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Certified that the Document is admitted to Registration. The \_\_\_\_\_ Sheet and the  
endorsement sheet \_\_\_\_\_ to this document  
are the part of this Document.

Additional Register  
of Assurances-IV, Kolkata  
30, 08

Reg. Case No. 3008  
J (1) - 250  
J (2) - 100  
Total  
Drawn on... 350/-

5 JUL 2022

ARA-IV  
Kolkata

Additional Register of  
Assurances-IV, Kolkata

#### DEVELOPMENT POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, We,  
CHOWDHURYS' ESTATES PRIVATE LIMITED, an existing company within the  
meaning of the Companies Act, 2013 having its registered office at 55, Jawahar Lal Nehru  
Road, Police Station – Shakespeare Sarani, Post Office – Middleton Row, Kolkata- 700071

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26/5/23

DSP LAW ASSOCIATES  
Advocates

10 Nicco House  
13 & 2 Hare Street  
Kolkata - 700001

NAME	Suramjan Mukherjee
ADD.	13 & 2 Hare Street Kolkata - 700001
RE	18 MAY 2022
SURAMJAN MUKHERJEE Licensed Scr. & P. Verdict E. C. Court 2 & 3, K. S. Fiji Road, Kot-1	

18 MAY 2022

18 MAY 2022

Willyana

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Chanchal Chakraborty

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Chanchal Chakraborty



Indrap R. Roy



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Ashok Saraf

ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA

30 JUN 2022

having CIN U45201WB1945PTC012612, having PAN AACCC2496F and represented by its Directors being (1) Chandranath Chowdhury, son of Late Rabindra Nath Chowdhury of 177/6 Putiary Banerjee Para Road, Haridevpur, Post Office Haridevpur, Police Station Haridevpur, Kolkata-700040, having PAN ABXPC1746M and Aadhaar 9352 7441 1966, (2) Kalyan Chowdhury, son of Late Birendra Nath Chowdhury of 6, Suburban Hospital Road, Bhowanipore, Post Office – Lala Lajpat Rai Sarani, Police Station - Bhowanipore, Kolkata 700020, having PAN ACDPC5473G and Aadhaar 9432 0498 2737 and (3) Jaideep Chowdhury, son of Late Sital Chowdhury of 6, Suburban Hospital Road, Bhowanipore, Post Office – Lala Lajpat Rai Sarani, Police Station – Bhowanipore, Kolkata 700020, having PAN ACSPC6495R and Aadhaar 3408 7768 0564, authorized by the Resolution dated 24<sup>th</sup> March, 2022 passed by its Board of Directors, 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 successor or successors-in-office and/or assigns) **SEND GREETINGS:**

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

- i. **"Agreed Ratio"** shall mean the ratio of sharing or distribution of the Realizations, unsold Transferable Areas and other properties and rights at the Building Complex at the Subject Property between the Principal and the Developer under the Development Agreement which shall be 65% (sixty five percent) for the Principal and 35 % (thirty five percent) for the Developer and shall include any variation thereof, if any, that may be mutually agreed by and between the Owner and the Developer in writing.
- ii. **"Attorneys"** shall mean the Developer represented by its Authorized Representatives (a) **ASHOK SARAF** (having PAN AJQPS0820D) son of Late Santosh Kumar Saraf, residing at Flat-5B, Sidharth Building, 14/2, Burdwan Road, Kolkata-700027, Police Station - Alipore and Post Office – Alipore, (b) **VIVEK KUMAR KAJARIA** (having PAN AGDPK5580E) son of Mr. Sheo Kumar Kajaria of 701 Surya Kiran, 4 Ashoka Road, Post Office Alipore, Police Station Alipore, Kolkata 700027, (c) **SUHEL SARAF** (having PAN BCLPS5032A) son of Mr. Ashok Saraf having place of Business at 2/5 Sarat Bose Road, Unit-1F, Kolkata 700020 Police Station Ballygunge, Post Office Elgin Road and (d) Mr. Shreyans Kajaria (having PAN BPTPK8945P) of 701 Surya Kiran, 4 Ashoka Road, Post Office Alipore, Police Station Alipore, Kolkata 700027 jointly and/or severally and include any other person whom the Developer may authorize as substitute of the above named four persons jointly and/or severally such substitution to take effect from the date of expiry of 7 (seven) days of written intimation to the Principal but shall not include the person whose authorization to represent the Principal as attorney is revoked by the Developer.

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Kalpana Choudhury



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30 June

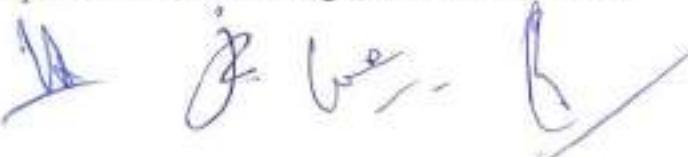
- iii. "**Building Plans**" shall mean new plans to be caused to be sanctioned by the Developer from the Kolkata Municipal Corporation for the New Building and in case the Developer utilizes any benefit in respect of Building Plan/Permit No. 2014090020 dated 7<sup>th</sup> July 2014 already sanctioned with or without any modifications and/or alterations thereof, then shall mean and include the same.
- iv. "**Building Complex**" shall mean and include the Subject Property and the New Building/s to be constructed by the Developer thereat along with the Common Areas and Installations and all other open and covered spaces as envisaged in the Development Agreement.
- v. "**Developer's Ratio/Share**" shall mean 35% (thirty five per cent) of the Realizations and shall include any variation thereof, if any, that may be mutually agreed by and between the Owner and the Developer in writing.
- vi. "**Developer's Allocation**" shall mean and include the Developer's Ratio/Share and the shares or portions of the Developer in all unsold Transferable Areas and other properties and rights at the Building Complex at the Subject Property now numbered as premises No. 11/1 Pandit Rabisankar Sarani (formerly 11/1 Burdwan Road), Kolkata-700027 belonging to the Developer in terms of the Development Agreement.
- vii. "**Developer**" shall mean SHITIJ REAL ESTATES LLP, a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008 having its registered office at 2nd Floor Alom House, 7B Dr Harendra Coomer Mukherjee Sarani, Post Office Middleton Row, Police Station Shakespeare Sarani, Kolkata-700071 having LLPIN:AAI-8275 and PAN: ADIFS8217Q having PAN AGDPK5580E and shall include its successors or successors-in-office and/or successors-in-interest and/or permitted assigns.
- viii. "**Development Agreement**" shall mean the Development Agreement dated 24<sup>th</sup> May 2022 and registered with the Additional Registrar of Assurances-IV, Kolkata in Book No. I, Volume No. 1904-2022, Pages 618863 - 618935 Being No. 190408960 for the year 2022 and made between the Principal and the Developer and include any modifications and alterations thereof as may be mutually made by the Principal and the Developer in writing.
- ix. "**New Buildings**" shall mean the one or more building/s and other structures to be constructed from time to time, at or on portion/s of the Subject Property in the manner envisaged in the Development Agreement.



