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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AT 081238

02/12/24

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Certified that the Document is admitted to Registration The Signature Sheet and the endorsement sheets attached to this document are the part of this document.



Additional Registrar of Assurances-II Kolkata

- 2 DEC 2024

ADDITIONAL REGISTRAR OF ASSURANCES-II, KOLKATA

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that I, MS. SARMISTHA GHOSH (PAN : AMSPG4377N, Aadhaar No.5216-9933-2056, D.O.B. - 26/03/1981), daughter of Late Sankar Ghosh @ Sankar Prasad Ghosh, by faith - Hindu, by occupation - Service, by nationality - Indian, residing at 4, Haralal Mitra Street, P.O. - Baghbazar, P.S. - Shyampukur, Kolkata - 700003, (hereinafter called and referred to as the "EXECUTANT") Send Greetings;

WHEREAS by virtue of registered Saaf Bikroy Kobala dated 19/03/1907, one Smt. Basanta Kumari Ghose wife of Madan Mohan Ghose purchased **ALL THAT** piece and parcel of bastu land measuring about 5 (five) Cottahs 14 (fourteen) Chittacks, a little more or less, situated at premises no.4, Haralal Mitra Street, P.S. - Shyampukur, Kolkata - 700003, within the local limits of Kolkata Municipal Corporation, together with all easement rights over the said property, which is morefully and particularly described in the **SCHEDULE - "A"** below, from Rajlaxmi Dasi, which was registered in the office of Addl. District Sub-Registrar of Assurances at Calcutta and recorded in Book No.I, Volume No.8, pages from 88 to 93, being Deed No.00282 for the year 1907, hereinafter referred to as the "**said property**".

AND WHEREAS after such purchased said Basanta Kumari Ghose died intestate leaving behind her only one son namely Satyendra Nath Ghose as her Class-I legal heirs. It is pertinent to mention herein that her husband namely Madan Mohan Ghose was predeceased her.

AND WHEREAS after such demise mentioned hereinabove said Satyendra Nath Ghose became the absolute owner of the said property mentioned in the **SCHEDULE - "A"** below as per law of inheritance and thereafter mutated his names before the assessment registrar of Calcutta Municipal Corporation and after mutation his property known as being municipal premises no.4, Haralal Mitra Street, P.S. - Shyampukur, Kolkata - 700003, within the local limits of Kolkata Municipal Corporation and enjoyed the same free from all encumbrances and paid taxes in his favour in respect of the property mentioned in the **SCHEDULE - "A"** below.

AND WHEREAS said Satyendra Nath Ghose being the absolute owner in respect of property mentioned in the **SCHEDULE - "A"** below with other properties have executed a registered WILL and Testament dated

07/10/1964 for the benefits of legal heirs of said Satyendra Nath Ghose as mentioned therein, which was duly registered in the office of Registrar of Assurances, Calcutta and recorded in Book No.III, Volume No.10, pages from 80 to 87, being Deed No.00263 for the year 1964.

AND WHEREAS after death of said Satyendra Nath Ghose the executors of the said WILL and Testament dated 07/10/1964 filed a Probate Case being No.14 of 1982 before the Learned Chief Judge, City Civil Court at Calcutta for grant of probate in respect of last WILL and Testament dated 07/10/1964 and after heard of the said case vide order dated 06/07/1984 the Ld. Chief Judge-In-Charge, City Civil Court at Calcutta was pleased to grant the probate of last WILL and Testament dated 07/10/1964.

AND WHEREAS as per contents of the said last WILL and Testament of Satyendra Nath Ghose dated 07/10/1964 the following persons are entitled the property mentioned in the **SCHEDULE - "A"** below which are as follows :

- a) Smt. Jiban Basini Ghose wife of Late Satyendra Nath Ghose shall get the undivided $1/6^{\text{th}}$ share of said property and after death of said Jiban Basini Ghose her undivided $1/6^{\text{th}}$ share of said property will devolve absolutely in equal shares upon Gopi Ranjan Ghose (son of Late Satyendra Nath Ghose), Sankar Prasad Ghose (grandson of Late Satyendra Nath Ghose), Shyama Prasad Ghose (grandson of Late Satyendra Nath Ghose) and Sudhis Ranjan Ghose (grandson of Late Satyendra Nath Ghose) or their respective male heirs and successors;
- b) Gopi Ranjan Ghose son of Late Satyendra Nath Ghose shall get the undivided $1/3^{\text{rd}}$ share of said property;

