

02625

2574/18



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

Z 225794

District Sub-Registrar,
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Pargana

DEVELOPMENT POWER OF ATTOTNEY

24 APR 2018

TO ALL TO WHOM BY THESE PRESENTS THAT ROYALVISION CONSTRUCTIONS PRIVATE LIMITED (having PAN - AAGCR5126H), a private Ltd. Company having its Registered office at 7A, Bentick Street, 1st Floor, Room No-103, P.O. Hare Street, P.S - Hare Street, Kolkata-700001 represented by its Directors and Authorized Signatory namely (1) SRI. SIDDARTHA GUPTA (having PAN - ADTPG6034E) s/o SUBHASH CHANDRA GUPTA by occupation - Service, by faith - Hindu, by nationality - Indian, residing at 10 Swami Vivekananda Road, Flat No - 5D, near Diamond City North, Nager Bazar P.S - South Dumdum, Kolkata- 700074 and (2) SMT. VINITA AGARWAL (having PAN - ADKPA9449A) w/o Sri. Vishnu Agarwal, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 33, Rash Behari Avenue, P.O. - Kalighat, P.S.- Tollygunge, Kolkata-700026 herein after called and referred to as the PRINCIPAL, SEND GREETINGS.

ALMOUR CONSTRUCTION

Kel Shikha Malan
Partner

For ROYALVISION CONSTRUCTIONS PVT. LTD.

Siddhartha Gupta
Director / Authorised Signatory

ALMOUR CONSTRUCTION

Khajal Challa Chatterjee
Partner

For ROYALVISION CONSTRUCTIONS PVT. LTD.

Vinita Agarwal
Director / Authorised Signatory

9-111932/18

12099

15 MAR 2018

No. Rs-100/- Date.....

Name: AL MAUR Construction,

Address: 12, Russa Road (East),

Vender: 2nd Lane, 1st floor - K01-33

Alipur Collectorate, 24 Pgs. (9)
SUBHANKAR DAS
STAMP VENDOR
Alipur Police Court, K01-27



District Sub-Registrar,
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas
24 APR 2018

Sanjay
(SANJAY MODANI)
c/o. Sri SATYA NARAYAN MODANI
18/1, MAHARSHI DEVENDRA 2ND
KOLKATA 700007

ROYALVISION CONSTRUCTIONS PRIVATE LIMITED a Private Ltd. Company its Registered Office at 7A, Bentick Street, 1st Floor, Room No - 103, P.S. - Hare Street, Kolkata - 700001 represented by its Directors and Authorized Signatory namely (1) Mr. Rajendra Kumar Agarwal s/o Late Ram Gopal Agarwal, by Occupation - Business, By Faith - Hindu, By Nationality - Indian residing at South City residency, CEDAR Tower - 4, Flat No-33A, 375 Prince Anwar Shah Road, P.S.-Jadavpur, Kolkata- 700068 and (2) MRS. VINITA AGARWAL w/o Mr. Vishnu Agarwal, by Faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 33, Rash Behari Avenue, Kolkata - 700026 became the sole and absolute Land owner and seized and possessed of and/or otherwise sufficiently entitled to the aforesaid land which is free from all encumbrances vide sale deed at DSR-IV, Alipore Vide Book No-I, Volume No - 25, Pages - 233 to 250 Being No-04526 of 2013.

AND WHEREAS after purchase of the said property the Land Owner herein, i.e., said **ROYALVISION CONSTRUCTIONS PRIVATE LIMITED** a Private Ltd. Company its Registered Office at 7A, Bentick Street, 1st Floor, Room No - 103, P.S. - Hare Street, Kolkata - 700001 represented by its Directors and Authorized Signatory namely (1) Mr. Rajendra Kumar Agarwal s/o Late Ram Gopal Agarwal, by Occupation - Business, By Faith - Hindu, By Nationality - Indian residing at South City residency, CEDAR Tower - 4, Flat No - 33A, 375 Prince Anwar Shah Road, P.S.-Jadavpur, Kolkata - 700068 and (2) MRS. VINITA AGARWAL w/o Mr. Vishnu Agarwal, by Faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 33, Rash Behari Avenue Kolkata - 700026 mutated their names in respect thereof in the record of Rajpur Sonarpur Municipality and upon mutation vide Municipal certificate No.519889 dated 04.09.2017 the said Municipal Authority assessed the said property as Municipal Holding No.345, Subhash Block, ward No.23 under the Police Station- Sonarpur, in the District of South 24 PARGANAS.

ALMOUR CONSTRUCTION

Shilpa Modam
PARTNER

For ROYALVISION CONSTRUCTIONS PVT. LTD.

Sirantha Gupta

ALMOUR CONSTRUCTION

Abhijit Bhattacharjee
Partner

Vinita Agarwal

For ROYALVISION CONSTRUCTIONS PVT. LTD.

Vinita Agarwal



District Sub-Registrar,
Registrar L/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas
24 APR 2018

AND WHEREAS, with a view to develop the 'Schedule A' property below through a reputed Developer, the Land Owner was in search of a Developer and upon hearing the same; the Developer namely **ALMOUR CONSTRUCTION** (having PAN No:ABJFA2812L) a **Registered Partnership Firm** having its place of business at 12,Russa Road (East) 2nd Lane, presently known as Chinmoy Chattopadhyay Sarani, 1st floor, P.O. Tollygunge, P.S. Charu Market, Kolkata-700033,being represented by its Partners 1) **SMT. SHIKHA MODANI** (having PAN No:AEJPM1038D) w/o Sri Sanjay Modani, by faith Hindu, by occupation-Business, by nationality Indian residing at 137, S. P. Mukherjee Road, Flat No - 3D, P.S. - Tollygunge, Kolkata - 700026, District - South 24 Parganas, (2) **SRI ABHIJIT BHATTACHARJEE** (having PAN No:AHYPB3591N) s/o Late Krishna Kamal Bhattacharjee, by faith: Hindu, by Occupation: Business, by nationality Indian, residing at "Pitama House", Pratapgarh, P.O. Narendrapur, P.S. Sonarpur, Kolkata - 700103, District South 24 Parganas, hereinabove has agreed to develop and/or construct a multi-storied building in the 'Schedule A' property mentioned below, as per the sanction plan, sanctioned by the Rajpur Sonarpur Municipality at their own cost and accord and the Land Owner herein have agreed with the proposal of the Developer hereinabove.

