADEB SAMANTA, RAMPURCHAK, P.O: SHYAMCHAK, Thana: Debra, , Paschim Midnapore, WEST BENGAL, India, PIN - 721301, by caste Hindu, by profession Private Service

Execution is admitted on 13-02-2020 by Mr SUYASH SARAF, AUTHORISED SIGNATORY, Sugam Diamond Projects LLP, 2/5 Sarat Bose Road, 4th Floor, Unit No- 4B, P.O:- Elgin Road, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020

Indetified by Mr SUKHENDU SAMANTA, , Son of Mr SAHADEB SAMANTA, RAMPURCHAK, P.O: SHYAMCHAK, Thana: Debra, , Paschim Midnapore, WEST BENGAL, India, PIN - 721301, by caste Hindu, by profession Private Service

Execution is admitted on 13-02-2020 by ARVIND KUMAR SARAF, Director, Sugam Promoters Private Limited, 2/5 Sarat Bose Road, Unit No- 1F, P.O:- Elgin Road, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020

Indetified by Mr SUKHENDU SAMANTA, , Son of Mr SAHADEB SAMANTA, RAMPURCHAK, P.O: SHYAMCHAK, Thana: Debra, , Paschim Midnapore, WEST BENGAL, India, PIN - 721301, by caste Hindu, by profession Private Service

Execution is admitted on 13-02-2020 by Sheo Kumar Kajaria, Director, Sheratove Nirman Private Limited, 7B Dr Harendra Coomer Mukherjee Sarani, P.O:- Park Street, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700071

Indetified by Mr SUKHENDU SAMANTA, , Son of Mr SAHADEB SAMANTA, RAMPURCHAK, P.O: SHYAMCHAK, Thana: Debra, , Paschim Midnapore, WEST BENGAL, India, PIN - 721301, by caste Hindu, by profession Private Service

Execution is admitted on 13-02-2020 by Vivek Kumar Kajaria, Partner, Sugam Diamond Projects LLP, 2/5 Sarat Bose Road, 4th Floor, Unit No- 4B, P.O:- Elgin Road, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020

Indetified by Mr SUKHENDU SAMANTA, , Son of Mr SAHADEB SAMANTA, RAMPURCHAK, P.O: SHYAMCHAK, Thana: Debra, , Paschim Midnapore, WEST BENGAL, India, PIN - 721301, by caste Hindu, by profession Private Service



Tridip Misra
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

04/03/2020

Certificate of Admissibility (Rule 43, W.B. Registration Rules 1982)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 4B
(g) of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 101/- (E = Rs 21/- , I = Rs 55/- , M(a) = Rs 21/- , M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 101/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 500/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 6763C, Amount: Rs.500/-, Date of Purchase: 14/08/2019, Vendor name: A K Das



Tridip Misra

**ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA**

Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2020, Page from 106205 to 106254
being No 190401446 for the year 2020.



Digitally signed by TRIDIP MISRA
Date: 2020.03.04 18:27:51 +05:30
Reason: Digital Signing of Deed.

(Tridip Misra) 2020/03/04 06:27:51 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)

DATED THIS 13th DAY OF February 2020

FROM

SUGAM PROMOTERS PRIVATE LIMITED &
ANR.

... PRINCIPALS

TO

SUGAM DIAMOND PROJECTS LLP & ORS.

... ATTORNEYS

POWER OF ATTORNEY

DSP LAW ASSOCIATES
ADVOCATES
1B, HARE STREET
4D, NICCO HOUSE
KOLKATA - 700001