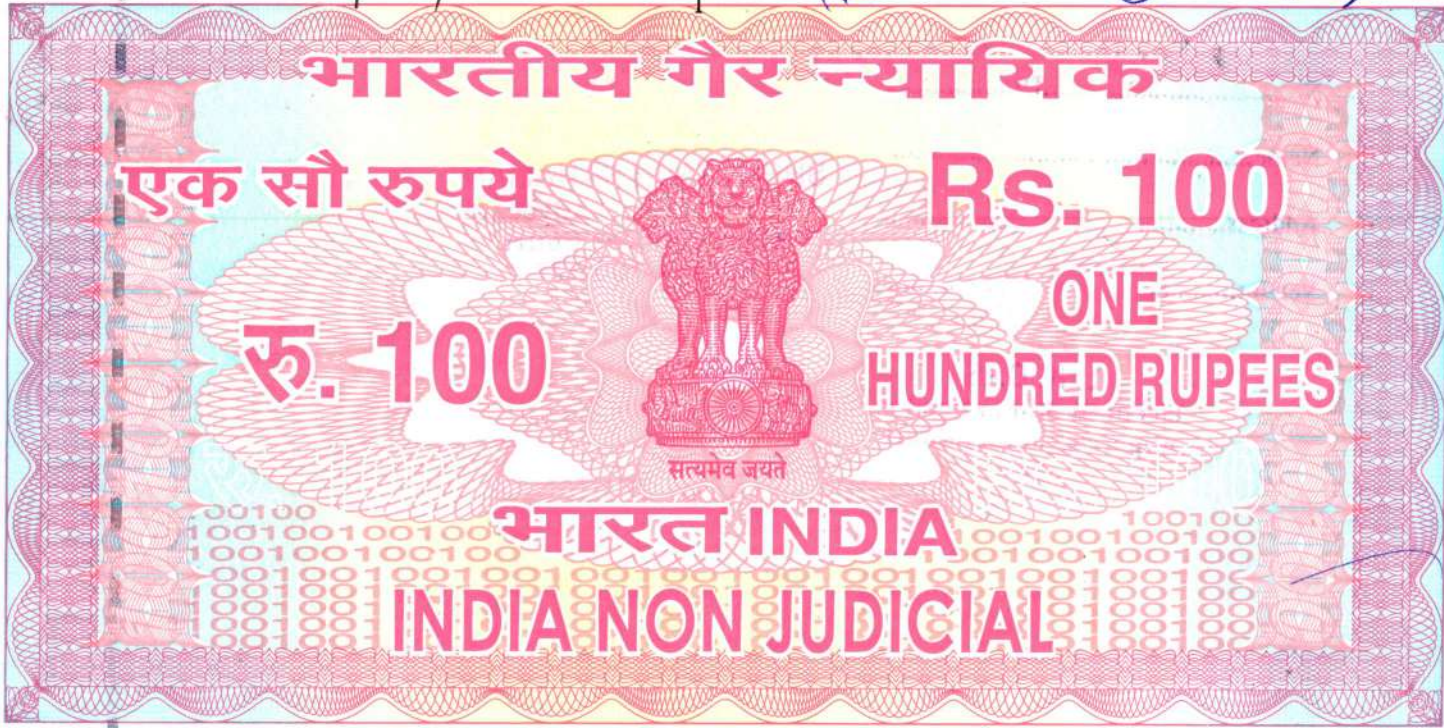


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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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



Additional Registrar
of Assurances-I, Kolkata

DEVELOPMENT POWER OF ATTORNEY
(After Registration of Development Agreement)

TO ALL TO WHOM THESE PRESENTS SHALL COME I/WE, "MERIDIAN DEVCON PVT.LTD." (Income Tax PAN- AAHCM1792M), having its registered office at Meridian Plaza, 209, C.R. Avenue, 4th Floor, P.O.- Bedon Street, P.S.- Girispark, Kolkata-700006, District- Kolkata (Mobile No.- 8479901901), duly represented here by its Authorised Signatory namely Sri Pradip Kumar Thakur (Income Tax PAN- AHIPT3156H & Aadhaar No.-8492 9743 0316), son of Mr Indra Deo Thakur, by Occupation - Service, by faith-Hindu, by Nationality - Indian, residing at SCP Housing Estate, Block-H, Room No.-21, 35/1, Cossipore Road, Kolkata-700002, P.O. + P.S- Cossipore, District- Kolkata (Mobile No.- 8479901901), hereinafter called and referred to as the "OWNER/PRINCIPAL/EXECUTANT" (which expression

No. 1408 Dt. 18/01/24 100L

Name.....

SHEK ATAUR RAHAMAN

Address.....

Advocate

Alipore Judges Court
Kolkata-700 027

Vendor.....