AND WHEREAS, the Developer herein, who has earned sufficient goodwill in the business of land promotion and development being agreed with the said proposal of the Land Owner and agreed to develop the 'Schedule A' property and to erect building thereon in terms of the sanctioned building plan at their own costs, expenses and efforts and in pursuance of the above, the Principal and the Developer have entered into Development Agreement in between them on 18/04/2018.....

Abhijit Bhattacharjee

AND WHEREAS, since due to professional engagement, it is not possible for the company to look after and supervise all the affairs to maintain and develop the said holding and / or to construct a multistoried building thereon as per the building plan to be sanctioned by Rajpur Sonarpur Municipality, in this situation the company have decided to develop the aforesaid landed property morefully mentioned in the schedule

ALMOUR CONSTRUCTION For ROYALVISION CONSTRUCTIONS PVT. LTD. The ROYALVISION CONSTRUCTIONS PVT. LTD.

Shikha Modani
Partner

Sirajul Haq
Director / Authorised Signatory

Vinod Aggarwal
Director / Authorised Signatory

ALMOUR CONSTRUCTION
Abhijit Bhattacharjee
Partner

below, within the limit of Rajpur Sonarpur Municipality, through a Developer, the particular of the same more particularly described in the Schedule written herein below.

AND WHEREAS, the Land Owner agree with the developer herein;

AND WHEREAS, we the Principal have entered into a Registered Agreement at the office of the D.S.R IV , Alipore and Recorded in the Book No. 1, CD Volumn No: 1604-2018 Pages 66111 to 66162, Being No. 2431 for the year 2018, on such terms and conditions stated therein with **ALMOUR CONSTRUCTION** (having PAN No:ABJFA2812L) a Registered Partnership Firm having its place of business at 12,Russa Road (East) 2nd Lane, presently known as Chinmoy Chattopadhyay Sarani, 1st floor, P.O. Tollygunge, P.S. Charu Market , Kolkata-700033,being represented by its Partners 1) **SMT. SHIKHA MODANI** (having PAN No:AEJPM1038D) w/o **Sri Sanjay Modani**, by faith Hindu, by occupation-Business, by nationality Indian residing at 137, S. P. Mukherjee Road, Flat No - 3D, P.S. - Tollygunge, Kolkata - 700026. District - South 24 Parganas. (2) **SRI ABHIJIT BHATTACHARJEE** (having PAN No:AHYPB3591N) s/o **Late Krishna Kamal Bhattacharjee**, by faith Hindu, by Occupation: Business, by nationality Indian, residing at "Pitama House", Pratapgarh, P.O. Narendrapur, P.S. Sonarpur, Kolkata - 700103, District South 24 Parganas, hereinafter called and referred as **DEVELOPER** for developing the said Land with a right to construct a residential building as per building plan to be sanctioned by the Rajpur Sonarpur Municipality at or upon the said land within the limit of Rajpur Sonarpur Municipality, through the Developer, the particular of the same more particularly described in the paragraph written herein below with such terms and conditions as clearly written therein.

Abhijit Bhattacharjee

AND WHEREAS, in pursuance of the aforesaid Agreement entered into by and between the company named therein as Land Owner of the One Part and **ALMOUR CONSTRUCTION** (having PAN No: ABJFA2812L) a Registered Partnership Firm having Its place of business at 12,Russa Road (East) 2nd Lane, presently known as

ALMOUR CONSTRUCTION

Shikha Modani
Partner

ROYALVISION CONSTRUCTIONS PVT. LTD.

Shikha Modani

Vinod Agarwal
For ROYALVISION CONSTRUCTIONS PVT. LTD.

Vinod Agarwal
Director / Authorised Signatory

ALMOUR CONSTRUCTION

Abhijit Bhattacharjee
Partner

Chinmoy Chattopadhyay Sarani, 1st floor, P.O. Tollygunge, P.S. Charu Market Kolkata-700033 being represented by its Partners 1) **SMT. SHIKHA MODANI** (having PAN No :AEJPM1038D) w/o **Sri Sanjay Modani**, by faith Hindu, by occupation-Business, by nationality Indian residing at 137, S. P. Mukherjee Road, Flat No - 3D, P.S. - Tollygunge, Kolkata - 700026, District - South 24 Parganas (2) **SRI ABHIJIT BHATTACHARJEE** (having PAN No:AHYPB3591N) s/o **Late Krishna Kamal Bhattacharjee**, by faith Hindu, by occupation Business, by nationality Indian, residing at "Pitama House", Pratapgarh ,P.O. Narendrapur, P.S. Sonarpur, Kolkata 700103, District South 24 Parganas, mentioned therein as Developer of the Other Part and in pursuance of understanding between the parties thereto it is necessary and also expedient for the company to appoint an agent to look after all our affairs during our absence.

NOW KNOW BY THESE PRESENTS, ROYALVISION CONSTRUCTIONS PRIVATE LIMITED (having PAN - AAGCR5126H) a private Ltd. Company having its Registered office at 7A, Bentick Street, 1st Floor, Room No - 103, P.O. - Hare Street, P.S - Hare Street, Kolkata - 700001 represented by its Directors and Authorized Signatory namely (1) **SRI. SIDDARTHA GUPTA** (having PAN - ADTPG6034E) s/o **SUBHASH CHANDRA GUPTA** by occupation - Service, by faith - Hindu, by nationality - Indian, residing at 10 Swami Vivekananda Road, Flat No - 5D, near Diamond City North, Nager Bazar P.S - South Dumdum, Kolkata - 700074 and (2) **SMT. VINITA AGARWAL** (having PAN - ADKPA9449A) w/o **Sri. Vishnu Agarwal**, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 33, Rash Behari Avenue, P.O. - Kalighat, P.S. - Tollygunge, Kolkata - 700026), do hereby and hereunder nominate, appoint, and constitute **ALMOUR CONSTRUCTION** (having PAN No: **ABJFA2812L**) a **Registered Partnership Firm** having its place of business at 12, Russa Road (East), 2nd Lane, presently known as Chinmoy Chattopadhyay Sarani, 1st floor, P.O. Tollygunge, P.S. Charu Market, Kolkata - 700033, being represented by its Partners 1) **SMT. SHIKHA MODANI** (having PAN No. **AEJPM1038D**) w/o **Sri Sanjay Modani**, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at

ALMOUR CONSTRUCTION

Shikha Modani

Partner

ALMOUR CONSTRUCTION

Abhijit Bhattacharjee

Partner

For ROYALVISION CONSTRUCTIONS PVT. LTD.