- c) Shyama Prasad Ghose son of Late Promod Ranjan Ghose and grandson of Late Satyendra Nath Ghose shall get the undivided $1/6^{\text{th}}$ share of said property;
- d) Sudhis Ranjan Ghose son of Late Promod Ranjan Ghose and grandson of Late Satyendra Nath Ghose shall get the undivided $1/6^{\text{th}}$ share of said property;
- e) Sankar Prasad Ghose son of Late Makhanlal Ghose and grandson of Late Satyendra Nath Ghose shall get the undivided $1/6^{\text{th}}$ share of said property;

AND WHEREAS after grant of probate by the Ld. Court in respect of the last WILL and Testament dated 07/10/1964 said Jiban Basini Ghose died and as per conditions of the said WILL and Testament dated 07/10/1964 her undivided $1/6^{\text{th}}$ share of the said property mentioned in the **SCHEDULE - "A"** below has devolved in equal shares upon Gopi Ranjan Ghose (son of Late Satyendra Nath Ghose), Sankar Prasad Ghose (grandson of Late Satyendra Nath Ghose), Shyama Prasad Ghose (grandson of Late Satyendra Nath Ghose) and Sudhis Ranjan Ghose (grandson of Late Satyendra Nath Ghose) and enjoyed the same free from all encumbrances.

AND WHEREAS said Gopi Ranjan Ghose being unmarried died intestate leaving behind Shyama Prasad Ghose (son of predeceased brother Promod Ranjan Ghose), Sudhis Ranjan Ghose (son of predeceased brother Promod Ranjan Ghose) and Sankar Prasad Ghose (son of predeceased brother Makhanlal Ghose), Seba Ghose (daughter of predeceased brother Makhanlal Ghose) and Mita Ghose (daughter of predeceased brother Makhanlal Ghose) as his legal heirs as per Hindu Succession Act, 1956. It is pertinent to mention herein that his parents namely Satyendra Nath Ghose and Jiban Basini Ghose

predeceased him and also his two unmarried sisters including Aparna Ghose predeceased him.

AND WHEREAS said Shyama Prasad Ghose being unmarried died intestate on 24/11/2010 leaving behind his full blooded brother namely Sudhis Ranjan Ghose, since deceased and one unmarried sister namely Dipti Ghose as his legal heirs as per Hindu Succession Act, 1956. It is pertinent to mention herein that his parents namely Promod Ranjan Ghose and Gouri Rani Ghose predeceased him and also his one unmarried sister including Dipti Ghose predeceased him.

AND WHEREAS said Sudhis Ranjan Ghose died intestate on 30/10/2007 leaving behind his widow namely Sanghamitra Ghosh as his only Class-I legal heirs as per Hindu Succession Act, 1956. It is pertinent to mention herein that his parents namely Promod Ranjan Ghose and Gouri Rani Ghose predeceased him and also his one unmarried sister including Dipti Ghose predeceased him.

AND WHEREAS after such demise said Sanghamitra Ghosh became the owner of undivided one half shares in respect of the property mentioned in the **SCHEDULE - "A"** below as per law of inheritance and enjoying the same free from all encumbrances.

AND WHEREAS said Seba Ghose being issueless died intestate leaving behind her full-blooded brother namely Sankar Prasad Ghose as her only legal heirs as per Hindu Succession Act, 1956. It is pertinent to mention herein that her parents namely Makhantal Ghose, Nilima Rani Ghose, Mita Ghose (predeceased sister) predeceased her and also her husband predeceased her.

AND WHEREAS said Mita Ghose being unmarried died intestate leaving behind her full-blooded brother namely Sankar Prasad Ghose as her only legal heirs as per Hindu Succession Act, 1956. It is

pertinent to mention herein that her parents namely Makhanlal Ghose and Nilima Rani Ghose, predeceased her.

AND WHEREAS after such demise mentioned hereinabove said Sankar Prasad Ghose became the owner of undivided one half shares in respect of the property mentioned in the **SCHEDULE - "A"** below as per contents of WILL and Testament and also as per law of inheritance and enjoying the same free from all encumbrances and thereafter mutated the owners names before the assessment registrar of Kolkata Municipal Corporation and paying all taxes in respect of the property mentioned in the **SCHEDULE - "A"** below.

