

8250/2023

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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AN 840585

This Document is admitted to
Registration. The Signature Sheet and the
Endorsement sheets attached to this document
are the part of this Document.

Additional Registrar
of Assurances-I, Kolkata

25 SEP 2023



DEVELOPMENT POWER OF ATTORNEY

THIS DEVELOPMENT POWER OF ATTORNEY made on the
21st day of September Two Thousand Twenty Three (2023)

BETWEEN

Visit Case No. 1376 of 21/9
J (1) - 250
J (2) - 100
Total - 350
Realised On 25/9/23

SL. No. 19629
NAME DATE
ADD.
AMT. 100

02 AUG 2023

Manish Paul
Advocate
High Court Calcutta

For

8

MOUSUMI GHOSH
LICENSED STAMP VENDOR
KOLKATA REGISTRATION OFFICER



Identified by me

Manish Paul
Advocate

F992/97

High Court, Calcutta

Son of Sri Maitrayeoj Paul

INSTITUTE OF INTERNATIONAL TRADE (PAN No. AAATI4516R) a registered Charitable Trust having its office at Premises No.6, Waterloo Street, 5th Floor, Room No. 504, Post office & Police Station: Hare Street, Kolkata-700069, being represented by one of its Trustee DR. DHANPATRAM AGARWAL, (PAN ACZPA4900E & Aadhaar No 821890838814) son of Late Chandu Lal Agarwal, by faith- Hindu, by occupation-Business, having office at premises No. 6, Waterloo Street, 5th Floor, Room No.504, Post office & Police Station: Hare Street, Kolkata-700069, hereinafter called & referred to as the "OWNER" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor(s)-in-office, administrators, legal representative and assigns) the Party of the **ONE PART**

AND

M/S LARICA SMART HOME LLP, having LLPIN ACA- 4554 & PAN AAKFL7477N, a limited partnership firm duly incorporated under the Limited Liability Partnership Act, 2008, having its Registered Office at 7/1 Gurusaday Road, Ajanta Apartment, Post Office- Ballygaunge, Police Station-Karaya, Kolkata-700019, represented by its Designated Partners, MR. MANISH LAKHOTIA, having PAN ABAPL3373J & Aadhaar No 333848277403, son of Mr. Satish Lakhotia and MR. SHAUNAK LAKHOTIA having PAN BAIPL1571N & Aadhar no. 919273404411, Son of Mr. Manish Lakhotia, both by faith-Hindu, by Nationality-Indian, by occupation-Business, residing at 7/1, Gurusaday Road, Post Office- Ballygaunge, Police Station-Karaya, Kolkata-700019, hereinafter referred to as the "DEVELOPER" (which expression shall unless excluded by or repugnant



ADDITIONAL REGISTRAR
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to the subject or context be deemed to mean and include its successor(s)-in-office, administrators, legal representative and assigns) of the **SECOND PART**

WHEREAS INSTITUTE OF INTERNATIONAL TRADE are absolute owners and/or seized and possessed of entire contiguous land duly butted and bounded and measuring about 456 decimal more or less Bastu land out of total land as per B.L. & L.R.O. Record 589 decimal but total area of land as per nine deeds measuring about 477 decimal, lying and situated in Mouza - Kalikapur, J.L. No. 95, R.S. Dag. Nos. 1602, 1603, 1604, 1605, 1221, 1222, 1622, 1623, 1624, 1625, corresponding to L.R. Dag Nos. 1618, 1619, 1620, 1621, 1624, 1225, 1640, 1641, 1642, 1643, under R.S. Khatian Nos. 827, 946, 242/972, 975, 408, R.S. Khatian No. 242, L.R. Khatian No. 585, R.S. Khatian No. 247 (L.R. Khatian No. 585), R.S. Khatian Nos. 867, 868, 421, under L.R. Khatian No. 1767, Police Station-Sonarpur, under Kalikapur-I Gram Panchayet, District 24 Parganas (South) free from all encumbrances, mortgages, charges, liens, lispens, attachments, trusts, debutters, leases, tenancies, alignment, acquisition, requisition and liabilities whatsoever or howsoever.

ANDWHEREAS The Owner has a clear and valid marketable title in respect of the said premises and are in peaceful physical and vacant possession of the same being duly butted and bounded without any claim or demand interruption disturbance or hindrance of any nature whatsoever or howsoever. There is no pending suit, litigation and/or proceeding filed



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by or against the said premises in any court of law.

