

001109/2017

I-00946/2017

भारतीय गैर न्यायिक

पचास
रुपये
रु. 50

FIFTY
RUPEES
Rs. 50

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

NO. 124743/2017

U 600624

Caution that the document is to be registered. The signature of the person who has executed the document are the part of this document.

V. Case No. 270 Dt. 12/4/17.

J. (I) Rs. 250/-

J. (II) Rs. 100/-

Total Rs. 350/-

Realised on 12/4/17.

D.S. 17

Alipore South 24 Pnn.

District Sub-Registrar
Alipore South 24 Pargana

19 APR 2017

TO ALL TO WHOM THESE PRESENTS SHALL COME, WE,
(1) M/S. SATYAM PROPERTIES, a partnership firm, having its office at
28A, Nakuleshwar Bhattacharya Lane, Kolkata - 700 026, Police
Station Tollygunge, Post Office Kalighat, having its I. T. PAN -
ACHFS7021C, represented by its partners for the time being namely
(i) Santosh Mishra, (ii) Ranjit Mishra, both sons of Lakshan Deo Mishra,

for

21 FEB 2017

11595

Rs. 80/- Date

Name: S. Jalan 2 Corn.

Address: 10. Old Post office Street
Korol.

Vendor:

Alipur Collectorate, 24 Pgs. (B)

SUBHANKAR DAS

STAMP VENDOR

Alipur Police Const. Kal - 27


Subhankar

831

Subhankar

832

Vinay Kumar Ganesha

833

Contest Mishra

834

Manoj Mishra



District Sub-Registrar-I
Alipore, South 24 Parganas

12 APR 2017



पश्चिम बंगाल WEST BENGAL

U 600625

both residing at 32J, 32th Floor, Tower-1, South City Residences, 375, Prince Anwar Shah Road, Kolkata - 700 068, Police Station Jadavpur, Post Office Jodhpur Park and (iii) Vijay Kumar Agarwal, son of Late Kissenlal Agarwal, residing at 37, Panditra Road, Tower-1, Flat No. 801.

for

21 FEB 2017

11534

No.....Rs. 50/- Date....

Name:.....S. Jalal & Son.

Address:.....10, Old Post Office Stn.

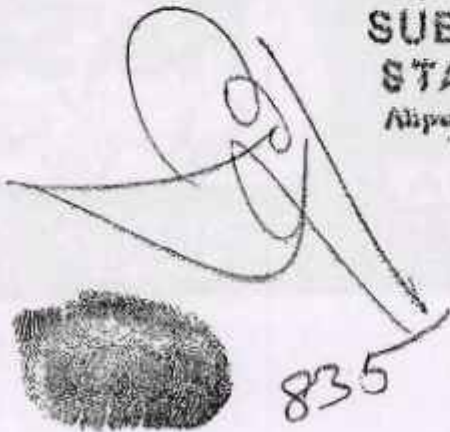
Vendor:.....KOL.

Alipur Collectorate, 24 Pgs. (S)

SUBHANKAR DAS

STAMP VENDOR

Alipur Police Court, Kol - 27



— Vijay Kumar Agarwal



Amid B. (SERVICE)

S/O — LATE RAMEN B. B.

12A — M. N. RD — KOL - 27

P. O — SARAT BOSE ROAD

P. S — LAKE

Sub-Registrar-I
Alipur, South 24 Parganas

12 APR 2017

Kolkata-700 029, Police Station Lake, Post Office Rashbehari Avenue, all by caste Hindu, by occupation Business and (2) **SANTOSH MISHRA**, son of Lakshan Deo Mishra, by caste Hindu, by occupation Business, residing at 32J, 32nd Floor, Tower-1, 'South City Residences', 375, Prince Anwar Shah Road, Kolkata - 700 068, Police Station Jadavpur, Post Office Jodhpur Park, do and each of us doth hereby **SEND GREETINGS:**


WHEREAS:

- A. We are jointly the absolute owners of **ALL THAT** the building and structure, **TOGETHER WITH** the piece and parcel of revenue free land, whereupon or on portions whereof the same are erect and built admeasuring 7 (seven) Cottahs 3 (three) Chittacks and 39 (thirty nine) Square Feet, more or less situate, lying at and being Premises No. No.30A, Bakul Bagan Row (formed by the amalgamation of the former Municipal Premises Nos.30A, Bakul Bagan Row and former Municipal Premises No.30C, Bakul Bagan Row), Kolkata-700 025, hereafter called "the **SAID PREMISES**" and we are also acquired the full and free unfettered right and liberty (including the right of easements and/or ingress and egress of the Premises) of all times and forever by day or night to pass, hereafter called "the **SAID RIGHTS**";
- B. By a registered Agreement of even date, hereafter called "the **DEVELOPMENT AGREEMENT**", and registered in the Office of the District Sub-Registrar Alipore, in Book No. 1, Deed No. 902, dated 11th April for the year 2017, we have appointed M/s. G. G. Developers, hereafter called "the **DEVELOPER**", as the developer for construction of a new building on the Premises after demolishing all existing

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District Sub-Registrar-I
Aligarh, South 24 Parganas

12 APR 2017

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structures thereon in the manner and for the consideration mentioned in the Development Agreement.

- C. Under the Deed of Transfer we have agreed to grant certain powers and authorities relating to the Premises and/or the Said Unit to the Developer and/or its nominees;
- D. Accordingly, we are desirous of appointing **DILIP GOENKA** and **VINAY KUMAR GOENKA**, as our true and lawful attorney and/or agent for us, to do all acts, deeds and things relating to the Premises.

NOW KNOW YE BY THESE PRESENTS that we, the Said (1) **M/S. SATYAM PROPERTIES** and (2) **SANTOSH MISHRA**, do and each of us doth hereby nominate, constitute and appoint **DILIP GOENKA** and **VINAY KUMAR GOENKA**, both sons of Late Jwala Prasad Goenka, residing at 8, Mahanirvan Road, Kolkata - 700 029, Police Station - Lane, Post Office Sarat Bose Road, as our true and lawful attorney and agent, for us, in our names and on our behalf, to execute and perform all or any of the following acts, deeds, matters and things relating to any part or portions of the Premises:

1. To hold and manage, maintain, supervise and defend the possession of the Premises and/or any part or portion thereof.
2. To do soil testing, excavation and all other works relating to the Premises;
3. To sign and submit all papers, applications and documents for having the separation, amalgamation and/or mutation effected in all public records and with all authorities and/or persons, including, the Corporation in respect of the Premises, and if necessary, to deal with such authority and authorities in any manner, to have such separation, amalgamation and/or mutation effected.

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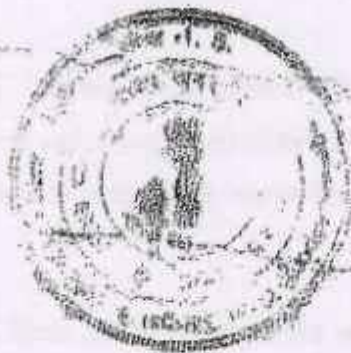


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District Sub-Registrar-I
Aligarh, South 24 Parganas

12 APR 2017

4. To sign and submit all papers, documents, statements, undertakings, declarations and plans as be required for having the Building Plans sanctioned and have the same modified and/or altered by the Corporation and/or other authorities and in connection therewith. to make, sign, execute and submit necessary applications and declarations, give undertakings, pay fees, obtain sanction and such orders and permissions as be expedient;
5. To appear before all necessary authorities including Corporation, Fire Brigade, Competent Authority under the Urban Land (Ceiling and Regulation) Act, 1976, Police and Court in connection with the sanctioning of the Building Plans obtaining licenses for lifts and other equipment and all and every matter in connection therewith.
6. To appear and represent in any proceeding and/or hearing in connection with the assessment and/or re-assessment for fixation of the Annual Valuation or re-valuation, revenues and/or for any other purpose or purposes before any Court, Corporation, authorities, Collectors, Revenue Officers and any appellate authority or other authorities;
7. To apply for and obtain electricity, water, gas, sewage and/or connections of any other utilities, permits for lifts and also the completion and other certificates from the Corporation and/or other authorities.
8. To deal with and/or warn off and prohibit, and if necessary, proceed against in due form of Law, against all or any trespassers on the Premises or any parts thereof and/or the Occupants and to cause them surrender all their rights in the Premises and/or any part or portions thereon and to receive possession from them and/or to take appropriate steps, whether by legal action or otherwise and to abate all nuisance.
9. To sign, execute, modify, cancel, alter, draw, approve and present for registration, all papers, documents, declarations, affidavits,

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District Sub Registrar-1
Alipore, South 24 Parganas

12 APR 2017

applications, returns, confirmations and consents as may in any way be required to be so done, for and in connection with the sanction of the Plans and modification and/or alteration of the sanctioned Building Plans for the construction of the New Building on the Premises.