AND WHEREAS said Sankar Prasad Ghose died intestate on 09/03/2013 leaving behind his wife namely Durga Ghosh, one son namely Sunny Ghosh and one daughter namely Sarmistha Ghosh as his only Class-I legal heirs as per Hindu Succession Act, 1956 and as such each of them became the owners of each having undivided one sixth shares in respect of the property left by said Sankar Prasad Ghose, since deceased.

AND WHEREAS after aforesaid facts and circumstances at present said Sanghamitra Ghosh became the owner of undivided one half shares in respect of the property mentioned in the **SCHEDULE - "A"** below and said Durga Ghosh, Sunny Ghosh and Sarmistha Ghosh became the owners of each having undivided one sixth shares in respect of the said property mentioned in the **SCHEDULE - "A"** below as per law of inheritance and enjoying the same free from all encumbrances and paying taxes in their favour in respect of the property mentioned in the **SCHEDULE - "A"** below.

AND WHEREAS now said Sarmistha Ghosh being co-owner have decided to develop and/or extend her undivided one sixth share of property mentioned in the **SCHEDULE - "A"** below but due to

insufficient fund and other sufficient reasons and also due to lack of finance and lack of technical expertise the Owner herein is searching for a reputed Promoters/Developers, who would construct multi-storied building on the **SCHEDULE - "A"** property written hereunder under certain terms and conditions at its own costs and responsibilities and for that reason the Owner herein had entered into an Development Agreement with the Developers under the terms and conditions contained therein and which was registered on 02 /12/2024 in the Office of the A.R.A.-II, Kolkata and recorded in the Book No. I, Volume No.1902-2024, being Deed No.1902- 14196 for the year 2024.

Abhishek Shaw.

AND WHEREAS for the purpose of management and control of the said property mentioned in the **SCHEDULE - "A"** below and for looking all other affairs relating to the Development of the said property in terms of the said development agreement, it is not possible for the present owner to do the aforesaid acts.

AND WHEREAS for that reason the executant of the said property mentioned in the **SCHEDULE - "A"** below is desirous of nominating, constituting and appointing **M/S TRIKUTA HEIGHTS LLP (PAN : AAWFT8887G, D.O.I. - 23/09/2024)**, a Limited Liability Partnership Firm is incorporated pursuant to section 12(1) of the Limited Liability Partnership Act, 2008 having its registered office at 13, Pran Krishna Mukherjee Road, P.O. - Cossipore, P.S. - Chitpur, Kolkata - 700 002, District - South 24 Parganas, represented by its partners namely **(1) SRI ABHISHEK SHAW (PAN : JCTPS4131Q, Aadhaar No. 4907-8858-7463, D.O.B. - 05/12/1998)**, son of Sri Arun Kumar Shaw, residing at 16/1A, Pran Krishna Mukherjee Road, P.O. - Cossipore, P.S. - Chitpur, Kolkata - 700 002, District - South 24 Parganas, **(2) SRI INDRAJIT SINHA (PAN : NMLPS0722M, Aadhaar No.2968-**

5488-1447, D.O.B.-31/01/2002), son of Sri Amar Kumar Sinha, residing at 13, Pran Krishna Mukherjee Road, P.O. – Cossipore, P.S. – Chitpur, Kolkata – 700 002, District – South 24 Parganas and **(3) MS. DIPTI VERMA (PAN : BKXPM9320F, Aadhaar No.7045-5768-9379, D.O.B. – 19/06/1989)**, daughter of Sri Ravindra Prasad Verma, residing at 1/1/H/A/2, Haridhan Dutta Bye Lane, Flat No.C2, 2nd Floor, P.O. – Cossipore, P.S. – Chitpur, Kolkata – 700 002, District – South 24 Parganas, all by faith – Hindu, all by Occupation – Business, all by nationality – Indian, as her constituted Attorneys to look after and manage all affairs relating to the said property which is morefully and particularly described in the **SCHEDULE – “A”** written hereunder.

