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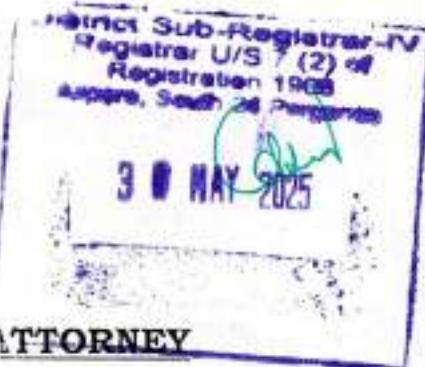


পশ্চিমবঙ্গ পশ্চিম বঙ্গ WEST BENGAL

Certified that the document is genuine  
The signature above and the  
impressions on this document  
correspond with the original.  
Date: 30 MAY 2025

AU 200753

20/05/2025  
No. 8001510376/2025



### POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, We:



- 2374

04 FEB 2025

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

Name:- B. C. LAHIRI

Advocate

Address:- Alipore Judge's Court, Kol-27

Alipore Collectorate, 24 Pgs. (S)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, Kol-27

Vende .....



Identified by me  
Alangri, Alipore  
S/o, Tahsildar, Court Road  
28/1, Judges Court, Alipore  
Kol-27



Chittaranjan Park  
Registration No. 7 (C) of  
Registration 1908  
Alipore, South 24 Parganas

30 MAY 2025

(1) **RISHI KYAL** (having PAN: **AFTP K7464G**, and **AADHAR 6009 1283 0434**) son of Sri Balkrishan Kyal, by faith Hindu, by occupation Business, by nationality Indian.

(2) **PRITI KYAL** (having PAN: **AJKPK7575P**, and **AADHAR 8175 1883 0898**) wife of Sri Rishi Kyal, by faith Hindu, by occupation Business, by nationality Indian.

(3) **RAHUL KYAL** (having PAN: **AGHPK1359F**, and **AADHAR 7487 0793 4912**) son of Sri Balkrishan Kyal, by faith Hindu, by occupation Business, by nationality Indian.

(4) **SAKHSHI KYAL** (having PAN: **APKPK3417Q**, and **AADHAR 3007 7888 5993**) wife of Sri Rahul Kyal, by faith Hindu, by occupation Business, by nationality Indian.

(5) **UMESH KYAL** (having PAN: **AGCPK9667R**, and **AADHAR 3221 6780 6519**) son of Late Govind Ram Kyal, by faith Hindu, by occupation Business, by nationality Indian.

(6) **UMA KYAL** (having PAN: **ABDPK2889B**, and **AADHAR 7198 7662 5923**) wife of Sri Umesh Kyal, by faith Hindu, by occupation Business, by nationality Indian.

(7) **ANURAG KYAL** (having PAN: **AGIPK4906H**, and **AADHAR 5217 2735 8314**) son of Sri Umesh Kyal, by faith Hindu, by occupation Business, by nationality Indian.

(8) **SWETA KYAL** (having PAN: **AFXPG8803P**, and **AADHAR 2440 3320 0783**) wife of Sri Anurag Kyal, by faith Hindu, by occupation Business, by nationality Indian.

All residing at 30 C, South End Park, Post Office Sarat Bose Road, Police Station Rabindra Sarobar (formerly lake), District South 24 Parganas, Kolkata – 700 029, hereinafter referred to as the **OWNERS/PRINCIPALS** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor and/or successors in office/interest and assigns) **SEND GREETINGS:**



Registration No. 37214  
Registration 1998  
Albion, South 24 Parganas

30 MAY 2025

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

- i. **"Attorney"** shall mean **PS GROUP REALTY PRIVATE LIMITED, (PAN: AABCP5390E) (CIN U65922WB1988PTCO44915)**, the Developer represented by both or either of by its Authorized Representatives (a) Mr. SURENDRA KUMAR DUGAR son of Late J. M. Dugar, working for gain at 1002 E. M. Bypass, Front Block, Police Station – Pragati Maidan, Post Office – Dhapa (having PAN ACUPD1317K), and (b) Mr. ARUN KUMAR SANCHETI son of Sumermall Sancheti working for gain at 1002 E. M. Bypass, Front Block, Police Station – Pragati Maidan, Post Office – Dhapa (having PAN AKPOS4951L), and include any other person whom the Developer may authorize in addition to or as substitute of the above named two persons jointly and/or severally but shall not include the person whose authorization to represent the Owners/Principals as attorney is revoked by the Developer.
- ii. **"Plan"** shall mean the plan for construction of the New Buildings to be caused to be sanctioned by the Developer in the name of the Owners/Principals and others from the Kolkata Municipal Corporation and include all modifications and/or alterations as may be made thereto as also all extensions and/or renewals thereof.
- iii. **"Developer's Share"** shall mean as mentioned in the Development Agreement dated 30<sup>th</sup> May, 2025.
- iv. **"Developer"** shall mean **PS GROUP REALTY PRIVATE LIMITED (PAN: AABCP5390E) (CIN. U65922WB1988PTCO44915)**, a company having been incorporated in accordance with the provisions of the Companies Act 1956 and an existing company within the meaning of the Companies Act 2013 having its registered office situated at 1002 E. M. Bypass, Front Block, Police Station – Pragati Maidan, Post Office- Dhapa and include its successor and/or successors in office/interest and assigns.
- v. **"Agreement"** shall mean the Development Agreement(s) dated 30<sup>th</sup> May, 2025, being numbered 160405005 for the year 2025 and registered with the office of DSR IV Alipore, and recorded in Book no. [I],



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Madhukar 1/2 7/12  
Registration 1306  
Nizam, South 24 Parganas

30 MAY 2025

Volume no. 1604 - 2025 and pages [ ] to [ ] made between the Owners/Principals and the Developer and any other document executed/ signed/confirmed in writing by the Owners/Principals and the Attorney (whether registered or unregistered) which amends, supplements, replaces or otherwise modifies the Development Agreement dated 30<sup>th</sup> May, 2025.

