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3925/24



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL 8/678000/24 AN 495953

Certified that the document is admitted to registration. The signature sheet/sheets & the endorsement sheet/sheets attached with this document are the part of this document.

[Signature]

Additional District Sub-Registrar
Fazlhat New Town, North 24-Pgs.

11 MAR 2024

DEVELOPMENT POWER OF ATTORNEY

AFTER REGISTERED DEVELOPMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS the, **MACADAM LEISURE PRIVATE LIMITED** [CIN: U55205 WB2019PTC230314], [PAN - **AAMCM4341H**], a Company incorporated under the Companies Act, 2013, having its Registered Office at 24, Chinar Park, P. O.- Hatiara, P. S.- Baguiati, Kolkata - 700157, District - North 24 Parganas, West Bengal, represented by its **Director JYOTI KUMAR GUPTA** [PAN- **AGRPG0766C**], Aadhaar No. 6882 7452 8531, son of Dhunni Lal

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কস

তার 07/03/24 মূল্য 100/-

ক্রেতার নাম ও মা

ষ্টাম্প দেওয়ার স্থান

বিধান নং ৪, সল্টলেক সার্টিফিকেট অফ আর্জেন্ট

মেট্রি স্টাম্প প্রদান

চলান নং মেট্রি কত টাকা খরচ

ক্রেতার-বারাকপুর, ভেড়ার-মিতা দস্ত

Basilica Realtech
Tulip Garden, G-1,
Dashadhone, opposite SBI,
P.S. - Baguiati, Kolkata-700136
05 FEB 2024
998000



Faqel Islam
Sh. Late Sahidul Islam
Advocate
District Judges Court
Barasat
PIN: 700124

Additional District Sub-Registrar,
Rajarhat New Town, North 24 Pgs

1 MAR 2024

Gupta, residing at FK - 3, Prasanta Apartment, 4th Floor, Flat No.- 4C, Rishi Aurabinda Sarani, P. O.- Jyangra, P. S.- Baguiati, Kolkata- 700059, Dist:- North 24 Parganas, West Bengal, by nationality - Indian, by faith- Hindu, by occupation- Business, hereinafter called and referred to as the **LAND OWNER / PRINCIPAL** do hereby state and declare as follows :

W H E R E A S One M/s. Anima Show House, having its registered office at Ramesh Mitter Road, Vill:- Bhatenda, P. O. & P. S.- Rajarhat, Kolkata- 700135, took a loan from State Bank of India as equitable mortgage against a plot of Bastu land measuring 20 (Twenty) Cottahs (equivalent to 33 Decimal) more or less where upon a three storied commercial structure standing thereon [measuring total covered area of 10886 Square Feet more or less, cemented flooring and 30 years old], lying and situated at Mouza- Bhatenda, J. L. No.- 28, Touzi No.- 2998, comprised in C. S. Dag No. 600, R. S. & L. R. Dag No.- 694/737 under C. S. Khatian No. 326, Zamindar Khatian No. 78, R. S. Khatian No. 645, corresponding to L. R. Khatian No. 257, subsequently L. R. Khatian Nos. 1877, 1878, 1879, 1880 & 1881 (in L. R. Khatian No. 1877 an area of land measuring about 7.71 Decimal more or less, in L. R. Khatian No. 1878 an area of land measuring about 5.71 Decimal more or less, in L. R. Khatian No. 1879 an area of land measuring about 6.49 Decimal more or less, in L. R. Khatian No. 1880 an area of land measuring about 6.60 Decimal more or less, in L. R. Khatian No. 1881 an area of land measuring about 6.49 Decimal more or less) at and being **Ramesh Mitra Road, P. O. & P. S.- Rajarhat, Kolkata - 700135**, District:- North 24 Parganas, hereinafter referred to as the said property.



Jharkhand District Sub-Registrar,
Rajahat, New Town, North 24-Pgs

1 MAR 2024

A N D W H E R E A S Owing to some default in payment of the loan amount, the Loan Amount was declared as NPA and notice under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 was issued. After complying with all the requirement of Provision of Law, State Bank of India published e-Auction notice on 20/08/2022, with an intimation inviting to the Public at large that e-auction will be held on 08/09/2022 for sell of the said property.