NOW KNOW YOU ALL AND THESE PRESENTS WITNESS THAT I the executant, do hereby nominate, constitute and appoint **M/S TRIKUTA HEIGHTS LLP (PAN : AAWFT8887G, D.O.I. – 23/09/2024)**, a Limited Liability Partnership Firm is incorporated pursuant to section 12(1) of the Limited Liability Partnership Act, 2008 having its registered office at 13, Pran Krishna Mukherjee Road, P.O. – Cossipore, P.S. – Chitpur, Kolkata – 700 002, District – South 24 Parganas, represented by its partners namely **(1) SRI ABHISHEK SHAW (PAN : JCTPS4131Q, Aadhaar No. 4907-8858-7463, D.O.B. – 05/12/1998)**, son of Sri Arun Kumar Shaw, residing at 16/1A, Pran Krishna Mukherjee Road, P.O. – Cossipore, P.S. – Chitpur, Kolkata – 700 002, District – South 24 Parganas, **(2) SRI INDRAJIT SINHA (PAN : NMLPS0722M, Aadhaar No.2968-5488-1447, D.O.B.- 31/01/2002)**, son of Sri Amar Kumar Sinha, residing at 13, Pran Krishna Mukherjee Road, P.O. – Cossipore, P.S. – Chitpur, Kolkata – 700 002, District – South 24 Parganas and **(3) MS. DIPTI VERMA (PAN : BKXPM9320F, Aadhaar No.7045-5768-9379, D.O.B. – 19/06/1989)**, daughter of Sri Ravindra Prasad Verma, residing at 1/1/H/A/2, Haridhan Dutta Bye Lane, Flat No.C2, 2nd Floor, P.O. –

Cossipore, P.S. - Chitpur, Kolkata - 700 002, District - South 24 Parganas, all by faith - Hindu, all by Occupation - Business, all by nationality - Indian, (hereinafter referred to as my attorneys) as my true and lawful attorneys in my name and on my behalf to do the following Acts, deeds, matter and things for use and on my behalf and in my name in respect of the property mentioned in the Schedule below viz.

- 1) To supervise, manage, control and look after the said property and take all steps for protection and preservation of the said property.
- 2) To apply for water, sewerage, electricity, telephone telex and gas connections and other necessary connections and all other acts and deeds which are required for making the said property habitable.
- 3) To appear in all the office of the Urban Development Department, Kolkata Municipal Corporation, and/or any other competent authority in respect of all matters relating to the said property.
- 4) To develop and construct multi-storied building on the property described in the schedule written hereunder in accordance with the building plan to be sanctioned by Kolkata Municipal Corporation.
- 5) To make and prepare and/or cause to be made and prepared at their entire cost all such layout, sub-division, plans, specifications and designed and/or alternatives in the existing plans and/or specifications as may be necessary, required and advisable at the discretion of my said Attorneys for the purpose of construction of the multi-storied building on the said land in

accordance with the plan to be sanctioned by the Kolkata Municipal Corporation and/or any other concerned authority and/or local bodies and to engage the services of any Architect, Engineer, consultant, or any person as may be necessary or advisable at the discretion of my said attorneys' and to pay necessary fees and premium required for getting the plans sanctioned and to pay all fees, other levies and things as may be necessary for getting the plans for erection of multi-storied building to be sanctioned by the Kolkata Municipal Corporation and other authorities.

- 6) To pay and discharge all taxes, rates, assessments, charges, expenses and all other payments and outgoings whatsoever due and payable for or on account of the said property from the date of the said agreement onwards.
- 7) To commence, carryout and complete and/or cause to be concerned and completed, construction work and their entire cost on the said property in accordance with the sanctioned plans and specifications and so far as the construction work is concerned, to see that the applicable rules and regulations, which are made by the Govt. of West Bengal are complied with.
- 8) To deal and correspond with Kolkata Municipal Corporation Authority including all its departments or officers or any other officers or authorities in connection with or relating to the said property hereunder and in particular to do the following acts, matters and things viz.
 - a) To apply for and obtain, sanction, revalidation with further alterations or additions or modifications, as my said attorneys may required.

- b) To apply for and obtain the occupation and/or completion certificate in respect of the building to be erected and completed on the said property.
 - c) To sign on site plan, sanctioned plan, revised plan, boundary declaration, gift deed for splay corner and other related deeds, documents on behalf of me for betterment of the said proposed multi-storied building mentioned herein-below.
 - d) To deal with the Assessment Department of the Kolkata Municipal Corporation and to get the assessment from the concerned department.
- 9) To appear and represent me before any and all concerned authorities and parties as may be necessarily required and/or advisable in the sole direction of my said attorneys for or in connection with the development of the said property and to make such agreements arrived at such arrangement as may be conducive to for the constructions work and completing the same.
- 10) To enter upon property at any time, affix board, put the barbed wire fencing or construct a compo and wall on the said property or any portion thereof as per demarcation thereof and to make all payments for getting the work done.
- 11) To represent before the public, local and/or private authorities in respect of the development of the said property and to make such of the actions and things as may be necessary for effectually commencing the work and completing the same.
- 12) To empower in my name and on my behalf and to represent my interest before the Survey Authorities, Land Record Authorities,

collection of Land Revenue and Municipal authorities and other officers for the grant of licenses or permits or for any other purpose or tenure thereof as may be necessary under the Act, Rules, regulations or Bye-laws and also to appear before any public or Govt. or other Authorities whatsoever.