- vi. **"New Buildings"** shall mean the one or more buildings and/or other structures that may be constructed by the Developer as provided in the Development Agreement.
- vii. **"Project"** shall mean and include (a) development of Building Complex using the additional FSI available in respect of the said Property, to be constructed on lands for which the Developer has entered into separate agreements (b) Transfer of the Transferable Areas to the Transferees and the collection of the Sales Proceeds from the Transferees, all as per the terms and conditions hereof
- viii. **"Project Land"** shall mean ALL THAT divided and demarcated pieces and parcel of land containing by estimation an area of 38 Cottah 12 Chittack and 17 square feet (more or less) comprised in C.S. Dag No. 660 (P) and 661 (P) in Mouza Tangra being part and portion of Municipal Premises No 119/2A/1/A Matheswartzala Road, Kolkata – 700 046 under Ward No. 66 of Kolkata Municipal Corporation, District South 24 Parganas (more fully and particularly mentioned and described in the **SECOND SCHEDULE** hereunder written);
- ix. **"Principal's Share"** shall mean as mentioned in the Development Agreement.
- x. **"Shares in land"** shall mean the proportionate undivided share in the land attributable to any Unit, as identified by the Developer.
- xi. **"Transfer"** with its grammatical variations shall mean transfer by Sale and include transfer by possession in part performance of such sale and include any other means of transfer as decided by the Developer in its absolute discretion.



REPUBLIC OF INDIA  
Registration No. 1004  
Agra, State 24 Parganas

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- xii. "**Transferee**" shall mean any persons to whom any space or rights in the new Project including any Saleable Areas will be transferred or agreed to be transferred.
- xiii. "**Units**" shall mean the independent and self-contained residential flats and/or apartments, non-residential office spaces, shops and other constructed spaces capable of being exclusively held used or occupied by person/s
- xiv. Any other term or expression used herein shall, unless there be something contrary or repugnant to the subject or context, have the same meaning as assigned in the Development Agreement.

## **II. RECITALS:**

- A. WHEREAS** by the Agreement, the parties thereto have agreed, inter alia, that the Developer would be entitled to the exclusive right and authority in respect of FAR/FSI available over and above the said 40000 square feet in respect of the said Property and the Principals and the Developer agreed upon the terms and conditions as morefully contained therein.
- B. AND WHEREAS** in terms of the Agreement, the Principals are executing this Power of Attorney in favour of the Attorneys jointly and/or severally to do all acts deeds and things as and for the purposes relating to the Said Property and the Project and the related purposes hereinafter contained:

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

1. To manage, maintain, look after, supervise, administer, secure, hold and defend possession of the Project Land and every part thereof and its equipments and installations and do all acts deeds and things in connection therewith,



U.S. Patent and Trademark Office  
Registration U.S. 7,132  
Registration Date:  
August, 2000, Serial No. 16,766

20 MAY 2025

2. To deal with fully and in all manner and to warn off and prohibit and if necessary proceed in due form of law against all or any trespassers and to take appropriate steps whether by action or distress or otherwise and to abate all nuisance and for that to enter into all contracts agreements and arrangements with them or any of them or otherwise and to abate all nuisance.
3. To cause survey, measurement, soil test, excavation and other works at the Project Land.
4. To sign, apply for and obtain mutation, amalgamation, conversion, updation, insertions, correction of area or boundary or dimension or other description or any other correction, modification, alteration or other recording in respect of the Project Land or any part thereof or the boundary of the Project Land in the records of the Kolkata Municipal Corporation Kolkata Improvement Trust, Kolkata Metropolitan Development Authority, Municipal authorities, Planning Authority, Development Authority, and any other appropriate authorities and to do all other acts, deeds and things with regard thereto as may be deemed fit and proper by the said Attorney or Attorneys.
5. To demolish, construct, reconstruct boundary walls, fencing, dividers etc., at the Project Land and/or any portion thereof for the purposes connected to development in terms of the Development Agreement and to construct or put up temporary sheds, structures etc., for storage of building materials or site offices.
6. To accept or object to the assessments made from time to time of land revenue or taxes or valuation or taxes in respect of the Project Land or the building or buildings that may be constructed thereon or any part or share thereof by the land authorities, municipal authorities and other authorities and to attend all hearings and have the same finalized.
7. To pay all rates, municipal and other taxes, land revenue, electricity charges, utility charges, other charges expenses and other outgoings whatsoever payable in respect of the Project Land or any part thereof or New Buildings for the time being thereon or any part or parts thereof and



Central Government of  
India (U.G. / 12) of  
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30 MAY 2025

receive refund of the excess amounts, if paid, from the and/or concerned authorities and to grant receipts and discharges in respect thereof.

