

14018/2024

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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



AS 686920

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

Additional Registrar of Assurances-IV, Kolkata

18 SEP 2024

18/9  
Additional Registrar of Assurances-IV, Kolkata

TO ALL TO WHOM THESE PRESENTS SHALL COME, We, RAJA UDYOG PRIVATE LIMITED, (having CIN U15412WB2001PTC092881 and PAN AACCR0764P), a Company within the meaning of the Companies Act, 2013 having its registered office at 16 F, B T Road Sukhchar Girja, Post Office Sukchar, Police Station Khardah, Kolkata, North 24 Parganas WB 700115 represented by its Director Mr. Loknath Prasad Gupta (having PAN AUDPG5810F and Aadhaar No.8979 5618 5641) son of late Badri Prasad Gupta residing at 31, B.T. Road Titagarh Post Office Titagarh, Police Station Titagarh, Kolkata 700119 hereinafter referred to as "the PRINCIPAL" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include its successors or successors-in-office and/or assigns) SEND GREETINGS:

12/09/2024

133961

12/09/2024

DSP LAW ASSOCIATES  
Advocates  
4D Nicco House  
1B & 2 Hare Street,  
Kolkata - 700001

NAME \_\_\_\_\_  
ADD \_\_\_\_\_  
Rs \_\_\_\_\_  
- 7 SEP 2024  
SURANJAN MUKHERJEE  
Licensed Stamp Vendor  
C. C. Court  
2 & 3, K. S. Roy Road, Kol-1

- 7 SEP 2024

- 7 SEP 2024



To be...  
Registered...  
Kolkata

To be...  
Kolkata

12 SEP 2024

To be...  
Kolkata



18 SEP 2024

**I. DEFINITIONS:** Unless in this power there be something contrary or repugnant to the subject or context:-

- i. **“Attorneys”** shall mean the Developer represented by both or either of by its Authorized Representatives (i) Prabir Roychowdhury (having PAN ADIPR1841H and Aadhaar No. 3291-9498-7795) son of Netai Roychowdhury residing at BF-14, BF Block, Salt Lake, Sector - I, VTC Bidhannagar (M), Post Office Bidhannagar CC Block, Police Station Bidhannagar (N), Sub District North 24 Parganas, Kolkata – 700064 and (ii) Sanajit Laskar (having Aadhaar No. 4625-9637-5883 and PAN ABUPL7954R) son of Late Jatan Kanta Laskar residing at 22A Tara Shankar Sarani, Tala Park Avenue, Police Station Tala, Post Office Tala, North 24 Parganas, Pin – 700037 include any other person whom the Developer may authorize in addition to or as substitute of the above named two persons jointly and/or severally but shall not include the person whose authorization to represent the Principal as attorney is revoked by the Developer.
- ii. **“Agreed Ratio”** shall mean the ratio of sharing or distribution in Realizations and several other matters referred to in the Development Agreement between the Principal and the Developer which shall be **45% (forty five percent)** of the Principal and **55% (fifty five percent)** of the Developer.
- iii. **“Building Complex”** shall mean and include the Subject Property and the New Buildings (including the Units, Parking Spaces and roof etc.) thereat with the Common Areas and Installations and open and covered spaces as may be planned by the Developer thereat.
- iv. **“Developer’s Realization Share”** shall mean and include the share of the Developer as per the Agreed Ratio i.e. 55%.
- v. **“Developer’s Allocation”** shall mean and include the Developer’s Realization Share and the shares or portions in unsold areas allocable to the Developer hereunder and all other properties and rights belonging to the Developer in terms of the Development Agreement or in pursuance thereof.
- vi. **“Developer”** shall mean **SAGNIK EXPORT (I) PRIVATE LIMITED** (having CIN U19119WB1995PTC074310 and PAN AAHCS1845D), a Company within the meaning of the Companies Act, 2013 having its registered office at P-9 Motijheel Avenue, Post Office Motijheel, Police





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18 SEP 2024

Station Nagerbazar, Kolkata-700074, West Bengal, India and include its successors or successors-in-office and/or assigns.