10. To sale, lease and/or transfer the Developer's Area and/or undivided share or shares in the Land comprised in the Premises appurtenant to the Developer's Area and to enter into agreements, including sale agreements, containing such provisions and with such purchasers and/or other persons and to receive earnest moneys and/or part and/or full consideration there under in respect of the Developer's Area and also to fulfill and enforce mutual obligations there under.
11. In respect of the Developer's Area, to sign, execute, enter into, modify, cancel, alter, draw and approve agreements for sale, deed of transfer, deed of lease, conveyances and all papers, documents, contracts, agreements, declarations, affidavits, applications, returns, confirmations, consents and other documents as may in any way be required to be so done and to sale and to receive consideration, rents, service charges, taxes and other amounts therefore and grant valid receipts and discharges for the same.
12. To execute, present for registration, admit execution, and have registered such agreements, Conveyances and/or Deeds of Transfer, Deed of Lease in respect of the Developer's Area in the Premises.
13. To sign, execute, modify, cancel, alter, draw, approve all papers, documents, declarations, undertakings, assurances, indemnities, affidavits, applications, returns, confirmations and consents as may in any way be required to be so done and present for registration, admit execution, and have registered the aforesaid documents in connection with the Premises.

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District Sub-Registrar-1
Alipore, South 24 Parganas

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14. To execute, present for registration, admit execution, and have registered the aforesaid documents.
15. To appear before Notary Publics, District Registrars, District Sub-Registrars, Additional District Sub-Registrar, Additional Registrar of Assurances, Registrar of Assurances, Metropolitan and Executive Magistrates and all other officer or officers and authority or authorities in connection with the registration of documents and deeds and enforcement of all powers and authorities as contained herein.
16. To appear and represent us, commence, prosecute, enforce, defend, answer or oppose all motions and other legal proceedings including all Applications, Writ Applications, all pending suits or any new suits against the Occupants and/or Claimants and arbitration proceedings and demands including but not limited to any other proceedings arising out of or connected therewith or touching any of the matters relating to the Premises or any part thereof, including proceedings for requisition and/or acquisition or any other matters in which we are now or may hereafter be interested or concerned and also, if thought fit, to compromise, refer to arbitration, abandon, submit, to judgment, of become non-suited in any such action or proceeding as aforesaid before any court, Civil or Criminal or Revenue, judicial or quasi-judicial authorities, including the Hon'ble High Court and the Hon'ble Supreme Court, Metropolitan or Executive magistrate, Land Acquisition Collector, Block Land and Land Revenue Officers, Senior and Junior Land Revenue Officers and other authorities;
17. To sign, declare and/or affirm any complaints, written statements, petitions, Writ Petitions, consent petitions, affidavits, vakalatnamas, warrant of attorneys, memorandum of appeal or any other document or paper in any proceeding or in any way connected therewith;

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District Registrar
Alipore, South 24 Parganas

18. To deposit and withdraw fees and documents and moneys in and from any court or courts and/or any other person or authority and give valid receipts and discharges therefore;
19. To accept notices and service of papers from all the courts, the Corporation and/or other authorities and/or persons concerned with the Premises.
20. To receive and pay and/or deposit all moneys, including Court fees and receive refunds and to receive and grant valid receipts and discharges in respect thereof.
21. To pay all outgoings, including Municipal Tax, Urban Land Tax, Rent Revenue and other charges whatsoever, payable for and on account of the Premises.
22. To give undertakings, assurances and indemnities, as be required for the purposes aforesaid.
23. To employ and/or appoint Architects, solicitors, advocates, chartered accountants, income tax practitioners and/or agents for the aforesaid purpose;

AND GENERALLY to do all the other acts, deeds and things not specifically mention herein which our said Constituted Attorney in his absolute discretion may think necessary to do or perform for the aforesaid purpose.