Siddhartha Gupta

Director / Authorized Signatory

Vinita Agarwal

For ROYALVISION CONSTRUCTIONS PVT. LTD.

Vinita Agarwal

Director / Authorized Signatory

137, S. P. Mukherjee Road, Flat No - 3D, P.S. – Tollygunge, Kolkata - 700026. District - South 24 Parganas. (2) **SRI ABHIJIT BHATTACHARJEE** (having PAN No: **AHYPB3591N**) s/o **Late Krishna Kamal Bhattacharjee**, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at "**Pitama House**", Pratapgarh, P.O. Narendrapur, P.S. Sonarpur, Kolkata - 700103, District - South 24 Parganas, to be our true and lawful constituted **ATTORNEY** for on behalf of the company, in our name and on our behalf of or to do execute, exercise and perform all or any of the following acts, deeds and things, that is to say :-

1. To construct a multi storied building on the landed property as described in the **SCHEDULE** hereunder written, according to the sanctioned / modified building plan to be sanctioned/ granted by the Rajpur Sonarpur Municipality in or upon the said land morefully mentioned in the Schedule below, within the limit of Rajpur Sonarpur Municipality, Ward No. 23.
2. To apply, sign, issue and receive from the Rajpur Sonarpur Municipality and/or any other authority or authorities concerned all relevant applications, maps, plans, papers, writings, drawings, design, forms and/or any representation or representations, too as may be required in respect of the premises by the said Attorney at their discretion shall think fit and proper for and on behalf of the company.
3. To deposit any fees, charges or any other amount on behalf of the company which the company have to pay to Rajpur Sonarpur Municipality and/or any other authorities in respect of the said premises or at the Scheduled property mentioned herein below.
4. To manage, control and supervise the management and administration of the said property by whatsoever manner or way and if required appoint agent or agents, servant or servants on our behalf.

ALMOUR CONSTRUCTION

Shilpa Mondal
Partner

ALMOUR CONSTRUCTION
Abhijit Bhattacharjee
Partner

For ROYALVISION CONSTRUCTIONS PVT. LTD.

Sirantha Mishra

Director / Authorized Signatory

Vinay Agarwal
For ROYALVISION CONSTRUCTIONS PVT. LTD.
Vinay Agarwal
Director / Authorized Signatory

5. To apply for electric, water, telephone, sewerage, drainage and any other connection of whatsoever nature and for that purpose sign, issue and receive all papers and /or representation and/or relevant documents and / plans and/or drawings and/or designs and/or sketches and /or undertaking etc. of whatsoever manner or nature, which may be thought to be necessary by the said Attorney before the various department or departments of the Rajpur Sonarpur Municipality and/or proper authorities of various public and /or private and/or Government or Semi Government organization and /or autonomous body or bodies.

6. To appoint architect or architects, contractors, masons, labours, plumbers, engineers, painters, electricians, etc. for the purpose of execution of the construction of the proposed building on the said premises according to the sanctioned/ modified building plan and to terminate their service or services as and when required.

7. To sign and apply for and obtain necessary permissions and/ or approvals and /or sanction and/or license from statutory authorities including the Fire Brigade and Authorized Officer under the West Bengal Building (Regulation of Promotion of Construction and Transfer by Promoters) Act and The West Bengal (Regulations of Promotion of Construction & Transfer by Promoters) Rules 1995 as well as appear and represent ourselves before the necessary authorities including Land Acquisition Department, District 24 Parganas (South), P.W.D., the Rajpur Sonarpur Municipality and / or any other concerned Authority and concerned Police Stations, in connection with the sanction, modification and/or alteration of plans, construction and development in respect of the said property.

8. To sign and submit all papers, documents, plans or any other necessary documents, for purpose of obtaining sanctioned building plan, undertaking and declarations as may be further required for construction of the proposed building as per plan sanctioned from the Rajpur Sonarpur Municipality.

ALMOUR CONSTRUCTION

Shilpa Modan
Partner

ALMOUR CONSTRUCTION

Abhijit Chatterjee
Partner

For ROYALVISION CONSTRUCTIONS PVT. LTD.

Siddhanta Mishra
Director / Authorized Signatory

Vinay Agarwal
For ROYALVISION CONSTRUCTIONS PVT.

Vinay Agarwal
Director / Authorized Signatory

9. To sign and receive registered or registered with A/D letter and /or articles and/or documents of whatsoever manner or nature in respect of the said premises and/or property written in the Schedule mentioned herein below and grant proper and valid receipt or receipts thereof.

10. To file and defend any or all suits, cases, appeals, complaints and application of whatsoever manner or nature for and on behalf of the company that is to institute and /or preferred against the company and also to present and prosecute Writ Applications or Petitions in respect thereof in any manner in any Court of Law and also to appear, file and defend any case or cases whatsoever manner or nature before the Judicial Authority and Quasi Judicial Authority in respect of the said premises particular of the same more particularly described in the Schedule written herein below for better and more effectually exercising the powers and authorities aforesaid, to retain, appoint and employ Advocates, Pleaders, Solicitors, to act, plead and conduct the case and to revoke such appointments. In case of acquisition by State or Union Government of the said property, our Attorney will have full power to file objection or written statement or petition and to apply for compensation before such competent authority.

11. To sign, declare, verify and/or affirm any plaint, written statement, petition, application, cross objection, claim, counter claim, consent petition, revisions, review, new trial or stay application of whatsoever nature, affidavit, vakalatnama, memorandum of appeal or any other document or cause paper in any proceeding as the occasions shall require for and on behalf of the company as our said Attorney in their absolute discretion may think fit and proper.

12. To compromise all suits, appeals, cases and/or any other legal proceedings in any Court of Law, Tribunals, Authority of whatsoever manner and to sign and verify all application and selenium for and on behalf of the company.

