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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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Additional Registrar of  
Assurances-IV, Kolkata

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

Additional Registrar of  
Assurances-IV, Kolkata

### SPECIFIC POWER OF ATTORNEY

THIS SPECIFIC POWER OF ATTORNEY ("Power of Attorney") is  
made on this 29<sup>th</sup> day of June 2024 at Kolkata

BY

1. **PASARI DEVELOPERS LLP** (PAN-AAQFP3401L), a Limited Liability Partnership having its registered office at 35, Ballygunge Park, Post Office - Ballygunge, Police Station - Karaya, Kolkata - 700019, represented by its Authorized Signatory **Mr. Sanjit Kumar Jhnunjhunwala** (PAN-AGKPJ6305M & Aadhaar No.8445 7292 7366) son of Jagdish Jhunjhunwala, by faith-Hindu, by occupation-Services, by Nationality-Indian, residing at 23, Canal Street, Flat No.507, Post Office-Sreebhumi, Police Station-Lake Town, Kolkata-700048 vide Board Resolution

29 JUN 2024



006659

Sl. No. .... Date .....  
Name .....  
Add. ....  
AMT. .... 100 .....

30 MAY 2024  
30 MAY 2024

KESHAV KUMAR DASUKA  
Advocate  
High Court, Calcutti

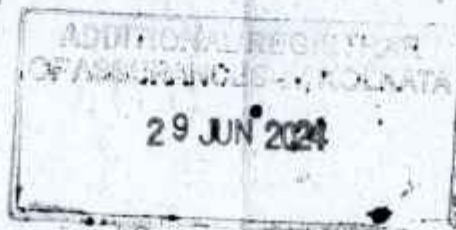
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SOUMITRA CHANDA  
Licensed Stamp Vendor  
8/2, K. S. Roy Road, Kol-

1305 JUL 8 C



Identified by:  
Ajay Chakraborti  
(AJAY CHAKRABORTI)  
S/o Late Atul Chakraborti  
Saradpally, Maheshtala,  
Chingripota, Batarayer,  
Kolkata - 700140.



dated 21<sup>st</sup> June, 2024.

2. **REGALIA VENTURES LLP** (PAN-ABEFR1293D), a Limited Liability Partnership having its registered office at 19/2, Deodar Street, Post Office-Ballygunge, Police Station-Ballygunge, Kolkata-700019, represented by its Authorized Signatory **Mr. Bimal Sardar** (PAN - BHJPS8365K & Aadhaar No. 8784 7562 2183) son of Late Judhisthir Sardar, aged about - 47 years, by faith - Hindu, by occupation - Service, by Nationality - Indian residing at 16/2, Monohar Pukur Road, Post Office - Kalighat, Police Station - Tollygunge, Kolkata - 700026 vide Board Resolution dated 21<sup>st</sup> June, 2024.

3. **DEOKIRAN MERCHANDISE PRIVATE LIMITED** (PAN-AACCD3770B), a Company incorporated under the Companies Act, 2013 having its registered office at 35, Ballygunge Park, Post Office - Ballygunge, Police Station - Karaya, Kolkata - 700019, represented by its Director **Mr. Sanjit Kumar Jhnunjhunwala** (PAN-AGKPJ6305M & Aadhaar No.8445 7292 7366) son of Jagdish Jhunjhunwala, by faith-Hindu, by occupation-Services, by Nationality-Indian, residing at 23, Canal Street, Flat No. 507, Post Office-Sreebhumi, Police Station - Lake Town, Kolkata - 700048 vide Board Resolution dated 21<sup>st</sup> June, 2024.

4. **ANANT NIKETAN PRIVATE LIMITED** (PAN - AAFCA9798K), a Company incorporated under the Companies Act, 2013 having its registered office 35, Ballygunge Park, Post Office - Ballygunge, Police Station - Karaya, Kolkata - 700019, represented by its Authorized Signatory **Mr. Sanjit Kumar Jhnunjhunwala** (PAN-AGKPJ6305M & Aadhaar No.8445 7292 7366) son of Jagdish Jhunjhunwala, by faith-Hindu, by occupation-Services, by Nationality-Indian, residing at 23, Canal Street, Flat No. 507, Post Office-Sreebhumi, Police Station - Lake Town, Kolkata - 700048 vide Board Resolution dated 21<sup>st</sup> June, 2024.

5. **BUILDMORE DEALERS PRIVATE LIMITED** (PAN - AALCB0277E), a Company incorporated under the provisions of Companies Act, 1956 having its registered office at 1/29A, Gariahat Road, P.O. Jodhpur Park, P.S. Lake, Kolkata-700 068, represented by its Authorized Signatory **Mr. Bimal Sardar** (PAN - BHJPS8365K & Aadhaar No. 8784 7562 2183) son of Late Judhisthir Sardar, aged about - 47 years, by faith - Hindu, by occupation - Service, by Nationality - Indian residing at 16/2, Monohar Pukur Road, Post Office - Kalighat, Police Station -



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Tollygunge, Kolkata - 700026 vide Board Resolution dated 21<sup>st</sup> June, 2024.

6. **TISTA PROPERTIES PRIVATE LIMITED** (PAN-AACCT5445P), a Company incorporated under the provisions of Companies Act, 1956 having its registered office at 35, Ballygunge Park, Post Office - Ballygunge, Police Station - Karaya, Kolkata - 700019, represented by its Director **Mr. Sanjit Kumar Jhnunjhunwala** (PAN-AGKPJ6305M & Aadhaar No.8445 7292 7366) son of Jagdish Jhunjhunwala, by faith-Hindu, by occupation-Services, by Nationality-Indian, residing at 23, Canal Street, Flat No. 507, Post Office -Sreebhumi, Police Station - Lake Town, Kolkata - 700048 vide Board Resolution dated 21<sup>st</sup> June, 2024.

7. **GOLDBRICK VENTURES LLP** (PAN-AAXFG0407A), a Limited Liability Partnership having its registered office at 18/2, Deodgar Street, Post Office and Police Station - Ballygunge, Kolkata - 700019, represented by its Authorized Signatory **Mr. Bimal Sardar** (PAN - BHJPS8365K & Aadhaar No. 8784 7562 2183) son of Late Judhisthir Sardar, aged about - 47 years, by faith - Hindu, by occupation - Service, by Nationality - Indian residing at 16/2, Monohar Pukur Road, Post Office - Kalighat, Police Station - Tollygunge, Kolkata - 700026 vide Board Resolution dated 21<sup>st</sup> June, 2024.

8. **BHAGYA LAXMI MINERAL AND LOGISTIC PRIVATE LIMITED** (PAN-AAACD9138M, a Company incorporated under the Companies Act, 2013 having its registered office at 24, Hemant Basu Sarani, Mangalam Building, 1<sup>st</sup> Floor, P.S. Hare Street, P.O. R.N. Mukherjee Road, Kolkata - 700001, represented by its Authorized Signatory **Mr. Bimal Sardar** (PAN - BHJPS8365K & Aadhaar No. 8784 7562 2183) son of Late Judhisthir Sardar, aged about - 47 years, by faith - Hindu, by occupation - Service, by Nationality - Indian residing at 16/2, Monohar Pukur Road, Post Office - Kalighat, Police Station - Tollygunge, Kolkata - 7000269 vide Board Resolution dated 21<sup>st</sup> June, 2024.