A N D W H E R E A S On the basis of e-auction notice, M/s. Macadam Leisure Private Limited participated on e-auction on 08/09/2022 to purchase the said property and the said M/s. Macadam Leisure Private Limited has purchased the aforesaid land from State Bank of India, by the strength of a Registered Sale Certificate issued by State Bank of India, registered on 13/01/2023 at Additional Registrar of Assurances, Office of the A. R. A. - IV - Kolkata, recorded in Book- I, Volume No. 1904-2023, Pages from 36867 to 36892, **being Deed No. 190400709 for the Year 2023.**

A N D W H E R E A S By virtue of the aforesaid Registered Deed / Sale Certificate, said M/s. Macadam Leisure Private Limited has become the absolute owner of the aforesaid property and also mentioned in the Schedule below and during its absolute possession and enjoyment, it has recorded its name under **L. R. Khatian No. 5438** in the present L. R. Settlement Operation.

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AND WHEREAS Being desirous of constructing a multi-storeyed residential building on their said land described elaborately in the Schedule hereunder written, the said MACADAM LEISURE PRIVATE LIMITED the Land Owner herein entered into a registered Development Agreement with a Developer, namely BASILICA REALTORS [PAN- ABAFB9852E], A Partnership Firm, having its Office at Tulip Garden, G - 1, Dashadrone, Opposite SBI, P. O. - R. Gopalpur, P. S.- Baguiati, Dist:- North 24 Parganas, Kolkata- 700136, on dated 06/10/2023, which was registered at A. R. A. - II - Kolkata, vide Book No. I, Volume No. 1902-2023, Pages from 485158 to 486191, being No. 190214106 for the Year 2023 upon certain terms & conditions, and other specifications more fully and particularly written & described in the said registered Development Agreement and consequently, on the same day, the said Land Owner executed a registered Development Power of Attorney in favour of the said Developer, which was registered at A. R. A. - II - Kolkata, vide Book No. I, Volume No. 1902-2023, Pages from 486224 to 486244, being No. 190214107 for the Year 2023 for granting them the power of construction according to the said Developer Agreement.

AND WHEREAS Due to financial incapability, the said Developer was unable to commence the construction work for the proposed multi-storeyed building and upon a mutual discussion, the Developer and the Land Owner decided to cancel the said Development Agreement and the Development Power of Attorney. Thus, they jointly cancelled the above mentioned Development, Agreement being No. 190214106, for the Year 2023 and the Development Power of Attorney, being No. 190214107 for the Year 2023, by executing a registered Deed of Cancellation of Development Agreement, registered on **15/02/2024** at A. R. A. - II - Kolkata, vide Book- I, **Deed No. 01952** for the **Year 2024** and a registered Deed of Cancellation of Development Power of Attorney, registered on the same day at A. R. A. - II - Kolkata, vide Book- IV, **Deed No. 00323** for the **Year 2024**.

AND WHEREAS By the aforesaid way, presently, the Land Owner has become the absolute Owner of ALL THAT piece & parcel of Bastu land measuring 20 (Twenty) Cottahs (equivalent to 33 Decimal) more or less where upon a three storied commercial structure standing thereon measuring total covered area of 10886 Square Feet more or less, comprised in R. S. & L. R. Dag No.- 694/737 under L. R. Khatian No. 5438 [in the name of the Land Owner] Mouza- Bhatenda, J. L. No.- 28, P. S. - Rajarhat, District: North 24 Parganas, more fully and particularly described in the First Schedule hereunder written which it has been possessing & enjoying with every right of ownership free from encumbrances whatsoever.

AND WHEREAS As an absolute Owner, the Principal herein has been possessing & enjoying the said property and during its possession & enjoyment, it has desired and decided to develop the 'Said Land' more fully and particularly described in the Schedule hereunder written, by constructing a Multi-storied building comprising of several ownership flats/ units/ car parking /shops and other areas / spaces thereon together with various common service areas, amenities & facilities to be appended thereto the said proposed Multi-storied building through the Attorney/Developer herein, It has entered into a **Development Agreement** duly registered on 11/03/2024 registered at A. D. S. R.- Rajarhat, New Town, vide Book - I, being **Deed No. 152303912**, for the Year 2024, with the **Developer BASILICA REALTECH [PAN- ABCFB4828N]**, A Partnership Firm, having its Office at Tulip Garden, G - 1, Dashadrone, Opposite SBI, P. O. - R. Gopalpur, P. S.- Baguiati, Dist:- North 24 Parganas, Kolkata- 700136, represented by its Partners namely 1] **PRASANTA SAMANTA [PAN- BNQPS9284L]**, Aadhaar No. 2965 4114 5832, S/o. Sri Dhiren Samanta, residing at Dashadrone Khelar Math, P.O.- R. Gopalpur, P. S.- Baguiati, Dist:-North 24 PGS, Kolkata- 700136,

