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L-05803/2015

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पश्चिम बंगाल WEST BENGAL

S 572305

Certified that the document is admitted to registration, the signature sheets and the endorsement sheets attached with this document are part of this document.

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

POWER OF ATTORNEY

(After registered Development Agreement) 29 JUL 2015

1. Date : 29th day of July 2015
2. Place : Kolkata
3. Parties :

Contd. P/2

- | | |
|---------------------------------------|--------------------------------------|
| 1. Astounding Estates Private Limited | 5. Deelip Wills Private Limited |
| 2. Sparkling Heights Private Limited | 6. Sunplass Builders Private Limited |
| 3. Bumpy Vignette Private Limited | 7. Khari Bhatt Private Limited |
| 4. Starstore Dealers Private Limited | 8. Giddings Access Private Limited |
| 5. Ferozia Properties Private Limited | 9. Giddings Access Private Limited |
| 6. Motoristic Homes Private Limited | 10. Giddings Access Private Limited |
| 7. Deelip Wills Private Limited | 11. Giddings Access Private Limited |
| | 12. Giddings Access Private Limited |
| | 13. Giddings Access Private Limited |
| | 14. Giddings Access Private Limited |

Constituted Attorney

IXORA REALTY LLP

Designated Partner

- 3.1 **ASTOUNDING ESTATES PRIVATE LIMITED** (PAN : AALCA9668G) a private limited company incorporated under the provisions of the Companies Act, 1956, (CIN : U70102WB2013PTC197156) having its registered office at Ganges Garden, Phase II, Block - GA 6, 3rd Floor, 106, K.C. Singha Road, P.O. & P.S. - Shibpur, Howrah - 711 102, represented by its Director SRI RATAN AGARWAL son of Sri Shankar Lal Agarwal residing at Ganges Garden, Phase II, Block - GA 6, 106, K.C. Singha Road, P.O. & P.S. - Shibpur, Howrah - 711 102,
- 3.2 **SPARKLING HEIGHTS PRIVATE LIMITED** (PAN : AAUCS 3337 H) a Private Limited Company incorporated under the provisions of the Companies Act, 1956, (CIN : U45400WB2014PTC200263) having its registered office at 53/4, P. N. Middya Road, P.O. & P.S. - Belgharia, Kolkata - 700 056, represented by its Director SRI ARUN KUMAR AGARWALA son of Navrang Lal Agarwala residing at 252A, Picnic Garden Road, Tiljala, P.S. & P.O. - Tiljala, Kolkata - 700 039,
- 3.3 **BUMPY VAYPAAR PRIVATE LIMITED** (PAN : AAFCB 8562 L) a Private Limited Company incorporated under the provisions of the Companies Act, 1956, (CIN : U74900WB2014PTC200265) having its registered office at 53/4, P. N. Middya Road, P.S. & P.O. - Belgharia, Kolkata - 700 056, represented by its Director SRI SHIVAM THAKKAR son of Sri Ashok Kumar Thakkar, residing at 6, Guha Park, P.S. - Bally, P.O. - Liluah, Howrah - 711 204,
- 3.4 **STARSTORE DEALERS PRIVATE LIMITED** (PAN : AAUCS 2099 E) a Private Limited Company incorporated under the provisions of the Companies Act, 1956, (CIN : U74900WB2014PTC199796) having its registered office at 27, Biplabi Trailakya Maharaj Sarani, P.S. - Hare Street, Kolkata - 700 001, represented by its Director SRI VINAY BHALOTIA son of Sri Kishanlal Bhalotia residing at 32/A, Beadon Row, P.S. - Burtolla, P.O. - Beadon Street, Kolkata - 700 006,

1. Astounding Estates Private Limited	8. Chand Vika Private Limited
2. Sparkling Heights Private Limited	9. Satgurun Builders Private Limited
3. Bumpy Vaypaar Private Limited	10. Katta Bites Private Limited
4. Starstore Dealers Private Limited	11. Globalus Abaan Private Limited
5. Shree Perceptum Private Limited	12. Crestone Home Private Limited

- 3.5 **FREESIA PROPERTIES PRIVATE LIMITED** (PAN : AACCF 4361 J) a company incorporated under the Companies Act, 1956, (CIN : U70102WB2014PTC 203101) having its registered office at 53/4, P.N. Middy Road, P.S.- Belgharia, Kolkata - 700 056, Represented by its Director SRI ABHISHEK AGARWAL son of Sri Hari Narayan Agarwal, residing at P-511, Parnasree Pally, P.S. & P.O. - Parnasree, Kolkata - 700 060.
- 3.6 **HEDONISTIC HOMES PRIVATE LIMITED** (PAN : AADCH 3281 L) a company incorporated under the Companies Act, 1956, (CIN : U70102WB2014PTC199314) having its registered office at Ganges Garden, Phase - II, Block GA-6, 3rd Floor, 106, K.C. Singha Road, P.O. & P.S. - Shibpur, Howrah - 711102 Represented by its Director SMT. SARABATI GUPTA wife of Sri Prabhu Dayal Gupta, residing at Ganges Garden, Phase - II, Block GA-6, 3rd Floor, 106, K.C. Singha Road, P.O. & P.S. - Shibpur, Howrah - 711102.
- 3.7 **OWELTY MERCHANTS PRIVATE LIMITED** (PAN : AACCO 0593 K) a company incorporated under the Companies Act, 1956, (CIN : U74999WB2013PTC194327) having its registered office at 53/4, P. N. Middy Road, P.S. & P.O. - Belgharia, Kolkata - 700 056 Represented by its Director SRI AKASH AGARWAL son of Sri Saroj Kumar Agarwal, residing at 6A, Iron Side Road, P.S. - Karaya, P.O. - Ballygunj, Kolkata - 700 019.
- 3.8 **CHICOT VILLA PRIVATE LIMITED** (PAN : AAFCC 8107 L) a company incorporated under the Companies Act, 1956, (CIN : U45200WB2013PTC194326) having its registered office at 27, Biplabi Trailakya Maharaj Sarani, P.S. - Hare Street, P.O. - GPO, Kolkata - 700 001, Represented by its Director SRI ARUN KUMAR AGARWALA son of Navrang Lal Agarwala residing at 252A, Picnic Garden Road, Tiljala, P.S. & P.O. - Tiljala, Kolkata - 700 039,

1. Astounding Estates Private Limited	6. Chicot Villa Private Limited
2. Sparkling Heights Private Limited	7. Surphonar Builders Private Limited
3. Borey Vignette Private Limited	8. Akash Estate Private Limited
4. Starstone Dealers Private Limited	9. Ganga Ganga Private Limited
5. Freesia Properties Private Limited	10. Hedonistic Homes Private Limited
6. Hedonistic Homes Private Limited	11. Borey Vignette Private Limited
7. Borey Vignette Private Limited	12. Borey Vignette Private Limited
8. Borey Vignette Private Limited	13. Borey Vignette Private Limited

IXORA REALTY LLP

PD Gupta
Designated Partner



Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No / Year	16041000159213/2015	Query Date	07/07/2015 11:52:51 AM
Office where deed will be registered	D.S.R. - IV SOUTH 24-PARGANAS, District South 24-Parganas		
Applicant Name	Mihir Nandi		
Address	Pratapnagar, Thana : Arambag, District : Hooghly, WEST BENGAL, PIN - 712422		
Applicant Status	Others		
Other Details	Mobile No. : 9331849382		
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Additional Transaction Details	[4305] Declaration [No of Declaration : 2]		
Set Forth value	Rs. 7/-	Total Market Value:	Rs. 5,37,16,047/-
Stampduty Payable	Rs. 70/-	Stampduty Article:-	48(g)
Registration Fee Payable	Rs. 53/-	Registration Fee Article:-	E, E, M(b), H
Expected date of the Presentation of Deed			
Amount of Stamp Duty to be Paid by Non Judicial Stamp	Rs. 0/-		
Mutation Fee Payable	DLRS server does not return any information		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

1. Astounding Estates Private Limited
2. Sparking Heights Private Limited
3. Sumpu Vaggeer Private Limited
4. Starstone Dealers Private Limited
5. Private Properties Private Limited
6. Hestonite Homes Private Limited
7. Dewey Merchants Private Limited
8. Chisel Wile Private Limited
9. Sumpu Vaggeer Private Limited
10. Kaste Baiter Private Limited
11. Godolus Azean Private Limited
12. Goffings Azean Private Limited
13. Anilapratik Private Limited
14. Rowant Gudson Private Limited

Constituted Attorney

Query No: 16041000159213/2015, 07/07/2015 11:28:55 PM, SOUTH 24-PARGANAS (D.S.R. - IV)

IXORA REALTY LLP

Designated Partner

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, P.S.- Sonarpur, Municipality: RAJPUR- SONARPUR, Mouza: Manikpur	RS Plot No:- 680 , RS Khatian No:- 2173	41 Dec	1/-	1,47,31,057/-	Proposed Use: Industrial, ROR: Shall, Width of Approach Road: 20 Ft.,
L2	District: South 24-Parganas, P.S.- Sonarpur, Municipality: RAJPUR- SONARPUR, Mouza: Manikpur	RS Plot No:- 677 , RS Khatian No:- 2169	9 Dec	1/-	32,72,724/-	Proposed Use: Industrial, ROR: Shall, Width of Approach Road: 20 Ft.,
L3	District: South 24-Parganas, P.S.- Sonarpur, Municipality: RAJPUR- SONARPUR, Mouza: Manikpur	RS Plot No:- 675 , RS Khatian No:- 2167	16 Dec	1/-	58,18,175/-	Proposed Use: Industrial, ROR: Shall, Width of Approach Road: 20 Ft.,
L4	District: South 24-Parganas, P.S.- Sonarpur, Municipality: RAJPUR- SONARPUR, Mouza: Manikpur	RS Plot No:- 678 , RS Khatian No:- 2171	12 Dec	1/-	43,63,632/-	Proposed Use: Industrial, ROR: Shall, Width of Approach Road: 20 Ft.,
L5	District: South 24-Parganas, P.S.- Sonarpur, Municipality: RAJPUR- SONARPUR, Mouza: Manikpur	RS Plot No:- 676 , RS Khatian No:- 2166	18 Dec	1/-	65,45,448/-	Proposed Use: Industrial, ROR: Bagan, Width of Approach Road: 20 Ft.,

Query No:-16641000159113/2015, 07/07/2015 12:28:55 PM SOUTH 24-PARGANAS (D.S.R.) - IV

- Page 2 of 6

1. Antequing Estate Private Limited
2. Sparking Heights Private Limited
3. Burepy Vastpur Private Limited
4. Blarstone Dealers Private Limited
5. Fravala Properties Private Limited
6. Helianthe House Private Limited
7. Gwelly Monlands Private Limited
8. Chocet Villa Private Limited
9. Songrates Builders Private Limited
10. Nhap Racho Private Limited
11. Corolad Sessae Private Limited
12. Corolad Sessae Private Limited
13. Corolad Sessae Private Limited
14. Corolad Sessae Private Limited