8. To prepare apply for sign and submit plans, maps, specifications and sketches for approval or sanctioning by the concerned municipal and other appropriate authorities and to have the same approved and/or sanctioned and if required, to have the same modified revalidated revised altered and/or renewed.
9. To process the application for the sanctioning of the plan, pay fees and obtain sanction revalidation modification revision alteration and/or renewal and/or such other orders and permissions of the new plans for any construction at the Project Land.
10. To sign and submit all declarations, undertakings, affidavits, gifts of strips or splayed corners required by any authority for the purpose of sanction/ modification/alteration/renewal of the plans for any construction at the Project Land.
11. To give notice to the municipal and all other concerned authorities regarding commencement of construction and/or demolition of any structure(s) and/or other purposes as required or deemed fit and proper.
12. To carry out demolition, construction, reconstruction, addition, alteration, erection, re-erection and any other related activity at the Project Land in respect of the Project.
13. To inform municipal and all other concerned authorities of all internal alterations within the sanctioned covered space and to incorporate all such deviations in the Completion Plan in terms of the applicable rules and to get the same regularized.
14. To apply for and obtain temporary and/or permanent connections of all services, water, electricity, telephone, gas, power, drainage, sewerage, borewell, generator, transformers, lifts, septic tanks, security systems, dish antenna, towers, electronic or technical connections, mechanical parking system, MLCP etc., and/or other utilities inputs and facilities from the appropriate authorities and statutory bodies or private bodies



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Registration 1908  
Allahabad, South 24 Parganas

30 MAY 2025

or service providers and/or to make alterations therein and to close down and/or have disconnected the same.

15. To apply for and obtain any permission clearance and license to erect and run/operate and/or maintain lift, mechanized parking, generator, dish antenna and any other utility, input or facility in the Project or any part thereof including those mentioned in the last mentioned clause hereinabove and also to give contract to the manufacturer for maintenance of lift or lifts, generator, dish antenna and other utilities and its concerned machineries.
16. To deal with any person owning, occupying or having any right title or interest in the property adjacent to or near the Project Land in connection with the Project in such manner and on such terms and conditions as the said attorney or attorneys may deem fit and proper.
17. To apply for and obtain "No Objection Certificate" from the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976 and all other permissions that may be required for sanctioning of plan, modification and/or alteration and/or revalidation, and/or obtaining utilities and any development activity or other purposes connected with the Project.
18. To apply for and obtain all permissions, approvals, licenses, registrations, clearances, no objection certificates, quotas, subsidies, incentives, exemptions, discounts, waivers, entitlements and allocations of cement, steel, bricks and other building materials, in respect of the Project and/or in respect of any input, utility or facility to be installed, run, made operative and managed thereat from all State or Central Government Authorities and statutory or other bodies and authorities concerned and any service providers.
19. To apply for and obtain all necessary permissions and clearances from the authorities under the pollution and environment laws and all other related authorities.



Central Govt Registration No.  
Registration U/S 7 (2) <sup>✓</sup>  
Registration 1999  
Agra, South 26 Paragraph

30 MAY 2025

20. To apply for and obtain in the name of the Developer the registration under all Real Estate development laws (including the amendments and substitutes thereof and also all rules, regulations and byelaws in respect thereof) and any other similar laws if and applicable to obtain all licenses and permissions under the said Act and all other acts and statutes, as applicable.
21. To appoint and terminate the appointment of Architects, Engineers, Surveyors and others for survey and soil testing and also for preparation of plans in respect of building at the Project Land or portion or portions thereof and also for additions and/or alteration and/or modifications thereto (including those on account of user or change of user thereof or any part thereof) and also for other purposes connected with the Project.
22. To appoint, employ, engage or hire, contractors, sub-contractors, structural engineers, civil engineers, surveyors, overseers, experts, consultants, vastu consultants, chartered accountants, security guards, personnel and/or such other persons or agents as may be required in respect of the Project or any aspect or part thereof on such terms and conditions as the attorneys may deem fit and proper and to cancel, alter or revoke any such appointment or collaboration.
23. To appoint organizations and persons in connection with Building Management, Facility Management, Common Area management on such terms and conditions as the attorneys may deem fit and proper and to cancel, alter or revoke any such appointment or collaboration.
24. To do all necessary acts, deeds and things for complying all laws rules regulations bye-laws ordinance etc., for the time being in force with regard to the Project.
25. To apply for and obtain Completion or Occupancy Certificate and other certificates as may be required from the concerned authorities.
26. To insure and keep insured the New Buildings and other Developments or any part thereof or any materials equipments or machineries against loss or damage by fire earthquake and/or other risks, if and as be deemed



Central Sales Register  
Register U/S 7 (2) of  
Registration 1-X-88  
Agra, South 24 Parganas

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necessary and/or desirable by the said attorneys or any of them and to pay all premium therefor.

27. To obtain loans and finance from any Banks and/or the Financial Institutions in terms of the Development Agreement.
28. To grant consent and No Objection Certificate and permit the Transferees of Units, Parking Spaces and other Transferable Areas (including Shares in land) to take home loans and/or home finances from any Banks or Financial Institutions and deal with banks and financers and/or their officers and/or assigns in connection with the any no objection certificates, consents, clearances, etc., from them.
29. To produce or give copies of any original title deed or document relating to the Project Land and/or the Complex to any person or financer or others in terms of the Development Agreement.
30. To advertise and publicize the Project or any part thereof in any media and to appoint marketing agents, brokers, sub-brokers, sole selling or other agents for sale or otherwise transfer of the same in terms of the Development Agreement.
31. To Transfer the Saleable/Transferable Areas except the Retained Area with the Shares in Land and other appurtenances thereof to such person or persons and at such consideration as the Attorneys or any of them may deem fit and proper in accordance with the terms and conditions contained in the Development Agreement, and to receive the amounts receivable in respect thereof and issue receipts, acknowledgements and discharges therefor to fully exonerate the person or persons paying the same;
32. To negotiate with the person or persons interested in obtaining transfer and/or otherwise acquiring transferable areas spaces in the Project out of the Saleable Areas except the Retained Area, take and accept bookings and applications, deal with, enter upon bookings and/or agreements for Transfer and/or part with possession of all or any Units, Parking Spaces and other transferable areas (except any Retained Area forming part of the Principals) alongwith or independent of or independently the land



Ministry of Home Affairs  
Program 12/21-12/24  
Registration 12/24  
Lion, South 36 Programs