ANDWHEREAS the Owner has intended to develop the said Property/ Premises by construction, erection and completion of New Building(s), be they low / high rise multi-storied buildings, Row Houses, commercial buildings, residential buildings thereat for commercial exploitation and have engaged and entrusted M/S LARICA SMART HOME LLP a limited partnership firm duly incorporated under the Limited Liability Partnership Act, 2008, having its registered office at 7/1, Gurusaday Road, Ajanta Apartment, Post Office- Ballygaunge, Police Station-Karaya, Kolkata-700019, (hereinafter referred to as the said **DEVELOPER**) for the aforesaid purpose in terms of the Agreement dated 2nd August 2023 duly registered with the office of the A. R. A-I, Kolkata and recorded as Being No. I-190107243 for the year 2023 (hereinafter referred to as the said **DEVELOPMENT AGREEMENT**) under the terms contained and recorded therein.

ANDWHEREAS in pursuance of the said Development Agreement, the Owner has agreed to grant a Power of Attorney in favour of the Developer, M/S LARICA SMART HOME LLP, represented by its Designated Partners, MR. MANISH LAKHOTIA, having PAN ABAPL3373J & Aadhaar No 333848277403, son of Mr. Satish Lakhotia and MR. SHAUNAK LAKHOTIA having PAN BAIPL1571N & Aadhar no. 919273404411, son of Mr. Manish Lakhotia, both by faith-Hindu, by Nationality-Indian, by occupation-Business, residing at 7/1, Gurusaday Road, Post Office- Ballygaunge, Police Station-Karaya, Kolkata - 700019, to do act and perform various acts deeds



and things required for the development of the said Premises.

ANDWHEREAS the Owner is thus desirous of nominating constituting and appointing the said Developer, M/S LARICA SMART HOME LLP represented by its Designated Partners MR. MANISH LAKHOTIA, having PAN ABAPL3373J & Aadhaar No 333848277403, son of Mr. Satish Lakhotia and MR. SHAUNAK LAKHOTIA having PAN BAIPL1571N & Aadhar no. 919273404411, son of Mr. Manish Lakhotia, both by faith-Hindu, by Nationality-Indian, by occupation-Business, residing at 7/1, Gurusaday Road, Police Station- Karaya, Kolkata - 700019, to be its true and lawful Attorney to do act and perform various acts deeds and things in respect of the said Property jointly and/or severally.

NOW KNOW ALL MEN BY THESE PRESENT, that we, the executants herein, do hereby appoint, nominate and constitute in my place and stead M/S LARICA SMART HOME LLP represented by its Designated Partners MR. MANISH LAKHOTIA, having PAN ABAPL3373J & Aadhaar No 333848277403, son of Mr. Satish Lakhotia and MR. SHAUNAK LAKHOTIA haing PAN BAIPL1571N & Aadhar no. 919273404411, son of Mr. Manish Lakhotia, both by faith-Hindu, by Nationality-Indian, by occupation-Business, residing at 7/1, Gurusaday Road, Police Station- Karaya, Kolkata - 700019 as our true and lawful **ATTORNEY** for ourselves, in our name and on our behalf to do execute, perform, and/or cause to be done, execute and perform all or any of the following acts, deeds and things relating to our said premises for the purpose hereinafter mentioned.



[Handwritten signature]
21 2023

1. To construct building to be constructed according to the plan as shall be sanctioned in respect of the property by Kalikapur-I Gram Panchayet and/or Zilla Parishad and/or appropriate Sanctioning authorities at being land, morefully and particularly described in the Schedule herein above written. To appoint architects, engineers, contractors, masons, laborers, sub-contractor, plumbers, electricians, supervisor, etc. for us and on our behalf for the purpose of pursuing development work and/or construction of the said property at the cost of the developer. The principal shall not be liable for any of such costs and charges.

2. To sign application, affidavits and affirm the same on behalf of the owners herein which may be necessary for the construction of the said building and to carry correspondence on behalf of the owners herein with all concerned authorities and body/bodies including Kalikapur-I Gram Panchayet, Government of West Bengal, Police authority, Fire Brigade etc. in connection with the said construction and development of the said premises under reference to make sign and submit application, letters and other writings to the appropriate authorities, local bodies for all and any licenses, permission, sanctions by signing architectural drawings, structural drawings, sanction and/or re-sanction and/or completion related drawings including rectification and/or modification of drawings and/or documents to be submitted to the Concerned Authorities and consents required for the proposed construction and development of the said premises.

3. To appear sign and execute all registrable documents, indentures,



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papers and documents for sale and/or transfer, assignment and/or disposal of all flats/units/commercial space in the said property and also receive the advance money or consideration money thereof by way of cash, cheque, draft, etc. and the proceeds (as stated in development agreement) shall be distributed between the principal and the attorney subject to compliance of the terms and conditions as mentioned in the said development agreement.