2] **SUBHASISH DAS [PAN- BAKPD2255H]**, Aadhaar No. 8296 6776 4710, S/o. Sri Amrit Lal Das, residing at 110 Block, Breeze Purti, Aqua - 2, Dashadrone, Check Post, P. O.- R. Gopalpur, P. S.- Baguiati, Dist:- North 24 Parganas, Kolkata- 700136, 3] **UDAYAN BISWAS [PAN- BSQPB0135G]**, Aadhaar No. 3460 4096 1379, S/o. Sri Tushar Kanti Biswas, residing at 13/47, Raja Manindra Road, Paikpara, P. O. & P. S.- Belgachia, Kolkata-700037, 4] **NURUL HUDA SEIKH [PAN- ADXPH8862R]**, Aadhaar No. 2574 1720 8813, S/o. Golam Kasem Seikh, residing at Raigachhi, Munsi Para, P. O. & P. S.- Rajarhat, Dist:- North 24 Parganas, Kolkata-700135, all are by nationality- Indian, by faith- Hindu, by occupation- Business, hereinafter called and referred to as the **DEVELOPER** stands on **20 : 80 ratio** of the sanctioned / constructed area i.e. **20% (Twenty per cent)** for the **Land Owner** herein out of total sanction area / constructed area in the building to be constructed at the said property with saleable rights entitled to me, the Principal herein and **80 % (Eighty per cent)** for the **Developer** herein out of total sanction area / constructed area in the building to be constructed at the said property with saleable rights entitled to said Developer **BASILICA REALTECH** and the other terms and conditions mentioned therein.

AND WHEREAS for implementing the purposes of the said Development Agreement, It, doth hereby nominate, constitute empower and appoint **BASILICA REALTECH [PAN- ABCFB4828N]**, A Partnership Firm, having its Office at Tulip Garden, G - 1, Dashadrone, Opposite SBI, P. O. - R. Gopalpur, P. S.- Baguiati, Dist:- North 24 Parganas, Kolkata- 700136, represented by its Partners namely, 1] **PRASANTA SAMANTA [PAN- BNQPS9284L]**, Aadhaar No. 2965, 4114 5832, S/o. Sri Dhiren Samanta, residing at Dashadrone Khelar Math, P.O.- R. Gopalpur, P. S.- Baguiati, Dist:- North 24 PGS, Kolkata- 700136, 2] **SUBHASISH DAS [PAN- BAKPD2255H]**, Aadhaar No. 8296 6776 4710, S/o. Sri Amrit Lal Das, residing at 110 Block, Breeze Purti, Aqua - 2, Dashadrone, Check Post,

P. O.- R. Goplapur, P. S.- Baguiati, Dist:- North 24 Parganas, Kolkata-700136, 3] **UDAYAN BISWAS [PAN- BSQPB0135G]**, Aadhaar No. 3460 4096 1379, S/o. Sri Tushar Kanti Biswas, residing at 13/47, Raja Manindra Road, Paikpara, P. O. & P. S.- Belgachia, Kolkata-700037, 4] **NURUL HUDA SEIKH [PAN- ADXPH8862R]**, Aadhaar No. 2574 1720 8813, S/o. Golam Kasem Seikh, residing at Raigachhi, Munsii Para, P. O. & P. S.- Rajarhat, Dist:- North 24 Parganas, Kolkata-700135, all are by nationality- Indian, by faith- Hindu, by occupation- Business, hereinafter called and referred to as the **DEVELOPER** to be it's true and lawful **ATTORNEY** to do, act or perform the following acts, deeds and things on behalf of me in respect of the said property.

1. To appear and represent the Principal before all state authorities in their respective departments, any Notary Public, Inspector General of Registration, Registrar of Assurances, District Registrar, Sub-Registrar, Addl. Registrar, Addl. District Registrar, Chief Judicial Magistrate having jurisdiction, Other Judges in Civil & Criminal Courts, Hon'ble Judges in High Court and Supreme court and to file case or cases of any nature including Write petitions, Appeals, present deeds, documents of any nature as my said Attorney deem think fit and proper for registration or for order or orders from the said courts-of law, state authorities, and to acknowledge papers, statements, declarations as may be necessary and /or required from time to time and to sign all papers, documents, affidavits, plaint, written statements, petition and to give evidence on it's behalf as may be necessary and/or require.