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

33. To ask, demand, recover, realize and collect the realizations and all other amounts or any parts thereof receivable in respect of any Transfer of the Transferable Areas (except any Retained area forming part of the Principals) in the manner and as per the terms and conditions of the Development Agreement and to deposit the same in the specified accounts as per the Development Agreement and to issue receipts to the Transferees accordingly which shall fully exonerate the person or persons paying the same.
34. To cancel or terminate any booking/blocking and terminate any contract agreement right of occupancy user and/or enjoyment with any person or persons intending to acquire Saleable Areas and/or undivided shares in the land comprised in the Project Land and to deal with the space and rights of such person or persons in such manner as the said attorney may deem fit and proper.
35. To join in as party to agreements for Transfer of the Saleable Areas and/or Shares in Land or part thereof except the Retained Area and save and shares in the Said Property which shall not be the subject matter of Transfer to any intending Transferee/Intending Purchasers , and also confirming thereunder the rights and entitlements of the Developer under the said Development Agreement and agreeing to execute the Deeds of Transfer to be executed in pursuance thereof.
36. To enter upon any agreement to transfer the proportionate share in land and/or in the common areas and installations to any Association or Society if so and as required by law in such manner as may be required.
37. To prepare sign execute modify, alter, draw, approve rectify and/or register and/or give consent and confirmation and/or deliver all papers, documents, agreements, sale deeds, conveyances, leases, supplementary



District Sub-Registrar  
Moga U/B (2) or  
Registration 1908  
Lahore, South 24 Parganas

30 MAY 2025

agreements, nominations, assignments, licenses, mortgages, charges, declarations, forms, receipts and such other documents and writings as in any way be required to be so done and as may be deemed fit and proper by the said Attorneys in respect of the Transfer in the manner and as per the terms and conditions of the Development Agreement.

38. To enforce any covenant in any agreement, deed or any other contracts or documents of transfer executed by the Principal and the Developer and to exercise all rights and remedies available to the Principal and the Developer thereunder in terms of the Development Agreement.
39. To ask, demand, sue for, recover, realize and collect Extras and Deposits (as defined and described in the Development Agreement) which are or may be due payable or recoverable from any Transferees or any person or persons or authority or authorities on any account whatsoever and to give effectual receipts and discharges for the same.
40. To have the Units Transferred to the Transferees to be separately assessed and mutated in the name of the respective Transferees in all public records and with all authorities and/or persons having jurisdiction and to deal with such authority and/or authorities in such manner as the said Attorney or Attorneys may deem fit and proper.
41. To deal with any claim of any third party in respect of the Project Land and to oppose or settle the same.
42. To look after all or any of the acts relating to Common Purposes including the management, maintenance and administration of the Project as Maintenance In-Charge.
43. To form a non profit making company or association or society or syndicate amongst the owners and/or buyers of the Transferable Areas (including Association under the Apartment Ownership Act or Society under the West Bengal Societies Registration Act, 1961 or Co-operative Society under the West Bengal Co-operative Societies Act, 2006).



District Statistical Bureau  
Registrar U/o  
Registration 1867  
Rajpara, South 24 Parganas

30 MAY 2025

44. To deal with the Government of West Bengal or any department or authority in connection with the compliance of any existing or new laws or provisions affecting the Project.
45. For all or any of the purposes herein stated to apply for, sign, appear and represent the Principal before the Kolkata Municipal Corporation, Kolkata Improvement Trust, and all its departments, Kolkata Metropolitan Development Authority and other authorities / officers under the Land laws, Municipality, Thika Controller, Rent Controller, Fire Brigade, Planning Authority, Development Authority, the Authorised Officers / Authorities under the Real Estate (Regulation and Development) Act, 2016 and/or the West Bengal Real Estate (Regulation and Development) Rules 2021, the Authorities under the West Bengal Apartment Ownership Act, Companies Act, Societies Registration Act, West Bengal Co-operative Societies Act, 2006, the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976, the authorities under the West Bengal Land Reforms Act, West Bengal Estate Acquisition Act, Town and Country (Planning & Development) Act, Development Authority, Airport Authorities, all Revenue Authorities, Pollution Control Authorities and other authorities connected to pollution matters, Environment Authorities, Licensing Authorities, Development Plan Authorities of the Government of West Bengal and/or India, Kolkata Port Trust, Insurance Companies, Police Authorities, Traffic Department, Directorate of Fire Services and all Fire Authorities, Directorate of Lifts, Directorate of Electricity and Chief Electrical Inspector and other Electricity Authorities, Government of West Bengal, Insurance Companies, Microwave Authorities of Department of Telecommunication, Electricity, Water, drainage, sewerage, lift, generator, telecom, television, wireless connectivity, digital and other service provider organizations, Land Acquisition Collector and also all other authorities and Government Departments and/or its officers and also all other State Executives Judicial or Quasi Judicial, Municipal, land and other authorities and all private bodies and service providers and all other persons and also all courts tribunals and appellate authorities and do all acts deeds and things as the attorney may deem fit and proper and to make sign execute



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Registration 1998  
-Sipora, South 24 Parganas

30 MAY 2025

register submit register and/or deliver all documents, declarations, affidavits, applications, undertakings, objections, notices etc (including those relating to boundary verification) and also to submit and take delivery of all title deeds concerning the Project Land and other papers and documents (including cause papers and orders passed in any suit or litigation or proceeding) as be required by the necessary authorities or as may in any way be found necessary or expedient by the said Attorney.