L. K. DAS

Licenced Stamp Vendor
Alipore Criminal Court

Identified by me-



(Shek Ataur Rahaman), Advocate
S/O - Late Sk Anisur Rahaman
34, Sodepur Brick Field Road
P.O.+P.S.- Haridevpur
Kolkata- 700 082
Mob. No. 9330942717



shall unless excluded by or repugnant to the context be deemed to mean and include its respective legal heirs, successors, executors, administrators, legal representatives and assignors) SEND GREETINGS:

WHEREAS by virtue of several "Deeds of Conveyance", executed and registered on diverse date, recorded in Book No.-I which are shown in a Chart herein below, such as -

Reg. Office	Deed No.	Year	Vol. No.	Page No.	RSDag No.	LRDag No.	L.R. Khatian No.	Purchase Area (Dec.)
A.R.A.-I, Kolkata	01207	2015	CD- 3	7613-7629	343	355,	731	0.8280
					344	356		2.196
A.R.A.-I, Kolkata	01208	2015	CD- 3	7630-7446	340	352	731	21.60
					341	353		1.398
					342	354		1.596
A.R.A.-I, Kolkata	01209	2015	CD- 3	7647-7662	343	355	1256	2.000
A.R.A.-I, Kolkata	01211	2015	CD- 3	7678-7694	340	352	362	6.000
A.D.S.R.- Bishnupur	04373	2015	1613-2015	28876-28904	350	362	719	35.625
A.D.S.R.- Bishnupur	05166	2015	1613-2015	46830-46857	350	362	719	11.8800
A.D.S.R.- Bishnupur	05168	2015	1613-2015	46858-46882	339	351	731	0.4262
A.D.S.R.- Bishnupur	05169	2015	1613-2015	46542-46572	339	351	68/1	5.3344
					339	351	731	0.2131
A.D.S.R.- Bishnupur	05170	2015	1613-2015	46573-46606	339	351	731	0.4262
					340	352		14.4144
					341	353		0.9336
					342	354		1.0666
					343	355		0.5519
					344	356		1.4669
D.S.R.-IV, Alipore	04239	2016	1604-2016	113509-113540	339	351	1428	5.3344
A.D.S.R.- Bishnupur	04203	2017	1613-2017	87268-87294	351	363	445	6.000
					352	364		6.250
A.D.S.R.- Bishnupur	02961	2017	1613-2017	62543-62573	349	361	753	11.0000
A.D.S.R.- Bishnupur	02967	2017	1613-2017	62659-62684	349	361	421	11.0000
A.D.S.R.- Bishnupur	02968	2017	1613-2017	62685-62711	349	361	213	11.0000



ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
- 9 APR 2024

Reg. Office	Deed No.	Year	Vol. No.	Page No.	R.S. Dag No.	LRDag No.	LR Khatian No.	Purchase Area (Dec.)
A.D.S.R.- Bishnupur	02977	2017	1613-2017	62864-62890	351	363	1049	6.0000
					352	364		6.2500
A.D.S.R.- Bishnupur	01525	2018	1613-2018	43432 - 43467	351	363	661	4.000
					352	364		4.375
A.D.S.R.- Bishnupur	01526	2018	1613-2018	44316 - 44347	351	363	661	6.000
					352	364		6.250
A.D.S.R.- Bishnupur	01527	2018	1613-2018	44348 - 44383	351	363	661	5.000
					352	364		5.000
A.D.S.R.- Bishnupur	01529	2018	1613-2018	44483 - 44413	351	363	661	3.000
					352	364		3.125
A.D.S.R.- Bishnupur	01530	2018	1613-2018	44414 - 44443	351	363	661	3.000
					352	364		3.125
A.D.S.R.- Bishnupur	01531	2018	1613-2018	44444 - 44473	351	363	661	3.000
					352	364		3.125
						Total=		219.7907

the Owner / Principal/Executant had purchased ALL THAT piece and parcel of land admeasuring an area of **219.7907 Decimal** more or less in R.S. Dag Nos~ 339, 340, 341, 342, 343, 344, 349, 350, 351, 352 and 353 corresponding to LR. Dag Nos – 351, 352 , 353, 354, 355, 356 (Bastu Land) , 361, 362, 363 and 364 under LR. Khatian Nos. ~213, 362, 421, 445, 661, 719, 731, 753, 1049, 1256 and 1428 , by Nature – Shali and Bastu , lying and situated at Mouza~ Mamudpur, J.L. No.-33, R.S. No.-75, Touzi No.-395, Pargana~ Azimabad, District Sub-Registrar Office at Alipore, Additional District Sub-Registrar Office at Bishnupur, Police Station~ Bishnupur, within the jurisdiction of Moukhali Gram Panchayat, PIN Code-743503, in the District of South 24 Paraganas and since the date of purchase the Owner / Principal/Executant is in peaceful khas possession of the said property without any interruption by paying all rent and taxes before the competent authorities and has been enjoying the absolute right, title and interest of the said property till date **by mutating** its name as the owner in the records of B.L.& L.R.O-Bishnupur, under the Govt. of West Bengal, in respect of land measuring about **211.6324 Decimal** more or less , under LR. Khatian No. **2213** and the said property is free from all sorts of encumbrances, charges, liens, lispendenses, demands, claims, hindrances, attachments, debts

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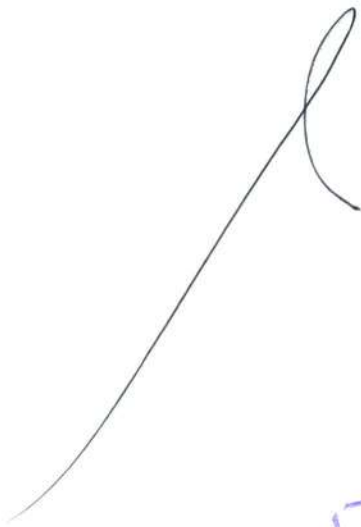
ADDITIONAL REGISTRAR
OF ASSURANCES - I, KOLKATA
- 9 APR 2024

and dues, acquisitions and requisitions whatsoever from any corner and has fair and good marketable title and has every right to transfer the same to anybody against valuable consideration.

