

1778/2025-

I-01652/2025
I-001607/2025



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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Certified that the document is admitted to registration. The Signature sheet/s and the endorsement sheet/s attached with this documents are part of this document.

me
Addl. Dist. Sub-Registrar
Alipore, South 24 Parganas

DEVELOPMENT POWER OF ATTORNEY

04 NOV 2025
07 NOV 2025

KNOW ALL MEN BY THESE PRESENTS, SUNGLOW PROMOTERS PRIVATE LTD [CIN- U 45201 WB 2002 PRC 94322] (PAN No. AAHCS0123L) a company registered under the Companies Act 1956, having its registered office at registered office at 54A, Sarat Bose Road, Unit 3A, 3 rd Floor, Arrjavv Park, Police station Ballygunge, Kolkata 700 025, represented by its Director (1) MR. SIDDHARTH PODDAR, son of

Siddharth P. D.

31 OCT 2025

21459

No.....Rs.100/- Date.....

Name :S. P. Basu

Advocate

Address :Alipur Judge's Court
Kolkata - 27

Vendor :
Alipore Collectorate, 24 Pgs. (South)

SUBHANKAR DAS
STAMP VENDOR
Alipore Police Court, Kol-27



Adl. Dist. Sub-Registrar
Alipore
04 NOV 2025
South 24 Parganas
Kolkata-700022

Kartick Ch. Ghosh
S/o Lt. C.R. Ghosh
Alipore Judge Court
Kol-700022
Law Clerk.

Late Kamlesh Poddar (PAN-AGOPP8016H) (AADHAR-6969 9037 6988) (Mob-9830031509) by nationality Indian, by religion Hindu, by occupation business, residing at 227/1A, A.J.C. Bose Road, Flat 4A, 4th floor, Gardenia Home, Police station- Ballygunge, Kolkata 700 020 **It's duly authorized Representative** pursuant to the resolution passed in the meeting of its Board of Directors held on 27-10-2025, hereinafter called the "**OWNERS**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his legal heir/heirs executors, administrators, legal representatives and assigns) **DO HEREBY APPOINT M/S PRATTAY** a Proprietorship business having its office at 32, Old Ballygunge 1st Lane, under Police Station Karaya within limit of Kolkata Municipal Corporation, Kolkata – 700019 represented by **Proprietor SRI PARTHO SARATHI DAS**, (PAN DUBPD5374L) (MOB No 8240997464) (ADHAR no 8158 5684 8803) son of Sri. Prasanta Kumar Das, by faith Hindu, at present residing at 32, Old Ballygunge 1st Lane, under Police Station Karaya, Kolkata – 700019, hereinafter called and referred to as **the DEVELOPER** as our true and lawful Attorney to do, execute and perform the following acts, deeds and things for us in our name and on our behalf.

WHEREAS SUNGLOW PROMOTERS PRIVATE LTD [CIN- U 45201 WB 2002 PRC 94322] (PAN No. AAHCS0123L) a company registered under the Companies Act 1956, having its registered office at registered office at 54A, Sarat Bose Road, Unit 3A, 3 rd Floor, Arrjavv Park, Police station Ballygunge, Kolkata 700 025, **represented by its Director (1) MR. SIDDHARTH PODDAR**, son of Late Kamlesh Poddar (PAN-AGOPP8016H) (AADHAR-6969 9037 6988) (Mob-9830031509) by nationality Indian, by religion Hindu, by occupation