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ADDITIONAL REGISTRAR  
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3.0 JUN

- x. **“Owner’s Ratio/ Share”** shall mean 65% (sixty five per cent) of the Realizations and shall include any variation thereof, if any, that may be mutually agreed by and between the Owner and the Developer in writing.
- xi. **“Owner’s Allocation”** shall mean and include the Owner’s Ratio/ Share and the shares or portions of the Owner in all unsold Transferable Areas and other properties and rights at the Building Complex at the Subject Property now numbered as premises No. 11/1 Pandit Rabisankar Sarani (formerly 11/1 Burdwan Road), Kolkata-700027 belonging to the Owner in terms of the Development Agreement.
- xii. **“Realizations”** shall mean and include the amounts received or receivable against sale or Transfer of the Transferable Areas from time to time; but shall not include any amounts received on account of (a) Pass Through Charges and (b) Extras and Deposits.
- xiii. **“Subject Property”** shall mean the piece or parcel of land containing an area of about 3 Bighas 17 Cottahs 5 Chittack 42 square feet more or less (including 2 Cottahs 36 Square Feet gifted to the Kolkata Municipal Corporation as mentioned in the Fifth Schedule) situate lying at and being premises No. 11/1 Pandit Rabisankar Sarani (formerly 11/1 Burdwan Road), Kolkata-700027 morefully and particularly described in the **SCHEDULE** hereunder written and shall include all constructions thereat and appurtenances thereof where the context so permits.
- xiv. **“Transfer”** (with its grammatical variations) shall mean transaction of sale, transfer, grant or otherwise in accordance with the Transfer of Property Act, unless otherwise expressly specified.
- xv. **“Transferable Areas”** shall mean the Unit/s, Garage/Parking Spaces, Other Constructed Spaces, private/reserved terraces/roofs with or without any facilities and all other areas at the Building Complex capable of being sold and/or transferred and/or granted right of exclusive use independently or by being added to the area of any Unit or capable of being made appurtenant exclusively to any Unit or otherwise and shall also include any area, right or privilege at the Building Complex capable of being commercially exploited or transferred and/or granted right of use of for consideration in any manner and include the Share in Land attributable to Units and also rights in respect of Common Areas and Installations appurtenant to Units But shall not include anything which cannot lawfully be Transferred and/or granted right of exclusive use.
- xvi. **“Transferee/s”** shall mean the persons to whom any Transferable Areas in the Building Complex is Transferred or agreed to be Transferred.





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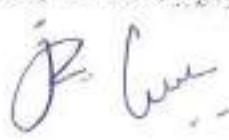
- xvii. "Unit/s" shall mean the independent and self-contained (i) residential flat/s and/or apartment/s to be used for residential purpose, and (ii) other constructed non-residential area/s, capable of being exclusively held used or occupied by a Transferee.
- xviii. Any other term or expression used 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 and authority to develop the Subject Property on 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 for the purposes relating to the Subject Property and the Building Complex as are 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 as per the terms and conditions of the Development Agreement i.e., to say:-

1. To manage, maintain, look after, supervise, administer, the Subject Property and every part thereof and its equipments and installations and do all acts deeds and things in connection therewith.
2. Pursuant to and in terms of any letter that may be issued by the Principal and signed by three of its Directors at any time after the execution of this Power of Attorney, to negotiate and deal with any specified entity mentioned in such letter on the terms and conditions contained in such letter and to execute and register documents on behalf of the Principal in respect of such entity only in such circumstances that may be mentioned in such letter.
3. To cause survey, measurement, soil test, excavation and other works at the Subject Property.




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4. To sign, apply for and obtain 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 in the records of the Kolkata Municipal Corporation Kolkata Improvement Trust, Kolkata Metropolitan Development Authority, and any other appropriate authorities having jurisdiction and to do all other acts, deeds and things with regard thereto as may be deemed necessary by the said Attorneys.
5. To demolish, construct, reconstruct boundary walls, buildings and structures at the Subject Property and/or any portion thereof for the purposes connected to development and 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 municipal or property taxes or valuation in respect of the Subject Property or the building or buildings that may be constructed thereon or any part or share thereof by the appropriate 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 appropriate authorities including Kolkata Municipal Corporation, Fire Service authorities, environment authorities etc., as required 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 Building Plans for any construction at the Subject Property.
10. To sign and submit all declarations (including those relating to boundary verification), undertakings, affidavits, gifts of strips or splayed corners required by any authority for the purpose of sanction/ modification/alteration/renewal of the plans for any construction at the Subject Property.



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11. To give notice to the municipal, environment 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 apply for and obtain consent to establish or operate or other consents and permissions as required in law for commencing, carrying out or completing the construction of the New Buildings and/or for delivering the Transferable Areas to the respective Transferees.
13. 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.
14. 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.
15. To apply for and obtain temporary and/or permanent connections of all services, water, electricity, telephone, gas, power, drainage, sewerage, tubewell, borewell, generator, transformers, lifts, 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 all permissions, clearances and licenses in connection therewith and/or to make alterations therein and to close down and/or have disconnected the same.
16. To apply for and obtain all permissions, approvals, licenses, registrations, clearances, no objection certificates, quotas, subsidies, incentives, exemptions, discounts, waivers, in respect of sanctioning, modification, alteration and/or revalidation of Building Plans, and/or obtaining utilities and any development or construction activity or other purposes connected with the Building Complex from all State or Central Government Authorities and statutory or other bodies and authorities concerned and any service providers.
17. To apply for and obtain all necessary permissions and clearances from the authorities under the pollution and environment laws and all other related authorities.
18. 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 the New 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





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of user or change of user thereof or any part thereof) and also for other purposes connected with the Building Complex.

19. 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.
20. 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.
21. 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.
22. To apply for and obtain Completion or Occupancy Certificate and other certificates as may be required from the concerned municipal, environment and other authorities as may be deemed fit and proper by the said Attorneys.
23. 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 and to pay all premium therefor.
24. To 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 (subject to the terms and conditions contained in the respective Agreements for Sale that may be executed in favour of such Transferees) and deal with banks and financers and/or their officers and/or assigns and grant consent and no objection and enter upon tripartite agreements without modifying and/or diluting the provisions, terms and conditions of the respective Agreements for Sale in favour of such Transferees and provide copies of any documents or clearances to them.
25. 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.



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OF ASSURANCES, IV, KOLKATA.