AND WHEREAS by dint of purchase since being the lawful owner of the property mentioned herein above and hereunder written, the aforesaid **Owner / Principal/Executant** is well seized and possessed of or otherwise well and sufficiently entitled to the property measuring an area of **219.7907 Decimal** and the same may be a little more or less, with good marketable title and it has every right to transfer the same to anybody against valuable consideration prevailing in the market .

AND WHEREAS the **Owner / Principal/Executant** herein is holding the aforesaid property more fully described in the **Schedule** hereunder written and /or given which is free from all encumbrances and at present we are unable to look after the said property .

AND WHEREAS being desirous to develop the said plots of land into a Residential Cum Commercial Building Complex with various modern facilities jointly with the Developer, the **Owner / Principal/Executant** has entered into a **Development Agreement** which is/was executed and registered on **22 -03-2024** , with "UMANATH NIRMAN LLP" (Income Tax PAN – AAHFU7150Q), a Limited Liability Partnership Firm, having its office at Shiva Heights, Back Side, Ground Floor, Flat No.-A, 171, Ramesh Dutta Street, P.O.- Bedan Street, P.S. -Burtalla , Kolkata - 700 006, District- Kolkata, (Mobile No.-62901 70248), duly represented by its Authorised Signatory namely **Sri Akash Ssingh** (Income Tax PAN- DGFPS7563L & Aadhaar No.-5312 2906 6185), son of Sri Kanai Singh, working for gain, by faith- Hindu, by Nationality- Indian, residing at 1/H/43 Ramesh Dutta Street, Kolkata-700 006, P.O.- Bedon Street, P.S.-Girispark, Kolkata-700006, District- Kolkata (Mobile No.- 7980600440), who is the "**DEVELOPER**" therein and herein , under some terms and conditions laid down in the aforesaid Development Agreement . The said **Development Agreement** was executed and registered on **22 -03-2024** in the office of "**ARA-I, Kolkata**" and it was recorded in Book No- I , Volume No - 1901-2024, Page Nos. from 101301 to 101338, being Deed No.1901- 02560, for the Year 2024.

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ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
- 9 APR 2024

AND WHEREAS due to our various unavoidable problems and urgency of official works, we are not in a position to look after or to develop the above mentioned property, more fully and particularly described in the **Schedule** hereunder written for which we have decided to appoint, nominate and constitute a suitable person/persons as our true, faithful and lawful constituted ATTORNEY to take legal steps and/or to look after and/or to develop the said property on behalf of us.

ANDWHEREAS beside these it is not possible for the **Owner / Principal/Executant** to move to different authorities for obtaining relevant permissions, 'No Objections' etc. in regard to the development of the said premises and/or plots of land into a Residential Cum Commercial Building Complex which is mentioned in the aforesaid **Development Agreement**, executed and registered on the date mentioned herein above, in favour of the aforesaid Developer by name and style "**UMANATH NIRMAN LLP**" (Income Tax PAN - AAHFU7150Q), a Limited Liability Partnership Firm, having its office at Shiva Heights, Back Side, Ground Floor, Flat No.-A, 171, Ramesh Dutta Street, P.O.- Bedan Street, P.S.-Burtalla Street, Kolkata - 700 006, District- Kolkata, (Mobile No.-62901 70248), duly represented by its Authorised Signatory namely **Sri Akash Ssingh** (Income Tax PAN- DGFPS7563L & Aadhaar No.-5312 2906 6185), son of Sri Kanai Singh, working for gain, by faith- Hindu, by Nationality- Indian, residing at 1/H/43 Ramesh Dutta Street, Kolkata-700 006, P.O.- Bedon Street, P.S.-Girispark, Kolkata-700006, District- Kolkata (Mobile No.-7980600440).