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business, residing at 227/1A, A.J.C. Bose Road, Flat 4A, 4th floor, Gardenia Home, Police station- Ballygunge, Kolkata 700 020 **It's duly authorized Representative** pursuant to the resolution passed in the meeting of it's Board of Directors held on 27-10-2025 is the Owner of **ALL THAT undivided 3 cottah, 14 chittack 32 sq feet more or less** being $3/4^{\text{TH}}$ share in piece and parcel of land measuring about 5 cottah, 03 chittacks, 6 sq feet more or less together with undivided having total 4028 sq feet built up floor area and ~~189~~¹⁴⁶ open terrace and roof 1192sq feet [details given in schedule A above] three storied residential having cemented floor and $3/4^{\text{th}}$ share in old (65 years built on 1960) equals to more or less 3021 sq feet built up floor area and 142 open terrace and 895 roof [details given in schedule A-1 below] **lying and situate at 1/45 Gariahat Road, also known as No. 45, Jodhpur Park Kolkata 700 068, KMC Ward no 93, Police station Lake, which is part of SCHEDULE "A" by purchase from Mrs. Sunanda Basu and Mr. Alope Basu on 03.11.25** which was registered at ADSR Alipore and entered in Book-1, being no 160501621 2025.

AND WHEREAS by an agreement dated 04th Nov. 25 (hereinafter referred to as the said registered Development Agreement) registered at A.D.S.R. Alipore and entered in Book 1, Being no 160501651 of the year 2025, we the Owners have granted the exclusive right of development of the said premises unto and in favour of **M/S PRATTAY** a Proprietorship business having its office at 32, Old Ballygunge 1st Lane, under Police Station Karaya within limit of Kolkata Municipal Corporation, Kolkata – 700019 represented by **Proprietor SRI PARTHO SARATHI DAS**, (PAN DUBPD5374L) (MOB No 8240997464) (ADHAR no xxxxxxxx 8803) son of Sri. Prasanta Kumar Das, by faith Hindu, at present

residing at 32, Old Ballygunge 1st Lane, under Police Station Karaya, Kolkata – 700019 and, hereinafter called and referred to as **the DEVELOPER** and in terms thereof, we the Owners are required to grant a Development Power of attorney to the said Developer to effect smooth development and construction of the new building.

AND WHEREAS we, the Owners thus, in compliance of and in terms of the said Development agreement desirous of appointing, nominating and constituting the aforesaid Attorney herein as our true and lawful Attorney for and on behalf of ourselves / the Owners in our name, place and stead to severally do the following acts, deeds, matters and things in respect of the said **SCHEDULE "A"** premises.

NOW KNOW YE BY THESE PRESENTS WITNESSETH that **SUNGLOW PROMOTERS PRIVATE LTD [CIN- U 45201 WB 2002 PRC 94322] (PAN No. AAHCS0123L)** a company registered under the Companies Act 1956, having its registered office at registered office at 54A, Sarat Bose Road, Unit 3A, 3rd Floor, Arrjavv Park, Police station Ballygunge, Kolkata 700 025, **represented by its Director (1) MR. SIDDHARTH PODDAR**, son of Late Kamlesh Poddar (PAN-AGOPP8016H) (AADHAR-xxxxxxx 6988) (Mob-9830031509) by nationality Indian, by religion Hindu, by occupation business, residing at 227/1A, A.J.C. Bose Road, Flat 4A, 4th floor, Gardenia Home, Police station-Ballygunge, Kolkata 700 020 **It's duly authorized Representative** pursuant to the resolution passed in the meeting of it's Board of Directors held on 27-10-2025.

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Addl. Dist. Sub-Registrar
Alipore
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South 24 Parganas
KOL-128 10027

hereinafter called the "**OWNERS** ", do hereby and hereunder nominate appoint and constitute **M/S PRATTAY** a Proprietorship business having its office at 32, Old Ballygunge 1st Lane, under Police Station Karaya within limit of Kolkata Municipal Corporation, Kolkata – 700019 represented by **Proprietor SRI PARTHO SARATHI DAS**, (PAN DUBPD5374L) (MOB No 8240997464) (ADHAR no xxxxxxxx 8803) son of Sri. Prasanta Kumar Das, by faith Hindu, at present residing at 32, Old Ballygunge 1st Lane, under Police Station Karaya, Kolkata – 700019, as our true and lawful Constituted Attorney for us in our name and on our behalf either severally and **GENERALLY** to do and execute all or any of the following acts, deeds, and things, that is to say ;