- 13) To make applications for connections, electric supply and other incidental requirements which may be required for the constructional work of the said premises.
- 14) To sign and to submit application, petitions, letters, plan/s and all other relevant papers and documents before the Kolkata Municipal Corporation for obtaining clearance certificate, sanctioned plan, revised plan, tax bill and to pay necessary fees before the competent authority concern.
- 15) To appoint Pleaders, Solicitors, Advocates or Lawyers to appear and act in any Court of Law or other officer or any State Government or Local Authority and to revoke and/or cancel such appointment from time to time as the said Attorney shall think proper in respect of the development and constructional work at the said premises described in the Schedule written hereunder.
- 16) To accept service of any writ or summons or other legal process and to appear in the court and before all Courts, Magistrate or Judicial of other officer whatsoever as by the said Attorneys shall deem advisable and to commence any action/other proceedings in any Court of Law and to prosecute or discontinue or become non-suited therein and to settle, compromise or refer to Arbitration any suit, action or proceedings as the said Attorneys shall think fit and also to take such other lawful ways

and means for the recovering or getting in any such money or other thing whatsoever which shall by the said Attorneys be conceived to be due/owing/ belonging or payable to me by any person, firm or body corporate and also to appoint any solicitor and/or Advocate or Lawyer to prosecute or defend in the premises aforesaid or any of them as occasion may arise either in my name or in the name of the said Attorneys.

- 17) To make sign, execute, affirm and verify all or any plaints, written statement, counter claims, memo of appeals, revisions, reviews, applications, petitions, affidavits, declarations, vakalatnamas and other papers and documents in respect of the development and constructional work at the said property mentioned hereunder only as may from time to time be required.
- 18) To initiate, defend, settle and compromise of the said property or any suits, proceedings, litigation, disputes and differences concerning or relating to the said property or portion thereof for such consideration and on such terms and conditions as the Attorneys shall think fit and proper and for the said purpose to sign execute affirms and verify all compromise, settlement and other papers and documents.
- 19) To manage the said written hereunder and to take such of the steps as may be necessary to manage the said property till the time of completion of the development work of the said premises.
- 20) To attend and to represent me before any collection, authorities of officers of Govt. of India or any other State or States before all Revenue, Municipal, Public or Private to their officers including those of Income Tax as occasion shall arise for any purpose in connection with the said development work of the said premises.

- 21) To sign, issue, deliver, serve, receipt and accept all notices, letter and correspondences as may be required from time to time in connection with all or any of the matters contained herein.
- 22) To negotiate with the intending purchaser or purchasers in respect of developers' allocation of the said property at such price and on such terms and conditions which my said Attorneys in their absolute discretion shall think fit and proper and also sign any agreement for sale and/or sale deed and/or Deed of Conveyance on my behalf in respect of developers' allocation.
- 23) To receive from the intending purchaser/s any earnest money and/or advance money and also full consideration money and to give good, valid receipt on my behalf in respect of developers' allocation.
- 24) To appear before and to represent me before any Magistrate and/or Registrar or in any competent Court of Law or in the Office of Registrar of Assurances at Kolkata, District Registrar, Addl. District Sub-Registrar or other offices of Authority having jurisdiction on that behalf and to present and to execute Sale Deed, Deed of Conveyance, Lease Deed, Sub-Lease Deed and all other Deeds, agreements, instruments writings and declaration etc. on my behalf for registration in respect of developers' allocation which my said Attorneys shall think fit and proper and as fully and effectually in all respect as I could do the same herself.
- 25) To handover delivery of possession of the newly constructed flats/units on the said property written hereunder to the said intending purchaser/s, Sub-Lessee/Lessee(s) or Licensee or

Licensee(s) on execution of the deed of conveyance, lease, sub-lease, license in respect thereto on my behalf in respect of developers' allocation.