NOW KNOW YE AND THESE PRESENTS WITNESSETH that WE/I "**MERIDIAN DEVCON PVT.LTD.**" (Income Tax PAN- AAHCM1792M), having its registered office at Meridian Plaza, 209,C.R.Avenue, 4th Floor, P.O.- Bedon Street, P.S.-Girispark, Kolkata-700006, District- Kolkata (Mobile No.- 8479901901), duly represented here by its Authorised Signatory namely **Sri Pradip Kumar Thakur** (Income Tax PAN- AH IPT3156H & Aadhaar No.- 8492 9743 0316), son of Mr Indra Deo Thakur, by Occupation - Service, by faith-Hindu, by Nationality - Indian, residing at SCP Housing Estate, Block-H, Room No.-21, 35/1, Cossipore Road, Kolkata-700002, P.O. + P.S- Cossipore, District- North 24 Parganas (Mobile No.- 8479901901), the **Owner / Principal/Executant**, has appointed, nominated and constituted "**UMANATH NIRMAN LLP**" (Income Tax PAN - AAHFU7150Q), a Limited Liability Partnership Firm, having its office at Shiva Heights, Back Side, Ground Floor, Flat No.-A, 171, Ramesh Dutta Street, P.O.- Bedan Street, P.S.-Burtalla Street, Kolkata - 700 006, District-

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ADDITIONAL REGISTRAR
OF ASSURANCES-I KOLKATA
- 9 APR 2024

Kolkata, (Mobile No.-62901 70248), duly represented by its Authorised Signatory namely Sri Akash Ssingh (Income Tax PAN- DGFPS7563L & Aadhaar No.-5312 2906 6185), son of Sri Kanai Singh, working for gain, by faith- Hindu, by Nationality- Indian, residing at 1/H/43 Ramesh Dutta Street, Kolkata-700 006, P.O.- Bedon Street, P.S.-Girispark, Kolkata-700006, District- Kolkata (Mobile No.-7980600440) who is the DEVELOPER herein and therein in the aforesaid Development Agreement, executed and registered on the date mentioned herein above, as our true, faithful and lawful constituted ATTORNEY for such acts as stated herein below, in their place and instead, and without any contradiction do, perform for ourselves on our behalf and in our names all or any of the followings acts, deeds and things relating to or concerning with the development of the said Property / Premises/Plots of land.

1. To ~~hold~~, defend, possess, manage, develop and maintain the said premises or part of it and to construct several buildings upon the plots of land/premises or part of it as per sanction plan approved by the Concerned Authorities (**Moukhali Gram Panchayat**, Panchayat Samity & Zilla Parishad of South 24 Parganas) in terms of the Development Agreement.
2. To erect boundary walls in and around of the said plots of land/premises.
3. To apply for and obtain sanction of the building plans time to time, if any or require, , from the Concerned Authorities (**Moukhali Gram Panchayat**, Panchayat Samity & Zilla Parishad of South 24 Parganas) and/or any other authorities and to sign and execute any such papers documents instruments that may be required in this regard. The Attorney can have such power to sign in the plan/plans which shall be submitted before the authority on behalf of the Owner / Principal/Executant.
4. To sign, execute and submit all applications, maps, plans specifications and obtain plan the same thereof upon sanction in respect of any new plan and/or any modification or alterations thereafter upon the building plans approved by the Concerned Authorities (**Moukhali Gram Panchayat**, Panchayat Samity & Zilla Parishad of South 24 Parganas) and to sign and execute and submit any plan, papers and documents and perform all the formalities and obligations as may be required or necessary from time to time.
5. To pay fees to obtain sanction and other permission and/or consents from the Concerned authorities as may be necessary or required for modification, alteration and/or sanction

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ADDITIONAL DEPUTY COMMISSIONER
OF ASSURANCE
- 9 APR 2024

of the plan and/or any utility serving and/or concerning the said premises or part of it and also to sign other documents as may be required by the authorities from time to time.

6. To appoint Engineers, Architects and their agent or agents and Sub-Contractors as the said Attorney shall think fit and proper and to make payment of fees and charges of such Architects, Engineers and their agent or agents and/or sub-contractors, for and on behalf of the Principal.
7. To apply for connection of electricity, water, drainage, sewerage, telephone, lift or of any other utility in the said premises or part of it and/or to make alterations in the existing connection and to have disconnected 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 attorney.
8. To apply for and obtain licenses and permissions that may be necessary or be required for the purpose of installation and running of lift, PCB certificate (if any), Fire license (if any), generator for auxiliary power supply or for the purpose of having the drain of the said premises or part of it to be disconnected and/or connected to the drain and for all or any of the purposes above mentioned to sign and execute all necessary papers on behalf of the **Owner / Principal / Executant**.
9. To supervise and make construction of the buildings and/or structures according to the building plan, sanctioned by the Concerned Authorities (**Moukhali Gram Panchayat, Panchayat Samity & Zilla Parishad of South 24 Parganas**) in respect of the said premises or part of it as mentioned hereunder and to that effect to get signed, pursue and collect on behalf of the Principal all such or relevant applications, drawings, documents and any representations of whatsoever manner or nature that is being sought to be done by the aforesaid department of the competent authority or by other and when necessary as and/or asked for.
10. To appear and represent the Principal before the Panchayat, Panchayat Samity, Zilla Parishad, B.L. & LRO, S.D. L & LRO, ADM & LRO, Building Tribunal and other authorities concerned regarding mutation & conversion of the schedule property, if require, in future and to receive any notice or served upon the Principal in respect of the said premises or part of it and to make representations, prefer appeals reviews and

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ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
- 9 APR 2024

revisions and for that to sign and submit all papers appeals applications and papers and to appear and make representation for and on behalf of the Principal before the authorities concerned.