ALMOUR CONSTRUCTION

Shella Madan

Partner

ALMOUR CONSTRUCTION

Abijit Challa Dasgupta

Partner

For ROYALVISION CONSTRUCTIONS PVT. LTD.

Sikandar Hussain

Authorized Signatory

Vinay Agarwal

For ROYALVISION CONSTRUCTIONS PVT. LTD.

Vinay Agarwal

13. To appear and represent the company before the Collector, Rajpur Sonarpur Municipality, the Income Tax Authorities and other authorities, Statutory Bodies and Government Departments and/or its officers and also all other State Executives, Judicial or Quasi Judicial, Municipal and other authorities for all matters concerned herewith and to produce deliver and/or explain title deeds, accounts, documents and papers as may be necessary and to pay taxes and other amounts and to deal with them in all manner.

14. To appear and represent the company before all authorities including those under Rajpur Sonarpur Municipality for mutation, fixation and /or finalization of the annual valuation and taxes of the said property and for that sign, execute and submit necessary papers and documents and to do all acts, deeds and things as our said Attorneys think fit and proper.

15. To make sign and verify all applications or objections to appropriate authorities for all licence, permission or consent etc. required by law in connection with the management and development of the said property and also to execute, present and register any declaration or undertaking before Registrar and Sub-Registrar and/or any other statutory authority.

16. To apply for and obtain and renew all license, permits, etc. as may be necessary or required for purchasing cement, iron and steel, and other building materials for the purpose of carrying out construction and develop the said property as our said Attorney may deem fit and proper.

17. To negotiate for sale or to enter into agreement for sale, lease, construction agreement for creating charge, assignment or nomination over and/ or any covered area or open areas or any part thereof or any Flats and Garage spaces and/or commercially sanctioned space if any in respect of the Developers' allocation more fully described in the aforesaid Development Agreement in the said proposed building

ALMOUR CONSTRUCTION

Stella Madan

Partner

ALMOUR CONSTRUCTION

Atul Chatterjee

Partner

For ROYALVISION CONSTRUCTIONS PVT. LTD.

Swarna Kishor

Director/Member

Vinaya Agard

For ROYALVISION CONSTRUCTIONS PVT. LTD.

Vinaya Agard

to be constructed with the prospective buyers of the flats and garage spaces or commercially sanctioned space as our said Attorneys may deem fit and proper.

18. To receive all or any money or monies as earnest or part consideration from the intending purchaser or purchasers of the Developer's allocation and to give proper, valid receipt and discharge thereof and also to accept the full and final payment from intending purchaser or purchasers as our said Attorney may deem fit proper. Upon such receipt as aforesaid in their name, on behalf of the company and as our act and deed, to sign, execute and register deeds, instruments and assurances, conveyance or conveyances as may be required for fully and effectually conveying the Developer's Allocation in the said Registered Development Agreement in favour of the Purchaser or Purchasers or his/her/their nominee or nominees and assignees, as the case may be.

19. To present any such conveyance or conveyances for registration, to admit execution and on receipt of consideration before the Sub-Registrar or Registrar having authority for and to have the said conveyance or conveyances registered and to do all acts, deeds and things which our said Attorney shall consider necessary for conveying and /or transferring the said Developers' allocated portion in the property as mentioned in the Schedule hereunder written to the Purchaser or Purchasers as fully and effectually in all respects as we could do the same for ourselves.

20. To receive any notice relating to the said Property from Rajpur Sonarpur Municipality or from the offices of the Government or Semi Government and other Department.

21. To accept, sign, enter into and acknowledge and perform all such deeds, instruments, contracts, agreements, acts and things as shall be required or deemed proper for or in relation to all or any of the purposes, matters or subject herein specified.

ALMOUR CONSTRUCTION

Sushil Madan

Partner

ALMOUR CONSTRUCTION

Ashjit Bhattacharya

Partner

For ROYALVISION CONSTRUCTIONS PVT. LTD.

Siddhanta Mishra

Director / Authorized Signatory

Vinod Aggarwal

For ROYALVISION CONSTRUCTIONS PVT. LTD.

Vinod Aggarwal

Director / Authorized Signatory

For all or any of the purpose herein before stated, to appear and represent ourselves before all authorities having jurisdiction and to sign, execute and submit all papers and documents relating to our said property.

After completion and handover of the Development Project in all respect this Power of Attorney shall be automatically revoked.

AND GENERALLY to do all acts, deeds and things for better exercise of the authorities herein contained relating to our property which we could have lawfully done under our own hand and seal, if personally present.

AND we do hereby ratify and confirm and agree to ratify and confirm all and whatsoever our said Attorney shall lawfully do or cause to be done in about the premises aforesaid. Notwithstanding no express power in that behalf is herein provided.

THE SCHEDULE "A" ABOVE REFERRED TO

ALL THAT piece or parcel of homestead land (Bastu in L.R record) measuring 10(ten) Cottah 10(Ten) Chittak be the same a little more or less together with one tile shed structure measuring an area of 100(one hundred) sq.ft lying and situated at Mouza-Manikpur, Pargana Magura ,R.S No-226,District Collectorate Touzi No-412,J.L No-77, under R.S Khatian-178,L.R Khatian no.2531 appertaining to L.R Dag and R.S Dag No-182 ,measuring land area of 4(Four) cottah 10 (Ten) chittak and R.S. Dag No-182/701 ,measuring land area of 6(Six) cottah within local limits of Rajpur-Sonarpur Municipality ,Ward No-23,Holding No-345,Subhas Block, within A.D.SR Office & P.S.- Sonarpur, District-South 24 Parganas. The property is buited and bounded as follows:-

ALMOUR CONSTRUCTION

Shilpa Modan

Partner

For ROYALVISION CONSTRUCTIONS PVT. LTD.

Srinidhi Kulkarni

Director / Authorized Signatory

ALMOUR CONSTRUCTION

Atijit Chatterjee

Partner

For ROYALVISION CONSTRUCTIONS PVT. LTD.

Vinod Aggarwal

Director / Authorized Signatory

ON THE NORTH : Property of Kali Charan Nath and Others -
 ON THE SOUTH : 20' Wide Municipal Road
 ON THE EAST : Property of Kali Charan Nath and Baburam Nath -
 ON THE WEST : Property of Smt. Jayrani Nath .