IXORA REALTY LLP

[Signature]

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L6	District: South 24-Parganas, P.S.- Sonarpur, Municipality: RAJPUR- SONARPUR, Mouza: Manikpur	RS Plot No:- 679, RS Khatian No:- 2170	10 Dec	1/-	36,36,360/-	Proposed Use: Industrial, ROR: Shafi, Width of Approach Road: 20 Ft.,
L7	District: South 24-Parganas, P.S.- Sonarpur, Municipality: RAJPUR- SONARPUR, Mouza: Malancha	RS Plot No:- 1, RS Khatian No:- 1858	25.3 Dec	1/-	1,53,48,650/-	Proposed Use: Industrial, ROR: Danga, Width of Approach Road: 20 Ft.,
Principal Details						
Name & Address (Organization)		Status	Execution And Admission Details	Other Details		
Asounding Estates Pvt Ltd Ganges Garden Phase II Block Ga 6 106 K C Singha R, P.O:- Shibpur, P.S:- Shibpur, District:- Howrah, West Bengal, India, PIN - 711102		Organization	Executed by: Representative,	PAN No. AALCA9666G.		
Sparkling Heights Pvt Ltd 53/4 P N Midhya Rd, P.O:- Belghoria, P.S:- Belghoria, District:-North 24-Parganas, West Bengal, India, PIN - 700056		Organization	Executed by: Representative,	PAN No. AAUCS3337H.		
Bumpy Vaypaar Pvt Ltd 53/4 P N Midhya Rd, P.O:- Belghoria, P.S:- Belghoria, District:-North 24-Parganas, West Bengal, India, PIN - 700056		Organization	Executed by: Representative,	PAN No. AAFCB8562L.		
Starstore Dealers Pvt Ltd 27 Biplabi Trailakya Maharaaj Sarani, P.O:- Gpo, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001		Organization	Executed by: Representative,	PAN No. AAUCS2099E.		

Principal Details			
Name & Address (Organization)	Status	Execution And Admission Details	Other Details
Freesia Properties Pvt Ltd 53/4 P N Middya Rd, P.O.- Belgharia, P.S.- Belgharia, District-North 24-Parganas, West Bengal, India, PIN - 700056	Organization	Executed by Representative,	PAN No. AACCF4361J.
Hedonistic Homes Pvt Ltd Ganges Garden Phase II Block Ga 6 106 K C Singha Rd, P.O.- Shibpur, P.S.- Shibpur, District-Howrah, West Bengal, India, PIN - 711102	Organization	Executed by Representative,	PAN No. AADCH3281L.
Owelly Merchants Pvt Ltd 53/4 P N Middya Rd, P.O.- Belgharia, P.S.- Belgharia, District-North 24-Parganas, West Bengal, India, PIN - 700056	Organization	Executed by Representative,	PAN No. AACCO0593K.
Chicot Villa Pvt Ltd 27 Biplabi Trailakya Maharaj Sarani, P.O.- Gpo, P.S.- Hare Street, District-Kolkata, West Bengal, India, PIN - 700001	Organization	Executed by Representative,	PAN No. AAFCC8107L.
Sumptuous Builders Pvt Ltd Phase II Block Ga6 Ganges Garden 106 K C Singha Rd, Flat No: a, P.O.- Shibpur, P.S.- Shibpur, District-Howrah, West Bengal, India, PIN - 711102	Organization	Executed by Representative,	PAN No. AAUCS0244H.
Khatu Barter Pvt Ltd 27 Brabourne Rd Narayani Building, P.O.- Gpo, P.S.- Hare Street, District-Kolkata, West Bengal, India, PIN - 700001	Organization	Executed by Representative,	PAN No. AACCK8673Q.
Gladibus Abesan Pvt Ltd Be 61 Salt Lake, Block/Sector: Sec 1, P.O.- Bidhannagar, P.S.- Bidhannagar, District-North 24-Parganas, West Bengal, India, PIN - 700064	Organization	Executed by Representative,	PAN No. AAFCCG6445D.
Confitech Niwas Pvt Ltd Be 61 Salt Lake, Block/Sector: Sec 1, P.O.- Bidhannagar, P.S.- Bidhannagar, District-North 24-Parganas, West Bengal, India, PIN - 700064	Organization	Executed by Representative,	PAN No. AAFCC6902P.

- | | |
|---------------------------------------|---------------------------------------|
| 1. Ascending Estates Private Limited | 8. Chicot Villa Private Limited |
| 2. Sparkling Heights Private Limited | 9. Sumptuous Builders Private Limited |
| 3. Bumpy Vaypaar Private Limited | 10. Khatu Barter Private Limited |
| 4. Starstone Dealers Private Limited | 11. Gladibus Abesan Private Limited |
| 5. Freesia Properties Private Limited | 12. Confitech Niwas Private Limited |
| 6. Hedonistic Homes Private Limited | 13. Anshu Bhawan Private Limited |
| 7. Owelly Merchants Private Limited | 14. Revard Builders Private Limited |

[Handwritten Signature]

Principal Details			
Name & Address (Organization)	Status	Execution And Admission Details	Other Details
Aroha Tradelink Pvt Ltd 8e-81 Salt Lake, Block/Sector: Sec 1, P.O:- Bidhannagar, P.S:- Bidhannagar, District:-North 24- Parganas, West Bengal, India, PIN - 700064	Organization	Executed by: Representative,	PAN No. AANCA0793L
Reward Buildcon Pvt Ltd 27 Biplabi Trailakya Maharaj Sarani, P.O:- Gpo, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India PIN - 700001	Organization	Executed by: Representative,	PAN No. AAHCR1610b.
Representative Details			
Representative Name & Address	Other Details	Execution And Admission Details	Representative of
Shri Abhishek Agarwal, Designation: Director Son of Shri. Hari Narayan Agarwal P 511 Parnasree Pally, P.O:- Parnasree, P.S:- Behala, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700060	Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AACCF4361J,		Freesia Properties Pvt Ltd , Reward Buildcon Pvt Ltd
Shri Akash Agarwal Son of Shri. Saroj Kr Agarwal 6a Iron Side Rd, P.O:- Ballygunge, P.S:- Keraya, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700019	Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AAGCO0593K,		Owelly Merchants Pvt Ltd
Shri Arun Kumar Agarwala Son of Shri. Navrang Lal Agarwala 252a Pinnic Garden Rd, P.O:- Tiljala, P.S:- Tiljala, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700036	Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AAUCS3337H,		Sparkling Heights Pvt Ltd , Chicot Villa Pvt Ltd
Shri Ashish More Son of Shri. Rajendra Prasad Agarwala 18a Mayfair Rd, P.O:- Ballygunge, P.S:- Keraya, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700019	Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AAFCG6445D,		Gladiolus Abbasan Pvt Ltd , Confitech Niwas Pvt Ltd , Aroha Tradelink Pvt Ltd

Query No:-10041000159213/2015, 27/07/2015 06:04:32 P.M. SOUTH 24-PARGANAS (D.S.R. - IV)

Page 3 of 9

1. Ascending Estates Private Limited	1. Chicot Villa Private Limited
2. Sparkling Heights Private Limited	2. Sonotatus Builders Private Limited
3. Buncay Vapour Private Limited	3. Khushi Brest Private Limited
4. Starstone Dealers Private Limited	4. Gladiolus Abbasan Private Limited
5. Freesia Properties Private Limited	5. Confitech Niwas Private Limited
6. Neogistics Niwas Private Limited	6. Kishor Traders Private Limited
7. Neogistics Niwas Private Limited	7. Reward Buildcon Private Limited

IXORA REALTY LLP

Representative Details			
Representative Name & Address	Other Details	Execution And Admission Details	Representative of
Shri Jyoti Agarwal Wife of Shri Ratan Agarwal Phase II Block Ga6 Ganges Garden 106 K C Singha Rd. P.O:- Shibpur, P.S:- Shibpur, Howrah, District:-Howrah, West Bengal, India, PIN - 711102	Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AACCK86730.		Khatu Barter Pvt Ltd
Shri Prabhu Dayal Gupta Son of Shri Baduram Gupta Phase II Block Ga6 Ganges Garden 106 K C Singha Rd. P.O:- Shibpur, P.S:- Shibpur, Howrah, District:-Howrah, West Bengal, India, PIN - 711102	Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AAUCS0244H.		Sumptious Builders Pvt Ltd
Shri Ratan Agarwal Son of Shri Sankar Lal Agarwal Ganges Garden Phase II Block Ga 6 106 K C Singha R, P.O:- Shibpur, P.S:- Shibpur, Howrah, District:-Howrah, West Bengal, India, PIN - 711102	Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AALCA966BG.		Astounding Estates Pvt Ltd.
Shri Shivani Thakkar Son of Shri Ashok Kumar Thakkar 6 Guha Park, P.O:- Liluah, P.S:- Liluah, Howrah, District:-Howrah, West Bengal, India, PIN - 711204	Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AAFCB8562L.		Bumpy Vaypaar Pvt Ltd
Shri Vinay Bhalotia Son of Shri Kishanlal Bhalotia 12/a Beadon Row, P.O:- Beadon St. P.S:- Burtola, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006	Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AAUCS2099E.		Starstore Dealers Pvt Ltd
Smt Sarabati Gupta Wife of Shri Prabhu Dayal Gupta Ganges Garden Phase II Block Ga 6 106 K C Singha R, P.O:- Shibpur, P.S:- Shibpur, Howrah, District:-Howrah, West Bengal, India, PIN - 711102	Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AADCH3281L.		Hedonistic Homes Pvt Ltd

Attorney Details			
Name & Address (Organization)	Status	Execution And Admission Details	Other Details
Ixora Realty Lip 27 Biplabi Trailakya Maharaj Sarani Narayani Build, P.O - Gpo, P.S - Hare Street, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700001	Organizatio n	Executed by Representative,	
Representative Details			
Representative Name & Address	Other Details	Execution And Admission Details	Representative of
Mr Prabhu Dayal Gupta Son of Mr. Boduram Gupta 106 K.C. Singha Rd Ganges Garden Block Ga6 Phase II, P.O - Shibpur, P.S - Shibpur, Howrah, District:-Howrah, West Bengal, India, PIN - 711102	Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India,		Ixora Realty Lip
Identifier Details			
Identifier Name & Address	Other Details	Identifier of	
Shri Mihir Nandi Son of Shri Rajmohan Nandi Pratapnagar, P.O:- Arambag, P.S:- Arambag, Hooghly-chinsurah, District:-Hooghly, West Bengal, India, PIN - 712422	Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India,	Shri Ratan Agarwal, Shri Arun Kumar Agarwal, Shri Shivam Thakkar, Shri Vinay Bhalotia, Shri Abhishek Agarwal, Smt Sarabati Gupta, Shri Prabhu Dayal Gupta, Shri Jyoti Agarwal, Shri Ashish More, Shri Niranjana Kumar Bhatter, Mr Prabhu Dayal Gupta	
Shri Mihir Nandi Son of Shri Rajmohan Nandi Pratapnagar, P.O:- Arambag, P.S:- Arambag, Hooghly-chinsurah, District:-Hooghly, West Bengal, India, PIN - 712422	Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India,	Shri Akash Agarwal	