46. To appear and represent the Principal before any Notary Public, Registrar of Assurance, District Registrar, Sub Registrar, Additional Registrar, Metropolitan Magistrate and/or other officer or officers or authority or authorities having jurisdiction and to present for registration before them and admit execution and to acknowledge and register and have registered and perfected and/or notarized and/or affirm or declare all Agreements for transfer, Deeds and documents instruments and writings including the bank/finance documents, mortgage deeds, if any, executed by the said Attorneys by virtue of the powers hereby conferred.
47. To commence prosecute enforce defend answer and oppose all actions suits writs appeals revisions, review, arbitration proceedings, and other legal proceedings and demands civil criminal or revenue concerning and/or touching any of the matters herein stated and if thought fit, with prior consent of the Principal in writing, to compromise settle, refer to arbitration, abandon, submit to judgment or become non suited in any such action or proceedings as aforesaid before any Court, Civil or Criminal or Revenue, Arbitration Tribunal, Debts Recovery Tribunal, any other Tribunal, Collector, Judicial or Quasi Judicial authorities and forums, Statutory authorities, presiding officers, authorized officers, etc. and to sign declare verify and/or affirm any plaint, written statement, petition, application, consent petition, affidavit, vakalatnama, warrant of attorney, memorandum of appeal or any other document or cause paper in any proceeding and to adduce oral and documentary evidences as the occasions shall require and/or as the said attorney or attorneys may think fit and proper.



Chennai 600009  
Registration U/S 7 (2) of  
Registration 1906  
Adyar, South 24 Parganas

3 MAY 2025

48. To apply for, obtain, accept and receive any original or copies of clearances, certificates, permissions, no objections, licenses, notices summons and services of papers from any Court, Tribunal, postal authorities and/or other authorities and/or persons.
49. To receive a refund of the excess amount of fee or other amounts, if any, paid for the purposes hereinstated and to give valid and effectual receipts in respect thereof.
50. To receive all letters, parcels or other postal articles and documents in respect of the Project Land and to grant proper and effectual receipt thereof.
51. For better and more effectually exercising the powers and authorities aforesaid to retain appoint and employ Advocates, Pleaders, Solicitors, Mukhtears and to revoke such appointments.



Distinct Sub-Registration  
Registration U/S 7 (2) of  
Registration 1906  
Newspaper, Serial 24 Bangalore

3 MAY 2025

**THE SCHEDULE ABOVE REFERRED TO:**

**(SAID PROPERTY/PROJECT LAND)**

ALL THAT the various pieces and parcel of land containing by estimation an area of 38 Cottah 12 Chittack and 17 square feet (more or less) (comprised in C.S. Dag No. 660(P) and 661(P) in Mouza Tangra J.L. No. 5, Sub Division N, Grand Division IV, being part and portion of Municipal Premises No. 119/2A/1/A Police Station - Pragati Maidan (Previously P.S. Tiljala), under ward No. 66 of the Kolkata Municipal Corporation, comprised in Dihi Panchannagram, together with all buildings and structures standing thereon and butted and bounded in the manner following:-

ON THE NORTH : By CS Dag No. 342 and 343

ON THE EAST : By Public Road (Matheswartala Road)

ON THE SOUTH : By part and portion of Municipal Premises No. 119/2A/1/A

ON THE WEST : By Public Road (Matheswartala Road) and CS Dag No. 658



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Registrar UVS/7 (2) 14  
Registration 1906  
Alipore, Brum 14 Presidency

30 MAY 2025

IN WITNESS WHEREOF the Principals have hereunto set and subscribed their respective hands and seal on this 30<sup>th</sup> day of May Two Thousand and Twenty-Five.

**SIGNED AND DELIVERED**  
**BY THE PRINCIPALS At**  
Kolkata in the presence of:

1. Anurag Kyal  
Ji. Belachandi  
P.O. - Socharam  
P.S. - Jorungon  
DISI - 24 Pcs Cr, 743391

2. Alamgir, Deza Adr  
28/1, Judges Court Road  
Kol-24

(1) Rishi Kyal  
**RISHI KYAL**

(2) Priti Kyal  
**PRITI KYAL**

(3) Rahul Kyal  
**RAHUL KYAL**

(4) Sakshi Kyal  
**SAKHSHI KYAL**

(5) Umesh Kyal  
**UMESH KYAL**

(6) Uma Kyal  
**UMA KYAL**

(7) Anurag Kyal  
**ANURAG KYAL**

(8) Sweta Kyal  
**SWETA KYAL**

*Authored by me*  
Alamgir, Deza Adr  
WB/1366/03

*Alipore Judges Court*  
Kol-24



Print Club - Registration No.  
Registrar U/S 7 (2) of  
Registration 1908  
Mysore, South 26 Bangalore

30 MAY 2025

**SPECIMEN FORM FOR TEN FINGER PRINTS**

	<i>Uma Kyal</i>					
		Little	Ring	Middle	Fore	Thumb
		<b>(Left Hand)</b>				
		Thumb	Fore	Middle	Ring	Little
		<b>(Right Hand)</b>				

	<i>Uma Kyal</i>					
		Little	Ring	Middle	Fore	Thumb
		<b>(Left Hand)</b>				
		Thumb	Fore	Middle	Ring	Little
		<b>(Right Hand)</b>				

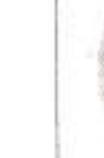
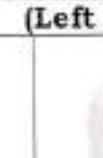
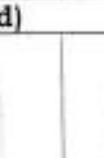
	<i>Bedi Kyal</i>					
		Little	Ring	Middle	Fore	Thumb
		<b>(Left Hand)</b>				
		Thumb	Fore	Middle	Ring	Little
		<b>(Right Hand)</b>				



Shrikrishna Devi - Pragya Bhawan  
Registration No. S-7 (2) of  
Organization 1908  
Alipore, Kolkata 28 Pargana