2. To appoint Solicitors, Advocates, Barristers and Pleaders and to give and sign on it's behalf and in it's name on any warrant or warrants, wakalatnama to prosecute and defend it as may be necessary and/or required.

3. To execute any Affidavit or declaration confirming it's marketable title in respect of the Said Property or any part or portion thereof as the said Attorney may desire or deed fit and proper and to registrar the same with the Addl. Registrar/ Sub - Registrar, Addl. District Registrar or Registrar of Assurances, Kolkata and to admit the execution thereof as the said Attorney may desire or deed fit and proper.

4. To institute, commence, prosecute, carry on or defend, resist all suits and other actions and proceedings or be added as a party or be non-suited or withdraw the same concerning my property or any part thereof, or concerning anything in which It may be a party in any court in civil, criminal and regional jurisdiction including special jurisdiction of the High Court under the Constitution of India, etc. and other judicial processes to execute any decree or order and to appoint and engage any solicitor, pleader, counsel or advocate and to sign and execute any wakalatnama, Warrant or Attorney or other authority to act and plead.

5. To appoint Advocates, Solicitors and other legal advisors and experts to get the Said Property scrutinized and investigated and to invite from public claims (if any) to the Said Property by publishing notices and other modes, to take steps to get the title to the Said Property completed (if required) for all the aforesaid purpose to prepare, do deeds and things and get all the necessary deeds, documents, confirmations and assurances etc.

6. To prepare and / or get prepared and to submit and file with all the concerned authorities whether government or otherwise application for grant and/or issue permits, licenses and authorities from time to time be required as per the provision of the NOC'S, permissions and /or declarations and for that purpose to appear before any authority or officer and make any statement and given any confirmation, assurances, issue particulars as

may deem fit by the said Attorney from time to time and as may be necessary and/or required and to obtain and take delivery of such licenses, permits or authorities may relate and to utilize the same.

7. To sign, execute, modify, cancel, alter, draw, approve and present for registration all papers, deeds, documents, declarations, affidavits, applications, returns, confirmations and consents as may in any way be required to be so done for and in connection with the said property mentioned in the schedule attached hereto.

8. To advertise for sale otherwise procure and negotiate on terms for and to agree and to enter into and to conclude any agreement / agreements for sale with any intending purchaser/ purchasers and also do collect advance and/ or part payment or full consideration from them in respect of the Developer's Allocated Share and also to receive realize and obtain payment of all or any money and to sign, give and grant sufficient and effectual receipts and discharge for the same as it's said Attorney shall think fit and proper.

9. To execute deeds of conveyance in such part or parts or any other deed, documents writing or assurances including any lease, mortgage etc. any part thereof in respect of the Developer's Allocated Share and in the event of any building or buildings is/are constructed or upon the Said Property in that case to sell as to deemed fit and proper by the said Attorney and to cause execution and registration of any such deed or deeds as the Attorney deem fit signing by the Attorney on it's behalf as it's true and lawful constituted Attorney and also admit any deeds or deeds, document or documents for execution thereof before the concerned and competent registering authorities as the said Attorney may desire or deem fit and proper in respect of the Developer's Allocated Share.

10. For It and on it's behalf and in it's name to accept service of any right or summons or other legal processes and to enter and appearance in the defense or oppose any action or other legal proceedings and to make any counter claim therein and to commence any action or other legal proceedings for such reliefs as the said Attorney shall think necessary for the recovery or protection of the Said Property and /or rights and to prosecute discontinue or compromise any such action or proceedings and to appear against any order or decree or decision in any court or tribunal and take any such action in said proceedings.

11. To ask, demand, sue for recovery and receive of / and all persons and bodies corporate for any claims or demand actions or rights or otherwise or relating to or concerning with the Said Property howsoever with arising and whether past or present or future or against the Govt. of India or Govt. of West Bengal or Zilla Parishad or NKDA or any development authority or any other body or authority respectively and to commence, carry on and prosecute any motion suit write petition or other proceedings whatsoever for recovering and compelling payments, transfer or delivery thereof respectively and for that purpose sign and execute all plaints, written statements, affidavits and applications and to engage solicitors and advocates and to settle and pay their fees.

