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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

R 237403

9-0-8  
24/2/15

Additional Registrar of Assurances-III  
Kolkata

Certified that the addition of  
Registration No. and the  
endorsement are attached to the document  
are the part of this Document.

00312/15



Additional Registrar  
of Assurances-III, Kolkata

Additional Registrar of Assurances-III  
Kolkata

**POWER OF ATTORNEY**

26 FEB 2015

**THIS POWER OF ATTORNEY** made this the 24th day of February **TWO THOUSAND AND FIFTEEN BY (i) Cent Percent Value Realty Pvt. Ltd.** a company incorporated under the Indian Companies Act, 1956 having its Registered Office at 333, Mahamayatala, Garia Main Road, P.S-Sonarpur, Kolkata- 700084 [PAN no.AAFCC4551Q], **(ii) Bagaria Vanija Pvt. Ltd.** a company incorporated under the Indian Companies Act, 1956 having its Registered Office at 97A, Southern Avenue, P.S-Tollygunge, Kolkata-700029 [PAN no. AABC3949F], **(iii) Emami Nirman Pvt. Ltd.** a company incorporated under the Indian Companies

116653

Abhay Kumar

Sujata Ghosh  
Advocate  
High Court Calcutta

No. .... Sold To ...  
Rs. ....  
P. K. Das  
(Govt) LICENSED STAMP VENDOR  
11A, Mirza Ghalib Street, Kol-87  
L No-285, RS  
Date..... Sign .....

31 OCT 2014

751

- 100 PERCENT VALUE REALTY PVT. LTD.
- BAGARIA VANIJYA PVT. LTD.
- MAMI NIRMAN PVT. LTD
- For Bengal Eco Homes Private Limited
- HITECH VANIJYA PVT. LTD.
- For Zenith Dealers LLP
- Swanhousing Properties Pvt Ltd
- PRIME CONSTRUCTIONS PVT. LTD
- For Aviro Vyapar Private Limited
- For Aviro Vyapar Private Limited
- For Genil Commoale Pvt Ltd.
- For Begor & Textile Private Limited
- For Pigeon Engineering Private Limited
- For Cemilian Merchants Pvt. Ltd.
- For Topchwin Tradecon Pvt Ltd.
- For Eveningstar Traders Pvt. Ltd.
- For Eveningstar Vinimay Pvt. Ltd.
- For Anclain Dealers Pvt. Ltd.
- SUN & NS Home Pvt. Ltd.
- For Sunshin Vinimay Pvt. Ltd.
- For Polpit Vincom Pvt. Ltd.
- For New Age Writing Instrument Pvt. Ltd.
- For Gateway Nirman Private Limited



Registrar of Assurances  
Kolkata

24 FEB 2015

Abhay Kumar  
Authorised Signatory

Identified by me  
Dipak Kumar Laha  
SP - Dhara Laha  
H/W, T. m. Ghosh Road  
Kolkata - 700 041