Achjit Bhattacharya

IN WITNESS WHERE OF the Executants / Principal has hereunto set and subscribed our respective hands and seals on this day of 18th APRIL, Two Thousand Eighteen above written.

1) Sambhu

(SANTAY MODANI)
 18/1, MAHARAJI DEVENDERA ROAD
 KOLKATA - 700007

2) Vishnu Aggarwal ..
 Vishnu Aggarwal

37, Kailash Chari Area.
 Ud-26

s/o Sri Kailash Chari Aggarwal.

For ROYALVISION CONSTRUCTIONS PVT. LTD.

Sambhu Mishra

Director / Authorised Signatory

For ROYALVISION CONSTRUCTIONS PVT. LTD.

Vishnu Aggarwal

Director / Authorised Signatory

SIGNATURE OF PRINCIPAL

ALMOUR CONSTRUCTION

Shilpa Malan

ALMOUR CONSTRUCTION

Partner

Achjit Bhattacharya

Partner

POWER ACCEPTED BY THE FIRM
 ATTORNEY

DRAFTED BY ME Mamankan Ray
 ADVOCATE, ALIPORE POLICE COURT, Advocate (No. 733/2001)
 KOLKATA - 700 027



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name SRI SIDDHARTHA GUPTA

Signature Siddhartha Gupta

Thumb 1st finger Middle Finger Ring Finger Small Finger



left hand					
right hand					

Name SMT. VINITA AGARWAL

Signature Vinita Agarwal

Thumb 1st finger Middle Finger Ring Finger Small Finger



left hand					
right hand					

Name SHIKHA MODANI

Signature Shikha Modani

Thumb 1st finger Middle Finger Ring Finger Small Finger



left hand					
right hand					

Name ABHIJIT BHATTACHARJEE

Signature Abhijit Bhattacharjee



Government of West Bengal
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	1604-1000111932/2018	Office where deed will be registered
Query Date	18/04/2018 11:45:46 AM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas
Applicant Name, Address & Other Details	ABHIJIT BHATTACHARJEE PRATAPGARH, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, PIN - 700103, Mobile No. : 9831160981, Status : Seller/Executant	
Transaction	Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Set Forth value	Market Value	
Rs. 2,00,000/-	Rs. 1,15,24,992/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 50/- (Article:48(g))	Rs. 39/- (Article E, M(b), H)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Rs. 2,630/-		Rs. 100/-
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160402431/2018 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)	

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: N. S. C. Bose Road, Mouza: Manikpur

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-182	LR-2531	Bastu	Bastu	10 Katha 10 Chatak	1,50,000/-	1,14,74,992/-	Width of Approach Road: 20 Ft.
Grand Total :					17.5313Dec	1,50,000 /-	114,74,992 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	50,000/-	50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft. Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	50,000 /-	50,000 /-	

Principal Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Royalvision Constructions Pvt Ltd 7A, Bentick Street, 1st Floor Room-103, P.O:- Hare Street, P.S:- Hare Street, Kolkata, District -Kolkata, West Bengal, India, PIN - 700001 PAN No. : AAGCR5126H, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Attorney Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Aimour Construction 12 Chinmoy Chattopadhyay Sarani, 1st Floor, Russa Road East 2nd Lane, P.O:- Tollygunge, P.S:- Charu Market, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700033 PAN No. : ABJFA2812L, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

Sl No	Name & Address	Representative of
1	Mr Siddartha Gupta Son of Subhash Chandra Gupta 10 Swami Vivekananda Road, Nager Bazar, Flat No. 5D, P.O:- MOTIJHEEL, P.S:- Dum Dum, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700074 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. : ADTPG6034E	Royalvision Constructions Pvt Ltd (as director and authorised signatory)
2	Smt Vinita Agarwal Wife of Vishnu Agarwal 33 Rash Behari Avenue, P.O:- Kalighat, P.S:- Tollygunge, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700026 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. : ADKPA9449A	Royalvision Constructions Pvt Ltd (as director and authorised signatory)
3	Smt Shikha Modani Wife of Sanjay Modani 137 S P Mukherjee Rd, Flat No: 3D, P.O - KALIGHAT, P.S:- Tollygunge, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700026 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. : AEJPM1038J	Aimour Construction (as partner)
4	Shri Abhijit Bhattacharjee Son of Late Krishna Kamal Bhattacharjee Pitama House, Pratapgarh, P.O:- Narendrapur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700103 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. : AHYPB3591N	Aimour Construction (as partner)

Identifier Details :

Name & address	
Mr SANJAY MODANI Son of Mr SATYA NARAYAN MODANI 137 S P MUKHERJEE RD, Flat No: 3D, P.O:- KALIGHAT, P.S.- Tollygunge, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700026, Sex: Male, By Caste Hindu, Occupation: Others, Citizen of: India. Identifier Of Mr Siddartha Gupta, Smt Vinita Agarwal, Smt Shikha Modani, Shri Abhijit Bhattacharjee	
	N

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Royalvision Constructions Pvt Ltd	Almour Construction-17.5313 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Royalvision Constructions Pvt Ltd	Almour Construction-100.00000000 Sq Ft

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 18/05/2018) for e-Payment. Assessed market value & Query is valid for 44 days (i.e. upto 01/06/2018) for registration.
3. Standard User charge of Rs. 240/- (Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required.
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situated in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SIDDARTHA GUPTA
SUBHASH CHANDRA GUPTA



01/06/1976

Permanent Account Number

ADTPG6034E

Siddhartha Gupta

Signature



18052008

Siddhartha Gupta



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

एनरोलमेंट क्रमांक / Enrollment No.: 108647412/00090

To
 सिद्धार्थ गुप्ता
 Siddhartha Gupta
 flat 6D-10, swarni vivekanand road
 near diamond city north
 Midtown
 Midtown
 Kolkata Kolkata
 West Bengal 700074
 8830485934

120072015
 373302982



MP733029828FT



आपका आधार क्रमांक / Your Aadhaar No. :

2465 8767 3656

आधार - आम आदमी का अधिकार



भारत सरकार
 Government of India
 सिद्धार्थ गुप्ता
 Siddhartha Gupta
 जन्म तिथि / DOB: 01/06/1976
 लिंग / Male