AND GENERALLY the Said Attorney shall have the power to do all such other acts, deeds and things relating to the Premises, in all manners whatsoever, as we could have lawfully done if, personally present.

AND we doth hereby ratify and confirm and agree to ratify and confirm, all and whatsoever our Said Attorney shall lawfully do or cause to be done in or about the Premises, as aforesaid.

Leeds



District Registrar-I
Alipore, South 24 Parganas

12 APR 2017

THE FIRST SCHEDULE :

(The Premises)

ALL THAT the partly 1 (one) storey having an area of 700 (seven hundred) Square feet, partly 2 (two) storied having an area of 1600 (sixteen hundred) Square feet and partly 3 (three) storied having an area of 2500 (twenty five hundred) Square feet dwelling house and other structures its appurtenances having an area of 4800 (forty eight hundred) Square feet, **TOGETHER WITH** the piece or parcel of land whereupon or on a part whereof the same are erect and built, admeasuring 7 (seven) Cottahs 3 (three) Chittacks and 39 (thirty nine) Square Feet, more or less, situate, lying at and being Municipal Premises No.30A, Bakul Bagan Row (formed by the amalgamation of the former Municipal Premises Nos.30A, Bakul Bagan Row and former Municipal Premises No.30C, Bakul Bagan Row), Kolkata-700 025, Police Station Bhawanipur, comprised in Holding No.444 (Old Holding No.224), in Division-6, Sub Division 14, Mouza Chakraberia and also known as Beltala, Bakul Bagan, District- 24 Parganas (South), within Ward No.72 of the Kolkata Municipal Corporation and butted and bounded as follows:

- ON THE NORTH** : By 40' Feet Wide Municipal Road known as Bakul Bagan Row;
- ON THE EAST** : Partly by Municipal Premises No.29, Bakul Bagan Row and partly Common Passage;
- ON THE SOUTH** : By Municipal Premises No.8/1A, Shyamananda Road; and
- ON THE WEST** : By Municipal Premises No.30B, Bakul Bagan Row;

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District Sub-Registrar-1
Anapora, South 24 Parganas

12 APR 2017

IN WITNESS WHEREOF, we have executed these presents on this 12th day of April 2017.

EXECUTED AND DELIVERED by
(1) M/S. SATYAM PROPERTIES and
(2) SANTOSH MISHRA at Kolkata in
the presence of:

Jagadish Baidya
62, S. A. G. Road, Kol-31.

Amit Bose
12A - M. N. RD
KOL - 29

EXECUTED AND DELIVERED by
DILIP GOENKA and VINAY KUMAR
GOENKA, at Kolkata in the presence
of:

Jagadish Baidya
Amit Bose

Santosh Mishra

Santosh Mishra

Vijay Kumar Agarwal

Ranjit Mishra

Dilip Goenka

Vinay Kumar Goenka

Drafted by
M. K. Surana
Advocate
WTB, 684/86









District Sub-Registrar
Alipore, South 24 Parganas

12 APR 1977







FORM FOR EXECUTION & FINGER PRINTS

NAME:

<p>EXECUTION & SIGNATURE</p> <p><i>Coastal m. l. m.</i></p>	 <p>PHOTOGRAPH</p> <p>Description:-</p> <p>Status:-</p>	 <p>Little</p>	 <p>Ring</p>	 <p>Middle</p>	 <p>Fore</p>	 <p>Thumb</p>
	(LEFT HAND)					
	<p>Thumb</p>	<p>Fore</p>	<p>Middle</p>	<p>Ring</p>	<p>Little</p>	







(RIGHT HAND)

NAME:

<p>EXECUTION & SIGNATURE</p> <p><i>V. K. Agnew</i></p>	 <p>PHOTOGRAPH</p> <p>Description:-</p> <p>Status:-</p>	 <p>Little</p>	 <p>Ring</p>	 <p>Middle</p>	 <p>Fore</p>	 <p>Thumb</p>
	(LEFT HAND)					
	<p>Thumb</p>	<p>Fore</p>	<p>Middle</p>	<p>Ring</p>	<p>Little</p>	

(RIGHT HAND)

NAME:

<p>EXECUTION & SIGNATURE</p> <p><i>V. K. Agnew</i></p>	 <p>PHOTOGRAPH</p> <p>Description:-</p> <p>Status:-</p>	 <p>Little</p>	 <p>Ring</p>	 <p>Middle</p>	 <p>Fore</p>	 <p>Thumb</p>
	(LEFT HAND)					
	<p>Thumb</p>	<p>Fore</p>	<p>Middle</p>	<p>Ring</p>	<p>Little</p>	

(RIGHT HAND)














District Sub-Registrar-I
Koppal, South 24 Parganas

12 APR 2017

FORM FOR EXECUTION & FINGER PRINTS












NAME:

EXECUTION & SIGNATURE <i>Kalp Gauda</i> Kalp Gauda Description:- Status:-		 Little	 Ring	 Middle	 Fore	 Thumb
		(LEFT HAND)				
		 Thumb	 Fore	 Middle	 Ring	 Little
(RIGHT HAND)						

NAME:

EXECUTION & SIGNATURE <i>Vinay Kumar Gauda</i> Vinay Kumar Gauda Description:- Status:-		 Little	 Ring	 Middle	 Fore	 Thumb
		(LEFT HAND)				
		 Thumb	 Fore	 Middle	 Ring	 Little
(RIGHT HAND)						

NAME:

EXECUTION & SIGNATURE PHOTOGRAPH Description:- Status:-		 Little	 Ring	 Middle	 Fore	 Thumb
	(LEFT HAND)					
		 Thumb	 Fore	 Middle	 Ring	 Little
(RIGHT HAND)						



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District Sub-Registrar
Alipore, South 24 Parganas

12 APR 2017







Government of West Bengal

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


Signature / LTI Sheet of Query No/Year 16011000124743/2017

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







Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr SANTOSH MISHRA 32J, 32ND FLOOR TOWER-1 SOUTH CITY .375, PRINCE ANWAR SHAH ROAD, P.O:- JODHPUR PARK, P.S:- Jadavpur, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700068	Represent ative of Principal [M/S SATYAM PROPER TIES]			<i>Santosh mishra</i> 12/01/2017
2	Mr DILIP GOENKA 8, MAHANIRVAN ROAD, P.O:- SARAT BOSE ROAD, P.S:- Lake, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700029	Represent ative of Attorney [M/S G G DEVELOP ERS]			<i>Dilip Goenka</i> 12.4.2017

Sl. No.	Name of the person	Age	Address	Signature	Remarks
1	Chay Singh	45	...	...	...
2	...	...	...	...	...
3	...	...	...	...	...





 District Sub-Registrar-I
 Alipore, South 24 Parganas
 12 APR 2017

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mr VINOY KUMAR GOENKA 8, MAHANIRVAN ROAD, P.O.- SARAT BOSE ROAD, P.S.- Lake, Kolkata, District-South 24-Parganas, West Bengal, India, PIN - 700029	Representative of Attorney [M/S G G DEVELOPERS]			<i>Vinoy Kumar Goenka</i> 12-4-2017
4	Mr RANJIT MISHRA 32J, 32H, FLOOR TOWER -1, SOUTH CITY 375, PRINCE ANWAR SHAH ROAD, P.O.- JODHPUR PARK, P.S.- Jadavpur, Kolkata, District-South 24-Parganas, West Bengal, India, PIN - 700068	Representative of Principal [M/S SATYAM PROPERTIES]			<i>Ranjit Mishra</i> 12/4/17
5	Mr VIJAY AGARWAL 37, PANDITIA ROAD TOWER -1, FLAT NO 801, P.O.- RASHBEHARI AVENUE, P.S.- Lake, Kolkata, District-South 24-Parganas, West Bengal, India, PIN - 700029	Representative of Principal [M/S SATYAM PROPERTIES]			<i>Vijay Agarwal</i> 12.4.2017

