

15644/2025

15009/2025

भारतीय गैर न्यायिक

पचास
रुपये

रु.50



FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

A.R.A.
IV

AL 327166

8/28598/25
16/10
12:35

Additional Registrar of
Assurances-IV, Kolkata

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

Additional Registrar of
Assurances-IV, Kolkata

16 OCT 2025.

THE DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that We, SRI. BIMAN KUMAR

429

15.10.25

মোকাম - জাজের এ.ডি.এস.আর. অফিস

সেপ্টেম্বর-২৫ পরগণা

খরিদার

সাক্ষর

সূত্র

ডেতার

স্বাক্ষর

Adv. Porama Senzo

50/ High Court

Amn/11/13 Kol.



REGISTRAR
OF COMPANIES
KOLKATA
16 OCT 2025

GHOSH, (Pan : **ADXPG0846N**, **AADHAR NO. 636957288282**), (2) **SRI. BIRENDRA KUMAR GHOSH**, (Pan : **ADWPG6518Q**, **AADHAR NO. 572421267460**), both sons of Late Satyacharan Ghosh, (3) **SRI. SUMIT KUMAR GHOSH**, (Pan : **AUQPG6879H**, **AADHAR NO. 499622499391**), son of Late Baidya Nath Ghosh, all by religion Hindu, nationality Indian and all residing at Premises No. 74, Girish Park (North), P.S. – Girish Park, P.O.- Beadon Street, Kolkata – 700006, (4) **SMT. LATIKA GHOSH**, (Pan : **BDLPG2246M**, **AADHAR NO. 526487733142**), wife of Sri. Sunil Ghosh, religion Hindu, nationality Indian, residing at Shankarhati, P.O. Munsirhut, P.S. J.B.Pur, District Howrah, Pin – 711410, (5) **SRI. RAJIB GHOSH** (Pan : **AKTPG3967B**, **AADHAR NO. 947154835284**), son of Late Kalipada Ghosh, by religion Hindu, nationality Indian and residing at Shankarhati, P.S. – J.B.Pur, P.O.- Munsirhat, Pin – 711410, District – Howrah and (6) **SMT. SUMANA GHOSH**, (Pan : **BVGPG2790F**, **AADHAR NO. 6195 0060 9953**), wife of Sri. Shyamapada Ghosh, religion Hindu, nationality Indian and residing at 37/1, South Road, Santoshpur, P.S – Survey Park, P.O – Santoshpur, Kolkata - 700075, (hereinafter collectively referred to as "**THE OWNERS/PRINCIPALS/APPOINTERS**") do hereby state as follows :

WHEREAS We are the absolute joint owners of **ALL THAT** piece and parcel of land measuring an area of 6 Cottahs 01 chittacks 12 sq.ft, togetherwith tiledshed tenanted structure measuring an area about 2000 sq.ft. more or less, situate and lying at Premises No. 68, Satin Sen Sarani, (formally known as Maniktala Main Road), P.O. Kankurgachi, P.S. Maniktala, Kolkata – 700054, within the limits of Kolkata Municipal Corporation under ward No. 032, under the jurisdiction of A.D.S.R Sealdah., (hereinafter referred to as the "**said Premises**") morefully and particularly described in the schedule hereunder written.

AND WHEREAS that by a Supplementary Development Agreement dated and recorded in Book No. I, Being No. 14988, ^{for the year 2025} and registered at Addl. Registrar of Assurances – IV, Kolkata (hereinafter referred to as "**the SAID AGREEMENT**") the Owners have appointed (1) **M/s. CASITA REAL ESTATE LLP**, (PAN No. **AAJFC3382L**), a Limited Liability Partnership firm incorporated under the Limited Liability Partnership Act, 2008, and as amended from time to time, and having its registered Office at Premises No. 175/J, Manicktala Main Road, Kolkata - 700054, P.S. - Phool Bagan, P.O. – Kankurgachi, hereinafter referred to as the "**FIRST**"