4. To procure purchasers of the flats, car parking spaces, other saleable areas of the said proposed building to be constructed by the Attorney on behalf of the owner/principal at the said premises.
5. To represent before the Registrar of concern registration office/offices for the purpose of registration of the Agreement/ Agreements, Deed of Conveyance/ Conveyances in respect of any saleable spaces or part or portions as shall be constructed by the said Attorney/ Developer at the said premises together with other portions thereof.
6. To enter into, ~~hold~~, defend possession of the said land and every part thereof and also to manage, maintain, and administer the said land and every part thereof.
7. To develop the said land by construction of building and/or structure thereon and for the said purpose to do all soil testing, excavation and all other work whatsoever.



8. To sign and submit all papers, documents, applications, undertakings, declarations and plans (architectural as well as structural) to be required for having building plan sanctioned respecting the said plot and to have the said plan modified and/or altered if necessary at any point of time by the Kalikapur-I Gram Panchayet and other competent authorities and in connection therewith to make, sign, execute and submit necessary applications and declarations by giving undertakings paying fees, obtaining, sanction and such order or orders and permission as shall be expedient and also obtain sanction of the building plan and Completion Certificate in respect of proposed building upon the said plot mentioned as aforesaid.

9. To appear before the necessary Department and/or offices as well as the officers therein including the Kalikapur-I Gram Panchayet, Kolkata Improvement Trust, Kolkata Metropolitan Development authorities and other concerned authorities in connection with sanction of plan and other purpose.

10. To apply for and obtain such permission as shall be necessary for obtaining steel, cement, bricks, and other materials for construction of building, and constructional equipments to appoint Architects and contractor for the purpose of the development and construction on the said land.



ADDITIONAL SECRETARY
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11. To apply for, appear before, and obtain electricity, gas, telephone, water, sewerage and or other connections of any other utilities from appropriate authorities and/or other competent authorities.
12. To ward off and prohibit, if necessary and to proceed in due forum of Law against any trespassers on the said lands or any part thereof, and to take appropriate steps thereby against action or otherwise, and to abate all nuisance.
13. To accept notice, and serve papers from any Courts, Tribunal and/or Authority and/or persons.
14. To receive and pay and/or deposit all monies, Court fees, receive refunds and grant valid receipts, and discharges in respect thereof.
15. To sign and submit papers applications and documents for having the mutation affected in all public and with all authorities and/or persons having jurisdiction in respect of the said land, or any portion thereof, and to deal with such authority and/or authorities in any manner to have mutation effected.
16. To pay all outgoings from the date of execution of this present including fees for obtaining Panchayet tax, rent, revenue and other charges whatsoever payable for and on account of the said land and building and receive refund and/or have other monies including compensation for



requisition and/or acquisition from appropriate authorities and to grant valid receipt, and/or discharge thereof.

17. To take bookings from the intending buyers, to enter into Agreement for sale with the intending purchaser or purchasers or from the nominee/nominees of the developer and to receive booking money or earnest money for the flats or the constructed portion on behalf of principal/owner as well as to receive the full amount of consideration for sale of any portion inclusive of the value of proportionate share in the land as contained in the plot respecting such portion to which only the owner is entitled to the nominee or nominees of the developers as well as the intending purchaser or purchasers thereof, and to execute on behalf of the owner proper Deed of Conveyance in favour of the purchaser or purchasers and to issue possession letter respecting the said spaces in the said proposed project.

18. To affix sign board, or install any hoarding on the said Scheduled plot of lands in the name of the Attorney, the developer as aforesaid.

19. To advertise in the newspapers for procuring purchasers for selling the flats/shop/office and other spaces in the said proposed building.

20. To enter into any agreement for sale for the proposed flats/ shops/ office/ car  parking spaces and to receive advance, earnest money/consideration in respect of the said spaces and the undivided



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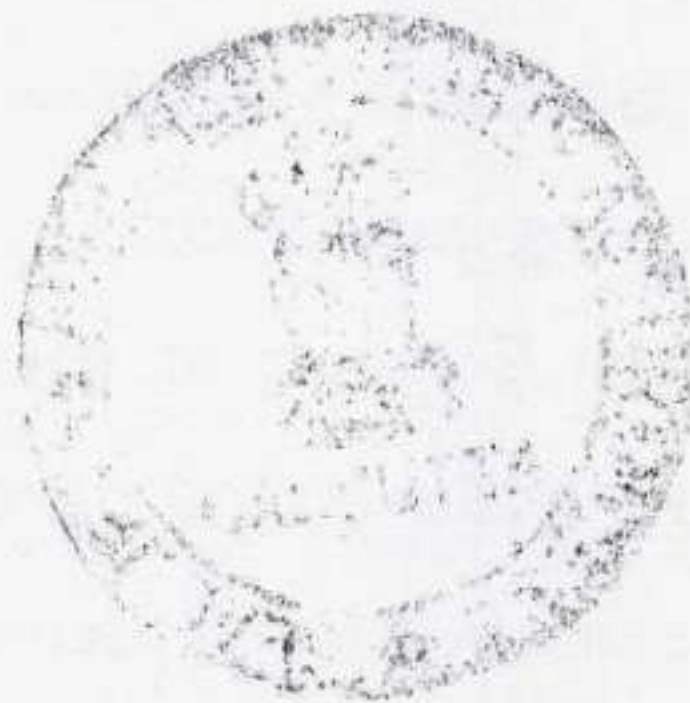
proportionate right, title and interest of the owner in the land to handover the copies of the relevant documents with regard to title of the owner to such intending purchaser/purchasers as the case may be.