1. **TO** institute, commence, prosecute, carry on or defend or resist all suits and other legal actions and proceedings including arbitration proceedings or be added as a party or be non suited or withdraw the same concerning our said property whose particulars are given below in **SCHEDULE "A"** or any part thereof or concerning anything in which we may be a party in any court, civil, criminal, revenue or any tribunal including arbitral tribunal or any judicial or quasi judicial authority in original, appellate or revisional jurisdiction including special jurisdiction of the High Court under Article 226 of the Constitution of India etc and to sign and verify all complaints, written statements, statement of claim, statement of defense, petitions, objections, and to accept service of summons, notices and other judicial processes to execute any judgment decree or order and to appoint and engage any Advocate and to sign and execute any vakalatnama, warrant of Attorneys or other authority to give evidence on our behalf and act and







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plead, and also to compromise or compound any such proceedings or any term at the absolute discretion of our attorney.

2. **TO** look after our interest in the said **SCHEDULE "A"** property and to do all acts and deeds required for the preservation and protection thereof, including dealing with any trespassers or persons attempting to trespass.
3. **TO** appear and represent us before the Kolkata Municipal Corporation, Building Tribunal Kolkata Improvement Trust and other authorities concerned regarding any notice received or served upon the Owners in respect of the said premises and to make representations, prefer appeals, reviews and revisions and for that to sign and submit all papers, appeals, applications and to appear and make representation for and on our behalf before the authorities concerned.
4. **TO** effect mutation, affirm affidavits before First Class Magistrate or before The Notary public; apply for death certificates, on our behalf and sign/execute register necessary declarations, sign /execute and register boundary declarations, notices that may be necessary for sanctioning of building plan for construction upon **SCHEDULE "A"** and also sign building plans supplementary plans completed building plans etc. behalf and to represent us before concern Police Authority, Calcutta Electric Supply Corporation if necessary in regards to the protection of our property.
5. **TO** appoint Architects, Civil Engineers, License building surveyors (L.B.S) and other persons/ technicians necessary for the purpose of preparing building plan for submission before K.M.C and to prepare supplementary building plans if necessary for effective construction and completion of the proposed building agreed to be constructed upon **SCHEDULE "A"**.

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6. **TO** apply for sanction of building plan, supplementary building plans in our name before the Kolkata Municipal Corporation and sign all papers on our behalf.
7. **TO** sign, execute and register all declarations, undertaking, affidavits, instruments and other notices and applications that is required and/or may be necessary for sanction of the plan and thereafter if necessary any revised plan or plans.
8. **TO** appoint labour contractors, masons, coolies, electricians, plumbers, carpenters etc to construct and complete the proposed building.
9. **TO** apply for electricity, water, drainage, lift, gas connection or for any other utility in the said premises and/or make alterations in the existing connection and to have disconnection the same and for that to sign answer, execute and submit all papers, applications, documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the said Attorney.
10. **TO** apply for necessary permission and obtain license from Legal Metrology State of West Bengal for running the Lift and/or escalator that may be installed in the building after construction for the use of the inmates of the building constructed upon **SCHEDULE "A"**.
11. **TO** apply for and obtain licenses and permissions that may be necessary or be required for the purpose of installation or running of generator for auxiliary power supply if installed.
12. **TO** apply before KMC necessary making for the purpose of laying new drain or altering existing drain of the said **SCHEDULE "A"** premises and to





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disconnect and/or connect to the municipal drain and for that purposes above mentioned to sign and execute all necessary papers.