Birendra K. Ghosh



ADDITIONAL REGISTRAR
OF ASSURANCES IN KOLKATA
16 OCT 2025

DEVELOPER" AND (2) **M/S SARMITA DEVELOPERS LLP, PAN-AEMFS4749C**, a Partnership Firm incorporated under Section 12(1) Of The Limited Liability Partnership Act.- 2008 having it's registered office at Village & P.O. - Latibpur, P.S. Uluberia, Dist. Howrah, hereinafter referred to as the "**SECOND DEVELOPER**" of the said premises, to develop the said premises on the terms and conditions contained in "**the said Development Agreement**" dated 28th June, 2022 **AND Supplementary Agreement dated 16th October, 2025**

AND WHEREAS the owners had on 30th June, 2022, executed and registered a Development Power of Attorney registered at Addl. Registrar of Assurances - IV, Kolkata, vide in Book No.1, Volume No.1904-2022, Pages 720739 to 720782, Being Deed No. 10747 for the year, 2022 in favour of **M/s. CASITA REAL ESTATE LLP** which is being cancelled ^{vide Deed No. 0472 for the year 2025 registered in Book IV} and a fresh Development Power of Attorney is being prepared and registered in favour of the First Developer and Second Developer namely **M/s. CASITA REAL ESTATE LLP and M/S SARMITA DEVELOPERS LLP respectively.**

AND WHEREAS in terms of the said Agreement, the owners are desirous of appointing the First and the Second Developer as their true and lawful attorneys to do execute and perform all acts deeds and things relating to the said Premises and the development thereof under the terms and conditions as hereinafter contained.

AND WHEREAS All terms and expressions not specifically defined herein shall, unless otherwise repugnant to the subject and/or context herein shall be deemed to bear the same meaning as ascribed to such term or expression under the Said Agreement.

KNOW ALL MEN BY THESE PRESENTS WITNESSETH THAT, SRI. BIMAN KUMAR GHOSH, (2) SRI. BIRENDRA KUMAR GHOSH, (3) SRI. SUMIT KUMAR GHOSH, (4) SMT. LATIKA GHOSH, (5) SRI. RAJIB GHOSH and (6) SMT. SUMANA GHOSH, do hereby nominate, constitute and appoint **SRI. ANINDYA SENGUPTA**, (designated partner), and having **(PAN: AJBPS2886C AND AADHAR CARD NO. 881157665565)** son of Late Arun Kanti Sengupta, faith Hindu, by occupation- Business, by Nationality Indian, and residing at 175/J, Manicktala Main Road, P.S. Phool bagan, P.O. Kankurgachi, Kolkata - 700 054, being one of the designated partners of **M/s. CASITA REAL ESTATE LLP, (PAN No. AAJFC3382L)**, a Limited Liability Partnership firm incorporated under the Limited Liability Partnership Act, 2008, and as



ADDITIONAL REGISTRAR
OF ASSURANCES IN KOLKATA
16 OCT 2025

ended from time to time, and having its registered Office at Premises No. 175/J,
 nicktala Main Road, Kolkata - 700054, P.S. - Phool Bagan, P.O. - Kankurgachi,
 being the **"FIRST DEVELOPER/ ATTORNEY"**) and **M/S SARMITA DEVELOPERS**
LLP, PAN-AEMFS4749C, a partnership firm is incorporated under Section 12(1) of The
 Limited Liability Partnership Act.- 2008 having it's registered office at Village & P.O. -
 Latibpur, P.S. Uluberia, Dist. Howrah, , represented by one of its designated partners
 namely **MR. SUMANTA CHANDRA (AADHAAR NO: 8136 6391 2746, PAN: ADMPC4109P)**, s/o Late Rabindra Nath Chandra, by faith hindu, by occupation
 business and residing at Village & P.O. Latibpur, P.S. Uluberia, Dist. Howrah, Pin
 711316, (being the **"SECOND DEVELOPER/ ATTORNEY"**) as our true and lawful
 Attorneys, hereinafter jointly called **"the said Attorneys"**, to do all or any of the
 following acts, deeds, matters and things in respect of **"the said premises"** in our
 name and on our behalf that is to say :