For Swanhousing & Infra Private Limited

*[Signature]*

Authorised Signatory

Act, 1956 having its Registered Office at 97A, Southern Avenue, P.S- Tollygunge, Kolkata-700029 [PAN no.AABCE7525L], (iv) Bengal Eco Homes Pvt. Ltd. a company incorporated under the Indian Companies Act, 1956 having its Registered Office at 97A, Southern Avenue, P.S- Tollygunge, Kolkata-700029 [PAN no.AAECB1872E], (v) Hitech Vanijya Pvt. Ltd. a company incorporated under the Indian Companies Act, 1956 having its Registered Office at 97A, Southern Avenue, P.S- Tollygunge, Kolkata-700029 [PAN no.AACCH1903L], (vi) Zenith Dealers LLP, a partnership under the Indian Partnership Act, 1932 having its Registered Office at 97A, Southern Avenue, P.S- Tollygunge Kolkata-700029 [PAN no.AAAFZ7539D], (vii) Swanhousing Properties Pvt. Ltd. a company incorporated under the Indian Companies Act, 1956 having its Registered Office at 34A, Chandra Nath Roy Road, P.S- Tiljala, Kolkata-700039 [PAN no. AATCS9380F], (viii) Prime Constructions Pvt. Ltd. a company incorporated under the Indian Companies Act, 1956 having its Registered Office at 687, Anandapur, E. M Bypass 2<sup>nd</sup> Floor, P.S- Tiljala, Kolkata-700107 [PAN no. AAACP8813B], (ix) Aviro Vanijya Pvt. Ltd. a company incorporated under the Indian Companies Act, 1956 having its Registered Office at 687, Anandapur, E. M Bypass, 2<sup>nd</sup> Floor, P.S- Tiljala, Kolkata-700107 [PAN no.AAGCA7165D], (x) Aviro Vyapaar Pvt. Ltd. a company incorporated under the Indian Companies Act, 1956 having its Registered Office at 687, Anandapur, E. M Bypass 2<sup>nd</sup> Floor, P.S- Tiljala, Kolkata-700107 [PAN no. AABCC2980K], (xi) Genil Commosale Pvt. Ltd. a company incorporated under the Indian Companies Act, 1956 having its Registered Office at 7/1/ A, Grant Lane, 4<sup>th</sup> Floor, P.S- BowBazar, Kolkata -700012 [PAN no.AAFCG6495D], (xii) Begonia Textiles Pvt. Ltd. a company incorporated under the Indian Companies Act, 1956 having its Registered Office at 7/1A, Grant Lane, 4<sup>th</sup> Floor, P.S- BowBazar, Kolkata -700012 [PAN no.AAFCB9510N], (xiii) Fiddle Engineering Pvt. Ltd. a company incorporated under the Indian Companies Act, 1956 having its Registered Office at 7/1/A, Grant Lane, 4<sup>th</sup> Floor, P.S- BowBazar, Kolkata -700012 [PAN no.AACCF4133E], (xiv) Camellias Merchants Pvt. Ltd. a company incorporated under the Indian Companies Act, 1956 having its Registered Office at 28/1/1A, Tagore Castle Street, 24 Jorabagan, P.S- Jorabagan, Kolkata -700006 [PAN no.AAFCC6886N], (xv) Touchwin Tradecon Pvt. Ltd. a company incorporated under the Indian Companies Act, 1956 having its Registered Office at 493B G.T Road, P.S- Shibpur, Howrah -711102 [PAN no.AAFCT0301H], (xvi) Eveningstar Traders Pvt. Ltd. a company incorporated under the Indian Companies Act, 1956 having its Registered





Madhab Sen Gupta *MS*

- 80 PERCENT VALUE REALTY PVT. LTD.  
For Acclaim Dealers Pvt. Ltd.
- BAGARIA VANIJYA PVT. LTD.  
For Sureshine Vinimay Pvt. Ltd.
- For Touchwin Tradecon Pvt. Ltd.
- For New Age Writing Instruments Pvt. Ltd.
- PRIME CONSTRUCTIONS PVT. LTD.  
For Fiddle Engineering Private Limited  
For Begona Textiles Private Limited
- For Gateway Nirman Private Limited  
For Zenith Dealers LLP
- Swanhousing Properties Pvt. Ltd.  
For Genil Commosale Pvt. Ltd.  
For Aviro Vanijya Private Limited
- For Eveningstar Vinimay Pvt. Ltd.  
For Camellias Merchants Pvt. Ltd.  
For Aviro Vyapaar Private Limited
- HITECH VANIJYA PVT. LTD.  
For Polpit Vincom Pvt. Ltd.  
For Eveningstar Traders Pvt. Ltd.
- EMAMI NIRMAN PVT. LTD.  
S.W.A.N.S Home Pvt. Ltd.  
For Legal Eco House Pvt. Ltd.

Madhab Sen Gupta

Authorised Signatory

*MS*

For Bengal Eco Housing Pvt. Ltd.