- vii. **“Development Agreement”** shall mean the Development Agreement dated 18/09/2024 and registered with the Additional Registrar of Assurances-IV, Kolkata in Book No. I, Being No. 13792 for the year 2024 and made between the Principal and the Developer and include any modifications and alterations thereof as may be made by the Principal and the Developer in writing.
- viii. **“New Buildings”** shall mean the multiple buildings and other structures to be constructed from time to time at or portion/s of the Subject Property.
- ix. **“Principal’s Realization Share”** shall mean and include the share of the Principal as per the Agreed Ratio i.e. 45%;
- x. **“Principal’s Allocation”** shall mean and include the Principal’s Realization Share and the shares or portions in unsold areas and allocable to the Principal hereunder and all other properties and rights belonging to the Principal in terms of the Development Agreement or in pursuance thereof.
- xi. **“Realization”** shall mean and include the amounts received towards consideration for Transfer of the Units, Parking Spaces and other Transferable Areas from time to time and include amounts if any received on account of PLC and Floor Rise escalation; but shall not include any amounts received on any other account including but not limited to of Goods and Service Tax and any other taxes and Extras and Deposits, etc. as contemplated in the Development Agreement
- xii. **“Subject Property”** shall mean the pieces or parcels of land comprised in R.S Dag Nos. 3408, 3409, 3410, 3411, 3412, 3417, 3418, 3419, 3408/3529, 3419/3557 and 3483 in Mouza Sukhchar, J.L. No. 9, Police Station Khardah, Holding No. 224F, Barrackpore Trunk Road, within ward No. 14 of the Panihati Municipality in the District of North 24 Parganas and morefully and particularly described in the **SCHEDULE** hereunder written.
- xiii. **“Transfer”** (with their respective grammatical variations) shall include transfers primarily by sale and also by lease or otherwise as decided by the Developer and any transfer by lease or otherwise shall be so decided by the Developer in consultation with the Principal.

- xiv. **“Transferable Areas”** shall include Units residential and commercial units, flats, parking spaces and any property benefit or right in the proposed Building Complex that can be transferred.
- xv. **“Transferees/Buyers”** shall mean the persons to whom any Transferable Areas in the Building Complex is Transferred or agreed to be Transferred.
- (i) **“Units”** shall mean and include the
- (a) **“Residential Units”** meaning the flats, apartments etc for residential use in any New Building at the Subject Property; and
- (b) **“Commercial Units”** meaning office spaces, shops, mall, multiplex, constructed/covered spaces or the like for use as commercial, semi-commercial, assembly, educational, mercantile or any other use other than residential;
- but shall not include any common areas and installations or Parking Spaces;
- xvi. Any other term or expression used herein shall, unless there be something contrary or repugnant to the subject or context, have the same meaning as assigned in the Development Agreement.

## II. RECITALS:

- A. **WHEREAS** by the Development Agreement, the parties thereto have agreed, inter alia, that the Developer would be entitled to the exclusive right to develop the Subject Property and the Principal and the Developer agreed upon the terms and conditions as morefully contained therein.
- B. **AND WHEREAS** in terms of the Development Agreement, the Principal is executing this Power of Attorney in favour of the Attorneys jointly and/or severally to do all acts deeds and things as and for the purposes relating to the Subject Property and the Building Complex and the related purposes hereinafter contained:

III. **NOW KNOW YE BY THESE PRESENTS, We** the Principal abovenamed do hereby nominate constitute and appoint the said Attorneys jointly and/or severally as the true and lawful attorneys for in the name and on behalf of the Principal to do execute exercise and perform all or any of the following acts deeds matters and things

relating to the Subject Property and the Building Complex and related purposes i.e., to say:-

1. To manage, maintain, look after, supervise, administer, secure, hold and defend possession of the Subject Property and every part thereof and its equipments and installations and do all acts deeds and things in connection therewith.
2. To deal with fully and in all manner and to warn off and prohibit and if necessary proceed in due form of law against all or any trespassers and to take appropriate steps whether by action or distress or otherwise and to abate all nuisance and for that to enter into all contracts agreements and arrangements with them or any of them or otherwise and to abate all nuisance.
3. To cause survey, measurement, soil test, excavation and other works at the Subject Property.
4. To sign, apply for and obtain mutation, conversion, updation, insertions, correction of area or boundary or dimension or other description or any other correction, modification, alteration or other recording in respect of the Subject Property or any part thereof or the boundary of the Subject Property in the records of the Panihati Municipality, B.L. & L.R.O., the D.L. & L.R.O., Planning Authority, Development Authority, Collector, District Magistrate (including ADM) and any other appropriate authorities and to do all other acts, deeds and things with regard thereto as may be deemed fit and proper by the said Attorney or Attorneys.
5. To demolish, construct, reconstruct boundary walls, fencing, dividers etc., at the Subject Property and/or any portion thereof for the purposes connected to development in terms of the Development Agreement and to construct or put up temporary sheds, structures etc., for storage of building materials or site offices.
6. To accept or object to the assessments made from time to time of land revenue or taxes or valuation or taxes in respect of the Subject Property or the building or buildings that may be constructed thereon or any part or share thereof by the land authorities, municipal authorities and other authorities and to attend all hearings and have the same finalized.