9. **SUNLIKE TRADECOM PRIVATE LIMITED** (PAN-AASCS5857N) a Company incorporated under the Companies Act, 2013 having its registered office at 24, Hemant Basu Sarani, Mangalam Building, 1<sup>st</sup> Floor, P.S. Hare Street, P.O. R.N. Mukherjee Road, Kolkata - 700001, represented by its Authorized Signatory **Mr. Bimal Sardar** (PAN - BHJPS8365K & Aadhaar No. 8784 7562 2183) son of Late Judhisthir Sardar, aged about - 47 years, by faith - Hindu, by occupation - Service, by Nationality - Indian residing at 16/2, Monohar Pukur Road, Post Office -



ADDITIONAL REGISTRAR  
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Kalighat, Police Station - Tollygunge, Kolkata - 700026 vide a Letter of Authority dated 21<sup>st</sup> June, 2024.

**10. SWASTIK ENTERPRISES** (PAN - AEZFS9628B), a Partnership firm having its office at 379, Prantick Pally, 2<sup>nd</sup> Floor, Flat No. 4, Anandapur, P.O. East Kolkata Township, P.S. Anandapur, Kolkata - 700107, represented by one of its Partners **Mr. Om Prakash Yadav** (PAN - AAGPY1158H & Aadhaar No.3051 9508 4155) son of Sumer Singh Yadav, by faith - Hindu, by occupation - Business, by Nationality - Indian, of Premises No. 379, Prantick Pally, 2<sup>nd</sup> Floor, Flat No.04, Anandapur, P.O. East Kolkata Township, P.S. Anandapur, Kolkata - 700107.

All the abovenamed owners are collectively hereinafter referred to as "**Land Owners/Principals**" (which expression, unless repugnant to the context or meaning thereof, shall mean and include their respective successors, representatives, successor(s)-in-interest and/or permitted assigns) of the **ONE PART**;

#### **IN FAVOUR OF**

**1. AKP PROMOTERS PRIVATE LIMITED**, (PAN : ABACA4877F), a Company incorporated under the Companies Act, 2013 having its Registered Office at 35, Ballygunge Park, Post Office - Ballygunge, Police Station - Karaya, Kolkata - 700019 represented by its Director **Mr. Akshay Kumar Pasari** (PAN-AKYPP3750A & Aadhaar No.9944 3122 5556) son of Ashok Kumar Pasari, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at Premises No.35, Ballygunge Park, Post Office - Ballygunge, Police Station - Karaya, Kolkata - 700019 vide a Board Resolution dated 21<sup>st</sup> June, 2024 hereinafter referred to as "**Principal Developer / Attorney No.1**"

**2. BENGAL RELIABLE MAHANIRMAN LIMITED** (PAN-AAGCB2440Q), a Company incorporated under the Companies Act, 2013 having its Registered Office at 24, Hemant Basu Sarani, Mangalam Building, Room No. 507, 5<sup>th</sup> Floor, P.S. Hare Street, P.O. R.N. Mukherjee Road, Kolkata - 700001 represented by its Authorized Signatory **Mr. Alok Jhunjunwala**, son of Mahendra Jhunjunwala, (PAN - AJNPJ8915H & AADHAAR No.7393 3338 3945), by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 1/B, Nando Mullick Lane, Post Office - Bedon Street, Police Station - Jorashanko, Kolkata - 700006 vide a Board



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Resolution dated 21<sup>st</sup> June, 2024 hereinafter called "**the OTHER DEVELOPER / Attorney No.2**".

Both the abovenamed Attorneys are collectively hereinafter referred to as "**The Attorneys**" (which expression, unless repugnant to the context or meaning thereof, shall mean and include their respective successors, representatives, successor(s)-in-interest and/or permitted assigns) of the **OTHER PART**;

**W H E R E A S:**

- A. The Land Owners are the absolute owners of ALL THAT the piece and parcel of Bastu/Bahutal Abasan land admeasuring 99.4745 Decimals (equivalent to 4025.04 Sq. Mtr.) in Mouza – Mahisbathan, Touzi No.145, J.L No.18, Revenue Survey No.215, R.S./L.R. Dag Nos. 470(P) & 472(P), Police Station - Electronic Complex (formerly Bidhannagar East), under Ward No.1, within the ambit of Bidhannagar Municipal Corporation, in the District of North 24 Parganas, Kolkata - 700101 more fully described in the **SCHEDULE** hereto and shown in RED borders on the map or plan hereto annexed together with all the appurtenances attached thereto including all the easement and quasi-easement rights, common paths and passages between the said land and the adjacent land parcels together with all the rents, issues, incomes, profits, claims, demand in respect of the said land and/or attributable and/or relating to the aforesaid Land and the same is hereinafter collectively referred to as the "**Land**".
- B. The Parties have mutually agreed that the Principal Developer and the Other Developer shall develop the Land for the construction of a residential project thereon ("**Project**"). Pursuant to the above, the Parties have entered into a Joint Development Agreement dated 29/06/2024 registered at the ARA IV, Kolkata recorded as Deed No. 93.6.2 for the 2024 ("**Development Agreement**") with respect to construction and development of the Project. As per the Development Agreement, it has been agreed, *inter alia*, that, the Land Owners shall provide to the Principal Developer as well as to the Other Developer (hereinafter jointly referred to as the "**Developers**") with a Power of Attorney in order to facilitate the construction, erection, completion and implementation of the Project and to carry out its obligations in relation to the same, as per the terms and conditions of the Development Agreement.



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C. In furtherance thereof and to effectively implement the Development Agreement, the Land Owners have agreed to appoint the Developers **jointly or individually** as their true and lawful constituted attorney(ies) and authorized representative(s) through this Power of Attorney for each of the powers contained hereinafter.

**THEREFORE, THIS POWER OF ATTORNEY WITNESSETH AS FOLLOWS:**

The Land Owners hereby nominate, constitute, appoint, and empower the Attorneys jointly and/or individually, acting through any of its directors or duly authorized representatives to do, exercise, execute and perform all or any of the following acts, deeds and things, on their behalf and in their names:

1. To appear for and represent the Land Owners before all local, State or Central Government departments, parastatals and statutory bodies for all intents and purposes in connection with construction of the Project and to sign all letters, applications, undertakings, indemnities etc. and submit the same as may be required or necessary for carrying out construction of the Project at, *inter alia*, the Land.
2. To represent the Land Owners, as may be required, before the concerned local authority, West Bengal Fire Services Department, Urban Land (Ceiling & Regulation) Department, concerned police authority, and all other Governmental Authority(ies) and/or Government departments and to file necessary papers, documents, applications, undertakings, indemnities etc. in respect of any matter relating to construction of the Project at, *inter alia*, the Land.
3. To obtain permission or approval from the concerned sanctioning and/or planning authority and/or other Governmental Authority as may be required for the development and construction of the Project at, *inter alia*, the Land in accordance with the Agreement and for that purpose to sign such applications, papers, writings, undertakings, appeals, etc., as may be required.
4. To enter upon the Land with men and material as may be required for the purpose of development of the Project and erect the buildings as per the sanctioned Plan to be sanctioned by the concerned sanctioning authority



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and/or local authority.