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26. In terms of the provisions of the Development Agreement:to negotiate with the person or persons interested in obtaining Transfer of the Transferable Areas and to take and accept offers and applications from them provided however that the Allotment Letters and Agreements for Sale of the Transferable Areas shall be signed by the Principal through its Directors in terms of Clause 11.2.2 of the Development Agreement and no power to execute the Allotment Letters and/or Agreements for Sale is being granted by virtue of this Power of Attorney;
27. To sign, execute and/or register the deeds of conveyance in respect of the Transferable Areas including the Share in Land attributable thereto on the failure of the Principal as mentioned in clause 11.2.6 of the Development Agreement and subject to compliance with Clause 18.1b of the Development Agreement;
28. To ask, demand, recover, realize and collect the entire Realizations in respect of the Transferable Areas and also Extras and Deposits and Pass Through Charges and any other amounts receivable from the Transferees and issue receipts and acknowledgements to the Transferees and to distribute the same in terms of the Development Agreement;
29. To cancel or terminate any booking and terminate any contract or agreement with any Transferee if the situation so warrants;
30. It is clarified that the powers under clause 25 to 29 shall not be exercised in respect of any Transferable Areas allocated separately to the Principals upon completion as contained in clause 10.11.3(iii) of the Development Agreement.
31. To sign, execute and/or register the allotments, agreements, nominations, assignments, cancellations, deeds of conveyance and other contracts on behalf of the Owner in respect of the unsold Transferable Areas that may be allocated to the Developer as per clause 10.11.3(iii) of the Development Agreement with the Shares in Land attributable thereto and other appurtenances thereof and to agree to and/or Transfer the Shares in Land relating to such unsold Transferable Areas that may be allocated to the Developer with such person or persons and at such consideration and on such terms and conditions as the Attorneys or any of them may deem fit and proper, and to ask, demand, recover, realize and collect the Realizations and all other amounts or any parts thereof receivable in respect thereof and issue receipts, acknowledgements and discharges therefor to fully exonerate the person or persons paying the same;
32. To enforce any covenant in any agreement, deed or any other contracts or documents in respect of Transfer of Transferable Areas that may be allocated to the Developer executed in pursuance hereof and to exercise all rights and remedies available to the Principal and the Developer thereunder.





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33. To have the Units that may be 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.
34. To deal with any claim of any third party in respect of the development and construction to be made on the Subject Property and to oppose or settle the same.
35. 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.
36. To form or enable the formation of a non profit making company or association or society or syndicate amongst the Transferees of the Transferable Areas (including Association under the Apartment Ownership Act).
37. 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.
38. For all or any of the purposes hereinstated to apply for, sign, appear and represent the Principal before the Kolkata Municipal Corporation, Kolkata Improvement Trust, and all its departments, Kolkata Metropolitan Development Authority and other authorities / officers under the Land laws, Municipality, Rent Controller, 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, 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, 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, Microwave Authorities of Department of Telecommunication, Electricity, Water, drainage, sewerage, lift, generator, telecom, television, wireless connectivity, digital and other service provider organizations, and also all other authorities and Government Departments and/or its officers and also all other State Executives Judicial or Quasi Judicial,



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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 submit and/or deliver all documents, declarations, affidavits, applications, undertakings, objections, notices etc. and also to submit and take delivery of all papers and documents (including cause papers and orders passed in any suit or litigation or proceeding, if any) as be required by the necessary authorities or as may in any way be found necessary or expedient by the said Attorney.

39. 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 such Deeds, documents instruments and writings that may be executed by the said Attorneys pursuant to and in accordance with the powers hereby conferred.
40. 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 relating to the Subject Property in the manner and to the extent and in the circumstances permitted in the Development Agreement and if thought fit, with prior consent of the principal in writing, 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, 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.
41. 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.
42. 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.



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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 as per the terms and conditions of the Development Agreement.

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 thereunder and by executing this Power of Attorney the respective obligations, responsibilities and liabilities of the Principal and the Developer under the Development Agreement shall not be affected, absolved, diminished or diluted and the same shall continue to remain the same as mentioned in the Development Agreement.

VII. AND it is further clarified that no addition, modifications or changes are being made by this Power of Attorney in respect of any of the respective financial obligations and/or liabilities of the Principal and the Developer which shall continue to remain the same as mentioned in the Development Agreement

**THE SCHEDULE ABOVE REFERRED TO:**

**(SUBJECT PROPERTY)**

ALL THAT messuages tenements hereditaments structures out-houses sheds and premises together with the piece and parcel of land thereunto belonging whereon or on part whereof the same are erected and built containing an area of 3(three) Bighas 17 (seventeen) Cottahs 5(five) Chittacks 42(forty two) Square feet more or less situate lying at and being premises No. 11/1 Pandit Rabisankar Sarani (formerly 11/1 Burdwan Road), Kolkata-700027 under Police Station Alipore in the District of South 24 Parganas and delineated in the plan annexed hereto duly bordered thereon in "**RED**" and butted and bounded as follows:-

ON THE NORTH: By Premises No. 10B and 7/4 Pandit Rabisankar Sarani;

ON THE SOUTH: By Portland Park;

ON THE EAST: Partly by Burdwan Road; partly by premises nos. 10A and 10B Pandit Rabisankar Sarani Road; and partly by Common Passage (bordered in Yellow colour) leading from Burdwan Road to the





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Subject Property and used in common with Premises no. 10A  
Burdwan Road;

ON THE WEST: By Portland Park.

**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 building and structures on the Subject Property at present is 45864 Square feet more or less with aggregate ground floor area being 14921 Square feet more or less, aggregate first floor area being 14521 Square feet more or less, aggregate second floor area being 11312 Square feet more or less and aggregate third floor area being 5110 Square feet with nature of use being residential.

**IN WITNESS WHEREOF** the Principal have hereunto set and subscribed their respective hands and seal on this 24<sup>th</sup> day of May Two Thousand and Twenty Two.

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

*Kiran Bagchi, Advocate*  
2 Hare Street  
Kol-01

For & on behalf of  
Chowdhurys' Estates Pvt. Ltd.  
*Kalpana Chowdhury*  
Director

For & on behalf of  
Chowdhurys' Estates Pvt. Ltd.  
*Chandranath Choudhury*  
Director

For & on behalf of  
Chowdhurys' Estates Pvt. Ltd.  
*Jitendra Choudhury*  
Director

*Syeda Ghosh, Advocate*  
6, Church Lane  
Kol-01

WE ACCEPT

SHITIJ REAL ESTATES LLP  
*Ashok Saraf*  
Partner / Designated Partner / Authorised Signatory

SHITIJ REAL ESTATES LLP  
*Wajid*  
Partner / Designated Partner / Authorised Signatory

SHITIJ REAL ESTATES LLP  
*Sukeshwar*  
Partner / Designated Partner / Authorised Signatory

SHITIJ REAL ESTATES LLP  
*S*  
Partner / Designated Partner / Authorised Signatory

Drafted by me:-

*Kiran Bagchi, Advocate*  
C/o DSP Law Associates  
4D, Nicco House, 1B & 2, Hare Street  
Kolkata-700001

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SITE PLAN OF PREMISES NO. 11/1 PANDIT RABISANKAR SARANI, UNDER K.M.C., WARD-74, KOLKATA;700 027

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PROJECTIONS OF THE FUTURE

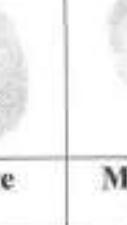
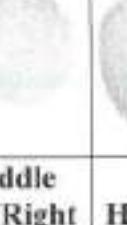
SHITIJ REAL ESTATES LLP  
Warren / Designated Partner Authorized Signatory



✓  
ADDITIONAL REGISTRAR  
OF ASSURANCES-IV KOLKATA

3.0 JUN 1968

Finger prints of the executant					
					
	Little	Ring	Middle (Left)	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right)	Ring Hand)	Little

Finger prints of the executant					
					
	Little	Ring	Middle (Left)	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right)	Ring Hand)	Little