30 MAY 2025

**SPECIMEN FORM FOR TEN FINGER PRINTS**

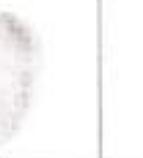
 <i>Rati</i>	 <b>Little</b>  <b>Ring</b>  <b>Middle</b>  <b>Fore</b>  <b>Thumb</b> <small>(Left Hand)</small>				
 <i>Anupam</i>	 <b>Thumb</b>  <b>Fore</b>  <b>Middle</b>  <b>Ring</b>  <b>Little</b> <small>(Right Hand)</small>				
	 <b>Little</b>  <b>Ring</b>  <b>Middle</b>  <b>Fore</b>  <b>Thumb</b> <small>(Left Hand)</small>				
 <i>Shreeta</i>	 <b>Thumb</b>  <b>Fore</b>  <b>Middle</b>  <b>Ring</b>  <b>Little</b> <small>(Right Hand)</small>				
	 <b>Little</b>  <b>Ring</b>  <b>Middle</b>  <b>Fore</b>  <b>Thumb</b> <small>(Left Hand)</small>				
 <i>Shreeta</i>	 <b>Thumb</b>  <b>Fore</b>  <b>Middle</b>  <b>Ring</b>  <b>Little</b> <small>(Right Hand)</small>				



One of the Sub-Regions are the  
Hengambar 1757 of  
Registration 1908  
Airsport, South 24 Parganas

3 MAY 2025

**SPECIMEN FORM FOR TEN FINGER PRINTS**

	
 <b>Little</b>  <b>Ring</b>  <b>Middle</b>  <b>Fore</b>  <b>Thumb</b>	
<b>(Left Hand)</b>	
 <b>Thumb</b>  <b>Fore</b>  <b>Middle</b>  <b>Ring</b>  <b>Little</b>	
<b>(Right Hand)</b>	
 <b>Little</b>  <b>Ring</b>  <b>Middle</b>  <b>Fore</b>  <b>Thumb</b>	
<b>(Left Hand)</b>	
 <b>Thumb</b>  <b>Fore</b>  <b>Middle</b>  <b>Ring</b>  <b>Little</b>	
<b>(Right Hand)</b>	
 <b>Little</b>  <b>Ring</b>  <b>Middle</b>  <b>Fore</b>  <b>Thumb</b>	
<b>(Left Hand)</b>	
 <b>Thumb</b>  <b>Fore</b>  <b>Middle</b>  <b>Ring</b>  <b>Little</b>	
<b>(Right Hand)</b>	

*Rehmat Ali*

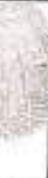
*Sangeeta*

*A. M. S. S.*



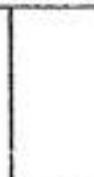
LIBRARY SOCIETY REGISTRATION  
Registration No. S 7 (2) of  
Registration 1988  
Alipore, South 24 Parganas

30 MAY 2025

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name \_\_\_\_\_

Signature 

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name \_\_\_\_\_

Signature \_\_\_\_\_

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name \_\_\_\_\_

Signature \_\_\_\_\_



STATE OF JHARKHAND  
Registration U/37 (2) of  
Registration 1308  
Albera, Seuri 24 Parganas

30 MAY 2025

04.2.25  
Subhank  
2375



05222/2025

Government of West Bengal  
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	8001510376/2025	Office where deed will be registered
Query Date	30/05/2025 2:25:52 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	ALAMGIR REZA ALIPORE JUDGES COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9875359655, Status : Advocate	
Transaction		Additional Transaction
[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Set Forth value		Market Value
Rs. 1/-		Rs. 6,20,37,780/-
Total Stamp Duty Payable(SD)		Total Registration Fee Payable
Rs. 50/- (Article:48(g))		Rs. 39/- (Article:E, M(b).)
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160405005/2025	

**Land Details :**

District: South 24-Parganas, P.S:- Topsia, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Matheswartzala Road, Road Zone : (Matangini Booster Pumping Station – Backside of Milan Mela Ground) , , Premises No: 119/2A/1/A, , Ward No: 066 Pin Code : 700046

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	38 Katha 12 Chatak 17 Sq Ft	1/-	6,20,37,780/-	Width of Approach Road: 20 Ft.,, Project Name :
	Grand Total :			63.9765Dec	1/-	620,37,780/-	

**Principal Details :**

Sl No	Name & address	Status	Execution Admission Details :
1	RISHI KYAL Son of Balkrishnan Kyal30C, Southend Park,, City:-, P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.: AFxxxxxx4G,Aadhaar No Not Provided, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

AS- 1 of 4



2	<b>PRITI KYAL</b> Wife of Rishi Kyal30C, Southend Park, City: , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.: AJxxxxxx5P,Aadhaar No Not Provided, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
3	<b>RAHUL KYAL</b> Son of Balkrishan Kyal30C, Southend Park, City: , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.: AGxxxxxx9F,Aadhaar No Not Provided, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
4	<b>SAKHSHI KYAL</b> Wife of Rahul Kyal30C, Southend Park, City: , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.: APxxxxxx7Q,Aadhaar No Not Provided, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
5	<b>UMESH KYAL</b> Son of Late Govindram Kyal30C, Southend Park, City: , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.: AGxxxxxx7R,Aadhaar No Not Provided, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
6	<b>UMA KYAL</b> Wife of Umesh Kyal30C, Southend Park, City: , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.: ABxxxxxx9B,Aadhaar No Not Provided, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
7	<b>ANURAG KYAL</b> Son of Umesh Kyal30C, Southend Park, City: , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.: AGxxxxxx6H,Aadhaar No Not Provided, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
8	<b>SWETA KYAL</b> Wife of Anurag Kyal30C, Southend Park, City: , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.: AFxxxxxx3P,Aadhaar No Not Provided, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self