12. To settle, adjust, compound, compromise or submit to arbitration all actions, suits, accounts, claims and disputes, between it and any other person or persons whomsoever and in any way connected with the Said Property as the said Attorney shall think fit and proper.

13. To apply to the B. L. & L. R. O. and Sub-divisional Land & Land Reforms Officer, Town & Country Planning Officer, Zilla Parishad or any development authority or any other body or authorities and concerned municipal authorities and /or other public or private body or authority for

the purpose of making necessary mutation and conversion of land, any other entries in respect of the said property or any part or portion thereof and to transfer and mutate the Said Property or any part or portion thereof as the said Attorney may desire and for that purpose to make all correspondences including making any application petition, representation and prefer and appeal reference, review and that effect on it's behalf by its Managing Director's sign in it's name as the said Attorney may desire.

14. To apply for and obtain modification and alteration to the sanctioned building plan in respect of the Said Property from time to time and at all times hereafter.

15. To sign and execute all plans, sketch, maps, declaration, forms, petitions, letters or any other documents relating to or in connection with the applying for and obtaining sanction of plan in respect of the Said Property.

16 . To obtain delivery of the sanctioned plan both original and /or modified from the respective authorities in Panchayat Samity, Block Development office, Zilla Parishad of District, state authorities, and/or any other authority / competent authorities including Development Authority or Municipal Authority if any.

17. To appear and represent it before the necessary authorities including the concerned state government authorities, concerned central government authorities, West Bengal Pollution Control Board, authorities in the Zilla Parishad, Dept. of Municipal Affairs, Land & Land Reforms Dept., other central or state Govt. departments to get permission for housing complex, commercial complex, IT park, township etc. Development Authority, West Bengal Fire Services, Airport Authority of India, West Bengal Police,

competent authority under Urban Land (ceiling & regulations) Act,1976, or any other competent & appropriate authority / authorities in connection with the sanction, modification and / or alteration of plan(s).

18. To pay fees for obtaining sanction and such other orders and permissions from the necessary authorities as be expedient for modification and/ or alteration of the sanction plans and submit all papers and documents as may be required by those authorities and to appoint engineers, architects and other agents, contractors for the aforesaid purposes as the said Attorney shall think fit and proper.

19. To apply for and obtain electricity, gas, water, sewerage, drainage, telephone or other connections of any other utility to the Said Property and /or to make alterations therein and to close down and /or have disconnected the same and for that purpose to sign, execute and submit all papers, applications, documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the said Attorney.

20. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the Said Property or any part thereof.

21. To appear and represent it before all authorities including Gram Panchayat/Municipal Corporation, Zilla Parishad for fixation and /or finalization of the annual valuation of the Said Property and for that purpose to sign, execute and submit necessary papers and documents and to do all other acts, deeds and things as the said Attorney may deem fit and proper.

22. To deposit and withdraw fees, documents, and monies in and from any court or courts and / or any other person and authority and give valid receipts and submit papers and documents.

23. For all or any of the purposes hereinbefore stated to appear and to represent me before all authorities having jurisdiction and to sign, execute and submit papers and documents.

AND It doth hereby agree and undertake to ratify and confirm all and whatsoever act or acts it's said Attorney shall lawfully do, execute or perform or cause to be done, executed or performed in connection with it's above mentioned Property under and by virtue of this Power of Attorney.

THE FIRST SCHEDULE : ABOVE REFERRED TO :

[THE SAID LAND]

ALL THAT piece & parcel of Bastu land measuring **20 (Twenty) Cottahs** (equivalent to 33 Decimal) more or less where upon a three storied commercial structure standing thereon [measuring total covered area of 10886 Square Feet more or less, cemented flooring (Ground Floor = 3629 SFT., First Floor = 3629 SFT. & Second Floor = 3628 SFT.) and 40 Years Old], comprised in C. S. Dag No. 600, **R. S. & L. R. Dag No.- 694/737** under C. S. Khatian No. 326, Zamindar Khatian No. 78, R. S. Khatian No. 645, corresponding to L. R. Khatian No. 257, subsequently L. R. Khatian Nos. 1877, 1878, 1879, 1880 & 1881 corresponding to Present **L. R. Khatian No. 5438** [in the name of Macadam Leisure Private Limited] lying and situated at **Mouza- Bhatenda, J. L. No.- 28, Touzi No.- 2998, under Police Station - Rajarhat**, located at Ramesh Mitra Road, Besides Satyajit Ray Bhavan, P. O. & P. S.- Rajarhat, Kolkata - 700135, within the local limits of Rajarhat Bishnupur - 1 No. Gram Panchayat within the jurisdiction of A. D. S. R. - Rajarhat, New Town, in the District of North 24 Parganas, **TOGETHER WITH** all easement rights and all other rights appurtenances attached to the said plot of land of which the annual proportionate rent payable to the Collector, Dist: North 24 Parganas. Which is butted & bounded by :

ON THE NORTH : Orchid Apartment.