ADDITIONAL REGISTRAR  
OF ASSURANCES-IV. KOLKATA

30 JUN 1970

<i>Finger prints of the executant</i>					
 <i>Sanjay Chawla</i>					
	Little	Ring	Middle (Left)	Fore Hand)	Thumb
 <i>V.N. Jammal</i>					
	Thumb	Fore	Middle (Right)	Ring Hand)	Little

<i>Finger prints of the executant</i>					
 <i>V.N. Jammal</i>					
	Little	Ring	Middle (Left)	Fore Hand)	Thumb
 <i>V.N. Jammal</i>					
	Thumb	Fore	Middle (Right)	Ring Hand)	Little



✓  
ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA

30 JUN 2002

Finger prints of the executant				
Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
				
Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little

Finger prints of the executant				
Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
				
Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little

Finger prints of the executant				
Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
				
Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little



ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA

30 JUN 2002



Government of West Bengal

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

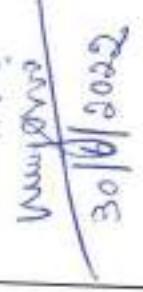
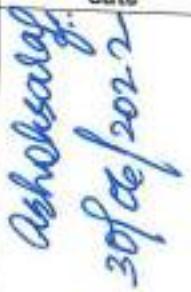
OFFICE OF THE A.R.A. - IV KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19048001974754/2022

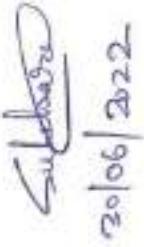
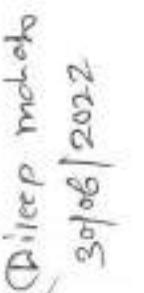
I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Jaideep Chowdhury , 6, Suburban Hospital Road, Bhowanipore, City:- P.O:- Lala Lajpat Rai Sarani, P.S:- Bhowanipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700020	Representative of Principal [CHOWDHURYS ESTATES PRIVATE LIMITED ]		6940	 Jaideep Chowdhury 20/6/22
2	Chandra Nath Chowdhury , 177/6, Putiary Banerjee Para Road, Haridevpur, City:- P.O:- Haridevpur, P.S:- Tollygunge, District:- South 24-Parganas, West Bengal, India, PIN:- 700040	Representative of Principal [CHOWDHURYS ESTATES PRIVATE LIMITED ]		6939	 Chandra Nath Chowdhury 30/6/22

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Kalyan Chowdhury , 5, Suburban Hospital Road, Bhowanipore, City:-, P.O:- Lala Lajpat Rai Sarani, P.S:- Bhowanipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700020	Representative of Principal [CHOWDHURYS ESTATES PRIVATE LIMITED ]		6944	 Kalyan Chowdhury 30/06/2022
4	Vivek Kumar Kajaria , 701, Surya Kiran , 4, Ashoka Road, City:-, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	Representative of Attorney [SHITIJ REAL ESTATES LLP ]		6938	 Vivek Kajaria 30/06/2022
5	Mr ASHOK SARAF , SIDHARTH BUILDING, 14/2, BURDWAN ROAD, Flat No: 5B, City:- Kolkata, P.O:- ALIPORE, P.S:-Alipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700027	Representative of Attorney [SHITIJ REAL ESTATES LLP ]		6941	 Ashok Saraf 30/06/2022

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
6	Mr SUHEL SARAF , 2/5, SARAT BOSE ROAD, UNIT 1F, City:- Kolkata, P.O:- ELGIN ROAD, P.S:-Ballygunge, District:-South 24- Parganas, West Bengal, India, PIN:- 700020	Representative of Attorney [SHITIJ REAL ESTATES LLP ]			 30/06/2022
7	Mr SHREYANS KAJARIA ,701, SURYA KIRAN, 4, ASHOKA ROAD, City:- Kolkata, P.O:- ALIPORE, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	Representative of Attorney [SHITIJ REAL ESTATES LLP ]			 30/06/2022
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr DILEEP MAHATO Son of Late N MAHATO , ZAVA TOLA, City:- Not Specified, P.O:- T CHHAPRA, P.S:- BEL SAND, District:- Sitamarhi, Bihar, India, PIN:- 843316	Jaideep Chowdhury, Chandra Nath Chowdhury, Kalyan Chowdhury, Vivek Kumar Kajaria, Mr ASHOK SARAF, Mr SUHEL SARAF, Mr SHREYANS KAJARIA			 30/06/2022

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

आयकर विभाग  
INCOME TAX DEPARTMENT

CHOWDHURYS ESTATES  
PRIVATE LIMITED

14/08/1945  
Permanent Account Number  
AACCC2498F

भारत सरकार  
GOVT. OF INDIA



For & on behalf of  
Chowdhurys' Estates Pvt. Ltd.

Chowdhury Chetan  
Director

In case this copy is lost / found, kindly return to:  
Income Tax PAN Services Unit, UTIHL,  
Plot No. 3, Sector 11, CIDB, Bopal,  
Harijanpur - 390 014.  
or call at 079 220 00000  
or fax at 079 220 00001  
or e-mail at 079 220 00002

Chowdhury Chetan  
30/1/22

00010015 5001004005

18-486-1952

CHAMBER OF COMMERCE, 1911

Chasworth Library  
3/10/22

ਇਸ ਪਾਰਿ ਦੇ ਬਾਰੇ / ਜਿਸ ਵਾਲੇ ਪਾਰ ਪ੍ਰਦਾਨ ਕੀਤੇ ਜਾਂਦੇ ਹਨ ਅਤੇ ਪਾਰ ਵਿੱਚ ਪਾਰਿਵਾਰਿਕ ਕਾਰੀਬੀਆਂ ਦੀਆਂ ਪ੍ਰਤੀਕਾਂ / ਕਾਰੀਬ ਵਾਲੇ ਦੇ ਸੁਵਾਰਾਂ ਵਿੱਚੋਂ ਇਹ ਕਾਨੂੰਨ,

3.7,  
ਵੱਡੀ ਵਾਡਾਵਾਂ,  
ਵੱਡਾਵਾਂ - 500 ਦਿਨਾਂ।

For more information on the 2008-09 budget, contact:  
Budget Committee, Room 100, 2nd Floor  
1250 Bloor Street West  
Toronto, Ontario M6A 2E1  
Telephone: 416-973-2100, ext. 2100  
Fax: 416-973-2101



भारत सरकार  
भारत सरकार

Government of India

Enrollment No. 10251352214513

To  
Chandranath Choudhury  
S.C. Reservoir Ham Chowkewali  
11 GURU RAM DAS NAGAR  
OPP. GURU RAM DAS NAGAR  
BHOYAPUR  
Pin. 511020  
State  
Odisha  
District  
Gajapati  
Block  
Kankata  
Village  
Kankata  
Date  
08/06/2022  
Barcode  
N00705462374



आपका नंबर / Your No.