7. To pay all rates, municipal and other taxes, land revenue, electricity charges, utility charges, other charges expenses and other outgoings whatsoever payable in respect of the Subject Property or any part thereof or New Buildings for the time being thereon or any part or parts thereof and receive refund of the excess amounts, if paid, from the concerned authorities and to grant receipts and discharges in respect thereof.
8. To prepare apply for sign and submit plans, maps, specifications and sketches for approval or sanctioning by the Panihati Municipality, Zilla Parishad, Municipal authority, Planning Authority, Development Authority or other Appropriate Authorities having jurisdiction and to have the same approved and/or sanctioned and if required, to have the same modified revalidated revised altered and/or renewed.
9. To process the application for the sanctioning of the plan, pay fees and obtain sanction revalidation modification revision alteration and/or renewal and/or such other orders and permissions of the plans for any construction at the Subject Property.
10. To sign and submit all declarations, undertakings, affidavits, gifts of strips or splayed corners if required by any authority for the purpose of sanction/ modification/alteration/renewal of the plans for any construction at the Subject Property.
11. To give notice to the municipal and all other concerned authorities regarding commencement of construction and/or demolition of any structure(s) and/or other purposes as required or deemed fit and proper.
12. To carry out demolition, construction, reconstruction, addition, alteration, erection, re-erection and any other related activity at the Subject Property in respect of the Building Complex.
13. To inform municipal and all other concerned authorities of all internal alterations within the sanctioned covered space and to incorporate all such deviations in the Completion Plan in terms of the applicable rules and to get the same regularized.
14. To apply for and obtain temporary and/or permanent connections of all services, water, electricity, telephone, gas, power, drainage, sewerage, borewell, generator, transformers, lifts, septic tanks, security systems, dish



antenna, towers, electronic or technical connections, mechanical parking system, MLCP etc., and/or other utilities inputs and facilities from the appropriate authorities and statutory bodies or private bodies or service providers and/or to make alterations therein and to close down and/or have disconnected the same.

15. To apply for and obtain any permission clearance and license to erect and run/operate and/or maintain lift, mechanized parking, generator, dish antenna and any other utility, input or facility in the Building Complex or any part thereof including those mentioned in the last mentioned clause hereinabove and also to give contract to the manufacturer for maintenance of lift or lifts, generator, dish antenna and other utilities and its concerned machineries.
16. To deal with any person owning, occupying or having any right title or interest in the property adjacent to or near the Subject Property and to amalgamate the plots or share any facilities, utilities, infrastructure, boundary, floor area ratio, sanction area etc., in such manner and on such terms and conditions as the said attorney or attorneys may deem fit and proper.
17. To apply for and obtain "No Objection Certificate" from the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976 and all other permissions that may be required for sanctioning of plan, modification and/or alteration and/or revalidation, and/or obtaining utilities and any development activity or other purposes connected with the Building Complex.
18. To apply for and obtain all permissions, approvals, licenses, registrations, clearances, no objection certificates, quotas, subsidies, incentives, exemptions, discounts, waivers, entitlements and allocations of cement, steel, bricks and other building materials, in respect of the Building Complex and/or in respect of any input, utility or facility to be installed, run, made operative and managed thereat from all State or Central Government Authorities and statutory or other bodies and authorities concerned and any service providers.
19. To apply for and obtain all necessary permissions and clearances from the authorities under the pollution and environment laws and all other related authorities.



20. To apply for and obtain in the name of the Developer the registration under all Real Estate development laws, including Real Estate (Regulation and Development) Act, 2016 and to obtain all licenses and permissions under the said Act and all other acts and statutes, as applicable
21. To appoint and terminate the appointment of Architects, Engineers, Surveyors and others for survey and soil testing and also for preparation of plans in respect of building or buildings at the Subject Property or portion or portions thereof and also for additions and/or alteration and/or modifications thereto (including those on account of user or change of user thereof or any part thereof) and also for other purposes connected with the Building Complex.
22. To appoint, employ, engage or hire, contractors, sub-contractors, structural engineers, civil engineers, surveyors, overseers, experts, consultants, vastu consultants, chartered accountants, security guards, personnel and/or such other persons or agents as may be required in respect of the Building Complex or any aspect or part thereof on such terms and conditions as the attorneys may deem fit and proper and to cancel, alter or revoke any such appointment or collaboration.
23. To appoint organizations and persons in connection with Building Management, Facility Management, Common Area management on such terms and conditions as the attorneys may deem fit and proper and to cancel, alter or revoke any such appointment or collaboration.
24. To do all necessary acts deeds and things for complying all laws rules regulations bye-laws ordinance etc., for the time being in force with regard to the Building Complex.
25. To apply for and obtain Completion or Occupancy Certificate and other certificates as may be required from the concerned authorities.
26. To insure and keep insured the New Buildings and other Developments or any part thereof or any materials equipments or machineries against loss or damage by fire earthquake and/or other risks, if and as be deemed necessary and/or desirable by the said attorneys or any of them and to pay all premium therefor.
27. To obtain loans and finance from any Banks and/or the Financial Institutions in terms of the Development Agreement, and in the manner permitted under



the Development Agreement but without however creating any financial obligation of repayment upon the Principal.