11. To appear and represent the Principal before the **Moukhali Gram Panchayat, Panchayat Samity & Zilla Parishad of South 24 Parganas**, B.L. & L.R.O, S.D. L & L.R.O, Fire Services Dept. of West Bengal, WBSEDCL in connection with the electricity of the said premises or part of it and to sign and execute all the papers and documents wherever necessary.
12. To sign and execute all papers and documents for and on behalf of the Principal to mutate its name in respect of the said premises or part of it before the B.L & L.R.O Bishnupur, Govt. of West Bengal and other authority.
13. To sign and execute all papers and documents for and on behalf of the Principal regarding conversion case of the land & ULC certificate, if require, in respect of the said premises or part of it in the Government records including Gram Panchayat.
14. To sign and execute all papers and documents for and on behalf of the Principal to obtain land ceiling clearance if any, from the Competent Authority.
15. To appear and represent the Principal before any Notary Public, Registrar of Assurances, District Registrar, Sub-Registrar or any other officers or officers having jurisdiction and to present for registration and have registered and performed all deeds, agreements, documents, Sale Deeds and instruments executed and signed by the said Attorney in any manner concerning the **Developer's Allocation or Share** only of the project constructed at or upon the building/s to earn the revenue in terms of the aforesaid **Development Agreement**, executed and registered on the date mentioned herein above, in respect the said premises or any part thereof together with undivided share of land mentioned in the **Schedule** hereunder written and/or given in the project and admit the execution thereof.
16. To enter into Agreement for Sale, Lease and/or to sign and execute any other Deeds, documents, Deed of Conveyance or Deed of Sale in respect of the **Developer's Allocation or Share** only of the project, constructed at or upon the building/s, to earn

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ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
- 9 APR 2024

money and/or gain financially, in terms of the aforesaid Development Agreement, dated, on the date mentioned herein above, by and between the Principal and the Developer together with undivided proportionate share of the land of the said premises mentioned in the Schedule hereunder written and/or given in the project being CHITRAKUT GARDEN and to present the same for registration before the registering authority and admit the execution thereof.

17. To receive money or moneys whether in advance or booking from time to time or at a time from the intending Purchaser or Purchasers in respect of the Developer's Allocation only in terms of the aforesaid Development Agreement, executed and registered on the date mentioned herein above and to grant proper receipt and discharge thereof.
18. To deliver khas and vacant possession of the Developer's Allocation after completion of the proposed new building(s) in terms of the aforesaid Development Agreement, executed and registered on the date mentioned herein above, by and between the Principal and the Developer to the intending Purchasers/Transferee.
19. To charge by way of equitable mortgage in respect of the Developer's Allocation only in terms of the aforesaid Development Agreement, executed and registered on the date mentioned herein above, consisting of Unit/Floors/Flats/Car Parking Spaces/Commercial Space/Offices of the proposed Building(s), together with undivided proportionate share of land mentioned in the Schedule hereunder written and/or given in the project who wants to purchase the same from the Developer includes its transferee and to make the Principals free from all encumbrances and liabilities whatsoever.
20. To obtain bank finance and/or banking facilities in the form of project loan or construction loan/loans from the bank/banks in its own name and capability for the purpose of undertaking the Housing Project by creating the charge/mortgage of the premises, however without creating any financial obligation and/or liability upon the Owners and without creating any charge or lien on the Allocation/Realizations/Share attributable to the Owners. Such Project Finance can be made secured against the stock of raw materials in the form of flat/unit/apartment/parking space/constructed space

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ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
- 9 APR 2024

etc. (along with proportionate share of land upon which the new building/block will be built part by part as per sanction) for completion of construction of the project or the Receivables from the allottees to the extent pertaining to the Developer's Shares of the Receivables/Allocation without creating any charge or mortgage on the entire premises/project land rather it will be block/building wise. In this event, the Owners shall not be held liable for any default committed by the Developer in repaying any such project loan/finance obtained by it and the Developer shall assure and indemnify the Owner against any claim arising out of such borrowings/loans. In case owing to any loan or finance obtained by the Developer, the Owner suffers any losses or damages due to any non repayment, delay in repayment by the Developer or due to any other consequence of delay or default of the Developer in respect of obligations in respect of any such loan or liability whatsoever, the Developer shall indemnify and keep the Owner indemnified and saved harmless.

21. All the Charges/Lien created by the Bank and/or any Financial Institution in connection with the property, mentioned in the Schedule herein below, for extending any financial facility to the Developer, would be limited only to the portion of land upon which the structure will be constructed part by part.
22. To sign and execute all the papers and documents for obtaining "No Objection Certificate" from KMC and/or KMDA, Fire Brigade, West Bengal Pollution Control Board and other authorities (if required) in respect of the said premises or part of it in the name of the Principal.
23. To sign execute and submit all declarations, statements, applications and affirm affidavits as may be necessary or required from time to time.
24. To commence, prosecute, enforce, defend, answer and oppose all actions and proceedings concerning in any way the said premises or any part thereof including those relating to acquisition and/or requisition in which the Principal is now or may hereafter be interested or concerned and if thought fit and compromise settle refer to arbitration abandon become non-suited submit to judgment in any action or proceedings as aforesaid before any Court, Civil or Criminal or Revenue.