1. To appear and act in all the Courts, Criminal, Civil, Revenue Office, Block Land and Land Reform Office, District Registrar Office, Additional District Sub-Registrar Office, District Magistrate and Sub-Divisional Office, District Board, Pollution Control Board, Department of Fire and Emergency Services, Urban Land ceiling Department, K.M.D.A., Airport Authority, Real Estate Regulatory Authority West Bengal (RERA), Kolkata Municipal Corporation or any other local authority.
2. To apply K.M.C. for all concerns in respect of the Schedule mentioned land/property, and to sign all documents, appear for hearing to represent us, submit plan and to do all necessary formalities as required do for any purpose of the Land on our behalf;
3. To sign, revised plans, to verify complaints, written statements, petitions, objections, memorandum of appeal and petitions, objection and application of all kinds and to file it in any court of law such as any Civil Court, Criminal Court, or any of the office or offices.
4. To appoint any Advocate, Barrister, Revenue Agent or any other legal practitioner or any person legally authorized to do any act.



ADDITIONAL REGISTRAR
OF ASSURANCES IN KOLKATA
16 OCT 2025

To compromise, compound or withdraw cases or to confess judgment and to refer case to arbitration.

6. To file and receive back any documents, to deposit money by Challan or receipt and to withdraw money from any Court, cases or from any office or offices and to grant proper acknowledgement receipt.
7. To accept service of any summons, notice, writ issued by any court and office against me.
8. To obtain, refund of stamp duty, court fees, to execute the decree or any decrees up to the amount of the decree.
9. To file suits, for damages and any kind of suit.
10. To apply to courts and offices for copies of documents and papers and to withdraw deeds, documents, papers from any court.
11. To apply for the inspection of and to inspect any judicial records any records of any office or offices.
12. To file any application before the Kolkata Municipal Corporation or any board and to appear and also to do all acts which will be necessary to protect the interest at the property and also take any copies from the Kolkata Municipal Corporation.
13. To carry on correspondence with all concerned authorities and bodies including the government of West Bengal and all its departments, Pollution Control Board, Department of Fire and Emergency Services, Urban Land ceiling Department, K.M.D.A., Airport Authority, Real Estate Regulatory Authority West Bengal (RERA), Kolkata Municipal Corporation, Police Authorities, CESC Electricity Board for the time being in connection with the schedule property, and any other matters pertaining to the said property.
14. To deal and correspond with Kolkata Municipal Corporation and all its department or officers or any other officers or authorities in connection with or relating to the said property hereunder and in particular to do the aforesaid acts, deeds, matters etc.
15. To deal with the CESC for obtaining electric connection over the schedule property and to put up and erect an electric sub-station for the



ADDITIONAL REGISTRAR
OF ASSURANCES IN KOLKATA
16 OCT 2026

ply of electricity to the schedule property and for the purpose to sign all
 ers, applications undertaking, terms and conditions as may from time
 to time be thought necessary as may be required by concerned authorities.

16. To enter into an agreement for sale on our behalf and to do all acts
 which will be legal valid for completion of all agreement if required to appear
 before the registering authority and presenting the same and shall admit
 execution and registration.

17. To exchange the Schedule Property for amalgamation and
 Declaration, to make Gift in favor of Kolkata Corporation, to execute
 Boundary Declaration and to Register and sign, present all such
 instruments in our favor as our said Attorney think fit & proper.

18. To execute and register proper instruments of transfer on our behalf on
 duly stamped conveyance and any other kind of indenture like Gift, Sale,
 Mortgage or any things the Developers like out of Developer's
 allocation/portion and shall present the same before the Registering Authority
 and shall admit execution and registration and also shall complete and
 observe all formalities for completion of sale, conveyance and shall deliver of
 possession of the Developer's allocation/portions of G+IV building (except
 Owner's allocated Units/Flats) of the building(s) and shall take all money and
 consideration and to grant receipt for acknowledge of the payment.

19. To negotiate with the Tenants and arrange for the shifting and re-arrangement
 and or rehabilitation of the existing tenants while the construction is in process.
 Thereafter, making them a part and parcel of the owners' allocation. At any point of
 time any of the tenants intends to handover the possession of the area occupied by
 him and or them for some consideration paid by the Developers herein, the same shall
 belong to the Developers herein and the owners shall not have any objection to the
 same.