Rajesh Bapna

Authorised Signatory

Identified by me  
Dipak Kumar Lenka



24 FEB 2015

For Swanhousing & Infra Private Limited

*[Signature]*

Authorised Signatory

Office at 493B G.T Road, P.S- Shibpur, Howrah -711102 [PAN no.AADCE6928M], (xvii) **Eveningstar Vinimay Pvt. Ltd.** a company incorporated under the Indian Companies Act, 1956 having its Registered Office at 493B G.T Road, P.S- Shibpur, Howrah -711102 [PAN no.AADCE7028A], (xviii) **Acclaim Dealers Pvt. Ltd.** a company incorporated under the Indian Companies Act, 1956 having its Registered Office at 493B G.T Road, P.S- Shibpur, Howrah -711102 [PAN no.AAMCA6890M], (xix) **S.W.A.N.S Home Pvt. Ltd.** a company incorporated under the Indian Companies Act, 1956 having its Registered Office at premises no. 5-7- 70/B, Opp. Metro Shopping Mall, Sangeeth Nagar, P.S- Kukatpally, Kukatpally, Andhra Pradesh -500072 [PAN no. AATCS9343]], (xx) **Sureshine Vinimay Pvt. Ltd.** a company incorporated under the Indian Companies Act, 1956 having its Registered Office at 18 No. Rabindra Sarani, Poddar Court Gate no. 4, 6<sup>th</sup> Floor Room -601, P.S- Burrabazar, Kolkata- 700001 [PAN no.AAUCS6058B], (xxi) **Polpit Vincom Pvt. Ltd.** a company incorporated under the Indian Companies Act, 1956 having its Registered Office at 18 No. Rabindra Sarani, Poddar Court Gate no. 4, 6<sup>th</sup> Floor Room -601, P.S- Burrabazar, Kolkata- 700001 [PAN no. AAHCP7025]], (xxii) **New Age Writing Instruments Pvt. Ltd.** a company incorporated under the Indian Companies Act, 1956 having its Registered Office at 6B, R. N. Mukherjee Road, Stephen House, Room No. -5/1, Floor-1, P.S- Hare Street, Kolkata-700001 [PAN no.AACCN1935G], (xxiii) **Gateway Nirman Pvt. Ltd.** a company incorporated under the Indian Companies Act, 1956 having its Registered Office at 2A, Ganesh Chandra Avenue, Room No. 5A, Floor-8<sup>th</sup>, P.S- Bowbazar, Kolkata- 700013 [PAN no.AAECG0710E], hereinafter collectively referred to as the **GRANTORS** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective successor and/or successors in office/interest and assigns), each party having independent, distinct share in the Said Property (referred to in the Schedule hereinbelow), all being represented by i) Madhab Sengupta, S/o. Late Himanshu Bhushan Sengupta, residing at 39], R.N. Das Road, Kolkata - 700031, ii) Abhay Kumar Saxena, S/o. Late Hari Das Saxena, residing at 19, Pollock Street, Kolkata-700001, jointly and/or severally, having been duly authorized by a Board Resolution in that regard, and M/s. BENGAL ECO HOUSING PVT. LTD., a company incorporated under the Indian Companies Act, 1956 having its Registered Office at 97A, Southern Avenue, Kolkata-700029 [PAN no.AAECB1873F] represented by its





*[Faint, illegible stamp]*

24 FEB 2015

For Swanhousing & Infra Private Limited

A handwritten signature in dark ink, appearing to be "E. S. S. S."

Authorised Signatory

Authorized Signatory- Rajesh Bagaria, S/o. Late Sitaram Bagaria, referred to as the ATTORNEY.

**WHEREAS:**

- A. The Grantors are presently absolutely seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** the various pieces and parcels of land containing by estimation an area of 215(**Two hundred and fifteen**) decimal (more or less, comprised in R.S. *Dag* No 1842, 1843, 1844 and 1898 corresponding to L.R. *Dag* No. 1251,1253, 1254 and 1309 *Raspunja Gram Panchayat*, District South 24 Parganas mentioned and described in the SCHEDULE hereunder written and hereinafter referred to as the said PROPERTY).
- B. The Grantors have entered into a Development agreement dated 28<sup>th</sup> January, 2015, (said Development Agreement) with Bengal Eco Housing Private Ltd. a company within the meaning of Companies Act, 1956 having its registered office situated at No. 97A, Southern Avenue, P.S- Tollygunge, Kolkata - 700029 (DEVELOPER) for construction and development of Housing Project on the said Property in the manner and on the terms and conditions contained in the Said Development Agreement. The said development agreement has been registered in the Office of the Additional Registrar of Assurance - I, Kolkata, in Book No. I, CD Volume No. 3, Pages from 408 to 453, being Deed No. 00885 for the year 2015.
- C. The said Development Agreement provides that the Grantors shall grant all powers and authorities to the Developer and/or its nominees for performing all things needful for development of the Said Property and sale of the constructed units allocated to the developer as per clause 15.2 of the Said Development Agreement (Developer's Allocation).
- D. The developer has nominated Rajesh Bagaria, son of Late Sita Ram Bagaria who is the Authorised representative of the Developer, to be its true and lawful attorney and in the name, place and stead of the Grantors to do the following acts, deeds, matters and things in terms of the Said Development Agreement with respect to the Said Property.