Transfer of Property from Principal To Attorney				
Sch No.	Principal Name	Attorney Name	Transferred Area	Transferred Area in(%)
L1	Sparkling Heights Pvt Ltd	Ixora Realty Llp	10 Dec	24.3902
L1	Gladious Abasan Pvt Ltd	Ixora Realty Llp	10 Dec	24.3902
L1	Bumpy Vaypaar Pvt Ltd	Ixora Realty Llp	10 Dec	24.3902
L1	Starstore Dealers Pvt Ltd	Ixora Realty Llp	10 Dec	24.3902
L1	Khatu Barter Pvt Ltd	Ixora Realty Llp	1 Dec	2.43902
Transfer of Property from Principal To Attorney				
Sch No.	Principal Name	Attorney Name	Transferred Area	Transferred Area in(%)
L3	Froesia Properties Pvt Ltd	Ixora Realty Llp	10 Dec	62.5
L3	Hedonistic Homes Pvt Ltd	Ixora Realty Llp	6 Dec	37.5
Transfer of Property from Principal To Attorney				
Sch No.	Principal Name	Attorney Name	Transferred Area	Transferred Area in(%)
L4	Hedonistic Homes Pvt Ltd	Ixora Realty Llp	2 Dec	16.6667
L4	Sumptuous Builders Pvt Ltd	Ixora Realty Llp	10 Dec	83.3333
Transfer of Property from Principal To Attorney				
Sch No.	Principal Name	Attorney Name	Transferred Area	Transferred Area in(%)
L5	Owelly Merchants Pvt Ltd	Ixora Realty Llp	10 Dec	55.5556
L5	Chicot Villa Pvt Ltd	Ixora Realty Llp	8 Dec	44.4444
Transfer of Property from Principal To Attorney				
Sch No.	Principal Name	Attorney Name	Transferred Area	Transferred Area in(%)
L7	Astounding Estates Pvt Ltd	Ixora Realty Llp	10 Dec	39.5257
L7	Aroha Tradelink Pvt Ltd	Ixora Realty Llp	5.3 Dec	20.9486
L7	Reward Buildcon Pvt Ltd	Ixora Realty Llp	10 Dec	39.5257

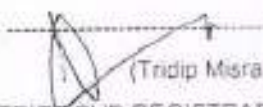
Bank Details

Bank details have not been supplied

For information only

Note:

1. If the given informations are found to be given incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days for e-Payment only. Assessed market value is valid for 44 days.
3. Standard User charge of Rs. 175/- (Rupees one hundred seventy five) only includes all taxes per transaction upto 15 (fifteen) pages and Rs.6/- (Rupees six) only for each additional page will be applicable.
4. Online Payment of Stamp Duty and Registration Fees can be made if Stamp Duty Payable is more than Rs. 5000/-.
5. This e-Assessment report is to be signed by all Sellers and Buyers.
6. Web-based e-Assessment report will be provisional one and subject to final verification by Registering Officer.
7. Quoting of PAN no. of Seller and Buyer of a property is a must where the transaction involves a property valued at Rs. 5 lac or more (IT Rules).
If the party concerned do not have a PAN number, he/she will make a declaration in form no. 60 giving therein the particulars of such transaction.
8. Rs 50/- (Rupees fifty only) will be charged from the Applicant for issuing of this e-Assessment Slip (Urban Area).
9. If SD and Fees are not paid through GRIPS then mutation fee should be paid the concerned BLLRO office for Mutation.


(Tridip Misra)
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV
SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal



Government of West Bengal

Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16041000159213/2015

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	Shri Ratan Agarwal Ganges Garden Phase II Block Ga 6 106 K C Singha R, P.O - Shibpur, P.S - Shibpur, Howrah, District - Howrah, West Bengal, India. PIN - 711102	Representative of Principal [Astounding g Estates Pvt Ltd]			Signature with date 29/12/15 Ratan Agarwal
2.0	Shri Arun Kumar Agarwala 252a Pinnic Garden Rd, P.O:- Tiljala, P.S:- Tiljala, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700039	Representative of Principal [Chicot Villa Pvt Ltd]			Signature with date 29/12/15 Arun Kumar Agarwal Director / Authorized Signatory
2.1	Shri Arun Kumar Agarwala 252a Pinnic Garden Rd, P.O:- Tiljala, P.S:- Tiljala, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700039	Representative of Principal [Sparkling Heights Pvt Ltd]			Signature with date 29/12/15 Arun Kumar Agarwal Director / Authorized Signatory

I. Signature of the Person(s) admitting the Execution at Private Residence

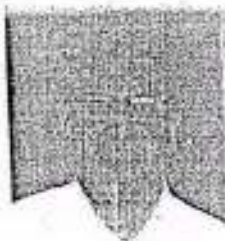
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Shri Shivam Thakkar 6, Guha Park, P.O.- Liluah, P.S.- Liluah, Howrah, District-Howrah, West Bengal, India, PIN - 711204	Representative of Principal [Bumpy Vaypaar Pvt Ltd]			Signature of Shri Shivam Thakkar 29/7/15
4	Shri Vinay Bhalodia 32/a Beadon Row, P.O.- Beadon St, P.S.- Burdola, Kolkata, District-Kolkata, West Bengal, India, PIN - 700006	Representative of Principal [Starstore Dealers Pvt Ltd]			Signature of Shri Vinay Bhalodia 29/7/15
5.0	Shri Abhishek Agarwal P 511 Parnasree Pally, P.O.- Parnasree, P.S.- Behala, Kolkata, District-South 24-Parganas, West Bengal, India, PIN - 700060	Representative of Principal [Freesia Properties Pvt Ltd]			Signature of Shri Abhishek Agarwal 29/7/15
5.1	Shri Abhishek Agarwal P 511 Parnasree Pally, P.O.- Parnasree, P.S.- Behala, Kolkata, District-South 24-Parganas, West Bengal, India, PIN - 700060	Representative of Principal [Reward Buildcon Pvt Ltd]			Signature of Shri Abhishek Agarwal 29/7/15

STARSTORE DEALERS PVT. LTD.
DIRECTOR/AUTHORISED SIGNATORY
29/7/15

FRESIA PROPERTIES PVT. LTD.
DIRECTOR/AUTHORISED SIGNATORY
29/7/15

REWARD BUILDCON PVT. LTD.
DIRECTOR
29/7/15

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
6	Smt Sarabati Gupta Ganges Garden Phase II Block Ga 6 106 K C Singha Rd, P.O.- Shibpur, P.S.- Shibpur, Howrah, District:-Howrah, West Bengal, India. PIN - 711102	Represent ative of Principal [Hedonisti c Homes Pvt Ltd]			Signature with date Director HEDONISTIC HOMES PV LTD. 22/03/15 22/3/15
7	Shri Prabhu Dayal Gupta Phase II Block Ga6 Ganges Garden 106 K.C Singha Rd, P.O.- Shibpur, P.S.- Shibpur, Howrah, District:- Howrah, West Bengal, India, PIN - 711102.	Represent ative of Principal [Sumptuous Builders Pvt Ltd]			Signature with date Director SUMPTUOUS BUILDERS PV LTD. 29/07/15 29/7/15
8	Shri Jyoti Agarwal Phase II Block Ga6 Ganges Garden 106 K.C Singha Rd, P.O.- Shibpur, P.S.- Shibpur, Howrah, District:- Howrah, West Bengal, India, PIN - 711102	Represent ative of Principal [Khatu Barter Pvt Ltd]			Signature with date Director KHATU BARTER PVT. LTD Jyoti Agarwal 23/7/15 23/7/15

I, Signature of the Person(s) admitting the Execution at Private Registry

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
8.0	Shri Ashish More 18a Mayfair Rd, P.O.- Ballygunge, P.S.- Karaya, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700019	Representative of Principal [Aroha Tradelink Pvt Ltd]			Signature with date 29/7/15 Aroha Tradelink Pvt Ltd Authorised Signatory
9.1	Shri Ashish More 18a Mayfair Rd, P.O.- Ballygunge, P.S.- Karaya, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700019	Representative of Principal [Confitech Niwas Pvt Ltd]			Signature with date 29/7/15 Confitech Niwas Pvt Ltd Authorised Signatory
9.2	Shri Ashish More 18a Mayfair Rd, P.O.- Ballygunge, P.S.- Karaya, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700019	Representative of Principal [Gladulus Abasan Pvt Ltd]			Signature with date 29/7/15 Gladulus Abasan Pvt Ltd Authorised Signatory
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
10	Mr Prabhu Dayal Gupta 106 K C Singha Rd Ganges Garden Block Ga6 Phase II, P.O.- Shibpur, P.S.- Shibpur, Howrah, District:- Howrah, West Bengal, India, PIN - 711102	Representative of Attorney [Ixora Realty LLP]			Signature with date 29/7/15 IXORA REALTY LLP Designated Partner

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	Shri Akash Agarwal, 5a area 5th Rd, P.O. - Bakergunge, P.S. Kalyan, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700018	Represent ative of Principal [Owelly Merchants Pvt Ltd]			<i>Akash Agarwal</i> 29/7/15 Director / Authorized Signatory
Sl No.	Name and Address of Identifier	Identifier of			Signature with date
1	Shri Mihir Nandi Son of Shri Rajmohan Nandi Pratapnagar, P.O:- Arambag, P.S:- Arambag, Hooghly-chinsurah, District:-Hooghly, West Bengal, India, PIN - 712422	Shri Ratan Agarwal, Shri Arun Kumar Agarwala, Shri Shivam Thakkar, Shri Vinay Bhalotia, Shri Abhishek Agarwal, Smt Sarabati Gupta, Shri Prabhu Dayal Gupta, Shri Jyoti Agarwal, Shri Ashish More, , Mr Prabhu Dayal Gupta			<i>Mihir Nandi</i> 29/7/15
2	Shri Mihir Nandi Son of Shri Rajmohan Nandi Pratapnagar, P.O:- Arambag, P.S:- Arambag, Hooghly-chinsurah, District:-Hooghly, West Bengal, India, PIN - 712422	Shri Akash Agarwal			<i>Mihir Nandi</i> 29/7/15

(Tripo Misra)

DISTRICT SUB-
REGISTRAR

OFFICE OF THE D.S.R. -
IV SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal

- 3.9 **SUMPTUOUS BUILDERS PRIVATE LIMITED**, (PAN : AAUCS 0244 H) a company incorporated under the Companies Act, 1956, (CIN : U70102WB2013PTC199205) having its registered office at Phase - II, Block-GA6, 3rd Floor, Flat type - A, Ganges Garden, 106, K. C. Singha Road, P.S. & P.O. - Shibpur, Howrah - 711 102. Represented by its Director PRABHU DAYAL GUPTA son of Boduram Gupta, residing at Phase - II, Block-GA6, 3rd Floor, Ganges Garden, 106, K. C. Singha Road, P.S. & P.O. - Shibpur, Howrah - 711 102.
- 3.10 **KHATU BARTER PRIVATE LIMITED**, (PAN : AACCK8673Q) a company incorporated under the Companies Act, 1956, (CIN : U52110WB2006PTC111063) having its registered office at 27, Brabourne Road, Narayani Building, Room No. 302, 3rd Floor, P.S. Hare Street, P.O. - GPO, Kolkata - 700 001. Represented by its Director JYOTI AGARWAL wife of Sri Ratan Agarwal, residing at Phase - II, Block-GA6, 3rd Floor, Flat type - A, Ganges Garden, 106, K. C. Singha Road, P.O. & P.S. - Shibpur, Howrah - 711 102.
- 3.11 **GLADIOLUS ABASAN PRIVATE LIMITED**, (PAN : AAFCC 6445 D) a company incorporated under the Companies Act, 1956, (CIN : U45400WB2014PTC202229) having its registered office at BE-61, Salt Lake Sector-1, 1st Floor, P.S. - Bidhan Nagar, P.O. - Salt Lake City Kolkata - 700 064. Represented by its Authorized Representative SRI ASHISH MORE son of Sri Rajendra Prasad Agarwala residing at 18A, Mayfair Road, P.O. - Ballygunj, P.S. - Karaya, Kolkata - 700 019.
- 3.12 **CONFITECH NIWAS PRIVATE LIMITED**, (PAN : AAFCC 6902 P) a company incorporated under the Companies Act, 1956, (CIN : U45400WB2014PTC202232) having its registered office at BE-61, Salt Lake Sector-1, 1st Floor, P.S. - Bidhan Nagar, P.O. - Salt Lake City Kolkata - 700 064. Represented by its Authorized Representative SRI ASHISH MORE son of Sri Rajendra Prasad

Agarwala residing at 18A, Mayfair Road, P.O. - Ballygunj, P.S. -
Karaya, Kolkata - 700 019.

3.13 **AROHA TRADELINK PRIVATE LIMITED**, (PAN : AANCA 0793 L) a
company incorporated under the Companies Act, 1956 (CIN :
U51909WB2014PTC204428), having its registered office at BE-61,
Salt Lake, Sector - 1, 1st Floor, P.S. - Bidhan Nagar, P.O. - Salt
Lake City Kolkata - 700 064, represented by its Authorized
Representative SRI ASHISH MORE son of Sri Rajendra Prasad
Agarwala residing at 18A, Mayfair Road, P.O. - Ballygunj, P.S. -
Karaya, Kolkata - 700 019.

3.14 **REWARD BUILDCON PRIVATE LIMITED** (PAN : AAHCR 1610 B)
a private limited company incorporated under the provisions of the
Companies Act, 1956, (CIN : U70102WB2015PTC204878) having
its registered office at 27, Biplabi Trailakya Maharaj Sarani, P.S.
Hare Street, P.O. - GPO, Kolkata - 700 001 represented by its
Director SRI ABHISHEK AGARWAL son of Sri Hari Narayan
Agarwal, residing at P-511, Parnasree Pally, P.S. & P.O. -
Parnasree, Kolkata - 700 060, (collectively **Owners**, includes
successors-in-interest and/or assigns)

And

3.15 **IXORA REALTY LLP**, a Limited Liability Partnership Firm,
incorporated under the Limited Liability Partnership Act, 2008,
(LLPIN : AAD-5582) having its registered office at 27, Biplabi
Trailakya Maharaj Sarani, Narayani Building, 1st Floor, Room No.
101, P.S. - Hare Street, P.O. - GPO, Kolkata - 700 001, presently
represented by its Designated Partner Prabhu Dayal Gupta son of
Boduram Gupta, residing at Phase - II, Block-GA6, 3rd Floor,
Ganges Garden, 106, K. C. Singha Road, P.S. & P.O. - Shibpur,
Howrah - 711 102,
(Attorney).

NOW THIS POWER OF ATTORNEY WITNESSES AS FOLLOWS:

4. Background

- 4.1 **Ownership of Said Property:** The Grantors are the joint owners and possessors of an aggregating total land measuring 131.3 (One Hundred Thirty One and three) decimal, more or less out of which 25.3 decimal, more or less, contained in R.S. & L.R. Dag No. 1, in *Mouza Malancha*, J. L. No. 78, Police Station Sonarpur and 106 decimal, more or less, contained in R.S. & L.R. Dag Nos. 675, 676, 677, 678, 679 and 680 in *Mouza Manikpur*, J. L. No. 77, Police Station Sonarpur, more fully and particularly described in the **Schedule** below and delineated and demarcated on the **Plan** annexed hereto and bordered in **Red** colour thereon (collectively **Said Property**). The **Plan** attached to this forms a part of this indenture.
- 4.2 **Said Project:** The Grantors have decided to develop the Said Property by way of construction of a cluster of buildings on the Said Property (collectively **New Buildings**) and booking and sale of the flats and saleable spaces (collectively **Units**) in the New Buildings to prospective purchasers (collectively **Intending Purchasers**). The development of the Said Property by way of construction of New Buildings and transfer of Units in the New Buildings to Intending Purchasers (collectively **Said Project**).
- 4.3 **Development Agreement:** By an Agreement dated 03.07.2015 and registered in the Office of the D.S.R. - IV, Alipur, South 24 Parganas and recorded in book no. 1, Volume No. 1604-2015, Pages from 28569 to 28627 being No. 160405192, for the year 2015 (**Development Agreement**), the Grantors have appointed the Attorney as the developer of the Said Property for development of New Buildings, in the manner and on the terms and conditions contained in the Development Agreement.
- 4.4 **Building Plans:** The Grantors require the building plans to be sanctioned (**Building Plans**) by the *Rajpur Sonarpur Municipality* and other statutory authorities including but not limited to Traffic

Department, Directorate of Fire Service, Pollution Control Board, Directorate of Lifts, Directorate of Electricity, Urban Land Ceiling Department, West Bengal State Electricity Board and/or West Bengal State Electricity Development Corporation Limited or any other authority as may be required (collectively **Other statutory Authorities**).

4.5 **Reason for Granting of Powers:** Under the Development Agreement, it has been agreed that the Grantors shall grant a Power of Attorney to the Attorney and/or its nominees **(1)** for causing sanction of the Building Plans by the *Rajpur Sonarpur Municipality* and the Other Authorities as well as the powers and authorities with regard to the development of the Said Property by construction of the New Buildings thereon and **(2)** for doing all things for development of the Said Property by construction of the New Buildings and booking and sale of Units in the New Buildings to Intending Purchasers. Accordingly, the Grantors are granting certain powers and authorities to the Attorney, by this Power of Attorney.

5. Subject Matter of Power of Attorney

5.1 **Sanction of Building Plans:** Powers and authorities for causing sanction of the Building Plans and ancillary activities incidental thereto.

5.2 **Construction of New Buildings:** Powers and authorities for construction of the New Buildings on the Said Property in terms of the Development Agreement.

5.3 **Construction loan:** Powers and authorities for taking loan by mortgaging the said property for construction purpose without making Owners' liable for the same.

5.4 **Sale Agreements:** Powers and authorities for entering into Sale Agreements with the intending Purchasers.

- 5.5 **Sale:** Power and authorities for execution of Sale Agreements and Conveyance Deeds of different Units in the New Buildings in favour of Intending Purchasers and to sign and present for registration of Deeds of Conveyance before the appropriate registering authority.

6. **Appointment**

- 6.1 **Hereby Made:** The Grantors hereby nominate, constitute and appoint the Attorney as the lawful Attorney of the Grantors, to do all acts, deeds and things mentioned below, for, in the name of and on behalf of the Grantors.

7. **Powers and Authorities**

- 7.1 **Sanction of Building Plans and Other Statutory Compliances:** To cause sanction of the Building Plans by appointing a licensed architect and structural engineer and then, if required, to have the same revalidated and/or modified and/or extended and/or altered and/or revised by the *Rajpur Sonarpur Municipality* and/or Other Authorities and to pay fees, costs and charges for such sanction, modification, alteration, revision, extension and/or re-validation as the case may be and upon completion of work, to obtain drainage connection, water connection, occupancy certificate and other certificates from the *Rajpur Sonarpur Municipality* and the Other Authorities.
- 7.2 **Dealing with Authorities:** To deal with all authorities including but not limited to the *Rajpur Sonarpur Municipality* and the Other Authorities for mutation, sanction, modification, alteration, extension, revision and/or re-validation of the Building Plans and obtaining drainage connection, water connection, occupancy certificate and other certificates and in this regard to prepare, sign and submit plans, papers, documents, statements, undertakings, declarations, applications, indemnities, amalgamation, gift and other ancillary papers, as be required.

- 7.3 **Connection of Utilities:** To apply for and obtain water connection, drainage connection, sewage connection, electricity connection and any other utilities for the Said Project.
- 7.4 **Regulatory Clearances:** To apply for and obtain all requisite statutory clearances/permissions/approvals under various Acts, including but not limited to clearances under the (1) West Bengal Land Reforms Act, 1955 and (2) Urban Land (Ceiling & Regulations) Act, 1976 and to appear before all or any authorities for such clearances and to sign and submit all papers, applications and documents in connection with the same.
- 7.5 **Signing and Execution:** To sign, execute, modify, cancel, alter, draw, submit and present for registration and have registered before the concerned authorities all papers, documents, declarations, affidavits, applications, returns, confirmations, gift, amalgamation and consents for and in connection with sanction, modification, alteration, revision and re-validation of the Building Plans and to have the same registered and obtain all permissions and clearances as may be required for the same.
- 7.6 **Appearance:** To appear before Notary Public, Registrars, Magistrates and all other officers and authorities to have notarized, registered and authenticated all papers, declarations, affidavits, confirmations, consents, agreements, documents, indemnities, undertakings, Gift deed, amalgamation etc. as be required to enforce all powers and authorities contained herein only for the above purpose.
- 7.7 **Acceptance of Papers:** To accept notices and service of papers from the *Rajpur Sonarpur Municipality* Fire Brigade, Competent Authority under the Urban Land (Ceiling & Regulations) Act, 1976, Police, both Civil Court and Criminal Courts, Land and Land Reforms Department and/or any other statutory authorities and/or other persons.