13. **TO** enter into an agreement for sale to transfer or otherwise alienate, Developer's allocation in the said premises in terms of the Registered Development Agreement dated 4th Nov, 2025 Deed No. 160501651 for the year 2025 registered at A.D.S.R. Alipore, and also to **negotiate on terms for and agree to and enter into and conclude any agreement for sale and to sell alienate, transfer, the Developer's allocation in the said property described in SCHEDULE B below** in the proposed new multistoried building to be constructed on **SCHEDULE A**.
14. **TO** receive from the intending purchaser any earnest money and /or advance or advances and also the balance of purchase money and/or consideration, sale price of the Developer's allocation described in **SCHEDULE B below** and to give good, valid receipt and discharge for the same which will protect the purchaser in connection with the sale of the said property or any part thereof. Be it noted if any intending purchaser needs to take Loan for purchase of a flat from Developer allocation from any bank or financial institution in that event Developer will sign all papers on our behalf.
15. **TO** prepare and sign and present for registration any Deed of Conveyance/ Conveyances or Deed of Sale or Deeds of Sale or document/ documents or instrument/ instruments of transfer in respect of the Developer's allocation described in **SCHEDULE C** of the said registered Development Agreement which is also written in **SCHEDULE B herein below**, and for the said purpose

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to sign execute and submit all declarations statements applications and affirm affidavits as may be necessary or required from time to time.

16. **TO present any such conveyance or conveyances or any other document in regards to the portion or portions or part of portions in Developer's Allocation described in schedule B below** in the said premises as per the development agreement dated 4.11.25 vide Deed No. 160501651 of the year 2025 and registered at A.D.S.R. Alipore, for registration before the appropriate registering authority and also admit execution and receipt of consideration before the Registrar or Sub-Registrar having authority for and to have the said conveyance registered and to do all acts, deeds, and things, which our said Attorney shall consider necessary for conveying the Developer's allocation in the said property or any part thereof in the manner aforesaid to any purchaser or purchasers as fully and effectually in that respect as I could have done myself.

17. **TO** cause any Deed of Conveyance/ Conveyances or Deed of Sale or Deeds of Sale or document/ documents or instrument/ instruments in respect of the Developer's allocation being **more fully described in SCHEDULE B below** in terms of the said registered Development Agreement and for the said purpose (Development and construction) to sign execute and submit all declarations statements applications and affirm affidavits as may be necessary or required from time to time; **AND TO present** any such conveyance or conveyances or any other document in regards to the portion or portions or part of portions in Developer's Allocation described in Schedule B below for registration before the appropriate registering authority and also admit execution and receipt of consideration before the

S. P.



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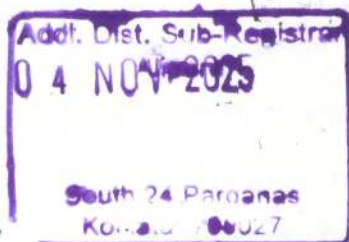
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K. S. Sengupta

District Registrar or Sub-Registrar having authority for and to have the said conveyance registered and to do all acts, deeds, and things, which our said Attorney shall consider necessary for conveying the Developer's Allocation in the said property or any part thereof in the manner aforesaid to any purchaser or purchasers as fully and effectually in respect as we could have done ourselves.

18. Be it specially 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.
19. **THIS** Development Power of Attorney is not a document of transfer of the property between the Owner and the Developer **AND** by this document no title/ownership has been transferred to the Developer. **AND THE PARTIES HEREIN AGREE THAT THIS CLAUSE** has an overriding effect upon all or any of the clauses written in this agreement.

AND we **hereby** agree to ratify and confirm all and whatsoever or deeds done by our said constituted Attorney in terms of this Power of Attorney as if the same were done by us and we further agree to ratify and confirm other acts and deeds as our said Attorney shall lawfully do, execute, perform or cause to be done executed or performed in connection with the sale of the Developer's allocation stated in Schedule B below, or any part thereof under and by virtue of this deed notwithstanding no express power is granted in his behalf.