**NOW KNOW ALL MEN BY THESE PRESENTS** We the said (i) Cent Percent Value Realty Pvt. Ltd. (ii) Bagaria Vanijya Pvt. Ltd. (iii) Emami Nirman Pvt. Ltd. (iv) Bengal Eco Homes Pvt. Ltd. (v) Hitech Vanijya Pvt. Ltd. (vi) Zenith Dealers LLP (vii) Swanhousing Properties Pvt. Ltd. (viii) Prime Constructions Pvt. Ltd. (ix) Aviro Vanijya Pvt. Ltd. (x) Aviro Vyapaar Pvt. Ltd. (xi) Genil Commosale Pvt. Ltd. (xii) Begonia Textiles Pvt. Ltd. (xiii) Fiddle Engineering Pvt. Ltd. (xiv) Camellias Merchants Pvt. Ltd. (xv) Touchwin Tradecom Pvt. Ltd. (xvi) Eveningstar Traders Pvt. Ltd. (xvii) Eveningstar Vinimay Pvt. Ltd. (xviii) Acclaim Dealers Pvt. Ltd. (xix) S.W.A.N.S Home Pvt. Ltd. (xx) Sureshine Vinimay Pvt. Ltd. (xxi) Polpit Vincom Pvt. Ltd. (xxii) New Age Writing Instruments Pvt. Ltd. (xxiii) Gateway Nirman Pvt. Ltd. all being represented by i) Madhab Sengupta, S/o. Late Himanshu Bhushan Sengupta, ii) Abhay Kumar Saxena, S/o- Late Hari Das Saxena, jointly and severally, having been duly authorized by a Board Resolution in that regard having been duly authorized in that regard do hereby appoint, nominate and constitute the said **M/s. BENGAL ECO HOUSING PVT. LTD.**, represented by its Authorized Signatory-**RAJESH BAGARIA** to be our true and lawful Attorney and for us and on our behalf and in our name place and stated to do the following acts, deeds, matters and things in respect of the said Property as specified hereinafter, that is to say:

1. To manage, maintain, superintendent the management and defend the possession of the said Property.
2. To take all necessary decisions and to do all lawful acts, deeds, matters and things for safeguarding the said Property or any part or portion thereof.
3. To apply for and obtain necessary approval/s, modifications, extensions, no objection certificates, orders, corrigendum etc. under the Urban Land (Ceiling & Regulation) Act 1976 in respect of the said Property or any part or portion thereof and for that purpose to sign and submit schemes, proposals, affidavits under the Urban Land (Ceiling & Regulation) Act 1976 and to enter into correspondence with the authorities concerned under the said Act and to execute such writing or writings as may be necessary or required by the said authorities including declarations, affidavits, indemnities, undertakings as may be necessary or may be required by the ULC Authorities.



4. To apply for conversion of user of the land and for the aforesaid purpose to make necessary application to the authorities concerned and to make payment of any amount which may become payable in respect thereof
5. To deal with and apply to all the concerned authorities and offices of the concerned Municipality including water, sanitary, drainage, conservancy Executive Engineer, Health, Assessment, Collection, Kolkata Metropolitan Development Authority (KMDA) Kolkata Improvement Trust (KIT) and all revenue authorities and all its ministries and various departments, Central Government departments establishments including all public/statutory authorities/private utilities and apply to, deal with, appear before and obtain from such authorities all such orders, certificates, permissions, clearances, extensions, modifications, no objection certificates as may be necessary and/or require from time to time in respect of the said Property.
6. To appear and/or get prepared plans and to sign and execute the same and to submit the same to the authorities concerned and/or get the same submitted with all to the various competent authorities and/or any authority or authorities having jurisdiction for sanctioning the same and to have the same sanctioned and/or modified and/or altered by the authorities concerned and/or any other relevant Authority or Authorities and in connection therewith to make necessary application sign and execute and deliver necessary plans, applications, papers, documents, indemnities and writings and give undertakings, affirm affidavits apply for any kind of certificates pay fees obtain sanctions, revise sanction and such other orders and permissions, occupancy certificates from the authorities concerned as may be expedient for the said purpose of getting necessary Plans sanctioned in respect of the said Property.
7. To apply to concerned authorities including West Bengal State Electricity Board/ C.E.S.C. Ltd., Gas supply company and to obtain and/or get applied and obtain various permission and all connection for Electricity, Gas, Water, Sewerage and any other utilities and/or to make alterations and/or to close and/or have



disconnected the same for the said Land/ Premises and to sign the application and apply for necessary permission of Chief Electrical Inspector for installation of lifts etc.