5. To hold and defend access and physical control of the Land and every part thereof and also to develop, manage, maintain, deal with, administer, control, supervise and protect the Project being developed thereon and all buildings and constructions to be constructed thereon and every part thereof.
6. To sign all contracts and orders and other documents, letters, receipts, papers and writings whatsoever and to conclude all bargains and deals to accept all estimates, tenders, quotations etc. on such terms and conditions as the Developers shall deem fit and proper and to settle all issues and differences in connection thereto for construction and completion of the Project at, *inter alia*, the Land.
7. To appoint and terminate the appointment of architects, engineers, surveyors and others survey and soil testing at the Land.
8. To sign, execute and register (as may be applicable) all Plans, sketches, maps, declarations, including boundary declaration, forms, petitions, letters or any other documents relating to or in connection with applying for and obtaining sanction of Plan in respect of the development and construction of the Project at, *inter alia*, the Land.
9. To prepare, apply for and submit the Plan with the concerned sanctioning and/or planning authority and other Governmental Authority(ies) as may be required for sanction of the Plan and if required, to have the same modified and/or altered from time to time.
10. To obtain delivery of the sanctioned Plan from the concerned sanctioning authority/local authority or any other authority(ies).
11. To apply for and obtain clearance certificate, no objection certificates, permissions and consents, if required, from the West Bengal Pollution Control Board for sanction of the Plan in respect of the development and construction of the Project at, *inter alia*, the Land.
12. To receive the excess amount of fees, if any, paid to any Governmental Authority(ies) for the purpose of sanction, modification and/or alteration of

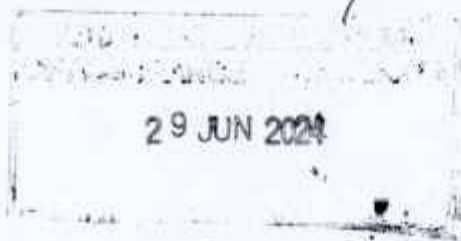


ADDITIONAL REGISTRAR  
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the Plan in respect of the Project at, *inter alia*, the Land and to distribute such excess amount of fees so refunded to the respective Parties, to the extent of such Party's share in the amount contributed.

13. To have the Land surveyed and to have the soil tested for the proposed construction and development of the Project at, *inter alia*, the Land.
14. To pay all fees and expenses and obtain sanction and such other orders or permissions or consents or no objection certificates from the necessary authorities and to do all other necessary acts, deeds and things as be expedient for sanction, modification and/or alteration of the Plan in respect of the Project at, *inter alia*, the Land.
15. To apply for and obtain electricity, gas, water, sewerage, drainage, lift, and/or other connections of any other utility or facility in the Land from the concerned companies or sanctioning and/or planning authority and other appropriate authorities and/or to make alteration therein and to close down and/or have disconnected the same.
16. To install all electricity, gas, water and surface and foul water drainage systems on the Land and to serve such notices and enter into such agreements with statutory authorities or other companies as may be necessary for installation of the aforesaid services.
17. To do all necessary acts, deeds and things for the purpose of complying with Applicable Law for the time being in force with regard to sanctioning, modifications and/or alteration of the Plan in respect of the Project at, *inter alia*, the Land.
18. To appoint architects, engineers, contractors, sub-contractors, consultants, surveyors and other professionals as may be required and to supervise the development and construction work of the Project at, *inter alia*, the Land.
19. To apply for and obtain, in the name of the Land Owners, the service connections including water, sewerage and electricity for carrying out and completing the development and construction work of the Project at, *inter alia*, the Land.



20. To make deposits with the concerned sanctioning and/or planning authorities and other authorities for the purpose of carrying out the development work and construction of the Project at, *inter alia*, the Land and to claim refunds of such deposits and to give valid and effectual receipt and discharge on behalf of the Land Owners in connection therewith.
21. To construct upon and develop the Land and to undertake the financing and designing of the Project thereon without any claim or interference from any Person in any manner whatsoever.
22. To excavate the Land and demolish all structures thereupon (if any), undertake sale of debris and appropriate the sale proceeds thereof.
23. To create charge and/or mortgage in respect of the saleable areas or portion thereof in the project before any bank/banks or financial institutions by executing all necessary deeds and documents for the purpose of obtaining project finance/loan without adversely affecting the rights title and interests of the owners and the intending allottees of the project.
24. To take such steps as are necessary to divert all pipes, cables or other conducting media in, under or above the Land or any adjoining or neighboring properties and which need to be diverted as a result of the construction of the Project thereon.
25. To obtain and give rights of way, access, rights to lay drains, water mains, electric cables, telephone, fax lines, telegraph cables, etc., underground and overhead (as the case may be) and for that purpose to obtain, give, sign, execute and deliver all deeds, undertakings, writings, etc. as may be necessary or required from time to time.
26. To give all necessary notices under Applicable Law for the demolition and clearance of the Land and development thereof, as contemplated herein.
27. To not allow any Person to encroach into or upon the Land or any part or portion thereof and take all steps as may be required for removing trespassers, unauthorized occupants and/or tenants from the Acquired Land.
28. After completion of the construction of the Project or any phase thereof, to





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apply for and obtain occupancy certificate/completion certificate in respect thereof or parts thereof from the concerned sanctioning and/or planning authorities.

29. To ask for, receive and recover from the Allottees all consideration, charges, service charges and other taxes and sums of moneys in respect of the Saleable Areas at the project, *inter alia*, the Land, in any manner whatsoever and to distribute the same in terms of the Development Agreement and also on non-payment thereof to enter upon and restrain and/or and take legal steps for the recovery thereof as the Developer may think fit.
30. To execute from time to time all deeds of Transfer for the Saleable Areas in the Project along with the proportionate undivided impartible share in the Land attributable to such Saleable Areas as permitted in the Development Agreement, and to receive consideration, rents, deposits thereof and grant valid and effectual receipts to the payer and deposit all such receipts in the separate bank account and present the above documents/instruments for registration and admit the execution of such documents/instruments before the appropriate authorities.
31. To execute any other deeds and documents, including deed of exchange, deed of declaration, deed of confirmation and/or any deed of modification and to register the same with the jurisdictional Registrar(s) or Sub-Registrar(s) as the Developer may at its sole discretion desire or deem fit and proper.
32. To do and perform all acts, deeds, matters and things necessary for all or any of the purposes aforesaid and for giving full effect to the powers and authorities herein before contained, as fully and effectually as the Land Owners could do in Person.
33. **AND GENERALLY** to do all acts deeds and things for better exercise of the authorities herein contained which the Land Owners could have lawfully done under its hands and seals, if personally present.

**Ratification:** The Land Owners doth hereby ratify and confirm and agree to ratify and confirm, all and whatsoever the said Attorney(ies) shall lawfully do or cause to be done jointly or individually by virtue of this Power of Attorney and in terms of the provisions contained in the Development Agreement.



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**Substitution:** The Attorney(ies) shall be entitled to appoint one or more substitutes under itself/themselves for exercise of all or any of the aforesaid powers and authorities and it shall further have the right to remove such substitutes and/ or make further or other substitutions.

**Validity:** This Power of Attorney shall form an integral part of the Development Agreement and cannot be terminated till the time the Development Agreement is valid and subsisting. This Power of Attorney is and will be coterminous with the above mentioned Development Agreement.

**No Liability:** The Land Owners shall not have any financial or other liability to any person or entity by virtue of any power exercised by the Attorney pursuant to the Power of Attorney.

**Further Powers:** Notwithstanding the grant of the aforesaid powers and authorities, the Land Owners shall grant further powers and authorities as may be necessary to fully effectuate this Power of Attorney.