ON THE SOUTH: Satyajit Rai Bhavan.

ON THE EAST : Sir Ramesh Mitra Road (40 - 0 Feet Wide).

ON THE WEST : Orchid Apartment.

THE SECOND SCHEDULE : ABOVE REFERRED TO :

[LAND OWNER'S ALLOCATION]

The Developer shall, at its own costs & expenses, construct, finish, complete and deliver to the Land Owner, undisputed possession of undisputed possession of **20% (Twenty per cent)** of the constructed area in/within the proposed Multi-storied Building to be constructed & erected on the SAID LAND, in habitable condition and according to the Sanction Plan which includes flats/ units / apartments / car parking spaces or other spaces in the said Multi-storied building. It is clarified that the Land Owner's Allocation shall include proportionate undivided, impartiable and indivisible share in the common areas, amenities and facilities available in the said B+G+4-Storied building such as paths, passages, stairways, electric meter-room, pump-room, underground reservoir, overhead tank, water pump & motor, drainage & sewerage connections and other facilities to be required for establishment, enjoyment, maintenance and management of the said Multi-storied building.

THE THIRD SCHEDULE : ABOVE REFERRED TO :

[DEVELOPER'S ALLOCATION]

The Developer shall be fully and completely entitled to get the balance **80% (Eighty per cent)** of the constructed area in/within the proposed Multi-storied Building to be erected on the Said Land comprising of common areas comprised of above and other common areas comprising of /with the said B+G+4-Storied building within the SAID LAND. It is clarified that the Developer's Allocation shall include proportionate undivided, impartiable and indivisible balanced share in the Common Portions and / or Areas and the land contained in the SAID LAND.

: 15 :

IN THE WITNESS WHEREOF It, the Principal have set and subscribed my hands and seals on this the 11th day of March' Two Thousand Twenty Four (2024) in the Christian Era.

SIGNED, SEALED AND DELIVERED |

in Kolkata in the presence of:

MACADAM LEISURE PRIVATE LIMITED

Iyoli Gupta

Director

WITNESSES:

1. *Faridul Islam*
Advocate
District Judges
Court,
Barasat

SIGNATURE OF THE PRINCIPAL/

LAND OWNER

BASILICA REALTECH

Pradeep Sen
Partner

BASILICA REALTECH

Sudhanshu
Partner

2. *Naemul Islam*
Galaxyys,
P.S. Rajarhat
Kolkata-700135

BASILICA REALTECH

Vijay Biswas
Partner

BASILICA REALTECH

Naemul Huda Sheikh
Partner

SIGNATURE OF THE ATTORNEY/
DEVELOPER

DRAFTED & PREPARED BY:

Faridul Islam

FARIDUL ISLAM

ADVOCATE

DISTRICT JUDGES COURT

BARASAT, NORTH 24 PGS

REGN. NO. - WB/1743/2011

Typed By:

R. Bibi

Neha LaserPrint /Rajarhat

SIGNATURE OF THE
PRESENTANT /
EXECUTANT / SALLER/
BUYER/CAIMENT
WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908

N.B. - LH BOX- SMALL TO THUMB PRINTS
R.H. BOX - THUMB TO SMALL PRINTS

 <i>Jyoti Gupta</i>	LH					
	RH.					

MACADAM LEISURE PRIVATE LIMITED

ATTESTED :-

Jyoti Gupta

Director

 <i>Pradeep Kumar</i>	LH					
	RH.					

ATTESTED :-

Pradeep Kumar

 <i>Subhanshu</i>	LH.					
	RH.					

ATTESTED :-

Subhanshu

SIGNATURE OF THE
PRESENTANT /
EXECUTANT / SALLER/
BUYER/CAIMENT
WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908

N.B. - LH BOX - SMALL TO THUMB PRINTS
R.H. BOX - THUMB TO SMALL PRINTS

 <i>Udayan Biswas</i>	LH					
	RH.					