Sl. No.	Name of the Person	Age	Sex	Religion	Marital Status	Occupation	Address
1	[Faint Name]	[Faint Age]	[Faint Sex]	[Faint Religion]	[Faint Marital Status]	[Faint Occupation]	[Faint Address]
2	[Faint Name]	[Faint Age]	[Faint Sex]	[Faint Religion]	[Faint Marital Status]	[Faint Occupation]	[Faint Address]
3	[Faint Name]	[Faint Age]	[Faint Sex]	[Faint Religion]	[Faint Marital Status]	[Faint Occupation]	[Faint Address]
4	[Faint Name]	[Faint Age]	[Faint Sex]	[Faint Religion]	[Faint Marital Status]	[Faint Occupation]	[Faint Address]
5	[Faint Name]	[Faint Age]	[Faint Sex]	[Faint Religion]	[Faint Marital Status]	[Faint Occupation]	[Faint Address]
6	[Faint Name]	[Faint Age]	[Faint Sex]	[Faint Religion]	[Faint Marital Status]	[Faint Occupation]	[Faint Address]
7	[Faint Name]	[Faint Age]	[Faint Sex]	[Faint Religion]	[Faint Marital Status]	[Faint Occupation]	[Faint Address]
8	[Faint Name]	[Faint Age]	[Faint Sex]	[Faint Religion]	[Faint Marital Status]	[Faint Occupation]	[Faint Address]
9	[Faint Name]	[Faint Age]	[Faint Sex]	[Faint Religion]	[Faint Marital Status]	[Faint Occupation]	[Faint Address]
10	[Faint Name]	[Faint Age]	[Faint Sex]	[Faint Religion]	[Faint Marital Status]	[Faint Occupation]	[Faint Address]




 District Sub-Registrar-I
 Alipore, South 24 Parganas
 12 APR 2011

Sl No.	Name and Address of Identifier	Identifier of	Signature with date
1	Mr AMIT BASAK Son of Late R BASAK 8, MAHANIRBAN ROAD, P.O:- SARAT BOSE ROAD, P.S:- Lake, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700029	Mr SANTOSH MISHRA, Mr DILIP GOENKA, Mr VINOY KUMAR GOENKA, Mr RANJIT MISHRA, Mr VIJAY AGARWAL	<i>Amit Basak</i> 12/4/17

(Debasis Patra)
DISTRICT SUB-
REGISTRAR
OFFICE OF THE D.S.R. - I
SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal

Date of Birth	Place of Birth	Signature of Applicant
[Faint text]	[Faint text]	[Faint text]












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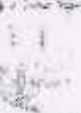








 District Sub-Registrar-I
 Alipore, South 24 Parganas
 12 APR 2017

FORM FOR EXECUTION & FINGER PRINTS


NAME:

<p>EXECUTION & SIGNATURE</p> <p>Saikat Kishor</p>	 <p>Description:-</p> <p>Status:-</p>	 Little	 Ring	 Middle	 Fore	 Thumb
		(LEFT HAND)				
		 Thumb	 Fore	 Middle	 Ring	 Little
(RIGHT HAND)						


NAME:

<p>EXECUTION & SIGNATURE</p> <p>Ranul m. ch</p>	 <p>Description:-</p> <p>Status:-</p>	 Little	 Ring	 Middle	 Fore	 Thumb
		(LEFT HAND)				
		 Thumb	 Fore	 Middle	 Ring	 Little
(RIGHT HAND)						

NAME:

<p>EXECUTION & SIGNATURE</p> <p>Vijay Kumar Agnewal</p>	 <p>Description:-</p> <p>Status:-</p>	 Little	 Ring	 Middle	 Fore	 Thumb
		(LEFT HAND)				
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(RIGHT HAND)						






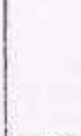









District Sub-Registrar-I
Alipore, South 24 Parganas







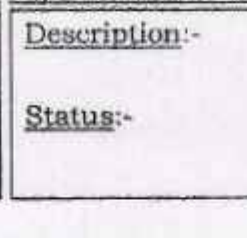





12 APR 2017

FORM FOR EXECUTION & FINGER PRINTS

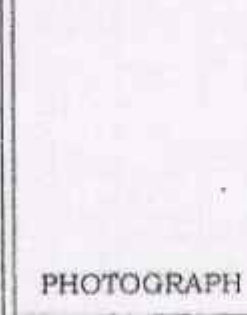





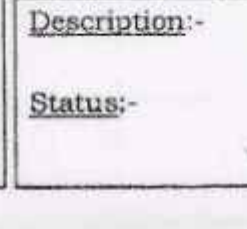





NAME:

EXECUTION & SIGNATURE	 <u>Description:-</u> <u>Status:-</u>	 Little	 Ring	 Middle	 Fore	 Thumb
		(LEFT HAND)				
EXECUTION & SIGNATURE	 <u>Description:-</u> <u>Status:-</u>	 Thumb	 Fore	 Middle	 Ring	 Little
		(RIGHT HAND)				