The capitalized terms used but not defined herein, shall have the meaning ascribed to them in the Development Agreement.

The Attorney shall render true and proper accounts to the Land Owners and no consideration has been passed through this Power of Attorney.

This Power of Attorney shall be governed by the laws of India.

#### **SCHEDULE** **LAND**

ALL THAT the piece and parcel of Bastu/Bahutal Abasan land measuring an area of 99.4745 Decimals (equivalent to 4025.04 Sq. Mtr.) be the same or a little more or in R.S./L.R. Dag No.470(P) comprised in L.R. Khatian Nos. 2455, 2447 & 2495 and R.S./L.R. Dag No. 472(P) comprised in L.R. Khatian Nos. 2523, 2475, 2487, 2448, 2522, 2519, 2530, 2520 & 2518, both the dags are lying at Mouza - Mahisbathan, Touzi No.145, J.L No.18, Revenue Survey No.215, under Police Station - Electronic Complex (formerly Bidhannagar East), Ward No.1 of Bidhannagar Municipal Corporation, in the District of North 24 Parganas, Kolkata - 700101 and as



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demarcated on the map or plan hereto annexed and marked as Annexure "A" and thereon shown in RED border and butted and bounded in the manner following :-

ON THE NORTH : L.R. Dag No.470(P);

ON THE SOUTH : L.R. Dag No.504;

ON THE EAST : L.R. Dag No.470(P) and 472(P);

ON THE WEST : 60 Meter wide road;

All above TOGETHER WITH fittings, boundary wall, rights of easements, title, benefits, easements, authorities, claims, demands, usufructs, sanctions, permissions, NOCs, clearances and tangible and intangible rights, rights appurtenant and/or attributable thereto.

**IN WITNESS WHEREOF** the parties have hereunto executed these presents on the day, months and year first above written and admit execution by their acts and actions;

**EXECUTED AND DELIVERED** by  
the OWNERS above named at  
Kolkata in presence of :

(1) *M. D' Rozario*  
(MARY D'ROZARIO)  
~~35, BALANWADA~~  
35, Ballygunge Park Kol-700019

**PASARI DEVELOPERS LLP**

*Sanjay Kumar Shrivastava*  
Authorised Signatory

**OWNER/PRINCIPAL No.1**

**REGALIA VENTURES LLP**

*Bimal Saha*  
Authorised Signatory

**OWNER/PRINCIPAL No.2**

(2) *Suprasad Chatterjee*  
(SUPRASAD CHATTERJEE)  
53 Syed Amir Ali Avenue Kol-700019

**DEOKIRAN MERCHANDISE PVT. LTD.**

*Sanjay Kumar Shrivastava*  
Director

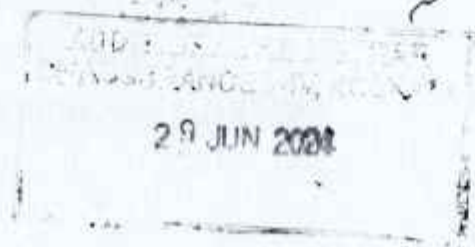
**OWNER/PRINCIPAL No.3**

**For Anant Niketan Pvt. Ltd.**

*Sanjay Kumar Shrivastava*  
Authorised Signatory

**OWNER/PRINCIPAL No.4**





BUILDMORE DEALERS PVT. LTD.

*Bimal Salu*  
Director / Authorised Signatory

**OWNER/PRINCIPAL No.5**

WISTA PROPERTIES PVT. LTD.

*Sanjay Kumar Jhurkunda*  
Director

**OWNER/PRINCIPAL No.6**

GOLDBRICK VENTURES LLP

*Bimal Salu*  
Authorised Signatory

**OWNER/PRINCIPAL No.7**

Bhagya Laxmi Mineral And Logistic Pvt. Ltd.

*Bimal Salu*  
Director / Authorised Signatory

**OWNER/PRINCIPAL No.8**

SUNLIKE TRADECOM PVT LTD

*Bimal Salu*  
Directors/Authorised Signatory

**OWNER/PRINCIPAL No.9**

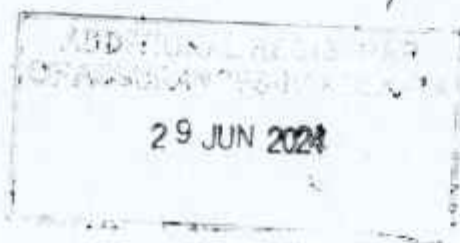
SWASTIK ENTERPRISES.

*[Signature]*  
PARTNER

**OWNER/PRINCIPAL No.10**

SWASTIK ENTERPRISES

PARTNER





**ACCEPTED, EXECUTED AND DELIVERED**

By the Principal Developer/Attorney No.1  
& Other Developer/Attorney No.2  
above named at Kolkata in presence of:

(1) *M. D' Rozario*  
(MARY D'ROZARIO)

35, Ballygunge Park, Kolkata-700019

Accepted by :-

**AKP PROMOTERS PVT. LTD.**

*[Signature]*

**Director**

**ATTORNEY NO.1/  
PRINCIPAL DEVELOPER**

(2) *Suprasno Chatterjee*  
(SUPRASNO CHATTERJEE)

(53, Jyoti Nandan Road)  
24-79

Accepted by :-

**BENGAL RELIABLE MAHANIRMAN LTD.**

*[Signature]*

Director / Authorised Signatory

**ATTORNEY NO.2/  
OTHER DEVELOPER**

Drafted by

*Abhishek Dutta*

Advocate

High Court, Calcutta

Enrolment No. WB/1135/2010.

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ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
29 JUN 2024

DASARI NEW OPERERS LLP

*Bijit Kumar Sharmacharya*  
Authorised Signatory  
DAG NO. 472 (PART)

For Arant Niketan Pvt. Ltd.

*Bijit Kumar Sharmacharya*  
Authorised Signatory  
DAG NO. 470 (PART)

DEOKIRAN MERCHANDISE PVT. LTD.

*Bijit Kumar Sharmacharya*  
Director

TISTA PROPERTIES PVT. LTD.

*Bijit Kumar Sharmacharya*  
Director

Director

DAG NO. 470 (PART)

DAG NO. 470 (PART) & 472 (PART)

65.00m wide Road

**SITE PLAN**

TOTAL LAND AREA-4025.04 SQ.M

SUNLIKE TRADECOM PVT. LTD.

*Bimal Saha*  
Director/Authorised Signatory

DAG NO. 504

Bhagya Laxmi Mineral And Logistic Pvt. Ltd.

*Bimal Saha*  
Director / Authorised Signatory

AKP PROMOTERS PVT. LTD.

BENGAL RELIABLE MAHARAJAN LTD.

Director

*Pranab Kumar*  
Director / Authorised Signatory

SWASTIK ENTERPRISES

PARTNER

REGALIA VENTURES LLP

*Bimal Saha*  
Authorised Signatory

BUILDMORE DEALERS PVT. LTD.