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THE SCHEDULE "A" HEREIN ABOVE REFERRED TO
[DESCRIPTION OF ENTIRE PROPERTY]

ALL THAT piece and parcel of land measuring about **5 cottah, 03 chittacks, 6 sq feet more or less together with old (65 years built on 1960)** together with three storied residential building having cemented floor and having total 4028 sq feet built up area and ¹⁴⁶189 open terrace and roof 1192sq feet [ground 1322+ mezzanine 192 + first 1322+ second floor 1192 AND 60sq feet open terrace in first floor, 129 sq feet in second floor] **lying and situate at 1/45 Gariahat Road, also known as No. 45, Jodhpur Park Kolkata 700 068, KMC Ward no 93, Police station Lake, ASSESSEE no is 21 093 04-0128-6,** being butted and bounded in the manner below:

ON THE NORTH: by 40 ft. wide KMC road

ON THE SOUTH: by 1/51, Gariahat Road (Plot No. 51)

ON THE EAST: by 1/46, Gariahat Road (Plot No. 46)

ON THE WEST: by 1/44, Gariahat Road (Plot No. 44)

SCHEDULE A-I

[OWNERS PROPERTY]

ALL THAT undivided 3 cottah, 14 chittack 32 sq feet more or less being $\frac{3}{4}^{\text{TH}}$ share in piece and parcel of land measuring about 5 cottah, 03 chittacks, 6 sq feet more or less together with undivided having total 4028 sq feet built up floor area and ¹⁴⁶189 open terrace and ^{mezzanine floor 144sq. feet} roof 1192 sq feet [details given in Schedule A above] three storied residential building having cemented floor and $\frac{3}{4}^{\text{TH}}$ share in old (65 years built on 1960) equals to more or less 3021 sq



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feet built up floor area and 142 open terrace and 895 roof [in ground floor 992 sq feet built up area, mezzanine 144 sq feet built up area, first floor 992 sq feet built up area and open terrace 48 sq feet built up area, second floor 895 sq feet built up area and open terrace 98 sq feet built up area] **lying and situate at 1/45 Gariahat Road, also known as No. 45, Jodhpur Park Kolkata 700 068, KMC Ward no 93, Police station Lake, which is part of SCHEDULE "A"**

THE SCHEDULE "B" ABOVE REFERRED TO :

DEVELOPER'S ALLOCATION

(WHICH IS SCHEDULE C IN THE DEVELOPMENT AGREEMENT)

ALL THAT entire First and Second floor consisting of 4(four) flats in each floor in the new building consisting of residential flats, and 50% of covered car parking areas shown in annexed MAP bordered in **BLUE** excepting areas kept aside for common use by all flat occupants of the new building or buildings to be constructed upon **SCHEDULE A**, together with proportionate share in common areas, spaces and facilities. All **Purchasers / Occupants** of the Developer's allocation shall ensure that his/her car keys of their car parked in the covered car parking space with the Security staff/ guard after parking to facilitate smooth taking out of car from the back side of car parking space. **Thus**, all purchasers/occupants to have mutual understanding in keeping their car keys with the Security Staff on the Ground floor of the premises at 1/45 Gariahat Road, also known as No. 45, Jodhpur Park Kolkata 700 068, KMC Ward no 93, Police station Lake,

sq



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Kolkata - 700027

IN WITNESS WHEREOF the parties hereto doth set and subscribe their respective hands on the 4th day of May 2025.

Signed, Sealed and Delivered

in presence of

following witnesses

1) Kartick Ch. Chakrabarti
Alipore Judge Court
KOL-700027

2) Sachin K. Das.
13/H/13, Brahmfield Row,
Kolkata - 700027.

Drafted by me

And typed in my office

Surja Prasanna Basu

(Surja Prasanna Basu)

Advocate; Reg no WB 729/1985

Room no 5 Alipore Bar Association

South 24 Parganas District Civil & Session Court, 12

Kolkata 700 027.

For SUNGLOW PROMOTERS PVT. LTD.

S. S. S.

DIRECTOR

Signature of Principal

Partho Sanyal Das

(I accept)

Signature of Attorney



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	left hand					
	right hand					

Name.....
 Signature.....

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	left hand					
	right hand					

Name..... PARTHO SARATHI DAS
 Signature..... Partho Sarathi Das

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PHOTO	left hand					
	right hand					

Name.....
 Signature.....