2465 8767 3656

आधार - आम आदमी का अधिकार

Siddhartha Gupta



सूचना

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

INFORMATION

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

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



संघीय पहचान प्राधिकरण
Unique Identification Authority of India

पता:
फ्लॉट 50, 10, स्वामी शिवकान्त रोड,
डायमंड सिटी नॉर्थ के पास, मोर्चिहोव,
कोल्काता, वेस्ट बंगाल,
700074

Address:
Flat 50, 10, Swami Shivkanand
road, near diamond city north,
Majhera, Kolkata, West
Bengal, 700074

2465 8767 3656



1800 300 1800



ma@uidai.gov.in



www.uidai.gov.in



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ADKPA9449A

श्रीमती
VINITA AGARWAL

पते का नाम / Name & Address
GOPAL SHERMA

कार्ड की तारीख / Date of Issue
02/01/1973



Vinita Agarwal

इस कार्ड को खोने / खोने का सुझाव न दें। यदि
आपको यह कार्ड खोना पड़े, तो कृपया
5 बौध्दिक, मंडी स्टेशन प्लॉट नं. 341, सी नं. 997/9,
मंडी कालोनी, दीपक (राज्य) के पास
पुनः - 411 016

*If this card is lost / someone's lost card is found
please inform / return to*

Income Tax PAN Services Unit, NSDL,
5th floor, Market Street,
Plot No. 341, Survey No. 997/9,
Mandi Colony, Near Jeeo Bungalow Club,
Pune - 411 016

Tel: 91 20 2721 1001, 2721 4001
e-mail: pan@nsdl.co.in



भारत सरकार
Government of India



Vinita Agarwal

DOB: 02/01/1973

Female

9843 6456 3232



मेरा आधार, मेरी पहचान

Vinita Agarwal



भारतीय विशिष्ट पहचान प्राधिकार
Unique Identification Authority of India

Address: W/O Vinita Agarwal,
33, Pash Behari Avenue, Near
Kolkata Metro, Kolkata,
Kolkata, Kolkata, Kolkata, West
Bengal, 700025

9843 6456 3232




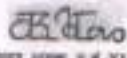
180



info@uaid.gov.in



www.uaid.gov.in

PERMANENT ACCOUNT NUMBER		
AEJPM1038D		
	NAME (NAME)	
	SHIKHA MODANI	
	FATHER'S NAME	
SANJAY MODANI		
DATE OF BIRTH		
22-10-1969		
SIGNATURE		 COMMISSIONER OF INCOME-TAX, W.B. - XI
<i>Shikha Modani</i>		

Shikha Modani

Shikha Modani



ভারত সরকার
Unique Identification Authority of India
Government of India

আপেক্ষাকৃত আই ডি / Enrollment No.: 1215/80092/01955

To -
শিখা মোদারী
Shikha Modari
137 SHYAMA PRASAD MUKHERJEE ROAD
Kālighat
Kālighat
Cirrus Avenue Kolkata
West Bengal 700025
9830049756

12150092

281630387



MP905800675FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

4275 3742 8182

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



শিখা মোদারী
Shikha Modari
পিতা - মিনা মল মহেশ্বরী
Father : Mina Mal Maheshwari
জন্ম তারিখ / DOB : 22/10/1988
লিঙ্গ / Female



4275 3742 8182

আধার - সাধারণ মানুষের অধিকার

Shikha Modari

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ABHIJIT BHATTACHARJEE
K K BHATTACHARJEE
03/01/1965
PAN Card Number
AHYPB3591N

Abhijit Bhattacharjee
Signature



Abhijit Bhattacharjee



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

সংশ্লিষ্ট পরিচয় / Enrolment No. : 2010/17544/01168

1W032D/4

To
 Abhijit Bhattacharjee
 বাবুজি, খিঁচাবড়ী
 S/O: Krishna Kanai Bhattacharjee
 PITAMA HOUSE
 PRATAPGARH
 Rajpur Sonamunshi
 Nadendrapur South 34 Parganas
 West Bengal - 700103



HLB1829901297

01029901



আপনার আধার সংখ্যা / Your Aadhaar No. :

3090 7850 0027

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
 Government of India



বাবুজি, খিঁচাবড়ী
 Abhijit Bhattacharjee
 পিতা : কৃষ্ণ কানাই খিঁচাবড়ী
 Father: Krishna Kanai Bhattacharjee

সংশ্লিষ্ট পরিচয় 03/01/1988
 পুরুষ / Male

3090 7850 0027



আধার - সাধারণ মানুষের অধিকার

Abhijit Bhattacharjee

Major Information of the Deed

Deed No :	I-1604-02574/2018	Date of Registration	24/04/2018
Query No / Year	1604-1000111932/2018	Office where deed is registered	
Query Date	18/04/2018 11:45:46 AM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	ABHIJIT BHATTACHARJEE PRATAPGARH, Thara : Sonarpur, District : South 24-Parganas, WEST BENGAL, PIN - 700103, Mobile No. : 9831160981, Status : Seller/Executant		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value:	Market Value		
Rs. 2,00,000/-	Rs. 1,15,24,992/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article 48(g))	Rs. 39/- (Article:E, M(b), H)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]- 160402431/2018 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality RAJPUR-SONARPUR, Road: N. S. C. Bose Road, Mouza: Manikpur

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-182	LR-2531	Bastu	Bastu	10 Katha 10 Chatak	1,50,000/-	1,14,74,992/-	Width of Approach Road: 20 Ft,
Grand Total :					17.5313Dec	1,50,000 /-	114,74,992 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft	50,000/-	50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	50,000 /-	50,000 /-	

Principal Details :



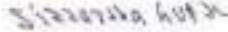


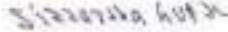


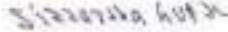


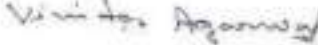


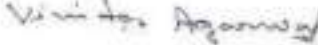


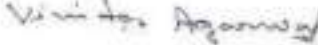


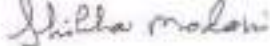


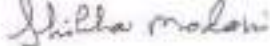


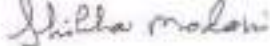
Sl No	Name, Address, Photo, Finger print and Signature
1	Royalvision Constructions Pvt Ltd 7A, Bentick Street, 1st Floor Room-103, P.O:- Hare Street, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 , PAN No.:: AAGCR5126H, Status :Organization, Executed by: Representative, Executed by: Representative