8. To pay all taxes rates charges expenses and other outgoings whatsoever payable in respect of the said Property and also to represent the owner before the assessment department of the authorities concerned and before any official therein for and on account of the said Property.
9. To insure the said Property against any loss or damage by fire and/or other risks as may be deemed necessary and/or desirable by the said Attorney or any one of them may deem fit and proper and to pay all premiums for such insurances.
10. To warn off, prohibit and if necessary proceed against in due forms of law against all trespassers on the said Property or any parts thereof and to take appropriate steps whether by action or otherwise including filing of complaints before the concerned Police Station and their Departments and to represent the Grantors before the West Bengal Police/Kolkata Police Authority and to approach appropriate court of law, (if required) for the said premises and to abate nuisances as may be necessary to protect the said Property.
11. To represent the Owner in any of the Courts, various departments of Govt. of West Bengal, The Bengal Building (Regulation and Transfer by Promoters) Act, 1993, West Bengal Pollution Board, Environment Department of Government of West Bengal, Ministry of Environment and Forests/Govt. of West Bengal/ India, Income Tax Officers, Revenue Officers or any other relevant Officer(s) or before any other authority or authorities or Society or Body Corporate for obtaining the sanctioned plan in respect of the said Property as may become necessary or required from time to time.
12. To execute and register any Declarations undertakings as may be necessary and/or required and also to sign and execute any deed of Modification and/or



rectification and /or any documents and/or writing for perfecting the title in respect of the said Property as and when required in Law.

13. To execute and register any Development Agreement for the development of Said Property and adjoining property owned and controlled by the Grantors.
14. To appoint Advocates and other legal agents, sign declare and/or affirm any Vakalatnamas, plaints, writ petitions, written statements, petitions, 'consents, application, affidavits, undertakings, declarations, Vakalatnamas, memorandum of Appeal or any other documents or papers as may be required from time to time to defend and prosecute any legal action or proceedings including filling of writ applications; to appear and give evidence' to prefer any appeal revisions or reviews Special Leave petition from any order or decree as the case may be.
15. To appoint Architects and/or experts, consultants or Surveyors, for the purposes of carrying out all soil tests, survey of land of the said Property and to make all correspondence and to do all other acts deeds things required from time to time in that regard.
16. The Attorney shall be entitled to amalgamate, grant right of ingress and egress from the said property to any other property contiguous or neighboring to the said property and for the aforesaid purposes to sign any declaration, affidavit, papers and documents as may be necessary and/or required from time to time.
17. The Attorney shall be entitled and shall be authorized to create a mortgage in respect of the said property either by deposit of title deeds or executing a mortgage deed and to execute the documents as may be required from time to time and to cause the same to be registered to cause such charge to be registered with the Registrar of Companies.
18. To carry out all necessary work as may be necessary and/or required from time to time and for the aforesaid purpose:



- i) To apply for and obtain permission for change of user of the said Property or any part thereof.
- ii) To apply for and obtain from the concerned authorities the sub division of the said Property or any part thereof and similarly the amalgamation into one holding of various portions of the said Property or any part thereof.
- iii) To carry out leveling of the land comprised in the said Property, water storage facilities, water mains, sewages, storm water drains, boundary walls, electrical sub stations etc.
- iv) To apply and recover any amount which may become payable/receivable by the Grantors in respect of the said premises or any part or portions thereof and to grant effectual receipts and/or discharges there fore.
- v) To apply to the West Bengal Police/Kolkata Police, Fire brigade, and other authority for their statutory compliances and to obtain all sanctions, permissions, approvals and completion certificate and for that purpose to sign all application papers and documents as and when required in respect of the said Property or any part or portions thereof from time to time.
- vi) To commence, prosecute, enforce, defend, answer and oppose all actions and other legal proceedings and demands concerning or touching the said Property or any part thereof and for the aforesaid purpose to engage Solicitors Advocates and other legal agents and for the aforesaid purpose to make payment of their fees and other amounts.
- vii) To divide the said land/property into various plots of various sizes and to provide the common passages for the same.