- 7.8 **Appointment:** To appoint architects, structural engineers, civil engineers, overseers, contractors, solicitors, advocates, chartered accountants and/or such other agents as may be required for effectually discharging the powers and authorities granted herein without creating any liability or obligation of the Grantors.
- 7.9 **Granting Receipts:** To receive and pay and/or deposit of moneys including fees, rent, interest from any person or persons, body or bodies, authority or authorities and receive fund and to receive and grant valid receipts and discharges in respect thereof.
- 7.10 **Land Revenue:** To make payment of up to date land revenue/*Municipality*/local authority taxes in respect of the Said Property by way of approaching the concerned authorities and obtaining necessary orders for such payment and to collect receipts thereof.
- 7.11 **Preparatory Work:** To cause survey, test soil, do excavation and other preparatory works for construction of the New Buildings on the Said Property.
- 7.12 **Construction:** To construct temporary sheds and godowns for storage of building materials and running of site office and to construct the New Buildings and/or any other structure on the Said Property, in accordance with the Development Agreement.
- 7.13 **Loan for Construction:** To avail loan facility from any bank or financial institution by mortgaging the said property without making Owners' liable for the same.
- 7.14 **Contracts for Construction:** In relation to such construction, to sign, execute and register any kind of contracts for construction with any third party under the terms and conditions as be deemed

1. Ashirbad Estates Private Limited	8. Chirap Vile Private Limited
2. Sparking Vengda Private Limited	9. Durgam Chaudhary Private Limited
3. Bumpu Vengda Private Limited	10. Chirap Vile Private Limited
4. Shrivani Estates Private Limited	11. Chirap Vile Private Limited
5. Preeti Properties Private Limited	12. Chirap Vile Private Limited
6. Redundant Homes Private Limited	13. Chirap Vile Private Limited
7. Denshi Mestras Private Limited	14. Chirap Vile Private Limited

IXORA REALTY LLP

[Signature]
Designated Partner

fit by the Attorney in accordance with the Development Agreement and without creating any liability or obligation of the Grantors.

- 7.15 **Watch and Ward:** To employ and appoint watchmen, guards, and other security personnel for the Said Property without creating any liability or obligation of the Grantors.
- 7.16 **Negotiation and Sale:** To negotiate for sale and sell the Units in the New Buildings to the Intending Purchasers, on terms and conditions as be deemed fit by the Attorney and to prepare, sign, execute and deliver agreements, conveyances and other instruments in this regard. The attorney shall have power to cancel any sale agreement as may be considered necessary by them.
- 7.17 **Receive Payments:** To receive all payments with regard to sale of the Units in the New Buildings from the Intending Purchasers and acknowledge receipt of the payments and the share of Owners' consideration shall be paid to the Owners.
- 7.18 **Permissions and Clearances:** To apply for and obtain all kind of permissions and clearances required for entering into such agreements, conveyances and instruments including but not limited to the clearance under the Income Tax Act, 1961, for transfer of the Units in the New Buildings to the Intending Purchasers.
- 7.19 **Registration and Authentication:** To appear before Notary Public, Registrars, Magistrates and all other officers and authorities and to have notarized, registered and authenticated all agreements, conveyances and other instruments as aforesaid and in particular to present for registration, admit execution, have registered and obtain original of all agreements, conveyances and other instruments for sale of the Units in the New Buildings.
- 7.20 **Legal Action:** To take any legal action or to defend any legal proceeding including arbitration proceeding arising out of any matter in respect of the Said Property and to accept any notice and service of papers from any Court, Tribunal, Arbitral Tribunal, Postal

DETAILS OF LAND

NAME OF OWNERS	DEED NO.	DEED DATE	MOUZA	J.L. NO.	KHATAN NO. (H.B.)	DIAG. NO. H.S.P.R.	LAND NATURE	OWNED AREA (DECIMAL)	
MOUZA - MANIKPUR									
SPARKLING HEIGHTS PVT. LTD.	3094	23.04.2014	Manikpur	77	2172	680	Sali	2.59	
	3095	23.04.2014	Manikpur	77	2172	680	Sali	4.24	
	2242	12.03.2015	Manikpur	77	2172	680	Sali	3.87	
DIMPY VAYPAAR PVT. LTD.	3094	23.04.2014	Manikpur	77	2174	680	Sali	2.60	
	3095	23.04.2014	Manikpur	77	2174	680	Sali	4.24	
	2242	12.03.2015	Manikpur	77	2174	680	Sali	3.16	
GLADIOLUS AGARWAL PVT. LTD.	3094	23.04.2014	Manikpur	77	2173	680	Sali	2.60	
	3095	23.04.2014	Manikpur	77	2173	680	Sali	4.23	
	2242	12.03.2015	Manikpur	77	2173	680	Sali	3.17	
GLADIOLUS AGARWAL PVT. LTD.	2227	12.03.2015	Manikpur	77	2168	680	Sali	10	
KHATU MASTER PVT. LTD.	2231	12.03.2015	Manikpur	77	2169	680	Sali	1	41
	2231	12.03.2015	Manikpur	77	2169	677	Sali	9	9
AGORAMA PROPERTIES PVT. LTD.	8603	19.11.2014	Manikpur	77	2167	675	Sali	10	
HERONISTIC HOMES PVT. LTD.	8603	19.11.2014	Manikpur	77	2171	675	Sali	6	16
	2241	12.03.2015	Manikpur	77	2171	678	Sali	2	
SHAMPOORU BROTHERS PVT. LTD.	2241	12.03.2015	Manikpur	77	2165	678	Sali	10	12
POWERITY MERCHANTS PVT. LTD.	359	30.12.2014	Manikpur	77	2166	676	Bagan	10	
CHIBAUT VILLA PVT. LTD.	358	30.12.2014	Manikpur	77	2164	676	Bagan	8	18
CONVITECH NIWAS PVT. LTD.	2237	12.03.2015	Manikpur	77	2170	679	Sali	10	10
TOTAL LAND OF MOUZA MANIKPUR									106
MOUZA - MALANCHIA									
SPARKLING HEIGHTS PVT. LTD.	As	02.01.2014	Malanchia	78	1851	1	Danga	9.3	
	2228	12.03.2015	Malanchia	78	1858	2	Danga	6.7	
AGORAMA TRADELINK PVT. LTD.	2233	12.03.2015	Malanchia	78	1857	1	Danga	5.3	
REWARD BUILDERS PVT. LTD.	2234	12.03.2015	Malanchia	78	1859	1	Danga	30	25.3
TOTAL LAND OF MOUZA MALANCHIA									25.3
TOTAL LAND									131.30

1. Sparkling Heights Private Limited
2. Sparkling Heights Private Limited
3. Dimpay Vaypaar Private Limited
4. Gladiolus Agarwal Private Limited
5. Agorama Properties Private Limited
6. Heronistic Homes Private Limited
7. Shampooru Brothers Private Limited
8. Chibaut Villa Private Limited
9. Sanjivani Builders Private Limited
10. Khata Master Private Limited
11. Gladiolus Agarwal Private Limited
12. Gopalnagar Niwas Private Limited
13. Agorama Tradelink Private Limited
14. Reward Builders Private Limited

IXORA REALTY LLP

Designated Partner

9.1 In Witness Whereof the Grantors and the Attorney have executed this Power of Attorney on the above date.

R
Astounding Estates Pvt. Ltd.

Sparkling Heights Pvt. Ltd.

Attn: Kumar Aggarwal

Attn: Aggarwal

Attn: Aggarwal

Director

Bumpy Vaypaar Pvt. Ltd.

Director

Starstore Dealers Pvt. Ltd.

Attn: Aggarwal

Attn: Aggarwal

Director

Freesia Properties Pvt. Ltd.

V. Aggarwal

Director

Hedonistic Homes Pvt. Ltd.

Attn: Aggarwal

Attn: Aggarwal

Attn: Aggarwal

Director

Owely Merchants Pvt. Ltd.

Attn: Aggarwal

Director

Chicot Villa Pvt. Ltd.

Attn: Kumar Aggarwal

Attn: Aggarwal

Attn: Aggarwal

Director

Sumptuous Builders Pvt. Ltd.

Attn: Kumar Aggarwal

Director

Khatu Barter Pvt. Ltd.

Attn: Aggarwal

Attn: Aggarwal

Attn: Aggarwal

Director

Director

- | | |
|---------------------------------------|---------------------------------------|
| 1. Astounding Estates Private Limited | 5. Chicot Villa Private Limited |
| 2. Sparkling Heights Private Limited | 6. Sumptuous Builders Private Limited |
| 3. Bumpy Vaypaar Private Limited | 7. Khatu Barter Private Limited |
| 4. Owely Merchants Private Limited | 8. Khatu Barter Private Limited |
| 9. Sumptuous Builders Private Limited | 9. Khatu Barter Private Limited |
| 10. Sparkling Heights Private Limited | 10. Sparkling Heights Private Limited |
| 11. Sparkling Heights Private Limited | 11. Sparkling Heights Private Limited |
| 12. Sparkling Heights Private Limited | 12. Sparkling Heights Private Limited |

IXORA REALTY LLP

Attn: Aggarwal

Ashtam

Gladiolus Abasan Pvt. Ltd.

Confitech Niwas Pvt. Ltd.

Ashtam

Ashtam

Ashtam

Authorised Representative

Authorised Representative

Ashtam

Aroha Tradelink Pvt. Ltd.

Reward Buildcon Pvt. Ltd.

Ashtam

Ashtam

Ashtam

Authorised Representative

Director

[GRANTORS]

Accepted By

IXORA REALTY LLP

PD Gupta

(Prabhu Dayal Gupta)
Designated Partner

[ATTORNEY]

Drafted by me

Shri Ranjan Chakraborty

Shri RANJAN CHAKRABORTY
Advocate, High Court, Calcutta
W.D. 13/19/1969

Witnesses:

Signature *Mihir Nandi*

Signature *Chandrashekhar Prasad Ray*

Name MIHIR NANDI

Name CHANDRASHEKHAR PRASAD RAY

Father's Name Rajmohan Nandi

Father's Name SACHIN NANDI RAY

Address Vill - P.O. - Pootapriagar

Address 14, Bunde Churn Abasta, Chayra

Dist - Hooghly, P.S. - Brambar.