20. To sign and execute and/or register all or any documents, Allotment
 Letters, Agreement or Instruments for Sale, Sale Deed, Deed of Conveyance
 and Transfer the Flats/Units/Shop rooms/Garages out of Developer's
 allocation as mentioned herein before, and receive consideration thereof.

21. This Power of Attorney is being executed in favour of our Constituted Attorney
 without receiving any consideration in terms of money and by executing this Power of



ADDITIONAL REGISTRAR
OF ASSURANCES IN KOLKATA
16 OCT 2025

no personal interest is created in respect of "the said Premises" which is the subject matter of this power of attorney.

22. This Power of Attorney is revocable in nature.

AND GENERALLY to do all acts deeds and things for better exercise of the authorities herein contained relating to the said premises or any part thereof which the Owner herself could have lawfully done under her own hand and seal, if personally present.

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

THE SCHEDULE ABOVE REFERRED TO :

(Said Premises)

ALL THAT piece and parcel of land measuring an area of 6 Cottahs 1 chittacks 12sq.ft, togetherwith tiledshed tenanted structure measuring an area about 2521 sq.ft. more or less, situate and lying at Premises No. 68, Satin Sen Sarani, (formally known as Maniktala Main Road), P.O. Kankurgachi, P.S. Maniktala, Kolkata - 700054, within the limits of Kolkata Municipal Corporation under ward No. 032, under the jurisdiction of A.D.S.R Sealdah, which is butted and bounded in the manner as follows :

ON THE NORTH	:	By Premises no. 69, Maniktala Main Road;
ON THE SOUTH	:	By Maniktala main Road;
ON THE EAST	:	By common passage (12ft);
ON THE WEST	:	By Premises No. 66, Satin Sen Sarani (old Maniktala Main Road);

By order of Mr. P. K. S.



ADDITIONAL REGISTRAR
OF ASSURANCES IN KOLKATA
16 OCT 2025

WITNESS WHERE OF the parties hereto put their respective signatures on this
16th day of October 2025.

SIGNED AND DELIVERED by the Owners

At Kolkata in the presence of:

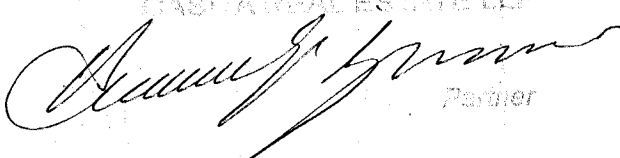
1. Banyadeep Ghosh
s/o Binendra Kumar Ghosh
74, Girish Park North, Kol-6
2. Paronee Sengupta, Adv.
Calcutta High Court
Kolkata - 700001

- Binman Kumar Ghosh
 - Bismita Ghosh
 - Smita Ghosh
 - Latika Ghosh
 - Rajib Ghosh
 - Sumana Ghosh

SIGNED AND DELIVERED by the Developers (Attorneys)

At Kolkata in the presence of:

1. Banyadeep Ghosh
2. Paronee Sengupta, Adv.

SARMITA REAL ESTATE LLP

 Partner

SARMITA DEVELOPERS LLP

Partner

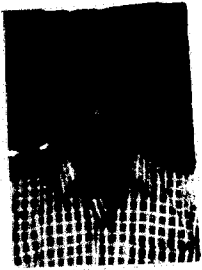
I ACCEPT THE POWER

Drafted by as per the
 instructions of Partner.
Paronee Sengupta
Advocate
Calcutta High Court
F/2091/2010.



ADDITIONAL REGISTRAR
OF ASSURANCES IN KOLKATA
16 OCT 2025

FOR TEN FINGERPRINTS



Bimay Kumar Ghosh



Bimay Kumar Ghosh



Sumana Ghosh

Little	Ring	Middle (left)	Fore hand)	Thumb
Thumb	Fore	Middle (right)	Ring hand)	Little
Little	Ring	Middle (left)	Fore hand)	Thumb
Thumb	Fore	Middle (right)	Ring hand)	Little
Little	Ring	Middle (left)	Fore hand)	Thumb
Thumb	Fore	Middle (right)	Ring hand)	Little