- 26) To do any act, Deed or thing, as my said Attorneys may deem fit and proper and necessary in the best interest of me and in the best interest of the said property written hereunder.
- 27) To do all other acts, deeds, matters and things which may be necessary to be done for rendering these presents valid and effectual to all intents and purpose according to laws and customs of India and particularly of West Bengal.

AND GENERALLY to do execute and perform all or any such acts, deeds or things whatsoever which ought to be done execute or performed in connection with the said property as the said Attorneys shall deem fit and proper to the end and extent as if I was personally present.

Be it specifically stated that the schedule mentioned property is not situated within the Notified and Cantonment area and no embargo and/or restriction has been imposed by the local Authority/Competent Authority/Govt. Authority for transferring the land/flat in question/no violation of section 22/A of Indian Registration Act 1908 and if restriction prevails, in that event principal will be held responsible for that.

AND I do hereby undertakes to ratify and confirm all such acts, deeds and thinks done by my said Attorneys on my behalf in connection with the development and construction of multi-storied building on said property morefully and particularly described in the **SCHEDULE - "A"** written hereunder and whatsoever lawfully done,

executed, performed or caused to be done, executed or performed in connection with the same and regarding transfer of the newly erected flats in respect of developers' allocation which shall be considered as acts, deeds and things done by me to all intents and purposes as if, I was personally present.

THE SCHEDULE - "A" ABOVE REFERRED TO:

(Description of the existing entire property)

ALL THAT piece and parcel of bastu land measuring about 5 (five) Cottahs 14 (fourteen) Chittacks (i.e. total 4230 Sq. Ft.), a little more or less, together with old dilapidated three storied residential brick building total measuring about 8100 Sq. Ft. (i.e. 2700 Sq. Ft. in each Ground Floor, First Floor and Second Floor respectively), more or less, cement flooring, (now here undivided one sixth share i.e. land measuring about 15 Chittacks 30 Sq. Ft. or 705 Sq. Ft. with total 1350 Sq. Ft. of residential structures) standing thereon, which is situated at Dist. - Kolkata, Police Station - Shyampukur, being municipal premises no. 4, Haralal Mitra Street, P.S. - Shyampukur, Kolkata - 700003, Assessee No.11-007-16-0003-8, under Ward No.007, Borough No. I, within the local limits of Kolkata Municipal Corporation, together with all easement rights over the said property, butted and bounded by :

| | |
|--------------|--|
| On the NORTH | : 8 ft. wide Common Passage; |
| On the SOUTH | : Pre. No.72/1, Baghbazar Street; |
| On the EAST | : Amrita Co-operative and thereafter 6 ft. wide common passage; |
| On the WEST | : 16 ft. wide Haralal Mitra Street; |

IN WITNESS WHEREOF, the parties hereunto set and subscribed their hand and seal on this the 2nd day of December, Two Thousand and Twenty Four (2024).

SIGNED, SEALED AND DELIVERED by the Executant and Attorneys in the presence of :

WITNESSES :

1. Sanju Arjun
10 Sandal Street
Kd-16

Sanmita Ghosh

Signature of the Executant

TRIKUTA HEIGHTS LLP

Abhishek Shaw
Partner

TRIKUTA HEIGHTS LLP

Sumit
Partner

TRIKUTA HEIGHTS LLP

Dipti Verma
Partner

**Signature of the Attorneys
ACCEPTED BY US**

As per instructions of clients
Drafted by me;

Soumya Chatterjee
Soumya Chatterjee
Advocate

High Court, Kolkata
Enroll No. F/1374/1012/2019

SPECIMEN FORM FOR TEN FINGERPRINTS



| | | | | | | |
|----------------------|------------|---------------|-------------|---------------|-------------|---------------|
| <i>Samista Ghosh</i> | Left Hand | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
| | Right Hand | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |



| | | | | | | |
|-----------------------|------------|---------------|-------------|---------------|-------------|---------------|
| <i>Abhishek Datta</i> | Left Hand | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
| | Right Hand | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |



| | | | | | | |
|---------------------|------------|---------------|-------------|---------------|-------------|---------------|
| <i>Ananya Ghosh</i> | Left Hand | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
| | Right Hand | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |



| | | | | | | |
|---------------------|------------|---------------|-------------|---------------|-------------|---------------|
| <i>Dipika Verma</i> | Left Hand | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
| | Right Hand | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |

Major Information of the Deed

| | | | |
|----------------------|---|--|---|
| Deed No: | I-1902-14204/2024 | Date of Registration: | 02/12/2024 |
| Query No / Year: | 1902-8003054522/2024 | Office where deed is registered: | A.R.A. - II KOLKATA, District: Kolkata |
| Query Date: | 02/12/2024 5:40:55 PM | Applicant Name, Address & Other Details: | SUDIPTA KUMAR DAS Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 9433745730, Status Advocate |
| Transaction: | [0138] Sale, Development Power of Attorney after Registered Development Agreement | Additional Transaction: | [4305] Other than Immovable Property. Declaration [No of Declaration : 2] |
| Set Forth value: | Rs. 2/- | Market Value: | Rs. 40,66,031/- |
| Stamp duty Paid(SD): | Rs. 100/- (Article:48(g)) | Registration Fee Paid: | Rs. 21/- (Article:E, E) |
| Remarks: | Development Power of Attorney after Registered Development Agreement of [Deed No/Year]- 190214196/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area) | | |

Land Details :

District: Kolkata, P.S:- Shyampukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Hara Lal Mitra Street, Premises No: 4, Ward No: 007 Pin Code : 700003

| Sch No | Plot Number | Khatian Number | Land Use Proposed ROR | Area of Land | Set Forth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|---------------|-------------|----------------|-----------------------|--------------------|--------------------------|-----------------------|--|
| L1 | | | Bastu | 15 Chatak 30 Sq Ft | 1/- | 30,53,531/- | Width of Approach Road: 16 Ft., Adjacent to Metal Road, Project Name : |
| Grand Total : | | | | 1.6156Dec | 1/- | 30,53,531/- | |

Structure Details :

| Sch No | Structure Details | Area of Structure | Set forth Value (In Rs.) | Market value (In Rs.) | Other Details |
|---|-------------------|-------------------|--------------------------|-----------------------|---------------------------|
| S1 | On Land L1 | 1350 Sq Ft. | 1/- | 10,12,500/- | Structure Type: Structure |
| Gr. Floor, Area of floor : 450 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete Floor No: 1, Area of floor : 450 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete Floor No: 2, Area of floor : 450 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete | | | | | |
| Total : | | 1350 sq ft | 1/- | 10,12,500/- | |




Principal Details :



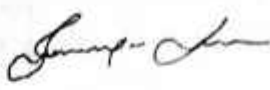



| Sl No | Name, Address, Photo, Finger print and Signature | | | |
|---|---|---|---|---|
| Sl No | Name | Photo | Finger Print | Signature |
| 1 | <p>Ms Sarmistha Ghosh Daughter of Late Sankar Ghosh Executed by: Self, Date of Execution: 02/12/2024 , Admitted by: Self, Date of Admission: 02/12/2024 ,Place : Office</p> |  |  Captured |  02/12/2024 |
| 4, Haralal Mitra Street, City:- Not Specified, P.O:- Baghbazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700003 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India , PAN No.:: amxxxxxx7n,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 02/12/2024 , Admitted by: Self, Date of Admission: 02/12/2024 ,Place : Office | | | | |

Attorney Details :




| Sl No | Name, Address, Photo, Finger print and Signature |
|-------|--|
| 1 | <p>Trikuta Heights LLP 13, Pran Krishna Mukherjee Road, City:- Not Specified, P.O:- Cossipore, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700002 , PAN No.:: aaxxxxxx7g,Aadhaar No Not Provided, Status :Organization, Executed by: Representative</p> |

Representative Details :

| Sl No | Name, Address, Photo, Finger print and Signature | | | |
|--|---|---|---|--|
| Sl No | Name | Photo | Finger Print | Signature |
| 1 | <p>Mr Abhishek Shaw (Presentant) Son of Mr Arun Kumar Shaw Date of Execution - 02/12/2024 , Admitted by: Self, Date of Admission: 02/12/2024, Place of Admission of Execution: Office</p> |  |  Captured |  02/12/2024 |
| 16/1A, Pran Krishna Mukherjee Road, City:- Not Specified, P.O:- Cossipore, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700002, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: jcxxxxxx1q,Aadhaar No Not Provided Status : Representative, Representative of : Trikuta Heights LLP (as Partner) | | | | |