*Bimal Saha*  
Director / Authorised Signatory

GOLDBRICK VENTURES LLP

*Bimal Saha*  
Authorised Signatory

**SITE PLAN :**

Total Land Area Being 4025.04 SQ.M Forming Part Of  
L.R. Dag Nos. 470(Part) & 472(Part), Mouza - Mahisabathan,  
Taluzi No. 145, J.L. No. 18, Police Station-Electronic Complex  
(Formerly Bidhanagar East), under Ward No. 1, Of  
Bidhanagar Municipal Corporation, District -North 24  
Parganas, Kolkata - 700 101







ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA

29 JUN 2004

7/10/04

# FINGER PRINTS



|   | Little | Finger | Ring | Finger | Middle | Finger | Fore | Finger | Thumb | Finger |
|---|--------|--------|------|--------|--------|--------|------|--------|-------|--------|
| L |        |        |      |        |        |        |      |        |       |        |
| H |        |        |      |        |        |        |      |        |       |        |
| S |        |        |      |        |        |        |      |        |       |        |
| R |        |        |      |        |        |        |      |        |       |        |
| H |        |        |      |        |        |        |      |        |       |        |
| S |        |        |      |        |        |        |      |        |       |        |

Signature Sansit Kumar Thunshunwala

Name SANSIT KUMAR THUNSHUNWALA



|   | Little | Finger | Ring | Finger | Middle | Finger | Fore | Finger | Thumb | Finger |
|---|--------|--------|------|--------|--------|--------|------|--------|-------|--------|
| L |        |        |      |        |        |        |      |        |       |        |
| H |        |        |      |        |        |        |      |        |       |        |
| S |        |        |      |        |        |        |      |        |       |        |
| R |        |        |      |        |        |        |      |        |       |        |
| H |        |        |      |        |        |        |      |        |       |        |
| S |        |        |      |        |        |        |      |        |       |        |

Signature Bimal Sardar

Name BIMAL SARDAR



|   | Little | Finger | Ring | Finger | Middle | Finger | Fore | Finger | Thumb | Finger |
|---|--------|--------|------|--------|--------|--------|------|--------|-------|--------|
| L |        |        |      |        |        |        |      |        |       |        |
| H |        |        |      |        |        |        |      |        |       |        |
| S |        |        |      |        |        |        |      |        |       |        |
| R |        |        |      |        |        |        |      |        |       |        |
| H |        |        |      |        |        |        |      |        |       |        |
| S |        |        |      |        |        |        |      |        |       |        |

Signature Om Prakash Yadav

Name OM PRAKASH YADAV



ADDITIONAL REGISTRAR  
OF ASSURANCES S-IV, KOLKATA  
29 JUN 2024



# FINGER PRINTS



|   | Little | Finger | Ring | Finger | Middle | Finger | Fore | Finger | Thumb  | Finger |
|---|--------|--------|------|--------|--------|--------|------|--------|--------|--------|
| L |        |        |      |        |        |        |      |        |        |        |
| H |        |        |      |        |        |        |      |        |        |        |
| S |        |        |      |        |        |        |      |        |        |        |
|   | Thumb  | Finger | Fore | Finger | Middle | Finger | Ring | Finger | Little | Finger |
| R |        |        |      |        |        |        |      |        |        |        |
| H |        |        |      |        |        |        |      |        |        |        |
| S |        |        |      |        |        |        |      |        |        |        |

Signature

*Akshay Kumar Pasari*

Name

AKSHAY KUMAR PASARI



|   | Little | Finger | Ring | Finger | Middle | Finger | Fore | Finger | Thumb  | Finger |
|---|--------|--------|------|--------|--------|--------|------|--------|--------|--------|
| L |        |        |      |        |        |        |      |        |        |        |
| H |        |        |      |        |        |        |      |        |        |        |
| S |        |        |      |        |        |        |      |        |        |        |
|   | Thumb  | Finger | Fore | Finger | Middle | Finger | Ring | Finger | Little | Finger |
| R |        |        |      |        |        |        |      |        |        |        |
| H |        |        |      |        |        |        |      |        |        |        |
| S |        |        |      |        |        |        |      |        |        |        |

Signature

*Alok Jhunjhunwala*

Name

ALOK JHUNJHUNWALA



|   | Little | Finger | Ring | Finger | Middle | Finger | Fore | Finger | Thumb  | Finger |
|---|--------|--------|------|--------|--------|--------|------|--------|--------|--------|
| L |        |        |      |        |        |        |      |        |        |        |
| H |        |        |      |        |        |        |      |        |        |        |
| S |        |        |      |        |        |        |      |        |        |        |
|   | Thumb  | Finger | Fore | Finger | Middle | Finger | Ring | Finger | Little | Finger |
| R |        |        |      |        |        |        |      |        |        |        |
| H |        |        |      |        |        |        |      |        |        |        |
| S |        |        |      |        |        |        |      |        |        |        |

Signature

Name



ADDITIONAL REGISTRAR  
OF ASSURANCES-IV KOLKATA  
29 JUN 2024

### Major Information of the Deed

|                                                                                   |                                                                                                                                                                                                        |                                        |            |
|-----------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|------------|
| Deed No :                                                                         | I-1904-09401/2024                                                                                                                                                                                      | Date of Registration                   | 29/06/2024 |
| Query No / Year                                                                   | 1904-8001646717/2024                                                                                                                                                                                   | Office where deed is registered        |            |
| Query Date                                                                        | 29/06/2024 2:35:44 PM                                                                                                                                                                                  | A.R.A. - IV KOLKATA, District: Kolkata |            |
| Applicant Name, Address & Other Details                                           | ABHISHEK DUTT<br>HIGH COURT CAL, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9830317345, Status : Advocate                                                        |                                        |            |
| Transaction                                                                       | Additional Transaction                                                                                                                                                                                 |                                        |            |
| [0138] Sale, Development Power of Attorney after Registered Development Agreement |                                                                                                                                                                                                        |                                        |            |
| Set Forth value                                                                   | Market Value                                                                                                                                                                                           |                                        |            |
|                                                                                   | Rs. 14,66,29,047/-                                                                                                                                                                                     |                                        |            |
| 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]:- 190409362/2024 Received Rs. 50/- ( FIFTY only ) from the applicant for Issuing the assement slip.(Urban area) |                                        |            |

### Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Mohisbathan, Mouza: Mahishabathan, , Ward No: 1 Pin Code : 700101

| 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-470      | LR-2455        | Bastu         | Bastu   | 12.17 Dec    |                         | 1,79,39,025/-         | Property is on Road , Project Name : |
| L2     | LR-470      | LR-2447        | Bastu         | Bastu   | 11.2645 Dec  |                         | 1,66,04,284/-         | Property is on Road , Project Name : |
| L3     | LR-470      | LR-2495        | Bastu         | Bastu   | 9.65 Dec     |                         | 1,42,24,452/-         | Property is on Road , Project Name : |
| L4     | LR-472      | LR-2523        | Bastu         | Bastu   | 3.66 Dec     |                         | 53,94,973/-           | Property is on Road , Project Name : |
| L5     | LR-472      | LR-2475        | Bastu         | Bastu   | 11.895 Dec   |                         | 1,75,33,665/-         | Property is on Road , Project Name : |
| L6     | LR-472      | LR-2487        | Bastu         | Bastu   | 11.895 Dec   |                         | 1,75,33,665/-         | Property is on Road , Project Name : |
| L7     | LR-472      | LR-2448        | Bastu         | Bastu   | 8.52 Dec     |                         | 1,25,58,791/-         | Property is on Road , Project Name : |
| L8     | LR-472      | LR-2519        | Bastu         | Bastu   | 5.77 Dec     |                         | 85,05,191/-           | Property is on Road , Project Name : |
| L9     | LR-472      | LR-2522        | Bastu         | Bastu   | 5.77 Dec     |                         | 85,05,191/-           | Property is on Road , Project Name : |