Major Information of the Deed :- I-1604-02574/2018-24/04/2018




Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Almour Construction 12 Chinmoy Chattopadhyay Sarani, 1st Floor, Russa Road East 2nd Lane, P.O:- Tollygunge, P.S:- Charu Market, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700033 , PAN No.:: ABJFA2812L, Status :Organization, Executed by: Representative

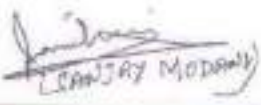
Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Siddartha Gupta Son of Subhash Chandra Gupta Date of Execution - 18/04/2018 , Admitted by: Self, Date of Admission: 18/04/2018, Place of Admission of Execution: Office </td> <td>  <small>Apr 18 2018 12:33PM</small> </td> <td>  <small>LTI 18/04/2018</small> </td> <td>  <small>18/04/2018</small> </td> </tr> <tr> <td colspan="4"> 10 Swami Vivekananda Road, Nager Bazar, Flat No: 5D, P.O:- MOTIJHEEL, P.S:- Dum Dum, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700074, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: ADTPG6034E Status : Representative, Representative of : Royalvision Constructions Pvt Ltd (as director and authorised signatory) </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr Siddartha Gupta Son of Subhash Chandra Gupta Date of Execution - 18/04/2018 , Admitted by: Self, Date of Admission: 18/04/2018, Place of Admission of Execution: Office	 <small>Apr 18 2018 12:33PM</small>	 <small>LTI 18/04/2018</small>	 <small>18/04/2018</small>	10 Swami Vivekananda Road, Nager Bazar, Flat No: 5D, P.O:- MOTIJHEEL, P.S:- Dum Dum, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700074, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: ADTPG6034E Status : Representative, Representative of : Royalvision Constructions Pvt Ltd (as director and authorised signatory)			
Name	Photo	Finger Print	Signature										
Mr Siddartha Gupta Son of Subhash Chandra Gupta Date of Execution - 18/04/2018 , Admitted by: Self, Date of Admission: 18/04/2018, Place of Admission of Execution: Office	 <small>Apr 18 2018 12:33PM</small>	 <small>LTI 18/04/2018</small>	 <small>18/04/2018</small>										
10 Swami Vivekananda Road, Nager Bazar, Flat No: 5D, P.O:- MOTIJHEEL, P.S:- Dum Dum, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700074, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: ADTPG6034E Status : Representative, Representative of : Royalvision Constructions Pvt Ltd (as director and authorised signatory)													
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Smt Vinita Agarwal Wife of Vishnu Agarwal Date of Execution - 18/04/2018 , Admitted by: Self, Date of Admission: 18/04/2018, Place of Admission of Execution: Office </td> <td>  <small>Apr 18 2018 12:35PM</small> </td> <td>  <small>LTI 18/04/2018</small> </td> <td>  <small>18/04/2018</small> </td> </tr> <tr> <td colspan="4"> 33 Rash Behari Avenue, P.O:- Kalighat, P.S:- Tollygunge, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700026, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADKPA9449A Status : Representative, Representative of : Royalvision Constructions Pvt Ltd (as director and authorised signatory) </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Smt Vinita Agarwal Wife of Vishnu Agarwal Date of Execution - 18/04/2018 , Admitted by: Self, Date of Admission: 18/04/2018, Place of Admission of Execution: Office	 <small>Apr 18 2018 12:35PM</small>	 <small>LTI 18/04/2018</small>	 <small>18/04/2018</small>	33 Rash Behari Avenue, P.O:- Kalighat, P.S:- Tollygunge, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700026, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADKPA9449A Status : Representative, Representative of : Royalvision Constructions Pvt Ltd (as director and authorised signatory)			
Name	Photo	Finger Print	Signature										
Smt Vinita Agarwal Wife of Vishnu Agarwal Date of Execution - 18/04/2018 , Admitted by: Self, Date of Admission: 18/04/2018, Place of Admission of Execution: Office	 <small>Apr 18 2018 12:35PM</small>	 <small>LTI 18/04/2018</small>	 <small>18/04/2018</small>										
33 Rash Behari Avenue, P.O:- Kalighat, P.S:- Tollygunge, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700026, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADKPA9449A Status : Representative, Representative of : Royalvision Constructions Pvt Ltd (as director and authorised signatory)													
3	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Smt Shikha Modani Wife of Sanjay Modani Date of Execution - 18/04/2018 , Admitted by: Self, Date of Admission: 18/04/2018, Place of Admission of Execution: Office </td> <td>  <small>Apr 18 2018 12:35PM</small> </td> <td>  <small>LTI 18/04/2018</small> </td> <td>  <small>18/04/2018</small> </td> </tr> <tr> <td colspan="4"> 137 S P Mukherjee Rd, Flat No: 3D, P.O- KALIGHAT, P.S:- Tollygunge, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700026, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AEJPM1038J Status : Representative, Representative of : Almour Construction (as partner) </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Smt Shikha Modani Wife of Sanjay Modani Date of Execution - 18/04/2018 , Admitted by: Self, Date of Admission: 18/04/2018, Place of Admission of Execution: Office	 <small>Apr 18 2018 12:35PM</small>	 <small>LTI 18/04/2018</small>	 <small>18/04/2018</small>	137 S P Mukherjee Rd, Flat No: 3D, P.O- KALIGHAT, P.S:- Tollygunge, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700026, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AEJPM1038J Status : Representative, Representative of : Almour Construction (as partner)			
Name	Photo	Finger Print	Signature										
Smt Shikha Modani Wife of Sanjay Modani Date of Execution - 18/04/2018 , Admitted by: Self, Date of Admission: 18/04/2018, Place of Admission of Execution: Office	 <small>Apr 18 2018 12:35PM</small>	 <small>LTI 18/04/2018</small>	 <small>18/04/2018</small>										
137 S P Mukherjee Rd, Flat No: 3D, P.O- KALIGHAT, P.S:- Tollygunge, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700026, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AEJPM1038J Status : Representative, Representative of : Almour Construction (as partner)													