| 2 | Name | Photo | Finger Print | Signature |
|---|---|---|--|---|
| | Mr Indrajit Sinha Son of Mr Amar Kumar Sinha Date of Execution - 02/12/2024, , Admitted by: Self, Date of Admission: 02/12/2024, Place of Admission of Execution: Office |  <small>Dec 2 2024 8:33PM</small> |  Captured <small>LTI 02/12/2024</small> |  <small>02/12/2024</small> |
| 13, Pran Krishna Mukherjee Road, City:- Not Specified, P.O:- Cossipore, P.S:-Chitpur, District:-South 24 -Parganas, West Bengal, India, PIN:- 700002, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: nmxxxxxx2m,Aadhaar No Not Provided Status : Representative, Representative of : Trikuta Heights LLP (as Partner) | | | | |
| 3 | Name | Photo | Finger Print | Signature |
| | Ms Dipti Verma Daughter of Mr Ravindra Prasad Verma Date of Execution - 02/12/2024, , Admitted by: Self, Date of Admission: 02/12/2024, Place of Admission of Execution: Office |  <small>Dec 2 2024 8:35PM</small> |  Captured <small>LTI 02/12/2024</small> |  <small>02/12/2024</small> |
| 1/1/H/A/2, Haridhan Dutta Bye Lane, Flat No: C2, 2nd Floor, City:- Not Specified, P.O:- Cossipore, P.S:- Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700002, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: bkxxxxxx0f,Aadhaar No Not Provided Status : Representative, Representative of : Trikuta Heights LLP (as Partner) | | | | |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|--|--|--|---|
| Soumya Chatterjee Son of Tapan Chatterjee High Court, City:- , P.O:- Gpo, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 |  <small>02/12/2024</small> |  Captured <small>02/12/2024</small> |  <small>02/12/2024</small> |
| Identifier Of Ms Sarmistha Ghosh, Mr Abhishek Shaw, Mr Indrajit Sinha, Ms Dipti Verma | | | |

| Transfer of property for L1 | | |
|-----------------------------|--------------------|---|
| Sl.No | From | To. with area (Name-Area) |
| 1 | Ms Sarmistha Ghosh | Trikuta Heights LLP-1.61563 Dec |
| Transfer of property for S1 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Ms Sarmistha Ghosh | Trikuta Heights LLP-1350.00000000 Sq Ft |

Endorsement For Deed Number : I - 190214204 / 2024

On 02-12-2024

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

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

Presentation (Under Section 52 & Rule 22A(3) 45(1), W.B. Registration Rules, 1962)

Presented for registration at 17:43 hrs on 02-12-2024, at the Office of the A.R.A. - II KOLKATA by Mr Abhishek Shaw

Certificate of market value (WB.P.V.I. rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 40,66,031/-

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

Execution is admitted on 02/12/2024 by Ms Sarmistha Ghosh, Daughter of Late Sankar Ghosh, 4, Haralal Mitra Street, P.O: Baghbazar, Thana: Shyampukur, , Kolkata, WEST BENGAL, India, PIN - 700003, by caste Hindu, by Profession Service

Identified by Soumya Chatterjee, . . Son of Tapan Chatterjee, High Court, P.O: Gpo, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 02-12-2024 by Mr Abhishek Shaw, Partner, Trikuta Heights LLP, 13, Pran Krishna Mukherjee Road, City:- Not Specified, P.O:- Cossipore, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700002

Identified by Soumya Chatterjee, . . Son of Tapan Chatterjee, High Court, P.O: Gpo, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 02-12-2024 by Mr Indrajit Sinha, Partner, Trikuta Heights LLP, 13, Pran Krishna Mukherjee Road, City:- Not Specified, P.O:- Cossipore, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700002

Identified by Soumya Chatterjee, . . Son of Tapan Chatterjee, High Court, P.O: Gpo, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 02-12-2024 by Ms Dipti Verma, Partner, Trikuta Heights LLP, 13, Pran Krishna Mukherjee Road, City:- Not Specified, P.O:- Cossipore, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700002

Identified by Soumya Chatterjee, . . Son of Tapan Chatterjee, High Court, P.O: Gpo, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate


Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 21.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 38577, Amount: Rs.100.00/-, Date of Purchase: 14/11/2024, Vendor name: M Ghosh


Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2024, Page from 753003 to 753028

being No 190214204 for the year 2024.



mg

Digitally signed by SATYAJIT BISWAS
Date: 2024.12.05 17:06:28 +05:30
Reason: Digital Signing of Deed.

(Satyajit Biswas) 05/12/2024

ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.