28. To grant consent and No Objection Certificate and permit the Transferees of Units, Parking Spaces and other Transferable Areas (including proportionate land share) to take loans or finances from any Banks or Financial Institutions and deal with banks and financiers and/or their officers and/or assigns in connection with any no objection certificates, consents, clearances, etc., from them.
29. To produce, deliver, deposit or give any original title deed or document or copies and extracts of and from the same relating to the Subject Property and/or the Complex to any person or financier or others in terms of the Development Agreement.
30. To advertise and publicize the Building Complex or any part thereof in any media and to appoint marketing agents, brokers, sub-brokers, sole selling or other agents for sale or otherwise transfer of the same in terms of the Development Agreement.
31. To Transfer the Contingent Residual Areas of the Developer with the Shares in Land and other appurtenances thereof only after demarcation of the same as per the terms of the Development Agreement to such person or persons and at such consideration as the Attorneys or any of them may deem fit and proper in accordance with the terms and conditions contained in the Development Agreement, and to receive the amounts receivable in respect thereof and issue receipts, acknowledgements and discharges therefor to fully exonerate the person or persons paying the same;
32. To negotiate with the person or persons interested in obtaining Transfer and/or otherwise acquiring Transferable Areas spaces in the Building Complex, take and accept bookings and applications, deal with, enter upon bookings and/or agreements for Transfer and/or part with possession of all or any Units, Parking Spaces and other Transferable Areas (except any Contingent Residual Areas identified and forming part of the Principal) alongwith or independent of or independently the land comprised in the Subject Property attributable thereto or any portion thereof or any undivided share therein to any Transferee at such consideration and on such terms and conditions as the said attorney or attorneys may deem fit and proper but



without violating with the terms and conditions of the Development Agreement.

33. To ask, demand, recover, realize and collect the Realizations and all other amounts or any parts thereof receivable in respect of any Transfer of the Transferable Areas (except any Contingent Residual Areas identified and forming part of the Principal) in the manner and as per the terms and conditions of the Development Agreement and to deposit the same in the specified accounts as per the Development Agreement and to issue receipts to the Transferees accordingly which shall fully exonerate the person or persons paying the same.
34. To cancel or terminate any booking/blocking and terminate any contract agreement right of occupancy user and/or enjoyment with any person or persons intending to acquire Transferable Areas and/or undivided shares in the land comprised in the Subject Property and to deal with the space and rights of such person or persons in such manner as the said attorney may deem fit and proper.
35. To join in as party to agreements for Transfer of the Transferable Areas and/or undivided share in the land comprised in the Subject Property or part thereof, and also confirming thereunder the rights and entitlements of the Developer under the said Development Agreement and agreeing to execute the Deeds of Transfer to be executed in pursuance thereof.
36. To enter upon any agreement to transfer the proportionate share in land and/or in the common areas and installations to any Association or Society if so and as required by law in such manner as may be required.
37. To prepare sign execute modify, alter, draw, approve rectify and/or register and/or give consent and confirmation and/or deliver all papers, documents, agreements, sale deeds, conveyances, leases, supplementary agreements, nominations, assignments, licenses, mortgages, charges, declarations, forms, receipts and such other documents and writings as in any way be required to be so done and as may be deemed fit and proper by the said Attorneys in respect of the Transfer in the manner and as per the terms and conditions of the Development Agreement.
38. To enforce any covenant in any agreement, deed or any other contracts or documents of transfer executed by the Principal and the Developer and to



exercise all rights and remedies available to the Principal and the Developer thereunder.

39. To ask, demand, sue for, recover, realize and collect Extras and Deposits (as defined and described in the Development Agreement) which are or may be due payable or recoverable from any Transferees or any person or persons or authority or authorities on any account whatsoever and to give effectual receipts and discharges for the same.
40. To have the Units Transferred to the Transferees to be separately assessed and mutated in the name of the respective Transferees in all public records and with all authorities and/or persons having jurisdiction and to deal with such authority and/or authorities in such manner as the said Attorney or Attorneys may deem fit and proper.
41. To deal with any claim of any third party in respect of the Subject Property and to oppose or settle the same.
42. To look after all or any of the acts relating to Common Purposes including the management, maintenance and administration of the Building Complex as Maintenance In-Charge.
43. To form a non-profit making company or association or society or syndicate amongst the owners and/or buyers of the Transferable Areas (including Association under the Apartment Ownership Act or Society under the West Bengal Societies Registration Act, 1961 or Co-operative Society under the West Bengal Co-operative Societies Act, 2006) for maintenance of Common Areas.
44. To deal with the Government of West Bengal or any department or authority in connection with the compliance of any existing or new laws or provisions affecting the Building Complex.
45. For all or any of the purposes hereinstated to apply for, sign, appear and represent the Principal before the Panihati Municipality and all its departments, Kolkata Metropolitan Development Authority, B.L. & L.R.O., D.L. & L.R.O., and other authorities / officers under the Land laws, MED, Collector, District Magistrate, ADM, Municipality, Fire Brigade, Planning Authority, Development Authority, the Authorised Officers / Authorities under the Real Estate (Regulation and Development) Act, 2016, the