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25. To institute, commence, prosecute, carry on or defend or resist all suits and other actions and proceedings or be add as a party or be non suited or withdrawal the same concerning our said property or any part thereof or concerning anything in which we are the owners before Government offices or in any civil, criminal, revenue, revisional jurisdiction including special jurisdiction of the High Court, Article 226 of the constitution of India and to sign and verify all complaints, statements, accounts, notice and other judicial process, to execute any judgment and to appoint and engage any advocate at his cost and to sign and execute any Vakalatnama and to act and plead.
26. To appoint any retainers, solicitors, advocate and other legal agents and to revoke such appointments and others as occasion shall require.
27. To sign affirm and verify complaint, petition, written statements, tabular statements, Review, Revisions, Affidavit, Declarations, Memorandum of Appeal or any other paper or pleadings including applications under Article 226 of the Constitution of India in any suit action or proceedings relating to the said premises or any part thereof.
28. All of the partners of "UMANATH NIRMAN LLP" jointly or severally or any of them in single or its authorized representatives would sign time to time "Agreement for Sale/s" and "Deed of Conveyance/s", or any other deeds and documents in the proposed Residential cum Commercial buildings to convey undivided share of the land for and on behalf of the Principal for the Developer's Allocation only.

AND GENERALLY to do all acts and things concerning the powers herein conferred in respect of the said premises, which the Principals could have done lawfully under it own hands, if present personally. And the Principal do hereby agree ratify and confirm all acts, deeds and things whatsoever and the said Attorney shall do and/or cause to do in accordance herewith.

SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

(Schedule of Land)

ALL THAT piece and parcel of land admeasuring an area of 211.60 (Two Hundred Eleven Point Six Zero) Decimal more or less in R.S. Dag Nos- 339, 340, 341, 342, 343, 344, 349, 350, 351 and 352 corresponding to L.R. Dag Nos - 351, 352, 353, 354, 355, 356 (Bastu Land), 361, 362, 363 and 364 under L.R. Khatian No.- 2213, by Nature - Bastu, lying

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ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
- 9 APR 2024

and situated at **Mouza- Mamudpur**, J.L. No.-33, R.S. No.-75, Touzi No.-395, Pargana-
Azimabad, comprised in the following **R.S. & L.R. Dag Nos and & L.R. Khatian Nos. -**

Dag Nos.		L.R. Khatian No.	Nature	Total area in Dag (in Dec)	Share in 1.0000	Own Area (In Dec)	Area under this Agreement (In Dec)	Setforth Value (In Rs.)
R.S.	L.R.							
339	351	2213	Bastu	32	0.3562	11.3984	11.40	285000
340	352	2213	Bastu	42	1.0000	42.0000	42.00	1050000
341	353	2213	Bastu	7	0.3334	2.3338	2.33	58250
342	354	2213	Bastu	8	0.3333	2.6664	2.66	66500
343	355	2213	Bastu	9	0.3333	2.9997	3.00	75000
344	356	2213	Bastu	11	0.3333	3.6663	3.66	91500
349	361	2213	Bastu	44	0.5810	25.5640	25.55	638750
350	362	2213	Bastu	54	0.8797	47.5038	47.50	1187500
351	363	2213	Bastu	48	0.7500	36.0000	36.00	900000
352	364	2213	Bastu	50	0.7500	37.5000	37.50	937500
			TOTAL=	384		211.6324	211.60	52,90,000/-

District Sub-Registrar Office at Alipore, Additional District Sub-Registrar Office at Bishnupur, Police Station- Bishnupur, within the jurisdiction of **Moukhali Gram Panchayat**, PIN Code-743503, in the District of South 24 Paraganas, hereinafter called and referred to as the **SAID LAND**.

IN WITNESS WHERE OF the parties, hereunder have executed these presents at Kolkata on the 9th day of April, 2024.

SIGNED, SEALED AND DELIVERED

By the above named Owner/ Principal/ Executant

In the presence of:-

1) Shek Ataur Rahman
209, C.R. Avenue
Kolkata-700006

2) Alexey
35, Vinayaknagar Road
Kolkata-700007

For Meridian Devcon Pvt. Ltd.
[Signature]
Authorised Signatory

SIGNATURE OF THE OWNER/
PRINCIPAL/ EXECUTANT



ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
- 9 APR 2024

SIGNED, SEALED AND DELIVERED

By the above named Constituted Attorney

In the presence of:-

1) *Shek Ataur Rahaman*

2) *Aloke Das*

UMANATH NIRMAN LLP

Akash Singh

Authorised Signatory

SIGNATURE OF THE CONSTITUTED
ATTORNEY

Drafted & Prepared by :

(As per Informations Supplied
by the Parties)



(Shek Ataur Rahaman)

Advocate

Alipore Judges' Court

Kolkata-700027

(Regn.No.- WB/382/2000)