ATTESTED :- *Udayan Biswas*

 <i>Nwul Hndy Seirin</i>	LH					
	RH.					

ATTESTED :- *Nwul Hndy Seirin*

 PHOTO	LH.					
	RH.					

ATTESTED :-

Major Information of the Deed

Deed No :	I-1523-03925/2024	Date of Registration	11/03/2024
Query No / Year	1523-8000678000/2024	Office where deed is registered	
Query Date	11/03/2024 2:38:11 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	FARIDUL ISLAM , BARASAT JUDGES COURT, Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124, Mobile No. : 7003406517, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 5,84,65,124/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 152303912/2024		

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Bhatenda, Pin Code : 700135

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-694/737	LR-5438	Commercial	Bastu	20 Katha	1/-	4,00,95,000/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :					33Dec	1 /-	400,95,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	10886 Sq Ft.	1/-	1,83,70,124/-	Structure Type: Structure
Gr. Floor, Area of floor : 3629 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 3629 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 2, Area of floor : 3628 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		10886 sq ft	1 /-	183,70,124 /-	

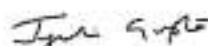
Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	MACADAM LEISURE PRIVATE LIMITED 24 CHINAR PARK, City:- , P.O:- HATIARA, P.S:-Bagulati, District:-North 24-Parganas, West Bengal, India, PIN:- 700157 , PAN No.:: AAxxxxxx1H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	BASILICA REALTECH TULIP GARDEN G-1, DASHADRONE OPPOSITE SBI, City:- , P.O:- R GOPALPUR, P.S:-Bagulati, District:-North 24-Parganas, West Bengal, India, PIN:- 700136 , PAN No.:: ABxxxxxx8N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Representative Details :				
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
JYOTI KUMAR GUPTA Son of DHUNNI LAL GUPTA Date of Execution - 11/03/2024, , Admitted by: Self, Date of Admission: 11/03/2024, Place of Admission of Execution: Office		 Mar 11 2024 5:13PM	 Captured LTI 11/03/2024	 11/03/2024
,FK-3 PRASANTA APT. 4TH FL. RISHI AURABINDA SARANI, Flat No: 4C, City:- , P.O:- JYANGRA, P.S:-Bagulati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: AGxxxxxx6C, Aadhaar No: 68xxxxxxxx8531 Status : Representative, Representative of : MACADAM LEISURE PRIVATE LIMITED (as DIRECTOR)				
2	Name	Photo	Finger Print	Signature
PRASANTA SAMANTA (Presentant) Son of DHIREN SAMANTA Date of Execution - 11/03/2024, , Admitted by: Self, Date of Admission: 11/03/2024, Place of Admission of Execution: Office		 Mar 11 2024 5:14PM	 Captured LTI 11/03/2024	 11/03/2024
,DASHADRONE KHELAR MATH, City:- , P.O:- R GOPALPUR, P.S:-Bagulati, District:-North 24-Parganas, West Bengal, India, PIN:- 700136, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BNxxxxxx4L, Aadhaar No: 29xxxxxxxx5832 Status : Representative, Representative of : BASILICA REALTECH (as PARTNER)				