Authorities under the West Bengal Apartment Ownership Act, Companies Act, Societies Registration Act, West Bengal Co-operative Societies Act, 2006, the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976, the authorities under the West Bengal Land Reforms Act, West Bengal Estate Acquisition Act, Town and Country (Planning & Development) Act, Development Authority, Airport Authorities, all Revenue Authorities, Pollution Control Authorities and other authorities connected to pollution matters, Environment Authorities, Licensing Authorities, Development Plan Authorities of the Government of West Bengal and/or India, Insurance Companies, Police Authorities, Traffic Department, Directorate of Fire Services and all Fire Authorities, Directorate of Lifts, Directorate of Electricity and Chief Electrical Inspector and other Electricity Authorities, Government of West Bengal, Insurance Companies, Microwave Authorities of Department of Telecommunication, Electricity, Water, drainage, sewerage, lift, generator, telecom, television, wireless connectivity, digital and other service provider organizations, Land Acquisition Collector and also all other authorities and Government Departments and/or its officers and also all other State Executives Judicial or Quasi Judicial, Municipal, land and other authorities and all private bodies and service providers and all other persons and also all courts tribunals and appellate authorities and do all acts deeds and things as the attorney may deem fit and proper and to make sign execute register submit register and/or deliver all documents, declarations, affidavits, applications, undertakings, objections, notices etc (including those relating to boundary verification) and also to submit and take delivery of all title deeds concerning the Subject Property and other papers and documents (including cause papers and orders passed in any suit or litigation or proceeding) as be required by the necessary authorities or as may in any way be found necessary or expedient by the said Attorney.

46. To appear and represent the Principal before any Notary Public, Registrar of Assurance, District Registrar, Sub Registrar, Additional Registrar, Metropolitan Magistrate and/or other officer or officers or authority or authorities having jurisdiction and to present for registration before them and admit execution and to acknowledge and register and have registered and perfected and/or notarized and/or affirm or declare all Agreements for transfer, Deeds and documents instruments and writings including the



bank/finance documents, mortgage deeds, if any, executed by the said Attorneys by virtue of the powers hereby conferred.

47. To commence prosecute enforce defend answer and oppose all actions suits writs appeals revisions, review, arbitration proceedings, and other legal proceedings and demands civil criminal or revenue concerning and/or touching any of the matters herein stated and if thought fit to compromise settle, refer to arbitration, abandon, submit to judgment or become non suited in any such action or proceedings as aforesaid before any Court, Civil or Criminal or Revenue, Arbitration Tribunal, Debts Recovery Tribunal, any other Tribunal, Collector, Judicial or Quasi Judicial authorities and forums, Statutory authorities, presiding officers, authorized officers, etc. and to sign declare verify and/or affirm any plaint, written statement, petition, application, consent petition, affidavit, vakalatnama, warrant of attorney, memorandum of appeal or any other document or cause paper in any proceeding and to adduce oral and documentary evidences as the occasions shall require and/or as the said attorney or attorneys may think fit and proper.
48. To apply for, obtain, accept and receive any original or copies of clearances, certificates, permissions, no objections, licenses, notices summons and services of papers from any Court, Tribunal, postal authorities and/or other authorities and/or persons.
49. To receive refund of the excess amount of fee or other amounts, if any, paid for the purposes herein stated and to give valid and effectual receipts in respect thereof.
50. To receive all letters parcels or other postal articles and documents in respect of the Subject Property and to grant proper and effectual receipt thereof.
51. For better and more effectually exercising the powers and authorities aforesaid to retain appoint and employ Advocates, Pleaders, Solicitors, Mukhtears and to revoke such appointments.

IV. **AND GENERALLY** to do all acts deeds and things for better exercise of the authorities herein contained relating to the Subject Property and the Building Complex and related purposes which the Principal itself could have lawfully done under its own hands and seal, if personally present.



V. **AND** the Principal doth hereby ratify and confirm and agree to ratify and confirm all and whatever their said Attorney or Attorneys shall lawfully do or cause to be done in or about the premises aforesaid.

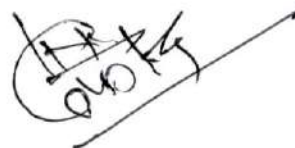
VI. **AND** it is clarified that while exercising the powers and authorities hereby conferred on the said Attorneys, they or any of them shall not do any act deed or thing which would go against the provisions of the Development Agreement or impair or affect the rights and entitlement of the Principal and by executing this Power of Attorney the obligations of the Principal or the Developer or consequences for non compliance under the Development Agreement shall not be affected.