Mob.No. 9330942717



ADDY. JAL. REG. AR
OF ASSURANCE, KOLKATA
- 9 APR 2024

DISTRICT- KOLKATA
OFFICE OF ADDITIONAL REGISTRAR OF ASSURANCES-I, KOLKATA

		Thumb	1st finger	Middle finger	Ring finger	Small finger
	Left Hand					
	Right Hand					

Name: **SRI PRADIP KUMAR THAKUR**

Signature :-



	Left Hand					
	Right Hand					

Name: **SRI AKASH SINGH**

Signature :-



PHOTO	Left Hand					
	Right Hand					

Name:

Signature :-



ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
- 9 APR 2024

Major Information of the Deed

Deed No :	I-1901-03077/2024	Date of Registration	09/04/2024
Query No / Year	1901-8000868926/2024	Office where deed is registered	
Query Date	04/04/2024 11:19:41 AM	A.R.A. - I KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	SHEK ATAUR RAHAMAN ALIPORE JUDGES COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9073103425, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 52,90,000/-	Rs. 7,42,79,808/-		
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]:- 190102560/2024		

Land Details :

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: MAUKHALI, Mouza: Mamudpur, , Mamudpur Pin Code : 743503

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-351	LR-2213	Commercial	Bastu	11.4 Dec	2,85,000/-	39,39,840/-	Width of Approach Road: 10 Ft., , Project Name :
L2	LR-352	LR-2213	Commercial	Bastu	42 Dec	10,50,000/-	1,45,15,200/-	Width of Approach Road: 10 Ft., , Project Name :
L3	LR-353	LR-2213	Commercial	Bastu	2.33 Dec	58,250/-	8,05,248/-	Width of Approach Road: 10 Ft., , Project Name :
L4	LR-354	LR-2213	Commercial	Bastu	2.66 Dec	66,500/-	9,19,296/-	Width of Approach Road: 10 Ft., , Project Name :
L5	LR-355	LR-2213	Commercial	Bastu	3 Dec	75,000/-	15,55,200/-	Property is on Road Adjacent to Metal Road, , Project Name :
L6	LR-356	LR-2213	Commercial	Bastu	3.66 Dec	91,500/-	18,97,344/-	Property is on Road Adjacent to Metal Road, , Project Name :
L7	LR-361	LR-2213	Commercial	Bastu	25.55 Dec	6,38,750/-	88,30,080/-	Width of Approach Road: 10 Ft., , Project Name :
L8	LR-362	LR-2213	Commercial	Bastu	47.5 Dec	11,87,500/-	1,64,16,000/-	Width of Approach Road: 10 Ft., , Project Name :

L9	LR-363	LR-2213	Commercial	Bastu	36 Dec	9,00,000/-	1,24,41,600/-	Width of Approach Road: 10 Ft., , Project Name :
L10	LR-364	LR-2213	Commercial	Bastu	37.5 Dec	9,37,500/-	1,29,60,000/-	Width of Approach Road: 10 Ft., , Project Name :
		TOTAL :			211.6Dec	52,90,000 /-	742,79,808 /-	
		Grand Total :			211.6Dec	52,90,000 /-	742,79,808 /-	

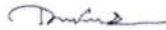
Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	MERIDIAN DEVCON PRIVATE LIMITED Mearidian Plaza, 209, C.R.avenue, 4th Floor, City:- Kolkata, P.O:- Bedon Street, P.S:-Girish Park, District:- Kolkata, West Bengal, India, PIN:- 700006 , PAN No.:: AAxxxxxx2M,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative

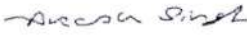
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	UMANATH NIRMAL LLP Shiva Hights, Back Side, Ground Floor, Flat No.-A, 171A, Ramesh Dutta Street, City:- Kolkata, P.O:- Bedon Street, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006 , PAN No.:: AAxxxxxx0Q,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri PRADIP KUMAR THAKUR (Presentant) Son of Mr INDRA DEO THAKUR Date of Execution - 09/04/2024, , Admitted by: Self, Date of Admission: 09/04/2024, Place of Admission of Execution: Office	 Apr 9 2024 1:15PM	 Captured LTI 09/04/2024	 09/04/2024
35/1, COSSIPORE ROAD, City:- Not Specified, P.O:- COSSIPORE, P.S:-Cossipur, District:-North 24-Parganas, West Bengal, India, PIN:- 700002, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AHxxxxxx6H,Aadhaar No Not Provided Status : Representative, Representative of : MERIDIAN DEVCON PRIVATE LIMITED (as AUTHORISED SIGNATORY)				



2	Name Mr AKASH SINGH Son of Shri KANAI SINGH Date of Execution - 09/04/2024, , Admitted by: Self, Date of Admission: 09/04/2024, Place of Admission of Execution: Office	Photo  Apr 9 2024 1:15PM	Finger Print  Captured LTI 09/04/2024	Signature  09/04/2024
1/H/43, RAMESH DUTTA STREET, City:- Not Specified, P.O:- BEADON STREET, P.S:-Girish Park, District:-Kolkata, West Bengal, India, PIN:- 700006, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: DGxxxxxx3L,Aadhaar No Not Provided Status : Representative, Representative of : UMANATH NIRMAN LLP (as AUTHORISED SIGNATORY)				