NAME:

EXECUTION & SIGNATURE	 <u>Description:-</u> <u>Status:-</u>	 Little	 Ring	 Middle	 Fore	 Thumb
		(LEFT HAND)				
EXECUTION & SIGNATURE	 <u>Description:-</u> <u>Status:-</u>	 Thumb	 Fore	 Middle	 Ring	 Little
		(RIGHT HAND)				

NAME:

EXECUTION & SIGNATURE	 <u>Description:-</u> <u>Status:-</u>	 Little	 Ring	 Middle	 Fore	 Thumb
		(LEFT HAND)				
EXECUTION & SIGNATURE	 <u>Description:-</u> <u>Status:-</u>	 Thumb	 Fore	 Middle	 Ring	 Little
		(RIGHT HAND)				




District Sun-Registrar-I
Alipore, South 24 Parganas

12 APR 2017

Major Information of the Deed

Deed No.	I-1601-00946/2017	Date of Registration	19/04/2017
Query No / Year	1601-1000124743/2017	Office where deed is registered	
Query Date	12/04/2017 12:04:47 PM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	DILIP GOENKA 8, MAHANIRVAN ROAD, Thana : Lake, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9831002311, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth Value	Market Value		
Rs. 1,40,00,000/-	Rs. 4,29,06,598/-		
Stamp duty Paid (SD) / Rs.	Registration Fee/Paid		
Rs. 100/- (Article:48(g))	Rs. 46/- (Article:E, E, M(b), H)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160100902/2017 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Bhawanipore, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Bakul Bagan Row, , Premises No. 30A, Ward No: 72

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		7 Katha 3 Chatak 39 Sq Ft	1,30,00,000/-	4,28,07,348/-	Width of Approach Road: 40 Ft.,
Grand Total :					11.9488Dec	130,00,000 /-	408,07,348 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2799 Sq Ft.	10,00,000/-	20,99,250/-	Structure Type: Structure
Gr. Floor, Area of floor : 933 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 933 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 2, Area of floor : 933 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2799 sq ft	10,00,000 /-	20,99,250 /-	

Principal Details :

S/ No	Name Address, Photo, Finger print and Signature
1	M/S SATYAM PROPERTIES 28A, NAKULESHWAR BHATTACHARYA LANE, P.O:- KALIGHAT, P.S:- Tollygunge, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700026 PAN No.:ACHFS7021C Status :Organization, Executed by: Representative

Attorney Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	M/S G G DEVELOPERS 8, MAHANIRVAN ROAD, P.O:- SARAT BOSE ROAD, P.S:- Lake, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700029 PAN No.:AAGFQ4380R Status : Organization

Representative Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	Mr SANTOSH MISHRA Son of Mr LAKSHAN DEO MISHRA 32J, 32ND FLOOR TOWER-1 SOUTH CITY ,375, PRINCE ANWAR SHAH ROAD, P.O:- JODHPUR PARK, P.S:- Jadavpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700068, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Applied for Form 60 Status : Representative, Representative of : M/S SATYAM PROPERTIES (as PARTNER)
2	Mr DILIP GOENKA (Presentant) Son of Late JWALA PRASAD GOENKA 8, MAHANIRVAN ROAD, P.O:- SARAT BOSE ROAD, P.S:- Lake, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700029, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Applied for Form 60 Status : Representative, Representative of : M/S G G DEVELOPERS (as PARTNER)
3	Mr VINOY KUMAR GOENKA Son of Late JWALA PRASAD GOENKA 8, MAHANIRVAN ROAD, P.O:- SARAT BOSE ROAD, P.S:- Lake, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700029, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Applied for Form 60 Status : Representative, Representative of : M/S G G DEVELOPERS (as PARTNER)
4	Mr RANJIT MISHRA Son of Mr LAKSHAN DEO MISHRA 32J, 32H, FLOOR TOWER -1 , SOUTH CITY 375, PRINCE ANWAR SHAH ROAD, P.O:- JODHPUR PARK, P.S:- Jadavpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700068, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Applied for Form 60 Status : Representative, Representative of : M/S SATYAM PROPERTIES (as PARTNER)
5	Mr VIJAY AGARWAL Son of Late KISSEN LAL AGARWAL 37, PANDITIA ROAD TOWER -1, FLAT NO 801 ,, P.O:- RASHBEHARI AVENUE, P.S:- Lake, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700029, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Applied for Form 60 Status : Representative, Representative of : M/S SATYAM PROPERTIES (as PARTNER)