|     |        |                      |       |       |                   |             |                       |                                      |
|-----|--------|----------------------|-------|-------|-------------------|-------------|-----------------------|--------------------------------------|
| L10 | LR-472 | LR-2530              | Bastu | Bastu | 6.51 Dec          |             | 95,95,978/-           | Property is on Road , Project Name : |
| L11 | LR-472 | LR-2518              | Bastu | Bastu | 6.6 Dec           |             | 97,28,641/-           | Property is on Road , Project Name : |
| L12 | LR-472 | LR-2520              | Bastu | Bastu | 5.77 Dec          |             | 85,05,191/-           | Property is on Road , Project Name : |
|     |        | <b>TOTAL :</b>       |       |       | <b>99.4745Dec</b> | <b>0 /-</b> | <b>1466,29,047 /-</b> |                                      |
|     |        | <b>Grand Total :</b> |       |       | <b>99.4745Dec</b> | <b>0 /-</b> | <b>1466,29,047 /-</b> |                                      |

#### Principal Details :

| Sl No | Name,Address,Photo,Finger print and Signature                                                                                                                                                                                                                                                              |
|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1     | <b>Pasari Developers LLP</b><br>City:- Not Specified, P.O:- Ballygunge, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: AAxxxxxx1L,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative                          |
| 2     | <b>Regalia Ventures LLP</b><br>City:- Not Specified, P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: ABxxxxxx3D,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative                       |
| 3     | <b>Deokiran Merchandise Private Limited</b><br>City:- Not Specified, P.O:- Ballygunge, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: AAxxxxxx0B,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative           |
| 4     | <b>Anant Niketan Private Limited</b><br>City:- Not Specified, P.O:- Ballygunge, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: AAxxxxxx8K,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative                  |
| 5     | <b>Buildmore Dealers Private Limited</b><br>City:- Not Specified, P.O:- Jodhpur Park, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700068 , PAN No.:: AAxxxxxx7E,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative              |
| 6     | <b>Tista Properties Private Limited</b><br>City:- Not Specified, P.O:- Ballygunge, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: AAxxxxxx5P,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative               |
| 7     | <b>Goldbrick Ventures LLP</b><br>City:- Not Specified, P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: AAxxxxxx7A,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative                     |
| 8     | <b>Bhagya Laxmi Mineral And Logistic Private Limited</b><br>City:- Kolkata, P.O:- R N Mukherjee Road, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx8M,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative |
| 9     | <b>Sunlike Tradecom Private Limited</b><br>City:- Kolkata, P.O:- R N Mukherjee Road, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx7N,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative                  |



|    |                                                                                                                                                                                                                                                                               |
|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 10 | <b>Swastik Enterprises</b><br>City:- Not Specified, P.O:- EKT, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 ,<br>PAN No.:: AExxxxxx8B,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed<br>by: Representative |
|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

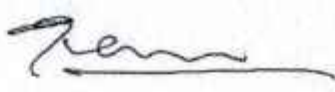
#### Attorney Details :

| Sl No | Name,Address,Photo,Finger print and Signature                                                                                                                                                                                                                     |
|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1     | <b>AKP Promoters Private Limited</b><br>City:- Not Specified, P.O:- Ballygunge, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: ABxxxxxx7F,Aadhaar No Not Provided, Status :Organization, Executed by: Representative      |
| 2     | <b>Bengal Reliable Mahanirman Limited</b><br>City:- Kolkata, P.O:- R N Mukherjee Road, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 ,<br>PAN No.:: Axxxxxxx0Q,Aadhaar No Not Provided, Status :Organization, Executed by: Representative |

#### Representative Details :

| Sl No | Name,Address,Photo,Finger print and Signature                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                           |                                                                                                                                          |                                                                                                                        |
|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|
| 1     | <b>Name</b><br><b>Mr Sanjit Kumar Jhunhunwala</b><br>Son of Late Jagdish Jhunhunwala<br>Date of Execution - 29/06/2024, , Admitted by: Self, Date of Admission: 29/06/2024, Place of Admission of Execution: Office                                                                                                                                                                                                                                                                                                                                                                                                               | <b>Photo</b><br><br>Jun 29 2024 2:52PM  | <b>Finger Print</b><br><br>Captured<br>LTI 29/06/2024  | <b>Signature</b><br><br>29/06/2024  |
|       | City:- Not Specified, P.O:- Sreebhumi, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.:: AGxxxxxx5M,Aadhaar No Not Provided by UIDAI Status : Representative,<br>Representative of : Pasari Developers LLP (as Authorised Signatory), Deokiran Merchandise Private Limited (as Director), Anant Niketan Private Limited (as Authorised Signatory), Tista Properties Private Limited (as Director)                                                                                           |                                                                                                                           |                                                                                                                                          |                                                                                                                        |
| 2     | <b>Name</b><br><b>Mr Bimal Sardar (Presentant)</b><br>Son of Late Judhishthir Sardar<br>Date of Execution - 29/06/2024, , Admitted by: Self, Date of Admission: 29/06/2024, Place of Admission of Execution: Office                                                                                                                                                                                                                                                                                                                                                                                                               | <b>Photo</b><br><br>Jun 29 2024 2:53PM | <b>Finger Print</b><br><br>Captured<br>LTI 29/06/2024 | <b>Signature</b><br><br>29/06/2024 |
|       | City:- Not Specified, P.O:- Kalighat, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Date of Birth:XX-XX-1XX7 , PAN No.:: BHxxxxxx5K,Aadhaar No Not Provided by UIDAI Status : Representative,<br>Representative of : Regalia Ventures LLP (as Authorised Signatory), Buildmore Dealers Private Limited (as Authorised Signatory), Goldbrick Ventures LLP (as Authorised Signatory), Bhagya Laxmi Mineral And Logistic Private Limited (as Authorised Signatory), Sunlike Tradecom Private Limited (as Authorised Signatory) |                                                                                                                           |                                                                                                                                          |                                                                                                                        |