Identifier Details :

Name SHEK ATAUR RAHAMAN Son of Late SK ANISUR RAHAMAN 34, SODEPUR BRICK FIELD ROAD, City:- Not Specified, P.O:- HARIDDEVPUR, P.S:-Thakurpukur, District:-South 24- Parganas, West Bengal, India, PIN:- 700082	Photo  09/04/2024	Finger Print  Captured 09/04/2024	Signature  09/04/2024
Identifier Of Shri PRADIP KUMAR THAKUR, Mr AKASH SINGH			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	MERIDIAN DEVCON PRIVATE LIMITED	UMANATH NIRMAN LLP-11.4 Dec
Transfer of property for L10		
Sl.No	From	To. with area (Name-Area)
1	MERIDIAN DEVCON PRIVATE LIMITED	UMANATH NIRMAN LLP-37.5 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	MERIDIAN DEVCON PRIVATE LIMITED	UMANATH NIRMAN LLP-42 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	MERIDIAN DEVCON PRIVATE LIMITED	UMANATH NIRMAN LLP-2.33 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	MERIDIAN DEVCON PRIVATE LIMITED	UMANATH NIRMAN LLP-2.66 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	MERIDIAN DEVCON PRIVATE LIMITED	UMANATH NIRMAN LLP-3 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	MERIDIAN DEVCON PRIVATE LIMITED	UMANATH NIRMAN LLP-3.66 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	MERIDIAN DEVCON PRIVATE LIMITED	UMANATH NIRMAN LLP-25.55 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	MERIDIAN DEVCON PRIVATE LIMITED	UMANATH NIRMAN LLP-47.5 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	MERIDIAN DEVCON PRIVATE LIMITED	UMANATH NIRMAN LLP-36 Dec



Land Details as per Land Record

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: MAUKHALI, Mouza: Mamudpur, , Mamudpur Pin Code : 743503

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 351, LR Khatian No:- 2213		Owner Name not selected by applicant.
L2	LR Plot No:- 352, LR Khatian No:- 2213		Owner Name not selected by applicant.
L3	LR Plot No:- 353, LR Khatian No:- 2213		Owner Name not selected by applicant.
L4	LR Plot No:- 354, LR Khatian No:- 2213		Owner Name not selected by applicant.
L5	LR Plot No:- 355, LR Khatian No:- 2213		Owner Name not selected by applicant.
L6	LR Plot No:- 356, LR Khatian No:- 2213		Owner Name not selected by applicant.
L7	LR Plot No:- 361, LR Khatian No:- 2213		Owner Name not selected by applicant.
L8	LR Plot No:- 362, LR Khatian No:- 2213		Owner Name not selected by applicant.
L9	LR Plot No:- 363, LR Khatian No:- 2213		Owner Name not selected by applicant.
L10	LR Plot No:- 364, LR Khatian No:- 2213		Owner Name not selected by applicant.

Endorsement For Deed Number : I - 190103077 / 2024

On 04-04-2024

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 7,42,79,808/-



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

On 09-04-2024

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

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

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

Presented for registration at 13:05 hrs on 09-04-2024, at the Office of the A.R.A. - I KOLKATA by Shri PRADIP KUMAR THAKUR .

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

Execution is admitted on 09-04-2024 by Shri PRADIP KUMAR THAKUR, AUTHORISED SIGNATORY, MERIDIAN DEVCON PRIVATE LIMITED, Meridian Plaza, 209, C.R.avenue, 4th Floor, City:- Kolkata, P.O:- Bedon Street, P.S:- Girish Park, District:-Kolkata, West Bengal, India, PIN:- 700006

Indetified by SHEK ATAUR RAHAMAN, , Son of Late SK ANISUR RAHAMAN, 34, SODEPUR BRICK FIELD ROAD, P.O: HARIDEVPUR, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700082, by caste Muslim, by profession Advocate

Execution is admitted on 09-04-2024 by Mr AKASH SINGH, AUTHORISED SIGNATORY, UMANATH NIRMAN LLP, Shiva Hights, Back Side, Ground Floor, Flat No.-A, 171A, Ramesh Dutta Street, City:- Kolkata, P.O:- Bedon Street, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006

Indetified by SHEK ATAUR RAHAMAN, , Son of Late SK ANISUR RAHAMAN, 34, SODEPUR BRICK FIELD ROAD, P.O: HARIDEVPUR, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700082, by caste Muslim, by profession Advocate

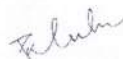
Payment of Fees

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 1408, Amount: Rs.100.00/-, Date of Purchase: 18/01/2024, Vendor name: L K DAS



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 1901-2024, Page from 122708 to 122731
being No 190103077 for the year 2024.**



Pradipta

Digitally signed by PRADIPTA KISHORE GUHA
Date: 2024.04.19 19:59:53 +05:30
Reason: Digital Signing of Deed.

**(Pradipta Kishore Guha) 19/04/2024
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.**