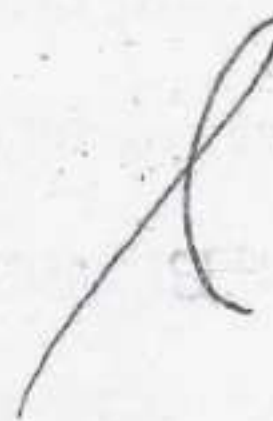
21. To take financial assistance, if required, from any Financial Institution for construction of the said building upon mortgaging the land as well as constructed without making and/or assigning any liability of the owner.

21. For all any of the purpose herein before stated to appear and represent the principal before all authorities having jurisdiction and to sign execute and submit papers and documents for the purpose.

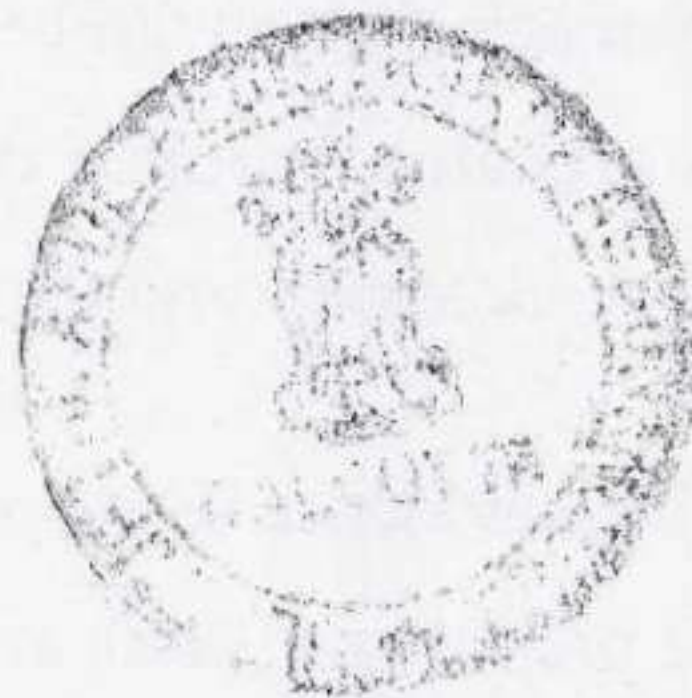
22. To appear, and represent the Owner before any notary, Registrar of Assurance, Metropolitan Magistrate and other office/officers or Authority/Authorities having jurisdiction and to present for registration, and to acknowledge the Registrar or have Registered and perfected all deeds, instruments and writings, and signed by the said Attorney in any manner concerning the sale in the said premise.

23. To ask, demand, receive, to appoint lawyers, solicitors, advocates on my behalf and to defend suits of cases for or against me in any Court of Law, execution proceeding or otherwise all moneys payments etc. ins and out of any transaction related to and/or connected with any dues claims and demands arising from the dealings including the sale of my said property.



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24. To institute, contest, commence, compromise, withdraw, submit to arbitration any suit, actions, proceedings, claims, demand etc. and to all reasonable matters and things as may appear to my said Attorney necessary for such sale.
25. To commence, prosecute, enforce, defend, answer and oppose and actions and other legal proceedings and demands touching any of the matters concerning my said property or any part thereof.
26. To sign any correspondences any letter, declare and/or affirm any plaint written statement, petition, affidavit, verification, vakalatnama, memo of appeal or any other documents or papers in any proceedings or in any way connected therewith before any Government or Semi Government authorities and also represent the same provided the attorney shall do or perform all work legally and perfectly according to law.
27. To adduce evidence in connection with any matter respecting the plot and/or the project or matters arising out of the same before any person or quarter on behalf of the owner, which shall be as good as that of the owner as he may do being personally present there before for such purpose.
28. In General, to do all such acts, deeds and things as our said attorney shall think expedient for the purpose of development as aforesaid fully and effectually in all respect as if we could do ourselves if we present in person. And the Principal/Owners hereby ratify confirm and agree or undertake to



[Handwritten signature]

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ratify and confirm all acts whatsoever their said Attorney appointed under this power hereinabove contained shall lawfully do or cause to be done in the right of or by virtue of these presents as per Development Agreement dated 2nd August 2023 duly registered with the office of the A. R. A-I, Kolkata and recorded as Being No. I-190107243 for the year 2023.