For Swanhousing & Infra Private Limited

9



Authorised Signatory

- viii) To negotiate the terms and conditions for sale and transfer of the various <sup>plots and flats</sup> of various sizes to various intending purchasers and to put in possession of the said Property or any part or portion thereof to various intending Purchasers.
- ix) To negotiate the terms and conditions for sale and transfer of the flats to various intending purchasers and to put in possession of the said Property or any part or portion thereof to various intending Purchasers.
- x) To appoint Advocates, Solicitors and other legal advisors and experts to get the title to the Said Property scrutinized and investigated and to invite from public claims (if any) to the said Property by publishing notices in the local news papers and for all the aforesaid purposes to get all and necessary deeds, documents assurances etc.
- xi) To execute any Agreement for sale in respect of the said Property or any part or portion thereof as the said Attorney in their absolute discretion may desire or deem fit and proper.
- xii) To execute Deed(s) of Conveyance/s in such part or parts or any other deed, documents, writing or assurances including any lease, under lease, sub lease, mortgage in respect of the said Property or any part thereof in one lot or as many as lot/s as the said Attorney may deem fit and to lodge the same for registration and admit the execution thereof as the said Attorney in his absolute discretion may desire or deem fit.
- xiii) To receive and realize and collect all moneys which may become payable to the Grantors by bank draft or pay order in the name of the Grantors in respect of any part or portion of the said premises agreed to be sold and to give effectual receipts and discharges in respect therefore and to cause to deposit the same in the bank accounts of the Grantors.

Abhaydevans



- xiv) To execute the deeds of conveyances in respect of any part or portion of the said premises and adjoining premises owned by the Grantors and to receive and realize and collect all moneys in respect thereof and to deposit the same to the bank account of the Grantors.
- xv) To appear and represent the Grantors before any Notary Public, Addl. Registrar, Sub-Registrar, Dist. Sub-Registrar Addl. Dist. Sub-Registrar, Metropolitan Magistrate and other Officer or officers and/or authority or authorities having jurisdiction in respect thereof and to present for registration and to acknowledge and register or have registered and perfected all such deeds instruments and writings executed and signed by the said Attorney concerning the said Property or any part or portion thereof and/or forming part thereof.

AND GENERALLY to do all such acts deeds and things in the name of the Grantors as the Grantors could have done lawfully and the Grantors do hereby ratify and confirm and agree to ratify and confirm all and whatsoever the Attorney under these presents and also not specifically mentioned and required shall lawfully do or cause to be done into or about the said Property by virtue of these presents and also such powers and/or authority being granted separately to be read with this without any further act deed or thing on the part of the Grantors.

AND the Grantors/Owners do hereby ratify and confirm and agree to ratify and confirm all and whatsoever the said Attorney shall lawfully do or commit or cause to be done or committed in and about the said Property as aforesaid by virtue of these presents.



SCHEDULE OF PROPERTY

All That the various piece and parcel of land contained by estimation in an area measuring **215 (Two hundred and fifteen) decimal**, more or less, comprised in R.S. *Dag* No 1842, 1843, 1844 and 1898 corresponding to L.R. *Dag* No. 1251,1253, 1254 and 1309 recorded in L.R. *Khatian* No. 4416, 4484, 4482, 4477, 4479, 4493, 4478, 4483, 4475, 4481, 4490, 4491, 4487, 4489, 4494, 4496,4495, 4488, 4485, 4492, 4486, 4480 and 4476 *Mouza* Raspunja, J.L. No.15, Police Station Bishnupur, Raspunja *Gram Panchayat*, District South 24 Parganas.

For Swanhousing & Infra Private Limited



Authorised Signatory

IN WITNESS WHEREOF the Grantors have put its hand and seal the day  
month and year first above written

SIGNED AND DELIVERED BY THE  
GRANTORS at Kolkata in the presence of

1 Dipak Kumar Lenka  
7/A, T.M. Ghat Road  
Kolkata - 700 041

2 Shubhan Deepa Chatterjee  
S, R.M. Mullicks garden Lane  
Belghata, Kol-10.

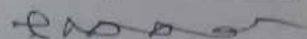
99 PERCENT VALUE REALTY PVT. LTD.  
BAGARIA VANIJYA PVT. LTD.  
EMAMI NIRMAN PVT. LTD.  
For Bengal Eco Homes Private Limited  
BTECH VANIJYA PVT. LTD.  
For Zodia Dealers LLP  
Swanhousing Properties Pvt. Ltd  
PRIME CONSTRUCTIONS PVT. LTD  
For Aviro Vanijya Private Limited  
For Aviro Vyapar Private Limited  
For Genll Commodore Pvt Ltd.  
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For Fiddle Engineering Private Limited  
For Gemstone Watchmen Pvt. Ltd.  
For Touchwin Tradecon Pvt. Ltd.  
For Eveningstar Traders Pvt. Ltd.  
For Eveningstar Vinmay Pvt. Ltd.  
For Acclaim Dealers Pvt. Ltd.  
S.W.A.N.S. Home Pvt. Ltd  
For Sureshine Vinmay Pvt. Ltd.  
For Polpit Vincom Pvt. Ltd.  
For New Age Writing Instrument Pvt. Ltd  
For Gateway Nirman Private Limited