Major Information of the Deed :- I-1604-02574/2018-24/04/2018

Name	Photo	Finger Print	Signature
Shri Abhijit Bhattacharjee (Presentant) Son of Late Krishna Kamal Bhattacharjee Date of Execution - 18/04/2018, Admitted by: Self, Date of Admission: 18/04/2018, Place of Admission of Execution: Office			
	Apr 18 2018 12:34PM	L7 18/04/2018	18/04/2018
Pitama House, Pratapgarh, P.O:- Narendrapur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700103, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.:: AHYPB3591N Status : Representative, Representative of : Almour Construction (as partner)			

Identifier Details :

Name & address	
Mr SANJAY MODANI Son of Mr SATYA NARAYAN MODANI 137 S P MUKHERJEE RD. Flat No: 3D, P.O:- KALIGHAT, P.S:- Tollygunge, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700026, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of India, Identifier Of Mr Siddhartha Gupta, Smt Vinita Agarwal, Smt Shikha Modani, Shri Abhijit Bhattacharjee	
	18/04/2018

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Royalvision Constructions Pvt Ltd	Almour Construction-17.5313 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Royalvision Constructions Pvt Ltd	Almour Construction-100.00000000 Sq Ft



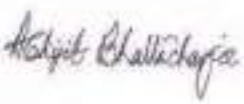
Endorsement For Deed Number : I - 160402574 / 2018

On 18-04-2018

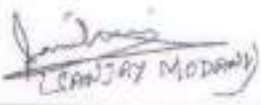
Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 12:27 hrs on 18-04-2018, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Shri Abhijit Bhattacharjee ,

Major Information of the Deed :- I-1604-02574/2018-24/04/2018

Name	Photo	Finger Print	Signature
Shri Abhijit Bhattacharjee (Presentant) Son of Late Krishna Kamal Bhattacharjee Date of Execution - 18/04/2018, Admitted by: Self, Date of Admission: 18/04/2018, Place of Admission of Execution: Office			
	Apr 18 2018 12:34PM	LT 18/04/2018	18/04/2018
Pitama House, Pratapgarh, P.O:- Narendrapur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700103, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AHYPB3591N Status : Representative, Representative of : Almour Construction (as partner)			

Identifier Details :

Name & address	
Mr SANJAY MODANI Son of Mr SATYA NARAYAN MODANI 137 S P MUKHERJEE RD, Flat No: 3D, P.O:- KALIGHAT, P.S:- Tollygunge, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700026, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Identifier Of Mr Siddartha Gupta, Smt Vinita Agarwal, Smt Shikha Modani, Shri Abhijit Bhattacharjee	
	18/04/2018

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Royalvision Constructions Pvt Ltd	Almour Construction-17.5313 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Royalvision Constructions Pvt Ltd	Almour Construction-100.00000000 Sq Ft

Endorsement For Deed Number : I - 160402574 / 2018

On 18-04-2018

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

Presented for registration at 12:27 hrs on 18-04-2018, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Shri Abhijit Bhattacharjee .,

Major Information of the Deed :- I-1604-02574/2018-24/04/2018

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 1,15,24,992/-

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

Execution is admitted on 18-04-2018 by Mr Siddartha Gupta, director and authorised signatory, Royalvision Constructions Pvt Ltd, 7A, Bentick Street, 1st Floor Room-103, P.O:- Hare Street, P.S:- Hare Street, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700001

Identified by Mr SANJAY MODANI, . . Son of Mr SATYA NARAYAN MODANI, 137 S P MUKHERJEE RD, Flat No: 3D, P.O: KALIGHAT, Thana: Tollygunge, . City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by profession Others

Execution is admitted on 18-04-2018 by Smt Vinita Agarwal, director and authorised signatory, Royalvision Constructions Pvt Ltd, 7A, Bentick Street, 1st Floor Room-103, P.O:- Hare Street, P.S:- Hare Street, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700001

Identified by Mr SANJAY MODANI, . . Son of Mr SATYA NARAYAN MODANI, 137 S P MUKHERJEE RD, Flat No: 3D, P.O: KALIGHAT, Thana: Tollygunge, . City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by profession Others

Execution is admitted on 18-04-2018 by Smt Shikha Modani, partner, Almour Construction, 12 Chinmoy Chattopadhyay Sarani, 1st Floor, Russa Road East 2nd Lane, P.O:- Tollygunge, P.S:- Charu Market, Kolkata, District:- South 24-Parganas, West Bengal, India, PIN - 700033

Identified by Mr SANJAY MODANI, . . Son of Mr SATYA NARAYAN MODANI, 137 S P MUKHERJEE RD, Flat No: 3D, P.O: KALIGHAT, Thana: Tollygunge, . City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by profession Others

Execution is admitted on 18-04-2018 by Shri Abhijit Bhattacharjee, partner, Almour Construction, 12 Chinmoy Chattopadhyay Sarani, 1st Floor, Russa Road East 2nd Lane, P.O:- Tollygunge, P.S:- Charu Market, Kolkata, District:- South 24-Parganas, West Bengal, India, PIN - 700033

Identified by Mr SANJAY MODANI, . . Son of Mr SATYA NARAYAN MODANI, 137 S P MUKHERJEE RD, Flat No: 3D, P.O: KALIGHAT, Thana: Tollygunge, . City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39/- (E = Rs 7/- , H = Rs 28/- , M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 39/-

Payment of Stamp Duty

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

1. Stamp Type: Impressed, Serial no 12099, Amount: Rs.100/-, Date of Purchase: 15/03/2018, Vendor name: Subhankar Das

Pradipta

Pradipta Kishore Guha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Major Information of the Deed :- I-1604-02574/2018-24/04/2018

On 24-04-2018

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

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

Pradipta

Pradipta Kishore Guha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Major Information of the Deed :- I-1604-02574/2018-24/04/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2018, Page from 69286 to 69315
being No 160402574 for the year 2018.



Pradipta

Digitally signed by PRADIPTA KISHORE
GUHA
Date: 2018.04.24 16:27:47 +05:30
Reason: Digital Signing of Deed.

(Pradipta Kishore Guha) 24/04/2018 16:25:11
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)