Post - Haverah - 711101

- | | |
|--------------------------------------|-------------------------------------|
| 1. Ashwini Builders Private Limited | 6. Durga Nila Private Limited |
| 2. Sparkling Heights Private Limited | 7. Durgam Churn Private Limited |
| 3. Bally Aspire Private Limited | 8. State Saker Private Limited |
| 4. State Saker Private Limited | 9. Gladiolus Abasan Private Limited |

IXORA REALTY LLP

PD Gupta

SITE PLAN

OF MOUZA - MALANCHHA & MANIKPUR, J.L. NOS. 78 & 77, L.R. KHATIAN NOS. 1857, 1858, 1859, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173 & 2174, R.S. & L.R. DAG NOS. 1, 675, 676, 677, 678, 679 & 680, P.S. - SONARPUR, DIST. - 24 PARGANAS (S)

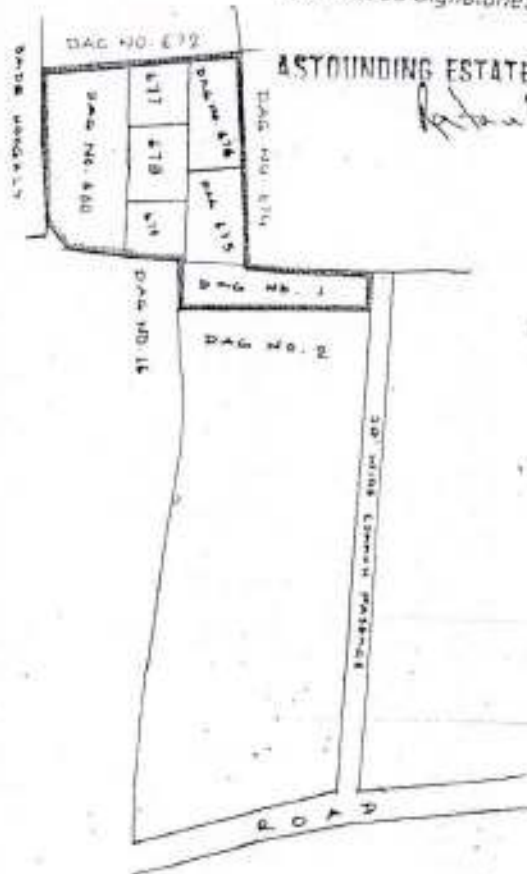
AREA OF LAND 131.30 DECIMAL

SHOWN IN RED BORDER 



AROMA TRADELINK PVT. LTD,
GLADIOLUS ABASAN PRIVATE LIMITED
CONFITECH NIWAS PRIVATE LIMITED
Ashim u...
Authorized Signatories

CHICOT VILLA PRIVATE LIMITED
Sparkling Heights Pvt. Ltd.
Ashim u...
Director/Authorized Signatory



ASTOUNDING ESTATES PVT. LTD
Ashim u...
Director

FREEZIA PROPERTIES PVT. LTD.
Ashim u...
Director/Authorized Signatory

NEW 1912 BUILDING PRIVATE LIMITED
Ashim u...
Director/Authorized Signatory

Rampy Vaypaz Pvt. Ltd.
Ashim u...
Director/Authorized Signatory

OWELTY MERCHANTS PRIVATE LIMITED
Ashim u...
Director / Authorized Signatory

STARSTORE DEALERS PVT. LTD

DIRECTOR / AUTHORISED SIGNATORY
HEDONISTIC HOMES PV. LTD.

Ashim u...
Director
ERATU BARTER PVT. LTD.

Ashim u...
Director

IXORA REALTY LLP

AD Gupta
Designated Partner

DEVELOPER

SUMPTIOUS BUILDERS PVT. LTD

AD Gupta
Director

OWNERS

SPECIMEN FORM FOR TEN FINGERPRINTS



CHICCO ITALIA PRIVATE LIMITED

Sparkling Lights Pvt. Ltd.

Director/Authorised Signatory

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



VINAY BHALOTIA

STAR STORE DEALERS PVT. LTD.

Director/Authorised Signatory

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



JEWELLERS MERCHANTS PRIVATE LIMITED

Director/Authorised Signatory

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



SHIVAM THAKKAR

SHREE VAJPAEE PVT. LTD.

Director/Authorised Signatory

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

SPECIMEN FORM FOR TEN FINGERPRINTS



CUMMINGS BUILDERS PVT. LTD.

10 fingers

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



ASTORING ESTATES PVT. LTD.

Ratan Aggarwal

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



RETONISTIC HOMES PVT. LTD.

20/08/2011

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



SHATU BARTER PVT. LTD.

Sybil Aggarwal

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

SPECIMEN FORM FOR TEN FINGERPRINTS



ARIES TOSHEK PVT. LTD.
AGOLUSARAN PRIVATE LIMITED

Abhishek

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



NEWLAD BUK CO. PVT. LTD.
PRESIA PROPERTIES PVT. LTD.

Abhishek

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

ABHISHEK
ALPANA



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



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

Seller, Buyer and Property Details

A. Principal & Attorney Details

SL No	Principal Details Name, Address, Photo, Finger print and Signature
1	Astounding Estates Pvt Ltd Ganges Garden Phase II Block Ga 6 106 K C Singha R, P.O:- Shibpur, P.S:- Shibpur, District:-Howrah, West Bengal, India, PIN - 711102 PAN No. AALCA9668G, Status : Organization Represented by representative as given below:-
1.1	Shri Ratan Agarwal Son of Shri Sankar Lal Agarwal Ganges Garden Phase II Block Ga 6 106 K C Singha R, P.O:- Shibpur, P.S:- Shibpur, Howrah, District:- Howrah, West Bengal, India, PIN - 711102 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AALCA9668G, Status : Representative Date of Execution : 29/07/2015 Date of Admission : 29/07/2015 Place of Admission of Execution : Pvt. Residence
2	Sparkling Heights Pvt Ltd 53/4 P N Middya Rd, P.O:- Belgharia, P.S:- Belgharia, District:-North 24-Parganas, West Bengal, India, PIN - 700056 PAN No. AAUCS3337H, Status : Organization
3	Bumpy Vaypaar Pvt Ltd 53/4 P N Middya Rd, P.O:- Belghoria, P.S:- Belgharia, District:-North 24-Parganas, West Bengal, India, PIN - 700056 PAN No. AAFGB8562L, Status : Organization Represented by (2-3) representative as given below:-
2-3 (1)	Shri Shivam Thakkar Son of Shri Ashok Kumar Thakkar 6 Guha Park, P.O:- Liluah, P.S:- Liluah, Howrah, District:-Howrah, West Bengal, India, PIN - 711204 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AAFGB8562L, Status : Representative Date of Execution : 29/07/2015 Date of Admission : 29/07/2015 Place of Admission of Execution : Pvt. Residence

Principal Details

SL	Name, Address, Photo, Finger print and Signature
5L	Starstore Dealers Pvt Ltd 27 Biplabi Trailakya Maharaj Sarani, P.O:- Gpo, P.S:- Hare Street, District:-Kolkata, West Bengal, India. PIN - 700001 PAN No. AAUCS2099E. Status : Organization Represented by representative as given below:-
4(1)	Shri Vinay Bhalotia Son of Shri Kishanlal Bhalotia 32/a Beadon Row, P.O:- Beadon St, P.S:- Burtola, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AAUCS2099E. Status : Representative Date of Execution : 29/07/2015 Date of Admission : 29/07/2015 Place of Admission of Execution : Pvt. Residence
E	Freesia Properties Pvt Ltd 53/4 P N Middya Rd, P.O:- Belgharia, P.S:- Belgharia, District:-North 24-Perganas, West Bengal, India, PIN - 700056 PAN No. AACCF4361J. Status : Organization
6	Hedonistic Homes Pvt Ltd Ganges Garden Phase II Block Ga 6 106 K C Singha R, P.O:- Shibpur, P.S:- Shibpur, District:-Howrah, West Bengal, India, PIN - 711102 PAN No. AADCH3281L. Status : Organization Represented by (5-6) representative as given below:-
5-B	Smt Sarabati Gupta (1) Wife of Shri Prabhu Dayal Gupta Ganges Garden Phase II Block Ga 6 106 K C Singha R, P.O:- Shibpur, P.S:- Shibpur, Howrah, District:-Howrah, West Bengal, India, PIN - 711102 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AADCH3281L. Status : Representative Date of Execution : 29/07/2015 Date of Admission : 29/07/2015 Place of Admission of Execution : Pvt. Residence

Principal Details

Sl No	Name, Address, Photo, Finger print and Signature
7	Owelly Merchants Pvt Ltd 63/4 P N Middya Rd, P.O.- Belgharia, P.S.- Belgharia, District:-North 24-Parganas, West Bengal, India, PIN - 700056 PAN No. AACCO0593K, Status : Organization Represented by representative as given below:-
7(1)	Shri Akash Agarwal Son of Shri Saroj Kr Agarwal 6a Iron Side Rd, P.O.- Ballygunge, P.S.- Karaya, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700019 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AACCO0593K, Status : Representative Date of Execution : 29/07/2015 Date of Admission : 29/07/2015 Place of Admission of Execution : Pvt. Residence
8	Chicot Villa Pvt Ltd 27 Biptabi Trailakya Maharaj Sarani, P.O.- Gpo, P.S.- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001 PAN No. AAFCC8107L, Status : Organization Represented by their representative as given below:-
8(1)	Shri Arun Kumar Agarwala Son of Shri Navrang Lal Agarwala 252a Pinnic Garden Rd, P.O.- Tiljala, P.S.- Tiljala, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700039 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AAUCS3337H, Status : Representative Date of Execution : 29/07/2015 Date of Admission : 29/07/2015 Place of Admission of Execution : Pvt. Residence
9	Sumptous Builders Pvt Ltd Phase II Block G&G Ganges Garden 106 K.C.Singha Rd, Flat No.-a, P.O.- Shibpur, P.S.- Shibpur, District:-Howrah, West Bengal, India, PIN - 711102 PAN No. AAUCS0244H, Status : Organization Represented by representative as given below:-

- | | |
|---------------------------------------|--|
| 1. Aakshara Estates Private Limited | 8. Chicot Villa Private Limited |
| 2. Sparkling Heights Private Limited | 9. Sumptous Builders Private Limited |
| 3. Beauty Vapour Private Limited | 10. Kasta Vihar Private Limited |
| 4. Starline Develon Private Limited | 11. Gokuldas Agarwal Private Limited |
| 5. Freesia Properties Private Limited | 12. Condoch Kings Private Limited |
| 6. Modernite House Private Limited | 13. Anshu Bhushan Bhattacharya Private Limited |

[Handwritten Signature]

Principal Details

SL No.	Name, Address, Photo, Finger print and Signature
9(1)	Shri Prabhu Dayal Gupta Son of Shri Baduram Gupta Phase II Block Ga6 Ganges Garden 106 K C Singha Rd, P.O.- Shibpur, P.S.- Shibpur, Howrah, District:- Howrah, West Bengal, India, PIN - 711102 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AAUCS0244H, Status : Representative Date of Execution : 29/07/2015 Date of Admission : 29/07/2015 Place of Admission of Execution : Pvt. Residence
10	Khatu Barter Pvt Ltd 27 Brabourne Rd Narayani Building, P.O.- Gpo, P.S.- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001 PAN No. AACCK8673Q, Status : Organization Represented by representative as given below:-
10(1)	Shri Jyoti Agarwal Wife of Shri Ratan Agarwal Phase II Block Ga6 Ganges Garden 106 K C Singha Rd, P.O.- Shibpur, P.S.- Shibpur, Howrah, District:- Howrah, West Bengal, India, PIN - 711102 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AACCK8673Q, Status : Representative Date of Execution : 29/07/2015 Date of Admission : 29/07/2015 Place of Admission of Execution : Pvt. Residence
11	Gladipus Abasan Pvt Ltd Be 61 Salt Lake, Block/Sector: Sec 1, P.O.- Bidhannagar, P.S.- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064 PAN No. AAFCG6445D, Status : Organization
12	Confitech Niwas Pvt Ltd Be 61 Salt Lake, Block/Sector: Sec 1, P.O.- Bidhannagar, P.S.- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064 PAN No. AAFCC6902P, Status : Organization