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	right hand					

Name.....
 Signature.....



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Alipore
04 NOV 2025
South 24 Parganas
Kolkata - 700021

Major Information of the Deed

Deed No :	I-1605-01652/2025	Date of Registration	07/11/2025
Query No / Year	1605-8002981751/2025	Office where deed is registered	
Query Date	04/11/2025 5:17:14 PM	A.D.S.R. ALIPORE, District: South 24-Parganas	
Applicant Name, Address & Other Details	Kartic Ch Ghosh Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 7980375465, Status : Others		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 6/-	Rs. 3,23,34,727/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 200/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160501651/2025 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Lake, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Gariahat Road (Jodhpur Park), , Premises No: 1/45, , Ward No: 093 Pin Code : 700068

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	3 Katha 14 Chatak 32 Sq Ft	1/-	2,54,76,390/-	Width of Approach Road: 40 Ft., , Project Name :
Grand Total :				6.4671Dec	1 /-	254,76,390 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2879 Sq Ft.	1/-	14,57,494/-	Structure Type: Structure, Status of Completion : Completed
Gr. Floor, Area of floor : 992 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete Floor No: 1, Area of floor : 992 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete Floor No: 2, Area of floor : 895 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2879 sq ft	1 /-	14,57,494 /-	

Apartment Details :

District: South 24-Parganas, P.S:- Lake, Corporation: KOLKATA MUNICIPAL CORPORATION, Premises No: 1/45,
Ward No: 093, Road: Garlahat Road (Jodhpur Park), Pin Code : 700068

Sch No.	Mouza/Road Zone	Plot	Khatian	Floor Area (in Sq.Ft.)	Set Forth Value (in Rs.)	Market value (In Rs.)	Other Details
A1				Area of Mezzanine Floor: 144	1/-	8,82,900/-	, Apartment Type: Mezzanine Floor Residential Use , Floor Type: Cemented, Age of Flat: 50 Year, Approach Road Width: 40 Ft. , New Flat ,
A2				Area of Roof: 48	1/-	2,05,394/-	Floor No: 1, Apartment Type: Roof Right (With Construction Right) Residential Use , Floor Type: Cemented, Age of Flat: 50 Year, Approach Road Width: 40 Ft. , New Flat ,Status of Completion : Completed
A3				Area of Roof: 98	1/-	4,21,581/-	Floor No: 2, Apartment Type: Roof Right (With Construction Right) Residential Use , Floor Type: Cemented, Age of Flat: 50 Year, Approach Road Width: 40 Ft. , New Flat ,Status of Completion : Completed
A4				Area of Roof: 895	1/-	38,90,968/-	Floor No: 4, Apartment Type: Roof Right (With Construction Right) Residential Use , Floor Type: Cemented, Age of Flat: 50 Year, Approach Road Width: 40 Ft. , New Flat ,Status of Completion : Completed

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SUNGLOW PROMOTERS PRIVATE LIMITED 54A, Sarat Bose Road, Unit 3A, 3rd Floor, Arrjavv Park, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700025 Date of Incorporation:XX-XX-2XX2 , PAN No.: aaxxxxxx3I,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	MS PRATTAY 32 Old Ballygunge, 1st Lane, City:- , P.O:- Ballygunge, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.: duxxxxxx4I,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr SIDDHARTH PODDAR Son of Late KAMLESH PODDAR Date of Execution - 04/11/2025, , Admitted by: Self, Date of Admission: 04/11/2025, Place of Admission of Execution: Office	Photo  Nov 4 2025 5:31PM	Finger Print  Captured LTI 04/11/2025	Signature  04/11/2025
227/1A, A.J.C. Bose Road, 4th Floor, Gardenia Home, Flat No: 4A, City:- , P.O:- Lala Lajpat Ray Sarani, P.S:-Bulgyunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700020, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX1 , PAN No.: AGxxxxxx6H, Aadhaar No: 69xxxxxxxx6988 Status : Representative, Representative of : SUNGLOW PROMOTERS PRIVATE LIMITED (as DIRECTOR)				
2	Name Shri PARTHO SARATHI DAS (Presentant) Son of Shri PRASANTA KUMAR DAS Date of Execution - 04/11/2025, , Admitted by: Self, Date of Admission: 04/11/2025, Place of Admission of Execution: Office	Photo  Nov 4 2025 5:30PM	Finger Print  Captured LTI 04/11/2025	Signature  04/11/2025
32, Old Ballygunge 1st Lane, City:- , P.O:- Ballygunge, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.: DUxxxxxx4L, Aadhaar No: 81xxxxxxxx8803 Status : Representative, Representative of : MS PRATTAY (as proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Kartic Ch Ghosh Son of Late C R Ghosh Alipore Judges Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 04/11/2025	 Captured 04/11/2025	 04/11/2025
Identifier Of Mr SIDDHARTH PODDAR, Shri PARTHO SARATHI DAS			