**THE SCHEDULE ABOVE REFERRED TO:**

**(SUBJECT PROPERTY)**

**ALL THAT** the piece or parcel of land containing an area of 3.87 Acre or 387 Satak or 11 Bighas 14 Cottahs 2 Chittack 7 Square feet more or less more or less (documents of title erroneously stated to contain a total area of 4.027 acre or 402.7 satak) situate lying at and being R.S. Dag No. 3408 (containing a total area of 77 satak), R.S. Dag No. 3409 (containing a total area of 65 satak), R.S. Dag No. 3410 (containing a total area of 14 satak), 3411 (containing a total area of 12 satak), 3412 (containing a total area of 16 satak), 3417 (containing a total area of 67 satak), 3418 (containing a total area of 40 satak), 3419 (portion) (containing a total area of 51 satak), 3408/3529 (containing a total area of 33 satak), 3419/3557 (containing a total area of 12 satak) and 3483 (portion) (containing a total area of 48 satak) recorded in R.S. Khatian Nos. 115, 116, 117, 118, 2016 and 2017, all being presently renumbered as L.R. Dag No. 9511 together with several dwelling rooms and other structures on portions thereat in Mouza Sukhchar, J.L. No. 9, Police Station Khardah, Holding No. 224F (formerly Holding No. 186F and theretofore Holding Nos. 8, 7, 11, 12, 13, 14, 15, 16 and 17), Barrackpore Trunk Road, within ward No. 14 of the Panihati Municipality in the District of North 24 Parganas and the same is butted and bounded as follows:

- On the **North** : Partly by each of R.S. Dag Nos. 3413, 3414, 3416, 3423, 3422, 3420 and 3447;
- On the **South** : Partly by each of R.S. Dag Nos. 3563, 3407, 3561, 3564, 3572, 3483 and 3419 ;
- On the **East** : Partly by each of R.S. Dag Nos. 3422, 3420, 3447, 3482, 3419, 3483 and 3572; and
- On the **West** : Partly by each of Barrackpore Trunk Road and R.S. Dag Nos. 3414, 3415 and 3416. ,



**OR HOWSOEVER OTHERWISE** the same now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished. **BE IT MENTIONED** that the area of the (i) several residential dwelling rooms with cemented flooring on the Subject Property is 59537 Square Feet more or less out of which the ground floor contains 38310 square feet more or less and the first floor contains 21227 square feet more or less and (ii) several residential tin and asbestos sheds with cemented flooring on the Subject Property is 34800 square feet more or less all of which are more than 50 years old and there is no provision for lift in the structures erected at the Subject Property.

**IN WITNESS WHEREOF** the Principal has hereunto set and subscribed its hands and seal on this 18<sup>th</sup> day of SEPTEMBER Two Thousand and Twenty Four.

**EXECUTED AND DELIVERED** by the **PRINCIPAL** abovenamed at Kolkata in the presence of:

*Sanjay Chandra*  
187 F/1, B. T. Road.  
Kolkata - 700115  
Harek Basane,  
Adv.  
2 Hare Street  
Kolkata - 01

**For Raja Udyog Pvt. Ltd.**

*[Signature]*  
Director

WE ACCEPT:

**SAGNIK EXPORT (INDIA) PVT. LTD.**











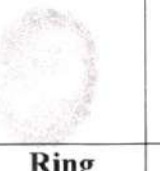

*[Signature]*  
Director











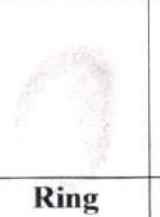

**SAGNIK EXPORT (INDIA) PVT. LTD.**


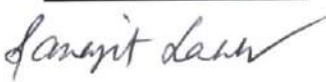










*[Signature]*  
Director

Drafted by me:-

*Harek Basane*, Advocate  
C/o DSP Law Associates  
4D, Nicco House  
1B & 2, Hare Street  
Kolkata-700001  
F - 1415/2010.

<i>Finger prints of the executant</i>					
 					
	<b>Little</b>	<b>Ring</b>	<b>Middle (Left</b>	<b>Fore Hand)</b>	<b>Thumb</b>
					
	<b>Thumb</b>	<b>Fore</b>	<b>Middle (Right</b>	<b>Ring Hand)</b>	<b>Little</b>

<i>Finger prints of the executant</i>					
 					
	<b>Little</b>	<b>Ring</b>	<b>Middle (Left</b>	<b>Fore Hand)</b>	<b>Thumb</b>
					
	<b>Thumb</b>	<b>Fore</b>	<b>Middle (Right</b>	<b>Ring Hand)</b>	<b>Little</b>

<i>Finger prints of the executant</i>					
 					
	<b>Little</b>	<b>Ring</b>	<b>Middle (Left</b>	<b>Fore Hand)</b>	<b>Thumb</b>
					
	<b>Thumb</b>	<b>Fore</b>	<b>Middle (Right</b>	<b>Ring Hand)</b>	<b>Little</b>

### Major Information of the Deed

Deed No :	I-1904-13805/2024	Date of Registration	18/09/2024
Query No / Year	1904-8002465699/2024	Office where deed is registered	
Query Date	18/09/2024 1:36:03 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Subhas Naskar 2, Hare Street, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9123314639, Status :Solicitor firm		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 58,93,92,737/-		
Stampduty 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]:- 190413792/2024 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Road: B.T. Road, Mouza: Sukhchar, , Ward No: 014, Holding No:224F Pin Code : 700115