|                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                          |                                                                                                                           |                                                                                                                                             |                                                                                                                        |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|
| 3                                                                                                                                                                                                                                                                                                                                                                        | <b>Name</b><br><b>Mr Om Prakash Yadav</b><br>Son of Mr Sumer Singh Yadav<br>Date of Execution -<br>29/06/2024, , Admitted by:<br>Self, Date of Admission:<br>29/06/2024, Place of<br>Admission of Execution: Office      | <b>Photo</b><br><br>Jun 29 2024 2:53PM   | <b>Finger Print</b><br><br>Captured<br>LTI<br>29/06/2024   | <b>Signature</b><br><br>29/06/2024  |
| City:- Not Specified, P.O:- EKT, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX5 , PAN No.:: AAxxxxxx8H,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Swastik Enterprises (as Partner)                          |                                                                                                                                                                                                                          |                                                                                                                           |                                                                                                                                             |                                                                                                                        |
| 4                                                                                                                                                                                                                                                                                                                                                                        | <b>Name</b><br><b>Mr Akshay Kumar Pasari</b><br>Son of Mr Ashok Kumar Pasari<br>Date of Execution -<br>29/06/2024, , Admitted by:<br>Self, Date of Admission:<br>29/06/2024, Place of<br>Admission of Execution: Office  | <b>Photo</b><br><br>Jun 29 2024 2:54PM   | <b>Finger Print</b><br><br>Captured<br>LTI<br>29/06/2024   | <b>Signature</b><br><br>29/06/2024  |
| City:- Not Specified, 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-1XX6 , PAN No.:: AKxxxxxx0A,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : AKP Promoters Private Limited (as Director)       |                                                                                                                                                                                                                          |                                                                                                                           |                                                                                                                                             |                                                                                                                        |
| 5                                                                                                                                                                                                                                                                                                                                                                        | <b>Name</b><br><b>Mr Alok Jhunjhunwala</b><br>Son of Mr Mahendra Jhunjhunwala<br>Date of Execution -<br>29/06/2024, , Admitted by:<br>Self, Date of Admission:<br>29/06/2024, Place of<br>Admission of Execution: Office | <b>Photo</b><br><br>Jun 29 2024 2:54PM | <b>Finger Print</b><br><br>Captured<br>LTI<br>29/06/2024 | <b>Signature</b><br><br>29/06/2024 |
| City:- Kolkata, P.O:- Bedon Street, P.S:-Jorasanko, District:-Kolkata, West Bengal, India, PIN:- 700006, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.:: AJxxxxxx5H,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Bengal Reliable Mahanirman Limited (as Authorised Signatory) |                                                                                                                                                                                                                          |                                                                                                                           |                                                                                                                                             |                                                                                                                        |

**Identifier Details :**

|                                                                                                                                                                                                                                     |                                                                                                                   |                                                                                                                                      |                                                                                                                         |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|
| <b>Name</b><br><b>Mr AJOY CHAKRABORTY</b><br>Son of Late ATUL CHAKRABORTY , SARADAPALLY, MAHESHTALA, CHINGRIPOTA, City:- Kolkata, P.O:- CHINGRIPOTA, P.S:-Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN:- 700140 | <b>Photo</b><br><br>29/06/2024 | <b>Finger Print</b><br><br>Captured<br>29/06/2024 | <b>Signature</b><br><br>29/06/2024 |
| Identifier Of Mr Sanjit Kumar Jhunjhunwala, Mr Bimal Sardar, Mr Om Prakash Yadav, Mr Akshay Kumar Pasari, Mr Alok Jhunjhunwala                                                                                                      |                                                                                                                   |                                                                                                                                      |                                                                                                                         |



| Transfer of property for L1  |                                                   |                                                                                          |
|------------------------------|---------------------------------------------------|------------------------------------------------------------------------------------------|
| Sl.No                        | From                                              | To. with area (Name-Area)                                                                |
| 1                            | Pasari Developers LLP                             | AKP Promoters Private Limited-6.085 Dec,Bengal Reliable Mahanirman Limited-6.085 Dec     |
| Transfer of property for L10 |                                                   |                                                                                          |
| Sl.No                        | From                                              | To. with area (Name-Area)                                                                |
| 1                            | Sunlike Tradecom Private Limited                  | AKP Promoters Private Limited-3.255 Dec,Bengal Reliable Mahanirman Limited-3.255 Dec     |
| Transfer of property for L11 |                                                   |                                                                                          |
| Sl.No                        | From                                              | To. with area (Name-Area)                                                                |
| 1                            | Swastik Enterprises                               | AKP Promoters Private Limited-3.3 Dec,Bengal Reliable Mahanirman Limited-3.3 Dec         |
| Transfer of property for L12 |                                                   |                                                                                          |
| Sl.No                        | From                                              | To. with area (Name-Area)                                                                |
| 1                            | Swastik Enterprises                               | AKP Promoters Private Limited-2.885 Dec,Bengal Reliable Mahanirman Limited-2.885 Dec     |
| Transfer of property for L2  |                                                   |                                                                                          |
| Sl.No                        | From                                              | To. with area (Name-Area)                                                                |
| 1                            | Regalia Ventures LLP                              | AKP Promoters Private Limited-5.63225 Dec,Bengal Reliable Mahanirman Limited-5.63225 Dec |
| Transfer of property for L3  |                                                   |                                                                                          |
| Sl.No                        | From                                              | To. with area (Name-Area)                                                                |
| 1                            | Deokiran Merchandise Private Limited              | AKP Promoters Private Limited-4.825 Dec,Bengal Reliable Mahanirman Limited-4.825 Dec     |
| Transfer of property for L4  |                                                   |                                                                                          |
| Sl.No                        | From                                              | To. with area (Name-Area)                                                                |
| 1                            | Anant Niketan Private Limited                     | AKP Promoters Private Limited-1.83 Dec,Bengal Reliable Mahanirman Limited-1.83 Dec       |
| Transfer of property for L5  |                                                   |                                                                                          |
| Sl.No                        | From                                              | To. with area (Name-Area)                                                                |
| 1                            | Buildmore Dealers Private Limited                 | AKP Promoters Private Limited-5.9475 Dec,Bengal Reliable Mahanirman Limited-5.9475 Dec   |
| Transfer of property for L6  |                                                   |                                                                                          |
| Sl.No                        | From                                              | To. with area (Name-Area)                                                                |
| 1                            | Tista Properties Private Limited                  | AKP Promoters Private Limited-5.9475 Dec,Bengal Reliable Mahanirman Limited-5.9475 Dec   |
| Transfer of property for L7  |                                                   |                                                                                          |
| Sl.No                        | From                                              | To. with area (Name-Area)                                                                |
| 1                            | Goldbrick Ventures LLP                            | AKP Promoters Private Limited-4.26 Dec,Bengal Reliable Mahanirman Limited-4.26 Dec       |
| Transfer of property for L8  |                                                   |                                                                                          |
| Sl.No                        | From                                              | To. with area (Name-Area)                                                                |
| 1                            | Bhagya Laxmi Mineral And Logistic Private Limited | AKP Promoters Private Limited-2.885 Dec,Bengal Reliable Mahanirman Limited-2.885 Dec     |



| Transfer of property for L9 |                                                   |                                                                                      |
|-----------------------------|---------------------------------------------------|--------------------------------------------------------------------------------------|
| Sl.No                       | From                                              | To. with area (Name-Area)                                                            |
| 1                           | Bhagya Laxmi Mineral And Logistic Private Limited | AKP Promoters Private Limited-2.885 Dec,Bengal Reliable Mahanirman Limited-2.885 Dec |

## Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Mohisbathan, Mouza: Mahishabathan, , Ward No: 1 Pin Code : 700101

| Sch No | Plot & Khatian Number                  | Details Of Land                                                                                                                 | Owner name in English as selected by Applicant |
|--------|----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|
| L1     | LR Plot No:- 470, LR Khatian No:- 2455 | Owner:পদ্মারী ভেলপার্স এল এল পি, Gurdian:ডাইরেক্টর, Address:মির্জা, Classification:শালি, Area:0.12000000 Acre,                  | Owner Name not selected by applicant.          |
| L2     | LR Plot No:- 470, LR Khatian No:- 2447 | Owner:প্রেমেন্দ্ৰা ভেলপার্স এল এল পি, Gurdian:ডাইরেক্টর, Address:মির্জা, Classification:শালি, Area:0.10000000 Acre,             | Owner Name not selected by applicant.          |
| L3     | LR Plot No:- 470, LR Khatian No:- 2495 | Owner:লোকেশ্বর হাউসডেসিগ গ্রাম পি, Gurdian:পঞ্চ ডিরেক্টর, Address:মির্জা, Classification:শালি, Area:0.11000000 Acre,            | Owner Name not selected by applicant.          |
| L4     | LR Plot No:- 472, LR Khatian No:- 2523 | Owner:কেন্দ্র নিকটবর্তী হাইড্রো পিপিটিউ, Gurdian:পঞ্চ ডিরেক্টর, Address:মির্জা, Classification:শালি, Area:0.03000000 Acre,      | Owner Name not selected by applicant.          |
| L5     | LR Plot No:- 472, LR Khatian No:- 2475 | Owner:বিভিন্ন মের ডিভার্স হাইড্রো পিপিটিউ, Gurdian:ডাইরেক্টর, Address:মির্জা, Classification:শালি, Area:0.12000000 Acre,        | Owner Name not selected by applicant.          |
| L6     | LR Plot No:- 472, LR Khatian No:- 2487 | Owner:ভিক্টা প্রপার্টিজ গ্রাম পি, Gurdian:পঞ্চ ডাইরেক্টর, Address:মির্জা, Classification:শালি, Area:0.12000000 Acre,            | Owner Name not selected by applicant.          |
| L7     | LR Plot No:- 472, LR Khatian No:- 2448 | Owner:লোকেশ্বর ভেলপার্স এল এল পি, Gurdian:শালিয়ার, Address:মির্জা, Classification:শালি, Area:0.08000000 Acre,                  | Owner Name not selected by applicant.          |
| L8     | LR Plot No:- 472, LR Khatian No:- 2519 | Owner:ভালপার্স মিনারেল এক লক্সিয়ার গ্রাম পি, Gurdian:পঞ্চ ডিরেক্টর, Address:মির্জা, Classification:শালি, Area:0.05000000 Acre, | Owner Name not selected by applicant.          |
| L9     | LR Plot No:- 472, LR Khatian No:- 2522 | Owner:ভালপার্স মিনারেল এক লক্সিয়ার গ্রাম পি, Gurdian:পঞ্চ ডিরেক্টর, Address:মির্জা, Classification:শালি, Area:0.05000000 Acre, | Owner Name not selected by applicant.          |
| L10    | LR Plot No:- 472, LR Khatian No:- 2530 | Owner:সান লাইক উইলক্স গ্রাম পি, Gurdian:পঞ্চ ডিরেক্টর, Address:মির্জা, Classification:শালি, Area:0.06000000 Acre,               | Owner Name not selected by applicant.          |



|     |                                        |                                                                                                             |                                       |
|-----|----------------------------------------|-------------------------------------------------------------------------------------------------------------|---------------------------------------|
| L11 | LR Plot No:- 472, LR Khatian No:- 2518 | Owner:হাবিক এন্টারপ্রাইজেস , Gurdian:গজে ডিরেক্টর, Address:বিজ , Classification:শালি, Area:0.05000000 Acre, | Owner Name not selected by applicant. |
| L12 | LR Plot No:- 472, LR Khatian No:- 2520 | Owner:হাবিক এন্টারপ্রাইজেস , Gurdian:গজে ডিরেক্টর, Address:বিজ , Classification:শালি, Area:0.06000000 Acre, | Owner Name not selected by applicant. |



**Endorsement For Deed Number : I - 190409401 / 2024**

**On 29-06-2024**

**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 12:46 hrs on 29-06-2024, at the Office of the A.R.A. - IV KOLKATA by Mr Bimal Sardar ,.

**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 14,66,29,047/-

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

Execution is admitted on 29-06-2024 by Mr Sanjit Kumar Jhunjhunwala, Authorised Signatory, Pasari Developers LLP, City:- Not Specified, P.O:- Ballygunge, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019; Authorised Signatory, Anant Niketan Private Limited, City:- Not Specified, P.O:- Ballygunge, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019; Director, Deokiran Merchandise Private Limited, City:- Not Specified, P.O:- Ballygunge, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019; Director, Tista Properties Private Limited, City:- Not Specified, P.O:- Ballygunge, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019

Indetified by Mr AJOY CHAKRABORTY, , Son of Late ATUL CHAKRABORTY, , SARADAPALLY, MAHESHTALA, CHINGRIPOTA, P.O: CHINGRIPOTA, Thana: Maheshtala, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700140, by caste Hindu, by profession Others

Execution is admitted on 29-06-2024 by Mr Bimal Sardar, Authorised Signatory, Regalia Ventures LLP, City:- Not Specified, P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019; Authorised Signatory, Buildmore Dealers Private Limited, City:- Not Specified, P.O:- Jodhpur Park, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700068; Authorised Signatory, Goldbrick Ventures LLP, City:- Not Specified, P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019; Authorised Signatory, Bhagya Laxmi Mineral And Logistic Private Limited, City:- Kolkata, P.O:- R N Mukherjee Road, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; Authorised Signatory, Sunlike Tradecom Private Limited, City:- Kolkata, P.O:- R N Mukherjee Road, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001

Indetified by Mr AJOY CHAKRABORTY, , Son of Late ATUL CHAKRABORTY, , SARADAPALLY, MAHESHTALA, CHINGRIPOTA, P.O: CHINGRIPOTA, Thana: Maheshtala, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700140, by caste Hindu, by profession Others

Execution is admitted on 29-06-2024 by Mr Om Prakash Yadav, Partner, Swastik Enterprises, City:- Not Specified, P.O:- EKT, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107

Indetified by Mr AJOY CHAKRABORTY, , Son of Late ATUL CHAKRABORTY, , SARADAPALLY, MAHESHTALA, CHINGRIPOTA, P.O: CHINGRIPOTA, Thana: Maheshtala, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700140, by caste Hindu, by profession Others

Execution is admitted on 29-06-2024 by Mr Akshay Kumar Pasari, Director, AKP Promoters Private Limited, City:- Not Specified, P.O:- Ballygunge, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019

Indetified by Mr AJOY CHAKRABORTY, , Son of Late ATUL CHAKRABORTY, , SARADAPALLY, MAHESHTALA, CHINGRIPOTA, P.O: CHINGRIPOTA, Thana: Maheshtala, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700140, by caste Hindu, by profession Others

Execution is admitted on 29-06-2024 by Mr Alok Jhunjhunwala, Authorised Signatory, Bengal Reliable Mahanirman Limited, City:- Kolkata, P.O:- R N Mukherjee Road, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001

Indetified by Mr AJOY CHAKRABORTY, , Son of Late ATUL CHAKRABORTY, , SARADAPALLY, MAHESHTALA, CHINGRIPOTA, P.O: CHINGRIPOTA, Thana: Maheshtala, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700140, by caste Hindu, by profession Others

**Payment of Fees**

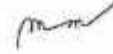
Certified that required Registration Fees payable for this document is Rs 73.00/- ( E = Rs 7.00/- ,I = Rs 55.00/- ,M(a) = Rs 7.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 73.00/-



**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 6659, Amount: Rs.100.00/-, Date of Purchase: 30/05/2024, Vendor name: S  
Chanda



**Mohul Mukhopadhyay**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - IV KOLKATA**  
**Kolkata, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2024, Page from 537582 to 537611  
being No 190409401 for the year 2024.



*Mm*

Digitally signed by MOHUL MUKHOPADHYAY  
Date: 2024.07.13 13:53:54 +05:30  
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 13/07/2024  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
West Bengal.