ADDITIONAL REGISTRAR
OF ASSURANCES IN KOLKATA
16 OCT 2025

FOR TEN FINGERPRINTS



Sant Kumar Ghosh



Ratna Ghosh



Rajib Ghosh

Little	Ring	Middle (left)	Fore hand)	Thumb
Thumb	Fore	Middle (right)	Ring hand)	Little
Little	Ring	Middle (left)	Fore hand)	Thumb
Thumb	Fore	Middle (right)	Ring hand)	Little
Little	Ring	Middle (left)	Fore hand)	Thumb
Thumb	Fore	Middle (right)	Ring hand)	Little



ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
16 OCT 2025

FORM FOR TEN FINGERPRINTS

executants



John

Little	Ring	Middle (left)	Fore hand)	Thumb
Thumb	Fore	Middle (right)	Ring hand)	Little



Samuel J. Brown

Little	Ring	Middle (left)	Fore hand)	Thumb
Thumb	Fore	Middle (right)	Ring hand)	Little

3

Little	Ring	Middle (left)	Fore hand)	Thumb
Thumb	Fore	Middle (right)	Ring hand)	Little



ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
16 OCT 2026



CASITA REALESTATE LLP

(Akma Group Company)

175/J, Manicktala Main Road, Kolkata - 700 054, Ph. : 033 4065 7088

E-mail : operations@akmagroup.in Website : www.akmagroup.in

Ref. No.

Date 07/11/2022.....

EXTRACTS OF MINUTES OF THE PARTNERS OF CASITA REALESTATE LLP

THE REGISTERED OFFICE AT 175/J MANICKTALA MAIN ROAD,

KOLKATA - 700054 ON 5TH November 2022

Resolved that the limited liabilities partnership Firm Casita Real estate L.L.P nominate his one of the partner Sri Anindya Sengupta to sign all legal documents relating to sale agreement.

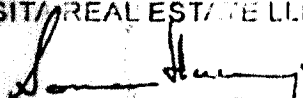
Further resolved that Sri Anindya Sengupta Son of Lt. Arun kanti Sengupta residing at 175/J Maniktala main road, Kolkata -700054, here by authorized to sing, appear, acts as a legal representative for all Departments said above.

On behalf of the Firm other partners Signature of acceptance below.

SOUMEN MUKHARJEE

CASITA REALESTATE LLP

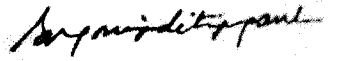
Partner


Partner

SUPRIYDITYA PAUL

CASITA REAL ESTATE LLP

Partner


Partner

Major Information of the Deed

Deed No :	I-1904-15009/2025	Date of Registration	16/10/2025
Query No / Year	1904-8002859488/2025	Office where deed is registered	
Query Date	16/10/2025 1:33:04 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	PAROMA SENGUPTA HIGH COURT CAL, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8910075121, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 2/-	Rs. 3,50,36,959/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 284/- (Article:E, M(a),)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190414988/2025 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

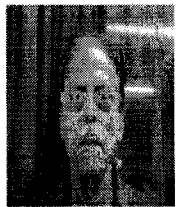
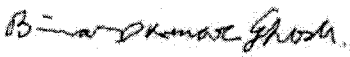
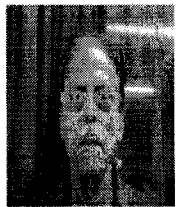
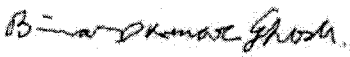
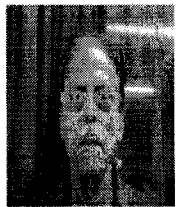
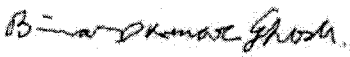
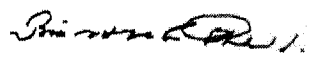
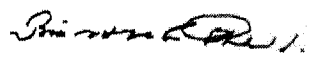
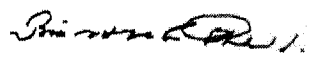
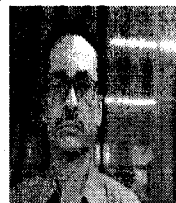
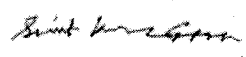
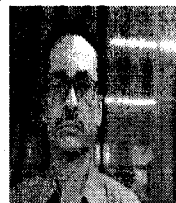
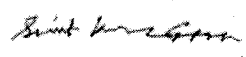
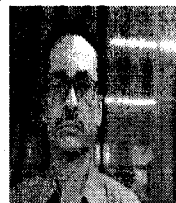
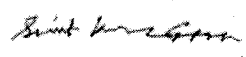
District: South 24-Parganas, P.S:- Maniktala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Satin Sen Sarani, Road Zone : (Kankurgachi More (Ward-32) -- E.M. Bye Pass Off Road (Ward-32)) , , Premises No: 68, , Ward No: 032 Pin Code : 700054