1. Accounting Services Private Limited
2. Spinning India Private Limited
3. Sunny Nepper Private Limited
4. Sankar Builders Private Limited
5. French Properties Private Limited
6. Maheshwari Homes Private Limited
7. Gentry Merchants Private Limited
8. Chaitanya Veda Private Limited
9. Sunshin Builders Private Limited
10. State Bank Private Limited
11. Gladipus Abasan Private Limited
12. Confitech Niwas Private Limited
13. Khatu Barter Private Limited
14. Gentry Merchants Private Limited

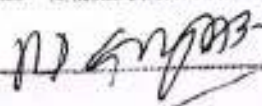
Constituted Attorney

Principal Details

SL No.	Name, Address, Photo, Finger print and Signature
13	Aroha Tradelink Pvt Ltd Bn 61 Salt Lake, Block/Sector: Sec 1, P.O:- Bidhannagar, P.S - Bidhannagar, District -North 24-Parganas, West Bengal, India, PIN - 700064 PAN No. AANCA0793L Status : Organization Represented by their (11-13) representative as given below:-
11-13	Shri Achish More Son of Shri Rajendra Prasad Agarwala 18a Mayfair Rd, P.O:- Ballygunge, P.S:- Karaya, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700019 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AAFCG644SD, Status : Representative Date of Execution : 29/07/2015 Date of Admission : 29/07/2015 Place of Admission of Execution : Pvt. Residence
14	Reward Buildcon Pvt Ltd 27 Biplabi Trailakya Maharaj Sarani, P.O:- Gpo, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 PAN No. AAHCR1610b. Status : Organization Represented by their representative as given below:-
14(1)	Shri Abhishek Agarwal, Director Son of Shri Hari Narayan Agarwal P 511 Parnasree Pally, P.O:- Parnasree, P.S:- Behala, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700060 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AACCF4351J, Status : Representative Date of Execution : 29/07/2015 Date of Admission : 29/07/2015 Place of Admission of Execution : Pvt. Residence

1. Astounding Edgess Private Limited	4. Ceant Mita Private Limited
2. Sparking Velgits Private Limited	5. Sonstious Builders Private Limited
3. Bumps Vayfale Private Limited	6. Kharu Ruter Private Limited
4. Sureshore Dealers Private Limited	7. Clatolite Alagish Private Limited
5. Fresale Peppothos Private Limited	8. Sunfash Kruis Private Limited
6. Redonetic Rares Private Limited	9. Aroha Tradelink Private Limited
7. Dasky Weichun Private Limited	10. Reward Buildcon Private Limited

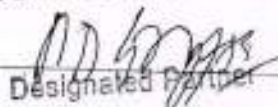
Constituted Attorney



Attorney Details

Sl. No.	Name, Address, Photo, Finger print and Signature
	Ixora Realty LLP 27 Biplobi Trailakya Maharaj Sarani Narayani Bulid, P.O.- Gpo, P.S.- Hare Street, Kolkata, District-Kolkata, West Bengal, India, PIN - 700061 Status : Organization Represented by representative as given below:-
(1)	Mr Prabhu Dayal Gupta Son of Mr. Boduram Gupta 106 K C Singha Rd Ganges Garden Block Ga6 Phase II, P.O.- Shibpur, P.S.- Shibpur, Howrah, District- Howrah, West Bengal, India, PIN - 711102 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Status : Representative Date of Execution : 29/07/2015 Date of Admission : 29/07/2015 Place of Admission of Execution : Pvt. Residence

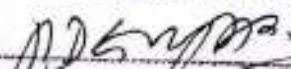
B. Identifire Details

Sl. No.	Identifier Name & Address	Identifier of	Signature
1	Shri Mihir Nandi Son of Shri Rajmohan Nandi Pratapnagar, P.O.- Arambag, P.S.- Arambag, Hooghly-chinsurah, District- Hooghly, West Bengal, India, PIN - 712422 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India,	Shri Ratan Agarwal, Shri Arun Kumar Agarwala, Shri Shivam Thakkar, Shri Vinay Bhalotia, Shri Abhishek Agarwal, Smt Sarabati Gupta, Shri Prabhu Dayal Gupta, Shri Jyoti Agarwal, Shri Ashish More, , Mr Prabhu Dayal Gupta	
2	Shri Mihir Nandi Son of Shri Rajmohan Nandi Pratapnagar, P.O.- Arambag, P.S.- Arambag, Hooghly-chinsurah, District- Hooghly, West Bengal, India, PIN - 712422 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India,	Shri Akash Agarwal	IXORA REALTY LLP  Designated Partner

C. Transacted Property Details

- | | |
|---------------------------------------|--|
| 1. Ascending Estates Private Limited | 6. Calcutta City Private Limited |
| 2. Sparkling Heights Private Limited | 7. Sonpalpur Builders Private Limited |
| 3. Banya Vihar Private Limited | 8. Prati Bani Private Limited |
| 4. Sonpalpur Builders Private Limited | 9. Chhatra Abad Private Limited |
| 5. Sonpalpur Builders Private Limited | 10. Sparking Heights Private Limited |
| 6. Sonpalpur Builders Private Limited | 11. Kalyan Builders Private Limited |
| 7. Sonpalpur Builders Private Limited | 12. Sonpalpur Builders Private Limited |

Constituted Attorney



Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, P.S.- Sonarpur, Municipality: RAJPUR- SONARPUR, Mouza: Manikpur	RS Plot No:- 680 RS Khatian No:- 2173	41 Dec	1/-	1,47,31,057/-	Proposed Use: industrial, ROR: Shall, Width of Approach Road: 20 Ft.,
L2	District: South 24-Parganas, P.S.- Sonarpur, Municipality: RAJPUR- SONARPUR, Mouza: Manikpur	RS Plot No:- 677 RS Khatian No:- 2169	9 Dec	1/-	32,72,724/-	Proposed Use: Industrial, ROR: Shall, Width of Approach Road: 20 Ft.,
L3	District: South 24-Parganas, P.S.- Sonarpur, Municipality: RAJPUR- SONARPUR, Mouza: Manikpur	RS Plot No:- 675 RS Khatian No:- 2167	16 Dec	1/-	58,18,176/-	Proposed Use: Industrial, ROR: Shall, Width of Approach Road: 20 Ft.,
L4	District: South 24-Parganas, P.S.- Sonarpur, Municipality: RAJPUR- SONARPUR, Mouza: Manikpur	RS Plot No:- 678 RS Khatian No:- 2171	12 Dec	1/-	43,63,632/-	Proposed Use: Industrial, ROR: Shall, Width of Approach Road: 20 Ft.,
L5	District: South 24-Parganas, P.S.- Sonarpur, Municipality: RAJPUR- SONARPUR, Mouza: Manikpur	RS Plot No:- 676 RS Khatian No:- 2166	18 Dec	1/-	65,45,448/-	Proposed Use: Industrial, ROR: Bagan, Width of Approach Road: 20 Ft.,
L6	District: South 24-Parganas, P.S.- Sonarpur, Municipality: RAJPUR- SONARPUR, Mouza: Manikpur	RS Plot No:- 679 RS Khatian No:- 2170	10 Dec	1/-	36,36,360/-	Proposed Use: Industrial, ROR: Shall, Width of Approach Road: 20 Ft.,

Sch No.	Property Location	Land Details				
		Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L7	District: South 24-Parganas, P.S.- Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Malancha	RS Plot No:- 1 RS Khatian No:- 1858	25.3 Dec	1/-	1.53,46,850/-	Proposed Use: Industrial ROR: Danga Width of Approach Road: 20 Ft.

Transfer of Property from Principal to Attorney				
Sch No.	Name of the Principal	Name of the Attorney	Transferred Area	Transferred Area In(%)
L1	Bumpy Vaypaar Pvt Ltd	Ixora Realty Lip	10	24.3902
	Gladiolus Abasan Pvt Ltd	Ixora Realty Lip	10	24.3902
	Khatu Barter Pvt Ltd	Ixora Realty Lip	1	2.43902
	Sparkling Heights Pvt Ltd	Ixora Realty Lip	10	24.3902
	Starstore Dealers Pvt Ltd	Ixora Realty Lip	10	24.3902
	Khatu Barter Pvt Ltd	Ixora Realty Lip	9	100
L2	Freesia Properties Pvt Ltd	Ixora Realty Lip	10	62.5
	Hedonistic Homes Pvt Ltd	Ixora Realty Lip	6	37.5
L4	Hedonistic Homes Pvt Ltd	Ixora Realty Lip	2	16.6667
	Sumptuous Builders Pvt Ltd	Ixora Realty Lip	10	83.3333
L5	Chicot Villa Pvt Ltd	Ixora Realty Lip	8	44.4444
	Owely Merchants Pvt Ltd	Ixora Realty Lip	10	55.5556
L6	Confitech Niwas Pvt Ltd	Ixora Realty Lip	10	100
L7	Arona Tradelink Pvt Ltd	Ixora Realty Lip	5.3	20.9486
	Astounding Estates Pvt Ltd	Ixora Realty Lip	10	39.5257
	Reward Buldcon Pvt Ltd	Ixora Realty Lip	10	39.5257

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	Mihir Nandi
Address	Pratapnagar, Thana : Arambag, District : Hooghly, WEST BENGAL, PIN - 712422
Applicant's Status	Others

Office of the D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas

Endorsement For Deed Number : I - 160405803 / 2015

Query No/Year	16041000159213/2015	Serial no/Year	1604006134 / 2015
Deed No/Year	I - 160405803 / 2015		
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Name of Presentant	Mr Prabhu Dayal Gupta	Presented At	Private Residence
Date of Execution	28-07-2015	Date of Presentation	29-07-2015
Remarks			

On 07/07/2015

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 5,37,16,047/-

(Tridip Misra)

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS

South 24-Parganas, West Bengal

On 29/07/2015

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

Presented for registration at 17:00 hrs on : 29/07/2015, at the Private residence by Mr Prabhu Dayal Gupta

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

Execution is admitted on 29/07/2015 by

Shri Ratan Agarwal, Astounding Estates Pvt Ltd, Ganges Garden Phase II Block Ga 6 106 K C Singha R, P.O: Shibpur, Thana: Shibpur, Howrah, WEST BENGAL, India, PIN - 711102

Indetified by Shri Mihir Nandi, Son of Shri Rajmohan Nandi, Pratapnagar, P.O: Arambag, Thana: Arambag, City/Town: HOOGHLY-CHINSURAH, Hooghly, WEST BENGAL, India, PIN - 712422, By caste Hindu, By Profession Service