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-3408	RS-116	Bastu	Bastu	77 Dec		10,45,33,352/-	Property is on Road , Project Name :
L2	RS-3409	RS-115	Bastu	Bastu	65 Dec		8,82,42,440/-	Property is on Road , Project Name :
L3	RS-3410	RS-115	Bastu	Bastu	14 Dec		1,90,06,064/-	Property is on Road , Project Name :
L4	RS-3411	RS-116	Bastu	Bastu	12 Dec		1,62,90,912/-	Property is on Road , Project Name :
L5	RS-3412	RS-118	Bastu	Bastu	16 Dec		2,17,21,216/-	Property is on Road , Project Name :
L6	RS-3417	RS-2016	Bastu	Bastu	67 Dec		9,09,57,592/-	Property is on Road , Project Name :
L7	RS-3418	RS-117	Bastu	Bastu	40 Dec		5,43,03,040/-	Property is on Road , Project Name :
L8	RS-3419	RS-2016	Bastu	Bastu	39.926 Dec		5,42,02,579/-	Property is on Road , Project Name :
L9	RS-3408/3529	RS-118	Bastu	Bastu	33 Dec		4,48,00,008/-	Property is on Road , Project Name :

L10	RS-3419/3557	RS-118	Bastu	Bastu	12 Dec		1,62,90,912/-	Property is on Road , Project Name :
L11	RS-3483	RS-2017	Bastu	Bastu	26.774 Dec		3,63,47,740/-	Property is on Road , Project Name :
		<b>TOTAL :</b>			<b>402.7Dec</b>	<b>0 /-</b>	<b>5466,95,855 /-</b>	
		<b>Grand Total :</b>			<b>402.7Dec</b>	<b>0 /-</b>	<b>5466,95,855 /-</b>	

**Structure Details :**

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4, L5, L6, L7, L8, L9, L10, L11	59537 Sq Ft.	0/-	3,46,05,882/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 38310 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 40 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 21227 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 40 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
S2	On Land L1, L2, L3, L4, L5, L6, L7, L8, L9, L10, L11	34800 Sq Ft.	0/-	80,91,000/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 34800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 40 Years, Roof Type: Tin Shed, Extent of Completion: Complete</p>					
		<b>Total :</b>	<b>94337 sq ft</b>	<b>0 /-</b>	<b>426,96,882 /-</b>










**Principal Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>RAJA UDYOG PRIVATE LIMITED</b> 16F, B. T. Road, Sukhchar Girja, City:- Khardah, P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115 , PAN No.:: AAxxxxx4P,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative

**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>SAGNIK EXPORT I PVT. LIMITED</b> P-9, Motijheel Avenue, City:- Dum Dum, P.O:- Motijheel, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074 , PAN No.:: AAxxxxx5D,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<p><b>Name</b></p> <p><b>Loknath Prasad Gupta</b>                      Son of Late Badri Prasad Gupta                      Date of Execution - 18/09/2024, , Admitted by: Self, Date of Admission: 18/09/2024, Place of Admission of Execution: Office</p>	<p><b>Photo</b></p>  <p>Sep 18 2024 1:49PM</p>	<p><b>Finger Print</b></p>  <p>Captured LTI 18/09/2024</p>	<p><b>Signature</b></p>  <p>18/09/2024</p>
<p>, 31, B. T. Road, Titagarh, City:- Titagarh, P.O:- Titagarh, P.S:-Titagarh, District:-North 24-Parganas, West Bengal, India, PIN:- 700119, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxx0F,Aadhaar No Not Provided Status : Representative, Representative of : RAJA UDYOG PRIVATE LIMITED (as Director)</p>				
2	<p><b>Name</b></p> <p><b>Prabir Roy Chowdhury</b>                      Son of Netai Roy Chowdhury                      Date of Execution - 18/09/2024, , Admitted by: Self, Date of Admission: 18/09/2024, Place of Admission of Execution: Office</p>	<p><b>Photo</b></p>  <p>Sep 18 2024 1:49PM</p>	<p><b>Finger Print</b></p>  <p>Captured LTI 18/09/2024</p>	<p><b>Signature</b></p>  <p>18/09/2024</p>
<p>, BF-14, BF Block, Salt Lake, Sector - I, VTC Bidhannagar (M), City:- Bidhannagar, P.O:- Bidhannagar CC Block, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700074, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx1H,Aadhaar No Not Provided Status : Representative, Representative of : SAGNIK EXPORT I PVT. LIMITED (as Director)</p>				
3	<p><b>Name</b></p> <p><b>Sanajit Laskar (Presentant )</b>                      Son of Late Jatan Kanta Laskar                      Date of Execution - 18/09/2024, , Admitted by: Self, Date of Admission: 18/09/2024, Place of Admission of Execution: Office</p>	<p><b>Photo</b></p>  <p>Sep 18 2024 1:49PM</p>	<p><b>Finger Print</b></p>  <p>Captured LTI 18/09/2024</p>	<p><b>Signature</b></p>  <p>18/09/2024</p>
<p>, 22A, Tara Shankar Sarani, Tala Park Avenue, City:- , P.O:- Tala, P.S:-Tala, District:-North 24-Parganas, West Bengal, India, PIN:- 700037, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ABxxxxxx4R,Aadhaar No Not Provided Status : Representative, Representative of : SAGNIK EXPORT I PVT. LIMITED (as Director)</p>				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<p><b>Mr Sanjoy Chakraborty</b>                      Son of AJOY CHAKRABORTY                      187F/1, B T Road, City:- , P.O:- Sodepur, P.S:-Sodepur, District:-North 24-Parganas, West Bengal, India, PIN:- 700115</p>	 <p>18/09/2024</p>	 <p>Captured 18/09/2024</p>	 <p>18/09/2024</p>