THE SCHEDULE ABOVE REFEFFED TO

ALL THAT piece and parcel of Bastu land measuring about 456 decimal more or less out of total land as per B.L.& L.R.O. Record 589 decimal but total area of land as per nine deeds measuring about 477 decimal, lying and situated in Mouza - Kalikapur, J.L. No. 95, R.S. Dag No. 1602, 1603, 1604, 1605, 1221, 1222, 1622, 1623, 1624, 1625, corresponding to L. R. Dag No. 1618, 1619, 1620, 1621, 1224, 1225, 1640, 1641, 1642, 1643, under R. S. Khatian No. 827, 946, 242/972, 975, 408, R.S. Khatian No. 242 (L. R. Khatian No. 585, R.S. Khatian No. 247) (L. R. Khatian No. 585), R.S. Khatian No. 867, 868, 421, under L.R. Khatian No. 1767, P.O. & Police Station-Sonarapur, Block: Sonarapur, under Kalikapur-I Gram Panchayet, Sonarapur Chakberia Road, District 24 Parganas (South), PIN: 743613, West Bengal.

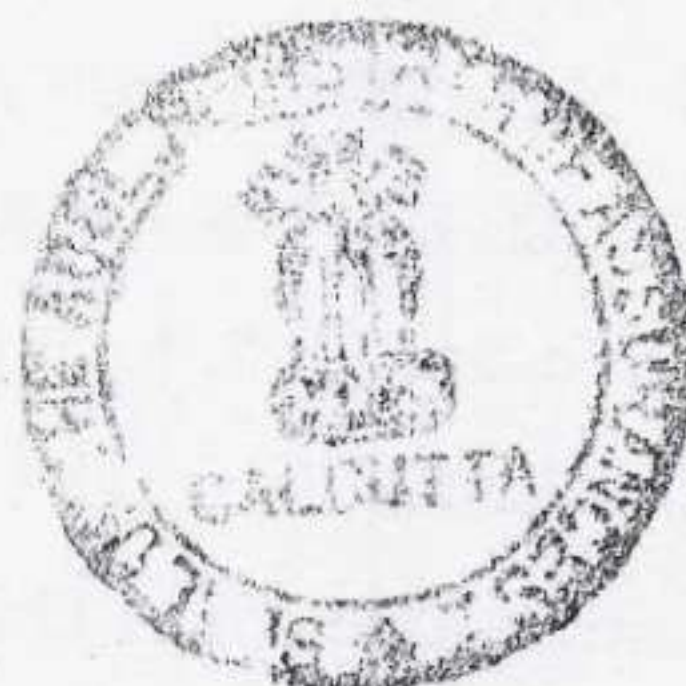
Property is butted and bounded as follows:

On the North : By R.S. Dag No. 1255, 1600, 1601, 1606.

On the South : By 26' Feet Wide Road

On the East : By R.S. Dag No. 1613, 1621, 1627, 1628,

On the West : By R.S. Dag No. 1254 & 1233.



ADDITIONAL SECRETARY
OFFICE OF THE SECRETARY
21 SEP 2023

IN WITNESS WHEREOF I, the executant above named have set and subscribed my hand and seal on the day mentioned herein first.

ASHIS KUMAR MOJUMBAR
S/o, Late NIRMAL KUMAR MOJUMBAR
6, Waterloo St. 5TH FL. R.M. SOY
KOL-69.

For Institute of International Trade

Abhishek Kumar
Trustee

Manish Paul
Advocate
High Court, Calcutta

LARICA SMART HOME LLP

Manish Lakshmi

D. Partner

LARICA SMART HOME LLP

Shavanti Lakshmi

D. Partner

Drafted by me and
prepared at my office.

Manish Paul
Advocate

F992/97.