9352 7441 1966

मेरा मेरी पहचान



भारत सरकार  
Government of India  
Chandranath Choudhury  
DOB 18.08.1952  
State



9352 7441 1966

मेरा मेरी पहचान

Chandranath Choudhury  
30/6/22



Kalpana Chowdhury  
30/06/2022

इस शब्द के साथ / निम्न वाक्यों पर पूछता जाता है कि वहाँ  
पात्री वर्णितात्री को पूछता / वापस वार है  
प्रत्यक्ष व्यापार लाभुः ।

47.

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1000 J. Neurosci., November 1, 2006 • 26(44):9993–10003



## भारत सरकार

Unique Identification Authority of India

प्राप्तिक्रिया संख्या / Enrollment No. : 117059027017696

To:  
 Kalyan Chowdhury  
 मोहन (डिप्टी)  
 SIC: Binodita Nath Chowdhury  
 5  
 Suburban Hospital Road  
 L.R. Berar  
 Laxmipura, Dehradoon, West Bengal - 700090  
 8501007870



117059027017696PH

20255194



आपका आधार संख्या / Your Aadhaar No. :

**9432 0498 2737**

आपका आधार, आपका परिचय



मोहन (डिप्टी)  
 Kalyan Chowdhury

प्राप्तिक्रिया संख्या / Enrollment No. :

20255194

9432 0498 2737



आपका आधार, आपका परिचय

Kalyan Chowdhury  
 30/06/2022



Jaiby F. May



GOVERNMENT OF INDIA



জাইদীপ চৌধুরী  
Jaideep Chowdhury

জন্মতারিখ: 000: 11/11/1981  
পুরুষ / MALE



3405 7768 0564

কলকাতা - সাধারণ মালুমত অধিকার



ভারতীয় বিধিবিহীন পণ্ডিত্য পরিষিকরণ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

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৮, পুরুষ রামপাল রোড, ৫, SUBURBAN  
পুরুষ রামপাল, কলকাতা, HOSPITAL ROAD,  
পুরুষ রাম - 700020 L.R.Sarani, Kolkata,  
West Bengal - 700070

1000 300 1007 1000 300 1007 1000 300 1007 1000 300 1007  
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1000 300 1007 1000 300 1007 1000 300 1007 1000 300 1007

*Jaideep Chowdhury*



SHITIJ REAL ESTATES, LLP

Wiley Anne  
Partner / Designated Partner / Authorised Signatory

स्थार्ट लेखा संख्या /PERMANENT ACCOUNT NUMBER  
AJQPS0820D



नाम /NAME  
ASHOK SARAF



पिता का नाम /FATHER'S NAME  
SANTOSH KUMAR SARAF

जन्म तिथि /DATE OF BIRTH  
02-11-1963

हस्ताक्षर /SIGNATURE

*ASHOK SARAF*  
समीक्षक वाक्याल, प.स. - II  
COMMISSIONER OF INCOME-TAX, W.B. - II

*Ashok Saraf 30/08/2023  
For Registration office*

इस कार्ड के सो / पिता जाने पर कृपा यारी करने  
माने प्राप्तिकारी को चूपित / नामा बन दें  
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भारत सरकार  
Unique Identification Authority of India  
Government of India

नामांकन क्रम / Enrollment No.: 1088/12803/00942

To  
अशोक सराफ  
Ashok Saraf  
S/O: Santosh Kumar Saraf  
Siddharth Building Flat-5B 14/2,Burdwan Road  
Alipore  
Alipore  
Circus Avenue Kolkata  
West Bengal 700027  
9630333712

03032014  
28014314

MD280143142FH



आपका आधार क्रमांक / Your Aadhaar No. :

**5399 5075 5762**

**मेरा आधार, मेरी पहचान**



भारत सरकार  
Government of India



अशोक सराफ  
Ashok Saraf  
जन्म तिथि / DOB : 02/11/1983  
पुरुष / Male



**5399 5075 5762**

**मेरा आधार, मेरी पहचान**

*ashoksaraf. for registration 30/06/2022*

**सूचना**

- आधार पहचान का प्रमाण है, नागरिकता का नहीं ।
- पहचान का प्रमाण ऑनलाइन प्रमाणीकरण द्वारा प्राप्त करे ।

**INFORMATION**

- Aadhaar is proof of identity, not of citizenship .
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- Aadhaar is valid throughout the country .

- Aadhaar will be helpful in availing Government and Non-Government services in future .



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स्थान:

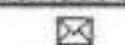
पालमज़: संसाध कुमार सराफ,  
सेप्टेम्बर विल्डिंग फ्लैट-55बी, 14/2,  
बुर्डवान, रोड, आलिपोर, आलिपोर,  
कोलकाता, बिहार अवन्द, वेस्ट  
बंगल, 700027

Address:

S/O: Santosh Kumar Saraf,  
Siddharth Building Flat-5B, 14/2,  
Burdwan Road, Alipore, Alipore,  
Kolkata, Circus Avenue, West  
Bengal, 700027



1947

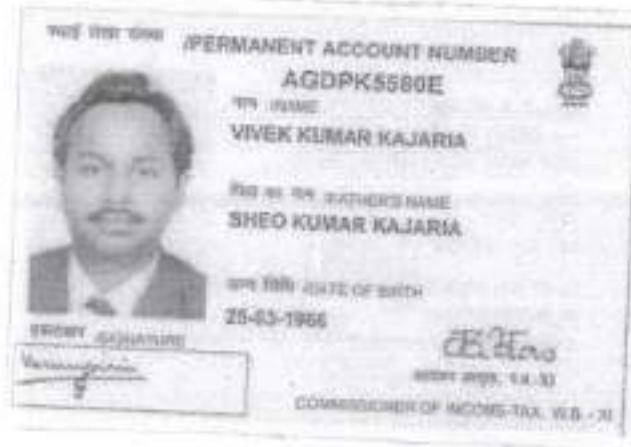


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**5399 5075 5762**



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Chowringhee Square,  
Calcutta- 700 009.

*Vivek Kajaria*



ভাৰত সরকাৰ  
ভাৰত সরকাৰ  
Unique Identification Authority of India  
Government of India

ভাসিকান্তুকিৰ আই নং / Enrollment No.: 1040/55555/39008

To  
বিশ্ব কুমাৰ কাজৰিয়া  
Vivek Kumar Kajaria  
S/O: Sheo Kumar Kajaria  
701, SURYAKRISHNA 4, ASHOKA ROAD  
Alipore  
Alipore  
Circuit Avenue Kolkata  
West Bengal 700027  
9831004577  
15211038262



আদ্ধাৰ সংখ্যা / Your Aadhaar No.:

**3513 4050 8669**

আমাৰ আধাৰ, আমাৰ পৰিচয়



ভাৰত সরকাৰ  
Government of India

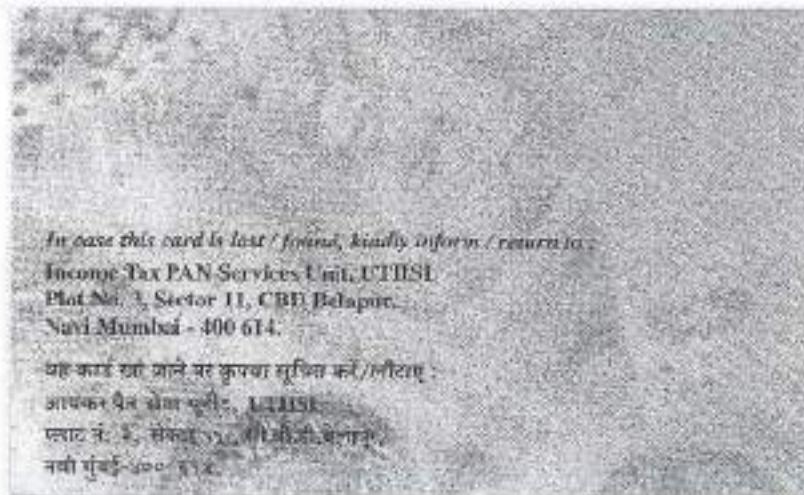
বিশ্ব কুমাৰ কাজৰিয়া  
Vivek Kumar Kajaria  
পিতা : শো কুমাৰ কাজৰিয়া  
Father - Sheo Kumar Kajaria  
জন্মতাৰিতি / DOB : 25/03/1966  
পুরুষ / Male



3513 4050 8669

আমাৰ আধাৰ, আমাৰ পৰিচয়

*Vivek Kajaria*



*Suhel Saraf*

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FOR  
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भारतीय विशेष पहचान प्राप्तिकरण  
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नामोंकल क्रम / Enrollment No.: 1088/12803/01171

To  
Mr  
Rohit Saraf  
14/2 BURDWAN ROAD  
Alipore H.O  
Alipore  
Kolkata  
West Bengal 700027  
9830333711



आपका आधार क्रमांक / Your Aadhaar No. :

**7511 2611 0334**

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India

Mr  
Rohit Saraf  
पिता : Mr  
Father : ASHOK SARAF  
जन्म तिथि / DOB : 23/08/1987  
लूप / Male



**7511 2611 0334**

मेरा आधार, मेरी पहचान



AADHAAR

सूचना

- आपका गहनाव वर प्रमाण है, जागरिकता का नड़ो।
- पहचान का प्रमाण गैरिकान प्रमाणीकरण द्वारा प्राप्त करें।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- आधार देश भर में सम्पन्न है।
- आपका आधार में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारतीय विशेष पहचान प्राप्तिकरण

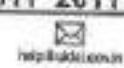
Unique Identification Authority of India

नाम:  
Mr. ROHIT SARAF / 700027

Address:  
14/2, BURDWAN ROAD, Alipore  
H.O, Alipore, Kolkata, West  
Bengal, 700027

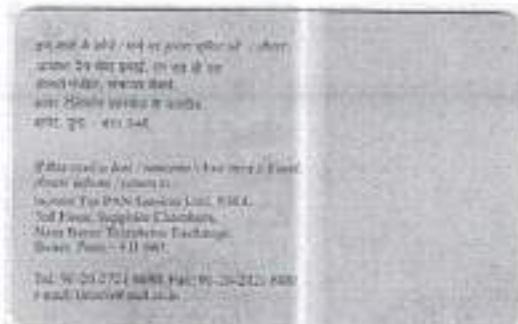


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full power  
Sukh Saraf



Shaykh



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ଭାରତ ସରକାର

Indian Identification Authority of India

Government of India

ପରିଚାଳନା ନାମ / Enrollment No.: 1040/55555/39509

To  
 Shreyans Kajaria  
 8/1 Vivek Kajaria  
 301, SURYAKRISHNA 4, ASHOKA ROAD  
 Alipore  
 Alipore  
 Cross Avenue Kolkata  
 West Bengal 700027  
 9833167776

MA521103625FT



ଆମାର ଆଧାର ସଂଖ୍ୟା / Your Aadhaar No. :

**2942 8310 2475**

ଆମାର ଆଧାର, ଆମାର ପରିଚୟ



ଭାରତ ସରକାର

Government of India



ପନ୍ଦର କାର୍ଯ୍ୟକ୍ଷମ

Shreyans Kajaria

Father : Vivek Kajaria

ଜନ୍ମତାତିଥି / DOB : 04/06/1982

ମୂଳ / MoC



**2942 8310 2475**

ଆମାର ଆଧାର, ଆମାର ପରିଚୟ

*Shreyans Kajaria*



## ପାଦମାଳା

ELECTION COMMISSION OF INDIA  
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1162 of 1170

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Wilcox molasses

AZC 1187467

पता काहा दिला  
वहुतारि हारी,  
देखन मेहमान,  
दिला दीपांकर  
343216

Address: Zava Tale  
Town/Vill: Hanum  
Pincode: 560001  
Date: 01/01/2019  
S/No.:

From / Date: 05/01/2014

1. **Arrival** **Winnipeg** **in** **1944**  
2. **Depart** **1947** **10** **days** **of** **April**  
3. **Estimated** **Signature** **of** **Deutsche** **Airline**  
4. **Office** **034**, **Bethune**, **Canada**  
5. **Arrive** **1948** **10** **days** **of** **July**  
6. **Depart** **1949** **10** **days** **of** **July**  
7. **Arrive** **1950** **10** **days** **of** **July**  
8. **Depart** **1951** **10** **days** **of** **July**  
9. **Arrive** **1952** **10** **days** **of** **July**  
10. **Depart** **1953** **10** **days** **of** **July**  
11. **Arrive** **1954** **10** **days** **of** **July**  
12. **Depart** **1955** **10** **days** **of** **July**  
13. **Arrive** **1956** **10** **days** **of** **July**  
14. **Depart** **1957** **10** **days** **of** **July**  
15. **Arrive** **1958** **10** **days** **of** **July**  
16. **Depart** **1959** **10** **days** **of** **July**  
17. **Arrive** **1960** **10** **days** **of** **July**  
18. **Depart** **1961** **10** **days** **of** **July**  
19. **Arrive** **1962** **10** **days** **of** **July**  
20. **Depart** **1963** **10** **days** **of** **July**  
21. **Arrive** **1964** **10** **days** **of** **July**  
22. **Depart** **1965** **10** **days** **of** **July**  
23. **Arrive** **1966** **10** **days** **of** **July**  
24. **Depart** **1967** **10** **days** **of** **July**  
25. **Arrive** **1968** **10** **days** **of** **July**  
26. **Depart** **1969** **10** **days** **of** **July**  
27. **Arrive** **1970** **10** **days** **of** **July**  
28. **Depart** **1971** **10** **days** **of** **July**  
29. **Arrive** **1972** **10** **days** **of** **July**  
30. **Depart** **1973** **10** **days** **of** **July**  
31. **Arrive** **1974** **10** **days** **of** **July**  
32. **Depart** **1975** **10** **days** **of** **July**  
33. **Arrive** **1976** **10** **days** **of** **July**  
34. **Depart** **1977** **10** **days** **of** **July**  
35. **Arrive** **1978** **10** **days** **of** **July**  
36. **Depart** **1979** **10** **days** **of** **July**  
37. **Arrive** **1980** **10** **days** **of** **July**  
38. **Depart** **1981** **10** **days** **of** **July**  
39. **Arrive** **1982** **10** **days** **of** **July**  
40. **Depart** **1983** **10** **days** **of** **July**  
41. **Arrive** **1984** **10** **days** **of** **July**  
42. **Depart** **1985** **10** **days** **of** **July**  
43. **Arrive** **1986** **10** **days** **of** **July**  
44. **Depart** **1987** **10** **days** **of** **July**  
45. **Arrive** **1988** **10** **days** **of** **July**  
46. **Depart** **1989** **10** **days** **of** **July**  
47. **Arrive** **1990** **10** **days** **of** **July**  
48. **Depart** **1991** **10** **days** **of** **July**  
49. **Arrive** **1992** **10** **days** **of** **July**  
50. **Depart** **1993** **10** **days** **of** **July**  
51. **Arrive** **1994** **10** **days** **of** **July**  
52. **Depart** **1995** **10** **days** **of** **July**  
53. **Arrive** **1996** **10** **days** **of** **July**  
54. **Depart** **1997** **10** **days** **of** **July**  
55. **Arrive** **1998** **10** **days** **of** **July**  
56. **Depart** **1999** **10** **days** **of** **July**  
57. **Arrive** **2000** **10** **days** **of** **July**  
58. **Depart** **2001** **10** **days** **of** **July**  
59. **Arrive** **2002** **10** **days** **of** **July**  
60. **Depart** **2003** **10** **days** **of** **July**  
61. **Arrive** **2004** **10** **days** **of** **July**  
62. **Depart** **2005** **10** **days** **of** **July**  
63. **Arrive** **2006** **10** **days** **of** **July**  
64. **Depart** **2007** **10** **days** **of** **July**  
65. **Arrive** **2008** **10** **days** **of** **July**  
66. **Depart** **2009** **10** **days** **of** **July**  
67. **Arrive** **2010** **10** **days** **of** **July**  
68. **Depart** **2011** **10** **days** **of** **July**  
69. **Arrive** **2012** **10** **days** **of** **July**  
70. **Depart** **2013** **10** **days** **of** **July**  
71. **Arrive** **2014** **10** **days** **of** **July**  
72. **Depart** **2015** **10** **days** **of** **July**  
73. **Arrive** **2016** **10** **days** **of** **July**  
74. **Depart** **2017** **10** **days** **of** **July**  
75. **Arrive** **2018** **10** **days** **of** **July**  
76. **Depart** **2019** **10** **days** **of** **July**  
77. **Arrive** **2020** **10** **days** **of** **July**  
78. **Depart** **2021** **10** **days** **of** **July**  
79. **Arrive** **2022** **10** **days** **of** **July**  
80. **Depart** **2023** **10** **days** **of** **July**  
81. **Arrive** **2024** **10** **days** **of** **July**  
82. **Depart** **2025** **10** **days** **of** **July**  
83. **Arrive** **2026** **10** **days** **of** **July**  
84. **Depart** **2027** **10** **days** **of** **July**  
85. **Arrive** **2028** **10** **days** **of** **July**  
86. **Depart** **2029** **10** **days** **of** **July**  
87. **Arrive** **2030** **10** **days** **of** **July**  
88. **Depart** **2031** **10** **days** **of** **July**  
89. **Arrive** **2032** **10** **days** **of** **July**  
90. **Depart** **2033** **10** **days** **of** **July**  
91. **Arrive** **2034** **10** **days** **of** **July**  
92. **Depart** **2035** **10** **days** **of** **July**  
93. **Arrive** **2036** **10** **days** **of** **July**  
94. **Depart** **2037** **10** **days** **of** **July**  
95. **Arrive** **2038** **10** **days** **of** **July**  
96. **Depart** **2039** **10** **days** **of** **July**  
97. **Arrive** **2040** **10** **days** **of** **July**  
98. **Depart** **2041** **10** **days** **of** **July**  
99. **Arrive** **2042** **10** **days** **of** **July**  
100. **Depart** **2043** **10** **days** **of** **July**  
101. **Arrive** **2044** **10** **days** **of** **July**

### Major Information of the Deed

Deed No :	I-1904-10788/2022	Date of Registration	05/07/2022
Query No / Year	1904-8001974754/2022	Office where deed is registered	
Query Date	29/06/2022 1:37:22 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	VIVEK KUMAR KAJARIA 4, ASHOKA ROAD, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8777879699, Status : Buyer/Claimant		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 71,00,91,433/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 73/- (Article:E, M(a), M(b), I)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190408960/2022 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :

District: South 24-Parganas, P.S.: Alipore, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Burdwan Road, Premises No: 11/1, Ward No: 074 Pin Code : 700027

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	3 Bigha 17 Katha 5 Chatak 42 Sq Ft		68,90,39,857/-	Property is on Road , Project Name :
	Grand Total :			127.6619Dec	0/-	6890,39,857/-	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	45864 Sq Ft.	0/-	2,10,51,576/-	Structure Type: Structure
Gr. Floor, Area of floor : 14921 Sq Ft., Residential Use, Mosaic Floor, Age of Structure: 60 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 14521 Sq Ft., Residential Use, Mosaic Floor, Age of Structure: 60 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 2, Area of floor : 11312 Sq Ft., Residential Use, Mosaic Floor, Age of Structure: 60 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No. 3, Area of floor : 5110 Sq Ft., Residential Use, Mosaic Floor, Age of Structure: 60 Years, Roof Type: Pucca, Extent of Completion: Complete					
	Total :	45864 sq ft	0/-	210,51,576/-	

**Principal Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>CHOWDHURYS ESTATES PRIVATE LIMITED</b> 55, Jawahar Lal Nehru Road, City:- Kolkata, P.O:- Middleton Row, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071 , PAN No.: AAxxxxxx6F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

**Attorney Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>SHITIJ REAL ESTATES LLP</b> 2nd Floor, Alom House, 7B, Dr. Harendra Coomer Mukherjee Sarani, City:- Kolkata, P.O:- Middleton Row, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071 , PAN No.: ADxxxxxx7Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Jaideep Chowdhury</b> Son of Late Sital Chowdhury , 6, Suburban Hospital Road, Bhowanipore, City:- , P.O:- Lala Lajpat Rai Sarani, P.S:-Bhowanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ACxxxxxx5R,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : CHOWDHURYS ESTATES PRIVATE LIMITED (as Director)
2	<b>Chandra Nath Chowdhury</b> Son of Late Rabindra Nath Chowdhury , 177/6, Putiary Banerjee Para Road, Haridevpur, City:- , P.O:- Haridevpur, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700040, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ABxxxxxx6M,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : CHOWDHURYS ESTATES PRIVATE LIMITED (as Director)
3	<b>Kalyan Chowdhury</b> Son of Late Birendra Nath Chowdhury , 6, Suburban Hospital Road, Bhowanipore, City:- , P.O:- Lala Lajpat Rai Sarani, P.S:-Bhowanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ACxxxxxx3G,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : CHOWDHURYS ESTATES PRIVATE LIMITED (as Director)
4	<b>Vivek Kumar Kajaria (Presentant )</b> Son of Sheo Kumar Kajaria , 701, Surya Kiran , 4, Ashoka Road, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AGxxxxxx0E,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SHITIJ REAL ESTATES LLP (as Partner)
5	<b>Mr ASHOK SARAF</b> Son of Late SANTOSH KUMAR SARAF , SIDHARTH BUILDING, 14/2, BURDWAN ROAD, Flat No: 5B, City:- Kolkata, P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AJxxxxxx0D,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SHITIJ REAL ESTATES LLP (as PARTNER)