Identifier Details :

Name & address
Mr AMIT BASAK Son of Late R BASAK 8, MAHANIRBAN ROAD, P.O:- SARAT BOSE ROAD, P.S:- Lake, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700029, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Mr SANTOSH MISHRA, Mr DILIP GOENKA, Mr VINOY KUMAR GOENKA, Mr RANJIT MISHRA, Mr VIJAY AGARWAL

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	M/S SATYAM PROPERTIES	M/S G G DEVELOPERS-3.98292 Dec
2		M/S G G DEVELOPERS-3.98292 Dec
3		M/S G G DEVELOPERS-3.98292 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	M/S SATYAM PROPERTIES	M/S G G DEVELOPERS-2799 Sq Ft

Endorsement For Deed Number : I - 160100946 / 2017

On 12-04-2017

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

Presented for registration at 15:45 hrs on 12-04-2017, at the Private residence by Mr DILIP GOENKA .

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 4,29,06,598/-

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

Execution is admitted on 12-04-2017 by Mr RANJIT MISHRA, PARTNER, M/S SATYAM PROPERTIES, 28A, NAKULESHWAR BHATTACHARYA LANE, P.O:- KALIGHAT, P.S:- Tollygunge, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700026

Identified by Mr AMIT BASAK, . . Son of Late R BASAK, 8, MAHANIRBAN ROAD, P.O: SARAT BOSE ROAD, Thana: Lake, . City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by profession Business

Execution is admitted on 12-04-2017 by Mr VIJAY AGARWAL, PARTNER, M/S SATYAM PROPERTIES, 28A, NAKULESHWAR BHATTACHARYA LANE, P.O:- KALIGHAT, P.S:- Tollygunge, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700026

Identified by Mr AMIT BASAK, . . Son of Late R BASAK, 8, MAHANIRBAN ROAD, P.O: SARAT BOSE ROAD, Thana: Lake, . City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by profession Business

Execution is admitted on 12-04-2017 by Mr SANTOSH MISHRA, PARTNER, M/S SATYAM PROPERTIES, 28A, NAKULESHWAR BHATTACHARYA LANE, P.O:- KALIGHAT, P.S:- Tollygunge, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700026

Identified by Mr AMIT BASAK, . . Son of Late R BASAK, 8, MAHANIRBAN ROAD, P.O: SARAT BOSE ROAD, Thana: Lake, . City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by profession Business

Execution is admitted on 12-04-2017 by Mr DILIP GOENKA, PARTNER, M/S G G DEVELOPERS, 8, MAHANIRBAN ROAD, P.O:- SARAT BOSE ROAD, P.S:- Lake, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700029

Identified by Mr AMIT BASAK, . . Son of Late R BASAK, 8, MAHANIRBAN ROAD, P.O: SARAT BOSE ROAD, Thana: Lake, . City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by profession Business

Execution is admitted on 12-04-2017 by Mr VINOY KUMAR GOENKA, PARTNER, M/S G G DEVELOPERS, 8, MAHANIRVAN ROAD, P.O:- SARAT BOSE ROAD, P.S:- Lake, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700029

Indetified by Mr AMIT BASAK, , Son of Late R BASAK, 8, MAHANIRBAN ROAD, P.O: SARAT BOSE ROAD, Thana: Lake, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by profession Business



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

On 19-04-2017

Certificate of Admissibility (Rule 43 W.B. Registration Rule- 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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 46/- (E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 46/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 60/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 11535, Amount: Rs.50/-, Date of Purchase: 21/02/2017, Vendor name: S Das
2. Stamp: Type: Impressed, Serial no 11534, Amount: Rs.50/-, Date of Purchase: 21/02/2017, Vendor name: S Das



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1601-2017, Page from 27952 to 27976

being No 160100946 for the year 2017.



Digitally signed by DEBASIS PATRA
Date: 2017.04.20 15:42:38 +05:30
Reason: Digital Signing of Deed.

(Debasis Patra) 20-04-2017 15:42:37
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)