High Court Calcutta



ADDITIONAL REGISTRAR
OF ASSURANCES - KOLKATA
21 SEP 2023

SPECIMEN FORM FOR TEN FINGERPRINTS



Thengat Sam Agard

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



Manish Lakshmi

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

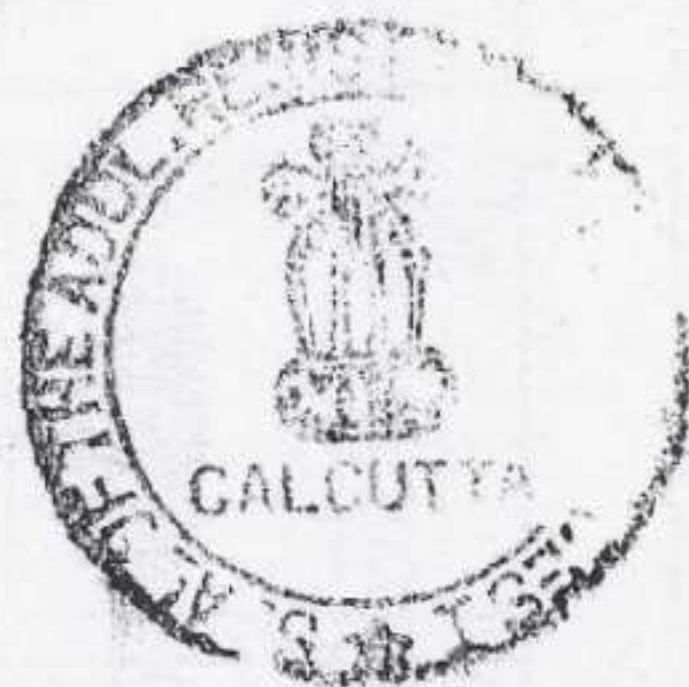


Manish Lakshmi

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



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



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INSTITUTE OF INTERNATIONAL TRADE

Extract of the Resolution of the Board of Trustees held on 25th July 2023 at 3 PM at the registered office of the Trustee at 6, Waterloo Street, Suite No.504, 5th Floor, Kolkata-700 069.

Resolved that a Development Agreement be entered into with Larika Smart Home LLP of 7/1, Gurusaday Road, Ajanta Apartment, Ballygunge, Kolkata-700 019 for construction of a housing project on the total area of land measuring about 477 decimal, lying and situated in Mouza-Kalikapur, J. L. No.95 under L.R. Khatian No.1767, P.O. & Police Station-Sonarpur, Block :Sonarpur, under Kalikapur-I Gram Panchayet, Sonarpur Chakberia Road, District 24 Parganas (South), Pin-743 613, West Bengal and **Dr. Dhanpat Ram Agarwal** the Trustee be and is hereby authorised to execute the said Development Agreement and the Power of Attorney in favour of the said Larika Smart Home LLP and to take necessary steps for registration of the same

For Institute of International

(Dr. Dhanpat Ram Agarwal)
Trustee



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OF ASSURANCES - KOLKATA
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Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.R.A. - I KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19018002265753/2023

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	Dr Dhanpatram Agarwal Flat No: 504, 6, Waterloo Street, City:- Kolkata, P.O:- Hare Street, P.S:- Hare Street, District:- Kolkata, West Bengal, India, PIN:- 700069	Representative of Principal [Institute Of International Trade]		4417 	 21/09/2023
2	Mr Manish Lakhota 7/1, Guru Saday Road, City:- , P.O:- Ballygaunge, P.S:-Karaya, District:- South 24-Parganas, West Bengal, India, PIN:- 700019	Representative of Attorney [Larica Smart Home LLP]		4416 	 21/09/2023
3	Mr Shaunak Lakhota 7/1, Guru Saday Road, City:- , P.O:- Ballygaunje, P.S:- Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019	Representative of Attorney [Larica Smart Home LLP]		4418 	 21/9/23



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SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr MANISH PAUL Son of Mr MRITYUNJOY PAUL HIGH COURT, CALCUTTA, City:- Not Specified, P.O:- G P O, P.S:-Hare Street, District:- Kolkata, West Bengal, India, PIN:- 700001	Dr Dhanpatram Agarwal, Mr Manish Lakhotia, Mr Shaunak Lakhotia		4419 	 21/9/2023

(Pradipta Kishore Guha)
ADDITIONAL REGISTRAR
OF ASSURANCE
OFFICE OF THE A.R.A. - I
KOLKATA
Kolkata, West Bengal



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Major Information of the Deed

Deed No :	I-1901-07991/2023	Date of Registration	25/09/2023
Query No / Year	1901-8002265753/2023	Office where deed is registered	
Query Date	05/09/2023 1:51:14 PM	A.R.A. - I KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	MANISH PAUL HIGH COURT, CALCUTTA, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9433061545, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 1,50,00,000/-	Rs. 6,83,31,600/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 73/- (Article:E, M(a),)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190107243/2023		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: KALIKAPUR-I, Mouza: Kalikapore, Pin Code : 743613