Madhub SenGupta

Abhay SenGupta

Authorized Signatory

For Swanhousing & Infra Private Limited



Authorized Signatory

SIGNED AND DELIVERED BY THE  
ATTORNEYS at Kolkata in the presence of

1 Dipak Kumar Lenka

For Bengal Eco Housing Ltd.  
Rajesh Bagaria  
Authorised Signatory

2 Shubhree Debnath Chattopadhyay

Drafted by me

P. Ghosh  
Advocate, High Court Calcutta.

F-282/2009

For Swanhousing & Infra Private Limited



Authorised Signatory





Government Of West Bengal  
Office Of the A.R.A. - III KOLKATA  
District:-Kolkata

Endorsement For Deed Number : IV - 01074 of 2015  
(Serial No. 01867 of 2015 and Query No. 1903L000002672 of 2015)

On 24/02/2015

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

Presented for registration at 21.00 hrs on :24/02/2015, at the Private residence by Madhab Sengupta  
,Executant.

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

Execution is admitted on 24/02/2015 by

ADDITIONAL REGISTRAR OF ASSURANCE-III  
(Sanatan Maity)

Endorsement Page 1 of 4

26/02/2015 13:10:00

For Swanhousing & Infra Private Limited

Authorised Signatory



Government Of West Bengal  
Office Of the A.R.A. - III KOLKATA  
District:-Kolkata

Endorsement For Deed Number : IV - 01074 of 2015  
(Serial No. 01867 of 2015 and Query No. 1903L000002672 of 2015)

1. Madhab Sengupta

Authorised Signatory, Cent Percent Value Realty Pvt. Ltd., 333, Mahamayatala Garia Main Road, Kolkata, District:-, WEST BENGAL, India, Pin :-700084.

Authorised Signatory, Bagaria Vanijya Pvt. Ltd., 97 A, Southern Avenue, Kolkata, District:-, WEST BENGAL, India, Pin :-700029.

Authorised Signatory, Emami Nirman Pvt. Ltd, 97 A, Southern Avenue, Kolkata, District:-, WEST BENGAL, India, Pin :-700029.

Authorised Signatory, Bengal Eco Homes Pvt. Ltd., 97 A, Southern Avenue, Kolkata, District:-, WEST BENGAL, India, Pin :-700029.

Authorised Signatory, Hitech Vanijya Pvt. Ltd., 97 A, Southern Avenue, Kolkata, District:-, WEST BENGAL, India, Pin :-700029.

Authorised Signatory, Zenith Dealers L L P, 97 A, Southern Avenue, Kolkata, District:-, WEST BENGAL, India, Pin :-700029.

Authorised Signatory, Swanhousing Properties Pvt. Ltd., 34 A, Chandra Nath Roy Road, Kolkata, District:-, WEST BENGAL, India, Pin :-700039.

Authorised Signatory, Prime Constructions Pvt. Ltd., 687, Anandapur, E M Bypass, Kolkata, District:-, WEST BENGAL, India, Pin :-700107.

Authorised Signatory, Aviro Vanijya Pvt. Ltd., 687, Anandapur, E M Bypass, Kolkata, District:-, WEST BENGAL, India, Pin :-700107.


Authorised Signatory, Aviro Vyapaar Pvt. Ltd., 687, Anandapur, E M Bypass, Kolkata, District:-, WEST BENGAL, India, Pin :-700107.

Authorised Signatory, Genil Commosale Pvt. Ltd., 7/1 A, Grant Lane, Kolkata, District:-, WEST BENGAL, India, Pin :-700012.

Authorised Signatory, Begonia Textiles Pvt. Ltd., 7/1 A, Grant Lane, Kolkata, District:-, WEST BENGAL, India, Pin :-700012.

Authorised Signatory, Fiddle Engineering Pvt. Ltd., 7/1 A, Grant Lane, Kolkata, District:-, WEST BENGAL, India, Pin :-700012.

Authorised Signatory, Camellias Merchants Pvt. Ltd., 28/1/1 A, Tagore Castle Street, Kolkata, District:-, WEST BENGAL, India, Pin :-700006.

  
Kolkata ( Sanatan Maity )  
Additional Registrar of Assurance - III

ADDITIONAL REGISTRAR OF ASSURANCE-III

EndorsementPage 2 of 4

26/02/2015 13:10:00

For Swanhousing & Infra Private Limited



Authorised Signatory



Government Of West Bengal  
Office Of the A.R.A. - III KOLKATA  
District:-Kolkata

Endorsement For Deed Number : IV - 01074 of 2015  
(Serial No. 01867 of 2015 and Query No. 1903L000002672 of 2015)

Authorised Signatory, Touchwin Tradecom Pvt. Ltd., 493 B, G T Road, District:-Howrah, WEST BENGAL, India, Pin :-711102.