3	Name SUBHASISH DAS Son of AMRIT LAL DAS Date of Execution - 11/03/2024, , Admitted by: Self, Date of Admission: 11/03/2024, Place of Admission of Execution: Office	Photo  Mar 11 2024 5:15PM	Finger Print  Captured LTI 11/03/2024	Signature  11/03/2024
110 BLOCK BREEZE PURTI AQUA 2 DASHADRONE CHEK POST, City:- , P.O:- R GOPALPUR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700136, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BAxxxxxx5H, Aadhaar No: 82xxxxxxxx4710 Status : Representative, Representative of : BASILICA REALTECH (as PARTNER)				
4	Name UDAYAN BISWAS Son of TUSHAR KANTI BISWAS Date of Execution - 11/03/2024, , Admitted by: Self, Date of Admission: 11/03/2024, Place of Admission of Execution: Office	Photo  Mar 11 2024 8:16PM	Finger Print  Captured LTI 11/03/2024	Signature  11/03/2024
13/47 RAJA MANINDRA ROAD PAIKPARA, City:- , P.O:- BELGACHIA, P.S:-Tala, District:-North 24-Parganas, West Bengal, India, PIN:- 700037, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BSxxxxxx5G, Aadhaar No: 34xxxxxxxx1379 Status : Representative, Representative of : BASILICA REALTECH (as PARTNER)				
5	Name NURUL HUDA SEIKH Son of GOLAM KASEM SEIKH Date of Execution - 11/03/2024, , Admitted by: Self, Date of Admission: 11/03/2024, Place of Admission of Execution: Office	Photo  Mar 11 2024 5:17PM	Finger Print  Captured LTI 11/03/2024	Signature  11/03/2024
RAIGACHHI MUNSI PARA, City:- , P.O:- RAJARHAT, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx2R, Aadhaar No: 25xxxxxxxx8813 Status : Representative, Representative of : BASILICA REALTECH (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
FARIDUL ISLAM Son of Late SAHIDUL ISLAM , BARASAT JUDGES COURT, City:- , P.O:- BARASAT, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700124	 11/03/2024	 Captured 11/03/2024	 11/03/2024
Identifier Of JYOTI KUMAR GUPTA, PRASANTA SAMANTA, SUBHASISH DAS, UDAYAN BISWAS, NURUL HUDA SEIKH			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	MACADAM LEISURE PRIVATE LIMITED	BASILICA REALTECH-33 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	MACADAM LEISURE PRIVATE LIMITED	BASILICA REALTECH-10886.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Bhatenda, Pin Code : 700135

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 694/737, LR Khatian No:- 5438	Owner:মাকাদাম লইসার প্রাইভেট লিমিটেড, Gurdian:ভাইস চ্যান্সেলর, Address:বিলু , Classification:বাড়, Area:0.33000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 152303925 / 2024

On 11-03-2024

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 15:05 hrs on 11-03-2024, at the Office of the A.D.S.R. RAJARHAT by PRASANTA SAMANTA ,

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 5,84,65,124/-

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

Execution is admitted on 11-03-2024 by JYOTI KUMAR GUPTA, DIRECTOR, MACADAM LEISURE PRIVATE LIMITED, , 24 CHINAR PARK, City:- , P.O:- HATIARA, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700157

Indetified by FARIDUL ISLAM, , Son of Late SAHIDUL ISLAM, , BARASAT JUDGES COURT, P.O: BARASAT, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Muslim, by profession Advocate

Execution is admitted on 11-03-2024 by PRASANTA SAMANTA, PARTNER, BASILICA REALTECH, TULIP GARDEN G-1, DASHADRON OPPOSITE SBI, City:- , P.O:- R GOPALPUR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700136

Indetified by FARIDUL ISLAM, , Son of Late SAHIDUL ISLAM, , BARASAT JUDGES COURT, P.O: BARASAT, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Muslim, by profession Advocate

Execution is admitted on 11-03-2024 by SUBHASISH DAS, PARTNER, BASILICA REALTECH, TULIP GARDEN G-1, DASHADRON OPPOSITE SBI, City:- , P.O:- R GOPALPUR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700136

Indetified by FARIDUL ISLAM, , Son of Late SAHIDUL ISLAM, , BARASAT JUDGES COURT, P.O: BARASAT, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Muslim, by profession Advocate

Execution is admitted on 11-03-2024 by UDAYAN BISWAS, PARTNER, BASILICA REALTECH, TULIP GARDEN G-1, DASHADRON OPPOSITE SBI, City:- , P.O:- R GOPALPUR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700136

Indetified by FARIDUL ISLAM, , Son of Late SAHIDUL ISLAM, , BARASAT JUDGES COURT, P.O: BARASAT, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Muslim, by profession Advocate

Execution is admitted on 11-03-2024 by NURUL HUDA SEIKH, PARTNER, BASILICA REALTECH, TULIP GARDEN G-1, DASHADRON OPPOSITE SBI, City:- , P.O:- R GOPALPUR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700136

Indetified by FARIDUL ISLAM, , Son of Late SAHIDUL ISLAM, , BARASAT JUDGES COURT, P.O: BARASAT, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Muslim, by profession Advocate

Payment of Fees

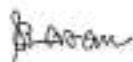
Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 21.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1078, Amount: Rs.100.00/-, Date of Purchase: 07/03/2024, Vendor name: MITA DUTTA



Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2024, Page from 128033 to 128057
being No 152303925 for the year 2024.



Sanjoy Basak

Digitally signed by SANJOY BASAK
Date: 2024.03.12 15:02:11 +05:30
Reason: Digital Signing of Deed.

(Sanjoy Basak) 12/03/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.