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1224	LR-1767	Promoting /Developing	Shali	0.55 Acre	18,09,200/-	77,22,000/- Property is on Road Adjacent to Metal Road, , Project Name :
L2	LR-1225	LR-1767	Promoting /Developing	Shali	0.02 Acre	66,000/-	2,80,800/- Property is on Road Adjacent to Metal Road, , Project Name :
L3	LR-1618	LR-1767	Promoting /Developing	Shali	2 Acre	65,79,000/-	3,02,40,000/- Property is on Road Adjacent to Metal Road, , Project Name :
L4	LR-1619	LR-1767	Promoting /Developing	Shali	0.17 Acre	5,59,000/-	25,70,400/- Property is on Road Adjacent to Metal Road, , Project Name :
L5	LR-1620	LR-1767	Promoting /Developing	Shali	0.11 Acre	3,62,000/-	16,63,200/- Property is on Road Adjacent to Metal Road, , Project Name :
L6	LR-1621	LR-1767	Promoting /Developing	Shali	1.2 Acre	39,47,000/-	1,81,44,000/- Property is on Road Adjacent to Metal Road, , Project Name :
L7	LR-1640	LR-1767	Promoting /Developing	Shali	0.14 Acre	4,60,500/-	21,16,800/- Property is on Road Adjacent to Metal Road, , Project Name :

L8	LR-1641	LR-1767	Promoting /Developing	Shali	0.15 Acre	4,93,000/-	22,68,000/-	Property is on Road Adjacent to Metal Road, , Project Name :
L9	LR-1642	LR-1767	Promoting /Developing	Shali	0.11 Acre	3,62,000/-	16,63,200/-	Property is on Road Adjacent to Metal Road, , Project Name :
L10	LR-1643	LR-1767	Promoting /Developing	Shali	0.11 Acre	3,62,300/-	16,63,200/-	Property is on Road Adjacent to Metal Road, , Project Name :
		TOTAL :			456Dec	150,00,000 /-	683,31,600 /-	
		Grand Total :			456Dec	150,00,000 /-	683,31,600 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Institute Of International Trade Flat No: 504, 6, Waterloo Street, City:- Kolkata, P.O:- Hare Street, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700069 , PAN No.:: aaxxxxxx6r,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Larica Smart Home LLP Ajanta Apartment, 7/1, Guru Saday Road, City:- , P.O:- Ballygaunge, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: AAXxxxxx7n,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Dr Dhanpatram Agarwal Son of Late Chandu Lal Agarwal Flat No: 504, 6, Waterloo Street, City:- Kolkata, P.O:- Hare Street, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700069, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: acxxxxxx0e,Aadhaar No Not Provided Status : Representative, Representative of : Institute Of International Trade (as trustee)
2	Mr Manish Lakhotia (Presentant) Son of Mr Satish Lakhotia 7/1, Guru Saday Road, City:- , P.O:- Ballygaunge, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: abxxxxxx3j,Aadhaar No Not Provided Status : Representative, Representative of : Larica Smart Home LLP (as partner)
3	Mr Shaunak Lakhotia Son of Mr Manish Lakhotia 7/1, Guru Saday Road, City:- , P.O:- Ballygaunje, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: baxxxxxx1n,Aadhaar No Not Provided Status : Representative, Representative of : Larica Smart Home LLP (as partner)

Identifier Details :			
Name	Photo	Finger Print	Signature
Mr MANISH PAUL Son of Mr MRITYUNJOY PAUL HIGH COURT, CALCUTTA, City:- Not Specified, P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001			
Identifier Of Dr Dhanpatram Agarwal, Mr Manish Lakhotia, Mr Shaunak Lakhotia			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Institute Of International Trade	Larica Smart Home LLP-55 Dec
Transfer of property for L10		
Sl.No	From	To. with area (Name-Area)
1	Institute Of International Trade	Larica Smart Home LLP-11 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Institute Of International Trade	Larica Smart Home LLP-2 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Institute Of International Trade	Larica Smart Home LLP-200 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Institute Of International Trade	Larica Smart Home LLP-17 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Institute Of International Trade	Larica Smart Home LLP-11 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Institute Of International Trade	Larica Smart Home LLP-120 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	Institute Of International Trade	Larica Smart Home LLP-14 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	Institute Of International Trade	Larica Smart Home LLP-15 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	Institute Of International Trade	Larica Smart Home LLP-11 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: KALIKAPUR-I, Mouza: Kalikapore, Pin Code : 743613