Identifier Of Loknath Prasad Gupta, Prabir Roy Chowdhury, Sanajit Laskar

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	RAJA UDYOG PRIVATE LIMITED	SAGNIK EXPORT   PVT. LIMITED-77 Dec
Transfer of property for L10		
Sl.No	From	To. with area (Name-Area)
1	RAJA UDYOG PRIVATE LIMITED	SAGNIK EXPORT   PVT. LIMITED-12 Dec
Transfer of property for L11		
Sl.No	From	To. with area (Name-Area)
1	RAJA UDYOG PRIVATE LIMITED	SAGNIK EXPORT   PVT. LIMITED-26.774 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	RAJA UDYOG PRIVATE LIMITED	SAGNIK EXPORT   PVT. LIMITED-65 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	RAJA UDYOG PRIVATE LIMITED	SAGNIK EXPORT   PVT. LIMITED-14 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	RAJA UDYOG PRIVATE LIMITED	SAGNIK EXPORT   PVT. LIMITED-12 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	RAJA UDYOG PRIVATE LIMITED	SAGNIK EXPORT   PVT. LIMITED-16 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	RAJA UDYOG PRIVATE LIMITED	SAGNIK EXPORT   PVT. LIMITED-67 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	RAJA UDYOG PRIVATE LIMITED	SAGNIK EXPORT   PVT. LIMITED-40 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	RAJA UDYOG PRIVATE LIMITED	SAGNIK EXPORT   PVT. LIMITED-39.926 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	RAJA UDYOG PRIVATE LIMITED	SAGNIK EXPORT   PVT. LIMITED-33 Dec

Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	RAJA UDYOG PRIVATE LIMITED	SAGNIK EXPORT I PVT. LIMITED-59537.00000000 Sq Ft
Transfer of property for S2		
Sl.No	From	To. with area (Name-Area)
1	RAJA UDYOG PRIVATE LIMITED	SAGNIK EXPORT I PVT. LIMITED-34800.00000000 Sq Ft

**Endorsement For Deed Number : I - 190413805 / 2024**

**On 18-09-2024**

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

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

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

Presented for registration at 13:15 hrs on 18-09-2024, at the Office of the A.R.A. - IV KOLKATA by Sanajit Laskar ,.

**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 58,93,92,737/-

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

Execution is admitted on 18-09-2024 by Loknath Prasad Gupta, Director, RAJA UDYOG PRIVATE LIMITED, 16F, B. T. Road, Sukhchar Girja, City:- Khardah, P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115

Identified by Mr Sanjoy Chakraborty, , Son of AJOY CHAKRABORTY, 187F/1, B T Road, P.O: Sodepur, Thana: Sodepur, , North 24-Parganas, WEST BENGAL, India, PIN - 700115, by caste Hindu, by profession Others

Execution is admitted on 18-09-2024 by Prabir Roy Chowdhury, Director, SAGNIK EXPORT I PVT. LIMITED, P-9, Motijheel Avenue, City:- Dum Dum, P.O:- Motijheel, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074

Identified by Mr Sanjoy Chakraborty, , Son of AJOY CHAKRABORTY, 187F/1, B T Road, P.O: Sodepur, Thana: Sodepur, , North 24-Parganas, WEST BENGAL, India, PIN - 700115, by caste Hindu, by profession Others

Execution is admitted on 18-09-2024 by Sanajit Laskar, Director, SAGNIK EXPORT I PVT. LIMITED, P-9, Motijheel Avenue, City:- Dum Dum, P.O:- Motijheel, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074

Identified by Mr Sanjoy Chakraborty, , Son of AJOY CHAKRABORTY, 187F/1, B T Road, P.O: Sodepur, Thana: Sodepur, , North 24-Parganas, WEST BENGAL, India, PIN - 700115, by caste Hindu, by profession Others

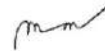
**Payment of Fees**

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 133961, Amount: Rs.100.00/-, Date of Purchase: 07/09/2024, Vendor name: S Mukherjee



**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 741403 to 741429**

**being No 190413805 for the year 2024.**



*mm*

Digitally signed by MOHUL MUKHOPADHYAY  
Date: 2024.09.21 14:26:34 +05:30  
Reason: Digital Signing of Deed.

**(Mohul Mukhopadhyay) 21/09/2024**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - IV KOLKATA**  
**West Bengal.**