Transfer of property for A1		
Sl.No	From	To. with area (Name-Area)
1	SUNGLOW PROMOTERS PRIVATE LIMITED	MS PRATTAY-144.000000 Sq Ft
Transfer of property for A2		
Sl.No	From	To. with area (Name-Area)
1	SUNGLOW PROMOTERS PRIVATE LIMITED	MS PRATTAY-48.000000 Sq Ft
Transfer of property for A3		
Sl.No	From	To. with area (Name-Area)
1	SUNGLOW PROMOTERS PRIVATE LIMITED	MS PRATTAY-98.000000 Sq Ft
Transfer of property for A4		
Sl.No	From	To. with area (Name-Area)
1	SUNGLOW PROMOTERS PRIVATE LIMITED	MS PRATTAY-895.000000 Sq Ft
Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	SUNGLOW PROMOTERS PRIVATE LIMITED	MS PRATTAY-6.46708 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	SUNGLOW PROMOTERS PRIVATE LIMITED	MS PRATTAY-2879.00000000 Sq Ft

Endorsement For Deed Number : I - 160501652 / 2025

On 04-11-2025

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

Presented for registration at 17:23 hrs on 04-11-2025, at the Office of the A.D.S.R. ALIPORE by Shri PARTHO SARATHI DAS ,

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 3,23,34,727/-

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

Execution is admitted on 04-11-2025 by Mr SIDDHARTH PODDAR, DIRECTOR, SUNGLOW PROMOTERS PRIVATE LIMITED (Sole Proprietorship), 54A, Sarat Bose Road, Unit 3A, 3rd Floor, Arrjavv Park, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700025

Indetified by Mr Kartic Ch Ghosh, , , Son of Late C R Ghosh, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others

Execution is admitted on 04-11-2025 by Shri PARTHO SARATHI DAS, proprietor, MS PRATTAY, 32 Old Ballygunge, 1st Lane, City:- , P.O:- Ballygunge, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019

Indetified by Mr Kartic Ch Ghosh, , , Son of Late C R Ghosh, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others

Payment of Fees

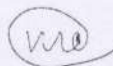
Certified that required Registration Fees payable for this document is Rs 200.00/- (E = Rs 200.00/-) and Registration Fees paid by , by Cash Rs 200.00/-

Payment of Stamp Duty

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

Description of Stamp

1. Stamp: Type: Impressed, Serial no 21459, Amount: Rs.100.00/-, Date of Purchase: 31/10/2025, Vendor name: Subhankar Das

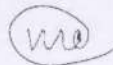


MANIMALA CHAKRABORTY
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

On 07-11-2025

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.



MANIMALA CHAKRABORTY
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 1605-2025, Page from 75519 to 75541
being No 160501652 for the year 2025.**



(Handwritten signature)

Digitally signed by MANIMALA CHAKRABORTY
Date: 2025.11.19 16:26:39 +05:30
Reason: Digital Signing of Deed.

**(MANIMALA CHAKRABORTY) 19/11/2025
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.**