**Attorney Details :**

SI No	Name & address	Status	Execution Admission Details :
1	PS GROUP REALTY PRIVATE LIMITED 1002, E M Bypass, City:-, P.O:- Dhapa, P.S:-Topsia, District:-South 24-Parganas, West Bengal, India, PIN:- 700105 , PAN No.: AAxxxxxx0E, Aadhaar No Not Provided, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

**Representative Details :**

SI No	Name & Address	Representative of
1	ARUN KUMAR SANCHETI Son of Sumermall Sancheti 26B, Camac Street, City:-, P.O:- Park Street, P.S:- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN:- 700016 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AKxxxxxxxx1L, Aadhaar No Not Provided	PS GROUP REALTY PRIVATE LIMITED (as Director)

**Identifier Details :**

Name & address	
ALAMGIR REZA Son of JAHANGIR REZA 28/1 ALIPORE JUDGES COURT ROAD, City:-, P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Male, By Caste: Muslim, Occupation: Advocate, Citizen of: India, , Identifier Of RISHI KYAL, PRITI KYAL, RAHUL KYAL, SAKHSHI KYAL, UMESH KYAL, UMA KYAL, ANURAG KYAL, SWETA KYAL, ARUN KUMAR SANCHETI	

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	RISHI KYAL	PS GROUP REALTY PRIVATE LIMITED-9.6129 Dec
2	PRITI KYAL	PS GROUP REALTY PRIVATE LIMITED-9.6129 Dec
3	RAHUL KYAL	PS GROUP REALTY PRIVATE LIMITED-9.6129 Dec
4	SAKHSHI KYAL	PS GROUP REALTY PRIVATE LIMITED-9.6129 Dec
5	UMESH KYAL	PS GROUP REALTY PRIVATE LIMITED-6.4086 Dec
6	UMA KYAL	PS GROUP REALTY PRIVATE LIMITED-6.4086 Dec
7	ANURAG KYAL	PS GROUP REALTY PRIVATE LIMITED-6.4086 Dec
8	SWETA KYAL	PS GROUP REALTY PRIVATE LIMITED-6.29906 Dec

**Note:**

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 29-06-2025) for e-Payment. Assessed market value & Query is valid for 30 days.(i.e. upto 29-06-2025)
3. Standard User charge of Rs. 300/- (Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.



### Major Information of the Deed

Deed No :	I-1604-05022/2025	Date of Registration	30/05/2025		
Query No / Year	1604-8001510376/2025	Office where deed is registered			
Query Date	30/05/2025 2:25:52 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas			
Applicant Name, Address & Other Details	ALAMGIR REZA ALIPORE JUDGES COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9875359655, Status : Advocate				
Transaction	Additional Transaction				
[0138] Sale, Development Power of Attorney after Registered Development Agreement					
Set Forth value	Market Value				
Rs. 1/-	Rs. 6,20,37,780/-				
Stampduty Paid(SD)	Registration Fee Paid				
Rs. 100/- (Article:48(g))	Rs. 39/- (Article:E, M(b), H)				
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]- 160405005/2025 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)				

### Land Details :

District: South 24-Parganas, P.S.- Topsia, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Matheswartzala Road, Road Zone : (Matangini Booster Pumping Station -- Backside of Milan Mela Ground), Premises No: 119/2A/1/A, Ward No: 066 Pin Code : 700046

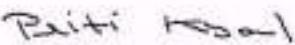
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	38 Katha 12 Chatak 17 Sq Ft	1/-	6,20,37,780/-	Width of Approach Road: 20 Ft., Project Name :
	Grand Total :			63.9765Dec	1/-	620,37,780/-	

### Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name <b>RISHI KYAL (Presentant )</b> Son of Balkrishnan Kyal Executed by: Self, Date of Execution: 30/05/2025 , Admitted by: Self, Date of Admission: 30/05/2025 ,Place : Office	Photo 	Finger Print  Captured	Signature  -



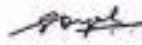
30C, Southend Park,, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: AFxxxxxx4G,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 30/05/2025 , Admitted by: Self, Date of Admission: 30/05/2025 ,Place : Office

2	Name	Photo	Finger Print	Signature
	<b>PRITI KYAL</b> Wife of Rishi Kyal Executed by: Self, Date of Execution: 30/05/2025 , Admitted by: Self, Date of Admission: 30/05/2025 ,Place : Office		 Captured	

30C, Southend Park,, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: AJxxxxxx5P,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 30/05/2025 , Admitted by: Self, Date of Admission: 30/05/2025 ,Place : Office

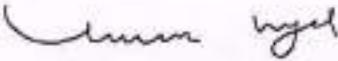
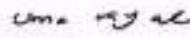
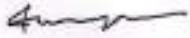
3	Name	Photo	Finger Print	Signature
	<b>RAHUL KYAL</b> Son of Balkrishan Kyal Executed by: Self, Date of Execution: 30/05/2025 , Admitted by: Self, Date of Admission: 30/05/2025 ,Place : Office		 Captured	

30C, Southend Park,, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: AGxxxxxx9F,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 30/05/2025 , Admitted by: Self, Date of Admission: 30/05/2025 ,Place : Office

4	Name	Photo	Finger Print	Signature
	<b>SAKHSHI KYAL</b> Wife of Rahul Kyal Executed by: Self, Date of Execution: 30/05/2025 , Admitted by: Self, Date of Admission: 30/05/2025 ,Place : Office		 Captured	

30C, Southend Park,, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: APxxxxxx7Q,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 30/05/2025 , Admitted by: Self, Date of Admission: 30/05/2025 ,Place : Office