**6 Mr SUHEL SARAF**

Son of Mr ASHOK SARAF , 2/5, SARAT BOSE ROAD, UNIT 1F, City:- Kolkata, P.O:- ELGIN ROAD, P.S:- Bullygunge, District-South 24-Parganas, West Bengal, India, PIN:- 700020, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: BCxxxxxx2A, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SHITIJ REAL ESTATES LLP (as PARTNER)

**7 Mr SHREYANS KAJARIA**

Son of Mr VIVEK KUMAR KAJARIA ,701, SURYA KIRAN, 4, ASHOKA ROAD, City:- Kolkata, P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: BPxxxxxx5P, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SHITIJ REAL ESTATES LLP (as PARTNER)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr DILEEP MAHATO</b> Son of Late N MAHATO ZAVA TOLA, City:- Not Specified, P.O:- T CHHAPRA, P.S:-BELSAND, District:- Sitamarhi, Bihar, India, PIN:- 843316			

Identifier Of Jaideep Chowdhury, Chandra Nath Chowdhury, Kalyan Chowdhury, Vivek Kumar Kajaria, Mr ASHOK SARAF, Mr SUHEL SARAF, Mr SHREYANS KAJARIA

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	CHOWDHURYS ESTATES PRIVATE LIMITED	SHITIJ REAL ESTATES LLP-127.662 Dec

**Transfer of property for S1**

SI.No	From	To. with area (Name-Area)
1	CHOWDHURYS ESTATES PRIVATE LIMITED	SHITIJ REAL ESTATES LLP-45864.0000000 Sq Ft

On 29-06-2022

**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 71,00,91,433/-

71-47

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

On 02-07-2022

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

Presented for registration at 17:16 hrs on 02-07-2022, at the Private residence by Vivek Kumar Kajaria ,

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

Execution is admitted on 02-07-2022 by Mr ASHOK SARAF, PARTNER, SHITIJ REAL ESTATES LLP, 2nd Floor, Alom House, 7B, Dr. Harendra Coomer Mukherjee Sarani, City:- Kolkata, P.O:- Middleton Row, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071

Indetified by Mr DILEEP MAHATO, , Son of Late N MAHATO, , ZAVA TOLA, P.O: T CHHAPRA, Thana: BELSAND, , Sitamarhi, BIHAR, India, PIN - 843316, by caste Hindu, by profession Service

Execution is admitted on 02-07-2022 by Mr SUHEL SARAF, PARTNER, SHITIJ REAL ESTATES LLP, 2nd Floor, Alom House, 7B, Dr. Harendra Coomer Mukherjee Sarani, City:- Kolkata, P.O:- Middleton Row, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071

Indetified by Mr DILEEP MAHATO, , Son of Late N MAHATO, , ZAVA TOLA, P.O: T CHHAPRA, Thana: BELSAND, , Sitamarhi, BIHAR, India, PIN - 843316, by caste Hindu, by profession Service

Execution is admitted on 02-07-2022 by Mr SHREYANS KAJARIA, PARTNER, SHITIJ REAL ESTATES LLP, 2nd Floor, Alom House, 7B, Dr. Harendra Coomer Mukherjee Sarani, City:- Kolkata, P.O:- Middleton Row, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071

Indetified by Mr DILEEP MAHATO, , Son of Late N MAHATO, , ZAVA TOLA, P.O: T CHHAPRA, Thana: BELSAND, , Sitamarhi, BIHAR, India, PIN - 843316, by caste Hindu, by profession Service

Execution is admitted on 02-07-2022 by Jaideep Chowdhury, Director, CHOWDHURYS ESTATES PRIVATE LIMITED, 55, Jawahar Lal Nehru Road, City:- Kolkata, P.O:- Middleton Row, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071

Indetified by Mr DILEEP MAHATO, , Son of Late N MAHATO, , ZAVA TOLA, P.O: T CHHAPRA, Thana: BELSAND, , Sitamarhi, BIHAR, India, PIN - 843316, by caste Hindu, by profession Service

Execution is admitted on 02-07-2022 by Chandra Nath Chowdhury, Director, CHOWDHURYS ESTATES PRIVATE LIMITED, 55, Jawahar Lal Nehru Road, City:- Kolkata, P.O:- Middleton Row, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071

Indetified by Mr DILEEP MAHATO, , Son of Late N MAHATO, , ZAVA TOLA, P.O: T CHHAPRA, Thana: BELSAND, , Sitamarhi, BIHAR, India, PIN - 843316, by caste Hindu, by profession Service

Execution is admitted on 02-07-2022 by Kalyan Chowdhury, Director, CHOWDHURYS ESTATES PRIVATE LIMITED, 55, Jawahar Lal Nehru Road, City:- Kolkata, P.O:- Middleton Row, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071

Indetified by Mr DILEEP MAHATO, , Son of Late N MAHATO, , ZAVA TOLA, P.O: T CHHAPRA, Thana: BELSAND, , Sitamarhi, BIHAR, India, PIN - 843316, by caste Hindu, by profession Service

Execution is admitted on 02-07-2022 by Vivek Kumar Kajaria, Partner, SHITIJ REAL ESTATES LLP, 2nd Floor, Alom House, 7B, Dr. Harendra Coomer Mukherjee Sarani, City:- Kolkata, P.O:- Middleton Row, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071

Identified by Mr DILEEP MAHATO, , Son of Late N MAHATO, , ZAVA TOLA, P.O: T CHHAPRA, Thana: BELSAND, , Sitamarhi, BIHAR, India, PIN - 843316, by caste Hindu, by profession Service

*(Signature)*  
Mohul Mukhopadhyay

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - IV KOLKATA

Kolkata, West Bengal

On 05-07-2022

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

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

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 73/- ( E = Rs 7/- ,I = Rs 55/- ,M(a) = Rs 7/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 73/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 26674, Amount: Rs.100/-, Date of Purchase: 18/05/2022, Vendor name: S Mukherjee

*(Signature)*  
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 1904-2022, Page from 723749 to 723795

being No 190410788 for the year 2022.



Digitally signed by MOHUL  
MUKHOPADHYAY  
Date: 2022.07.08 23:37:55 +05:30  
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2022/07/08 11:37:55 PM

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - IV KOLKATA

West Bengal.

(This document is digitally signed.)

DATED THIS 24<sup>th</sup> DAY OF MAY 2022

FROM

CHOWDHURYS ESTATES PRIVATE LIMITED

...PRINCIPAL

TO

SHITIJ REAL ESTATES LLP & ORS.

... ATTORNEYS

POWER OF ATTORNEY

DSP LAW ASSOCIATES  
ADVOCATES  
1B, HARE STREET  
4D, NICCO HOUSE  
KOLKATA - 700001