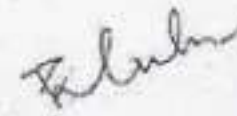
Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1224, LR Khatian No:- 1767	Owner:ইস্টিউট অফ ইন্টারন্যাশনাল ট্রেড, Address:6, ওয়াটারলু স্ট্রীট, কোলকাতা- 700073 , Classification:শালি, Area:0.55000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 1225, LR Khatian No:- 1767	Owner:ইস্টিউট অফ ইন্টারন্যাশনাল ট্রেড, Address:6, ওয়াটারলু স্ট্রীট, কোলকাতা- 700073 , Classification:ভোবা, Area:0.02000000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 1618, LR Khatian No:- 1767	Owner:ইস্টিউট অফ ইন্টারন্যাশনাল ট্রেড, Address:6, ওয়াটারলু স্ট্রীট, কোলকাতা- 700073 , Classification:শালি, Area:2.00000000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 1619, LR Khatian No:- 1767	Owner:ইস্টিউট অফ ইন্টারন্যাশনাল ট্রেড, Address:6, ওয়াটারলু স্ট্রীট, কোলকাতা- 700073 , Classification:শালি, Area:0.17000000 Acre,	Owner Name not selected by applicant.
L5	LR Plot No:- 1620, LR Khatian No:- 1767	Owner:ইস্টিউট অফ ইন্টারন্যাশনাল ট্রেড, Address:6, ওয়াটারলু স্ট্রীট, কোলকাতা- 700073 , Classification:শালি, Area:0.11000000 Acre,	Owner Name not selected by applicant.
L6	LR Plot No:- 1621, LR Khatian No:- 1767	Owner:ইস্টিউট অফ ইন্টারন্যাশনাল ট্রেড, Address:6, ওয়াটারলু স্ট্রীট, কোলকাতা- 700073 , Classification:শালি, Area:1.20000000 Acre,	Owner Name not selected by applicant.
L7	LR Plot No:- 1640, LR Khatian No:- 1767	Owner:ইস্টিউট অফ ইন্টারন্যাশনাল ট্রেড, Address:6, ওয়াটারলু স্ট্রীট, কোলকাতা- 700073 , Classification:শালি, Area:0.14000000 Acre,	Owner Name not selected by applicant.
L8	LR Plot No:- 1641, LR Khatian No:- 1767	Owner:ইস্টিউট অফ ইন্টারন্যাশনাল ট্রেড, Address:6, ওয়াটারলু স্ট্রীট, কোলকাতা- 700073 , Classification:শালি, Area:0.15000000 Acre,	Owner Name not selected by applicant.
L9	LR Plot No:- 1642, LR Khatian No:- 1767	Owner:ইস্টিউট অফ ইন্টারন্যাশনাল ট্রেড, Address:6, ওয়াটারলু স্ট্রীট, কোলকাতা- 700073 , Classification:শালি, Area:0.11000000 Acre,	Owner Name not selected by applicant.
L10	LR Plot No:- 1643, LR Khatian No:- 1767	Owner:ইস্টিউট অফ ইন্টারন্যাশনাল ট্রেড, Address:6, ওয়াটারলু স্ট্রীট, কোলকাতা- 700073 , Classification:শালি, Area:0.11000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 190107991 / 2023

On 05-09-2023

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 6,83,31,600/-



Pradipta Kishore Guha
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

On 21-09-2023

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

Presented for registration at 17:20 hrs on 21-09-2023, at the Private residence by Mr Manish Lakhotia ,.

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

Execution is admitted on 21-09-2023 by Dr Dhanpatram Agarwal, trustee, Institute Of International Trade, Flat No: 504, 6, Waterloo Street, City:- Kolkata, P.O:- Hare Street, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700069

Indetified by Mr MANISH PAUL, , Son of Mr MRITYUNJOY PAUL, HIGH COURT, CALCUTTA, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 21-09-2023 by Mr Manish Lakhotia, partner, Larica Smart Home LLP, Ajanta Apartment, 7/1, Guru Saday Road, City:- , P.O:- Ballygaunge, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019

Indetified by Mr MANISH PAUL, , Son of Mr MRITYUNJOY PAUL, HIGH COURT, CALCUTTA, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 21-09-2023 by Mr Shaunak Lakhotia, partner, Larica Smart Home LLP, Ajanta Apartment, 7/1, Guru Saday Road, City:- , P.O:- Ballygaunge, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019

Indetified by Mr MANISH PAUL, , Son of Mr MRITYUNJOY PAUL, HIGH COURT, CALCUTTA, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate



Pradipta Kishore Guha
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

On 25-09-2023

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 73.00/- (E = Rs 7.00/- ,I = Rs 55.00/- ,M(a) = Rs 7.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 73.00/-

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 19629, Amount: Rs.100.00/-, Date of Purchase: 02/08/2023, Vendor name: M GHOSH



Pradipta Kishore Guha
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2023, Page from 318324 to 318353
being No 190107991 for the year 2023.



Pradipta

Digitally signed by PRADIPTA KISHORE GUHA
Date: 2023.09.27 17:18:34 +05:30
Reason: Digital Signing of Deed.

(Pradipta Kishore Guha) 27/09/2023
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.