	Name	Photo	Finger Print	Signature
5	<b>UMESH KYAL</b> Son of Late Govindram Kyal Executed by: Self, Date of Execution: 30/05/2025 , Admitted by: Self, Date of Admission: 30/05/2025 ,Place : Office		 Captured	
30C, Southend Park,, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: AGxxxxxx7R,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 30/05/2025 , Admitted by: Self, Date of Admission: 30/05/2025 ,Place : Office				
6	<b>UMA KYAL</b> Wife of Umesh Kyal Executed by: Self, Date of Execution: 30/05/2025 , Admitted by: Self, Date of Admission: 30/05/2025 ,Place : Office		 Captured	
30C, Southend Park,, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: ABxxxxxx9B,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 30/05/2025 , Admitted by: Self, Date of Admission: 30/05/2025 ,Place : Office				
7	<b>ANURAG KYAL</b> Son of Umesh Kyal Executed by: Self, Date of Execution: 30/05/2025 , Admitted by: Self, Date of Admission: 30/05/2025 ,Place : Office		 Captured	
30C, Southend Park,, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: AGxxxxxx6H,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 30/05/2025 , Admitted by: Self, Date of Admission: 30/05/2025 ,Place : Office				
8	<b>SWETA KYAL</b> Wife of Anurag Kyal Executed by: Self, Date of Execution: 30/05/2025 , Admitted by: Self, Date of Admission: 30/05/2025 ,Place : Office		 Captured	
30C, Southend Park,, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: ABxxxxxx9B,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 30/05/2025 , Admitted by: Self, Date of Admission: 30/05/2025 ,Place : Office				

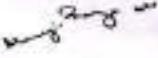


30C, Southend Park,, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.: AFxxxxxx3P,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 30/05/2025 , Admitted by: Self, Date of Admission: 30/05/2025 ,Place : Office

**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>PS GROUP REALTY PRIVATE LIMITED</b> 1002, E M Bypass, City:- , P.O:- Dhapa, P.S:-Topsia, District:-South 24-Parganas, West Bengal, India, PIN:- 700105 Date of Incorporation:XX-XX-1XX8 , PAN No.: AAxxxxxx0E,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>ALAMGIR REZA</b> Son of JAHANGIR REZA 28/1 ALIPORE JUDGES COURT ROAD, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
	30/05/2025	30/05/2025	30/05/2025

Identifier Of RISHI KYAL, PRITI KYAL, RAHUL KYAL, SAKHSHI KYAL, UMESH KYAL, UMA KYAL, ANURAG KYAL, SWETA KYAL.

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	RISHI KYAL	PS GROUP REALTY PRIVATE LIMITED-9.6129 Dec
2	PRITI KYAL	PS GROUP REALTY PRIVATE LIMITED-9.6129 Dec
3	RAHUL KYAL	PS GROUP REALTY PRIVATE LIMITED-9.6129 Dec
4	SAKHSHI KYAL	PS GROUP REALTY PRIVATE LIMITED-9.6129 Dec
5	UMESH KYAL	PS GROUP REALTY PRIVATE LIMITED-6.4086 Dec
6	UMA KYAL	PS GROUP REALTY PRIVATE LIMITED-6.4086 Dec
7	ANURAG KYAL	PS GROUP REALTY PRIVATE LIMITED-6.4086 Dec
8	SWETA KYAL	PS GROUP REALTY PRIVATE LIMITED-6.29906 Dec



Endorsement For Deed Number : I - 160405022 / 2025

On 30-05-2025

**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) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 14:32 hrs on 30-05-2025, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by RISHI KYAL, one of the Executants.

**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 6,20,37,780/-

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

Execution is admitted on 30/05/2025 by 1. RISHI KYAL, Son of Balkrishan Kyal, 30C, Southend Park, P.O: Sarat Bose Road, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Business, 2. PRITI KYAL, Wife of Rishi Kyal, 30C, Southend Park, P.O: Sarat Bose Road, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Business, 3. RAHUL KYAL, Son of Balkrishan Kyal, 30C, Southend Park, P.O: Sarat Bose Road, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Business, 4. SAKHSHI KYAL, Wife of Rahul Kyal, 30C, Southend Park, P.O: Sarat Bose Road, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Business, 5. UMESH KYAL, Son of Late Govindram Kyal, 30C, Southend Park, P.O: Sarat Bose Road, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Business, 6. UMA KYAL, Wife of Umesh Kyal, 30C, Southend Park, P.O: Sarat Bose Road, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Business, 7. ANURAG KYAL, Son of Umesh Kyal, 30C, Southend Park, P.O: Sarat Bose Road, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Business, 8. SWETA KYAL, Wife of Anurag Kyal, 30C, Southend Park, P.O: Sarat Bose Road, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Business

Identified by ALAMGIR REZA, , Son of JAHANGIR REZA, 28/1 ALIPORE JUDGES COURT ROAD, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 39.00/- ( E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 39.00/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100.00/- Description of Stamp

1. Stamp: Type: Impressed, Serial no 2374, Amount: Rs.100.00/-, Date of Purchase: 04/02/2025, Vendor name: Subhankar Das



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





**Certificate of Registration under section 60 and Rule 69.**

Registered in Book - I

Volume number 1604-2025, Page from 129787 to 129816  
being No 160405022 for the year 2025.



(Anupam Halder)

Digitally signed by Anupam Halder  
Date: 2025.06.02 12:56:45 +05:30  
Reason: Digital Signing of Deed.

(Anupam Halder) 02/06/2025

**DISTRICT SUB-REGISTRAR**

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

**West Bengal.**

**PS Group Realty Pvt. Ltd.**



(Constituted Attorney / Authorised Signatory)