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

Execution is admitted on 29/07/2015 by

1. Shri Arun Kumar Agarwala, Sparkling Heights Pvt Ltd, 53/4 P N Middya Rd, P.O: Belgharia, Thana: Belgharia, North 24-Parganas, WEST BENGAL, India, PIN - 700056

2. Shri Arun Kumar Agarwala, Chicot Villa Pvt Ltd, 27 Biplabi Trailakya Maharaj Sarani, P.O: Gpo, Thana: Hare Street, Kolkata, WEST BENGAL, India, PIN - 700001

Indetified by Shri Mihir Nandi, Son of Shri Rajmohan Nandi, Pratapnagar, P.O: Arambag, Thana: Arambag, City/Town: HOOGHLY-CHINSURAH, Hooghly, WEST BENGAL, India, PIN - 712422, By caste Hindu, By

1. Astounding Estates Private Limited	8. Chicot Villa Private Limited
2. Sparkling Heights Private Limited	9. Sandipani Builders Private Limited
3. Boney Capital Private Limited	10. Nishi Banga Private Limited
4. Marwadi Estates Private Limited	11. Dabholkar Associates Private Limited
5. Fresco Properties Private Limited	12. Dabholkar Associates Private Limited
6. Redstone Estates Private Limited	13. Archana Estates Private Limited
7. Dabholkar Associates Private Limited	

IXORA REALTY LLP

AD 5/10/15

Profession Service

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

Execution is admitted on 29/07/2015 by

Shri Shivam Thakkar, Bumpy Vaypaar Pvt Ltd, 53/4 P N Middya Rd, P.O: Belghoria, Thana: Belgharia, North 24-Parganas, WEST BENGAL, India, PIN - 700056

Identified by Shri Mihir Nandi, Son of Shri Rajmohan Nandi, Pratapnagar, P.O: Arambag, Thana: Arambag, City/Town: HOOGHLY-CHINSURAH, Hooghly, WEST BENGAL, India, PIN - 712422, By caste Hindu, By Profession Service

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

Execution is admitted on 29/07/2015 by

Shri Vinay Bhalolia, Starstore Dealers Pvt Ltd, 27 Biplabi Trailakya Maharaj Sarani, P.O: Gpo, Thana: Hare Street, Kolkata, WEST BENGAL, India, PIN - 700001

Identified by Shri Mihir Nandi, Son of Shri Rajmohan Nandi, Pratapnagar, P.O: Arambag, Thana: Arambag, City/Town: HOOGHLY-CHINSURAH, Hooghly, WEST BENGAL, India, PIN - 712422, By caste Hindu, By Profession Service

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

Execution is admitted on 29/07/2015 by

1. Shri Abhishek Agarwal, Director, Freesia Properties Pvt Ltd, 53/4 P N Middya Rd, P.O: Belgharia, Thana: Belgharia, North 24-Parganas, WEST BENGAL, India, PIN - 700056

2. Shri Abhishek Agarwal, Director, Reward Buildcon Pvt Ltd, 27 Biplabi Trailakya Maharaj Sarani, P.O: Gpo, Thana: Hare Street, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001

Identified by Shri Mihir Nandi, Son of Shri Rajmohan Nandi, Pratapnagar, P.O: Arambag, Thana: Arambag, City/Town: HOOGHLY-CHINSURAH, Hooghly, WEST BENGAL, India, PIN - 712422, By caste Hindu, By Profession Service

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

Execution is admitted on 29/07/2015 by

Smt Sarabati Gupta, Hedonistic Homes Pvt Ltd, Ganges Garden Phase II Block Ga 6 106 K C Singha R, P.O: Shibpur, Thana: Shibpur, Howrah, WEST BENGAL, India, PIN - 711102

Identified by Shri Mihir Nandi, Son of Shri Rajmohan Nandi, Pratapnagar, P.O: Arambag, Thana: Arambag, City/Town: HOOGHLY-CHINSURAH, Hooghly, WEST BENGAL, India, PIN - 712422, By caste Hindu, By Profession Service

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

Execution is admitted on 29/07/2015 by

Shri Prabhu Dayal Gupta, Sumptous Builders Pvt Ltd, Phase II Block Ga6 Ganges Garden 106 K C Singha Rd, Flat No: a, P.O: Shibpur, Thana: Shibpur, Howrah, WEST BENGAL, India, PIN - 711102

Identified by Shri Mihir Nandi, Son of Shri Rajmohan Nandi, Pratapnagar, P.O: Arambag, Thana: Arambag, City/Town: HOOGHLY-CHINSURAH, Hooghly, WEST BENGAL, India, PIN - 712422, By caste Hindu, By Profession Service

1. Astounding Estates Private Limited	6. Chet 55a Private Limited
2. Bumpy Vaypaar Private Limited	7. Sumptous Builders Private Limited
3. Bumpy Vaypaar Private Limited	8. Chet 55a Private Limited
4. Starstore Dealers Private Limited	9. Chet 55a Private Limited
5. Freesia Properties Private Limited	10. Chet 55a Private Limited
6. Hedonistic Homes Private Limited	11. Chet 55a Private Limited
7. Chet 55a Private Limited	12. Chet 55a Private Limited
8. Chet 55a Private Limited	13. Chet 55a Private Limited
9. Chet 55a Private Limited	14. Chet 55a Private Limited
10. Chet 55a Private Limited	15. Chet 55a Private Limited

IXORA REALTY LLP

[Signature]

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]
Execution is admitted on 29/07/2015 by

Shri Jyoti Agarwal, , Khatu Barter Pvt Ltd, 27 Brabourne Rd Narayani Building, P.O: Gpo, Thana: Hare Street,
Kolkata, WEST BENGAL, India, PIN - 700001
Identified by Shri Mihir Nandi, Son of Shri Rajmohan Nandi, Pratapnagar, P.O: Arambag, Thana: Arambag,
City/Town: HOOGHLY-CHINSURAH, Hooghly, WEST BENGAL, India, PIN - 712422, By caste Hindu, By
Profession Service

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]
Execution is admitted on 29/07/2015 by

1. Shri Ashish More, , Gladiolus Abasan Pvt Ltd, Be 61 Salt Lake, Sector: Sec 1, P.O: Bidhannagar, Thana:
Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700064
2. Shri Ashish More, , Confitech Niwas Pvt Ltd, Be 61 Salt Lake, Sector: Sec 1, P.O: Bidhannagar, Thana:
Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700064
3. Shri Ashish More, , Aroha Tradelink Pvt Ltd, Be 61 Salt Lake, Sector: Sec 1, P.O: Bidhannagar, Thana:
Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700064
Identified by Shri Mihir Nandi, Son of Shri Rajmohan Nandi, Pratapnagar, P.O: Arambag, Thana: Arambag,
City/Town: HOOGHLY-CHINSURAH, Hooghly, WEST BENGAL, India, PIN - 712422, By caste Hindu, By
Profession Service

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]
Execution is admitted on 29/07/2015 by

Mr Prabhu Dayal Gupta, , Ixora Realty Lip, 27 Biplabi Traliakya Maharaj Sarani Narayani Bulld, P.O: Gpo,
Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001
Identified by Shri Mihir Nandi, Son of Shri Rajmohan Nandi, Pratapnagar, P.O: Arambag, Thana: Arambag,
City/Town: HOOGHLY-CHINSURAH, Hooghly, WEST BENGAL, India, PIN - 712422, By caste Hindu, By
Profession Service

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]
Execution is admitted on 29/07/2015 by

Shri Akash Agarwal, , Owelty Merchants Pvt Ltd, 53/4 P N Middya Rd, P.O: Belgharia, Thana: Belgharia,
North 24-Parganas, WEST BENGAL, India, PIN - 700056
Identified by Shri Mihir Nandi, Son of Shri Rajmohan Nandi, Pratapnagar, P.O: Arambag, Thana: Arambag,
City/Town: HOOGHLY-CHINSURAH, Hooghly, WEST BENGAL, India, PIN - 712422, By caste Hindu, By
Profession Service

1. Astounding Estates Private Limited	8. Claret Villa Private Limited
2. Sparkling Heights Private Limited	9. Sumptuous Builders Private Limited
3. Rocky Vastar Private Limited	10. Khatu Barter Private Limited
4. Starstava Develpy Private Limited	11. Gladiolus Abasan Private Limited
5. Fincall Properties Private Limited	12. Confitech Niwas Private Limited
6. H20NISTA Nudat Private Limited	13. Aroha Tradelink Private Limited
7. Owelty Merchants Private Limited	14. Ixora Realty Private Limited

Constituted Attorney

ND Gupta

(Tridip Misra)

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

IXORA REALTY LLP

On 30/07/2015

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 4B(g) of Indian Stamp Act 1899.

Payment of Fees

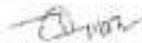
Certified that required Registration Fees payable for this document is Rs 53/- (E = Rs 21/- , H = Rs 28/- , M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 53/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp

1. Rs 100/- is paid on Impressed type of Stamp, Serial no 232047. Purchased on 10/03/2014, Vendor named A. Das



(Tridip Misra)

DISTRICT SUB-REGISTRAR

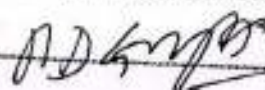
OFFICE OF THE D.S.R. - IV SOUTH 24-

PARGANAS

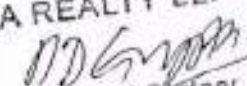
South 24-Parganas, West Bengal

1. Astrounding Estates Private Limited	8. Clutch Vale Private Limited
2. Sparking Heights Private Limited	9. Synthesis Builders Private Limited
3. Bumbly Vajpuri Private Limited	10. Kirti Ganga Private Limited
4. Sankar Das Private Limited	11. Gladious Abatan Private Limited
5. Fresha Properties Private Limited	12. Corrick Kappa Private Limited
6. Hydrostatic Homes Private Limited	13. Anshu Trade Private Limited
7. Dicky Merchants Private Limited	14. Tawad Builders Private Limited

Constituted Attorney



IXORA REALTY LLP


Designated Partner

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2015, Page from 47324 to 47372
being No 160405803 for the year 2015.



Digitally signed by TRIDIP MISRA
Date: 2015.08.06 13:20:28 -07:00
Reason: Digital Signing of Deed.

(Tridip Misra) 06/08/2015 13:20:27

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS

West Bengal.

1. Astounding Estates Private Limited	8. Claret Wine Private Limited
2. Sparkling Heights Private Limited	9. Samplous Builders Private Limited
3. Buxary Vignar Private Limited	10. Khata Borer Private Limited
4. Starstone Dealers Private Limited	11. Gaudius Akisan Private Limited
5. Freesia Properties Private Limited	12. Cardback Alwar Private Limited
6. Hedonistic Homes Private Limited	13. AnchaTradelex Private Limited
7. Dewty Merchants Private Limited	14. Seward Builders Private Limited

Constituted Attorney

(This document is digitally signed.)

IXORA REALTY LLP

Designated Partner