Authorised Signatory, Eveningstar Traders Pvt. Ltd., 493 B, G T Road, District:-Howrah, WEST BENGAL, India, Pin :-711102.

Authorised Signatory, Eveningstar Vinimay Pvt. Ltd., 493 B, G T Road, District:-Howrah, WEST BENGAL, India, Pin :-711102.

Authorised Signatory, Acclaim Dealers Pvt. Ltd., 493 B, G T Road, District:-Howrah, WEST BENGAL, India, Pin :-711102.

Authorised Signatory, S W A N S Home Pvt. Ltd., Sangeeth Nagar, ANDHRA PRADESH, India, Pin :-500072.

Authorised Signatory, Sureshine Vinimay Pvt. Ltd., 18, Rabindra Sarani, Kolkata, District:-, WEST BENGAL, India, Pin :-700001.

Authorised Signatory, Polpit Vincom Pvt. Ltd., 18, Rabindra Sarani, Kolkata, District:-, WEST BENGAL, India, Pin :-700001.

Authorised Signatory, New Age Writing Instruments Pvt. Ltd., 6 B, R N Mukherjee Road, Kolkata, District:-, WEST BENGAL, India, Pin :-700001.

Authorised Signatory, Gateway Nirman Pvt. Ltd., 2 A, Ganesh Chandra Avenue, Kolkata, District:-, WEST BENGAL, India, Pin :-700013.

, By Profession : Others

2. Rajesh Bagaria

Authorised Signatory, M/s. Bengal Eco Housing Pvt. Ltd., 97 A, Southern Avenue, Kolkata, District:-, WEST BENGAL, India, Pin :-700029.

, By Profession : Others

Identified By Dipak Kumar Lenka, son of D. Lenka, 71/ N, T M Ghat Road, Kolkata, District:-, WEST BENGAL, India, Pin :-700041, By Caste: Hindu, By Profession: Others.

( Sanatan Maity )  
ADDITIONAL REGISTRAR OF ASSURANCE-III

On 25/02/2015

**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.-/-

( Sanatan Maity )  
ADDITIONAL REGISTRAR OF ASSURANCE-III

26/02/2015 13:10:00

EndorsementPage 3 of 4

For Swanhousing & Infra Private Limited

Authorised Signatory





Government Of West Bengal  
Office Of the A.R.A. - III KOLKATA  
District:-Kolkata

Endorsement For Deed Number : IV - 01074 of 2015  
(Serial No. 01867 of 2015 and Query No. 1903L000002672 of 2015)

Certified that the required stamp duty of this document is Rs.- 50 /- and the Stamp duty paid as:  
Impresive Rs.- 50/-

( Sanatan Maity )  
ADDITIONAL REGISTRAR OF ASSURANCE-III

On 26/02/2015

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A,  
Article number : 48(d) of Indian Stamp Act 1899.

**Payment of Fees:**

Amount By Cash

Rs. 7.00/-, on 26/02/2015

( Under Article : ,E = 7/- on 26/02/2015 )

( Sanatan Maity )  
ADDITIONAL REGISTRAR OF ASSURANCE-III

ADDITIONAL REGISTRAR OF ASSURANCE-III  
Kolkata

( Sanatan Maity )  
ADDITIONAL REGISTRAR OF ASSURANCE-III

26/02/2015 13:10:00

EndorsementPage 4 of 4

For Swanhousing & Infra Private Limited

Authorised Signatory

SPECIMEN FORM TEN FINGER PRINTS

Sl No Signature of the executants and/or purchaser Presentants



(H. Gupta)  
Madhab Ch Gupta

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



Abhay Kumar

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



Rajesh Bhasin

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


For Swanhousing & Infra Private Limited

Authorized Signatory

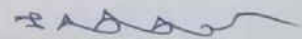
Certificate of Registration under section 60 and Rule 69.

Registered in Book - IV  
CD Volume number 3  
Page from 1131 to 1153  
being No 01074 for the year 2015.



  
(Sanatan Maity) 27-February-2015  
ADDITIONAL REGISTRAR OF ASSURANCE-III  
Office of the A.R.A. - III KOLKATA  
West Bengal

For Swanhousing & Infra Private Limited



Authorized Signatory