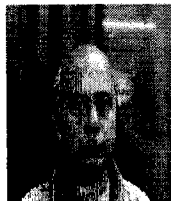
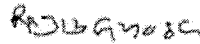
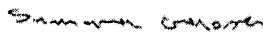
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	6 Katha 1 Chatak 12 Sq Ft	1/-	3,46,51,246/-	Width of Approach Road: 12 Ft., , Project Name :
Grand Total :				10.0306Dec	1 /-	346,51,246 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S2	On Land L1	2521 Sq Ft.	1/-	3,85,713/-	Structure Type: Structure Tenanted,
Gr. Floor, Area of floor : 2521 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 60 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		0 sq ft	1 /-	3,85,713 /-	

Principal Details :

No	Name, Address, Photo, Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr BIMAN KUMAR GHOSH Son of Late SATYA CHARAN GHOSH Executed by: Self, Date of Execution: 16/10/2025 , Admitted by: Self, Date of Admission: 16/10/2025 ,Place : Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td>16/10/2025</td> <td></td> <td>LTI 16/10/2025</td> <td>16/10/2025</td> </tr> </tbody> </table> 74 GIRISH PARK NORTH, City:- Kolkata, P.O:- BEADON STREET, P.S:-Girish Park, District:-Kolkata, West Bengal, India, PIN:- 700006 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India , PAN No.:: ADxxxxxx6N,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 16/10/2025 , Admitted by: Self, Date of Admission: 16/10/2025 ,Place : Office	Name	Photo	Finger Print	Signature	Mr BIMAN KUMAR GHOSH Son of Late SATYA CHARAN GHOSH Executed by: Self, Date of Execution: 16/10/2025 , Admitted by: Self, Date of Admission: 16/10/2025 ,Place : Office		 Captured		16/10/2025		LTI 16/10/2025	16/10/2025
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16/10/2025		LTI 16/10/2025	16/10/2025										
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3	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr SUMIT KUMAR GHOSH Son of Late BAIDYA NATH GHOSH Executed by: Self, Date of Execution: 16/10/2025 , Admitted by: Self, Date of Admission: 16/10/2025 ,Place : Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td>16/10/2025</td> <td></td> <td>LTI 16/10/2025</td> <td>16/10/2025</td> </tr> </tbody> </table> 74 GIRISH PARK NORTH, City:- Kolkata, P.O:- BEADON STREET, P.S:-Girish Park, District:-Kolkata, West Bengal, India, PIN:- 700006 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India , PAN No.:: AUxxxxxx9H,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 16/10/2025 , Admitted by: Self, Date of Admission: 16/10/2025 ,Place : Office	Name	Photo	Finger Print	Signature	Mr SUMIT KUMAR GHOSH Son of Late BAIDYA NATH GHOSH Executed by: Self, Date of Execution: 16/10/2025 , Admitted by: Self, Date of Admission: 16/10/2025 ,Place : Office		 Captured		16/10/2025		LTI 16/10/2025	16/10/2025
Name	Photo	Finger Print	Signature										
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16/10/2025		LTI 16/10/2025	16/10/2025										

Name	Photo	Finger Print	Signature	
Mrs LATIKA GHOSH Wife of Mr SUNIL GHOSH Executed by: Self, Date of Execution: 16/10/2025 , Admitted by: Self, Date of Admission: 16/10/2025 ,Place : Office		 Captured		
16/10/2025	LTI 16/10/2025	16/10/2025		
SHANKARHATI, City:- Howrah, P.O:- MUNSIRHAT, P.S:-JAGATBALLABHPUR, District:-Howrah, West Bengal, India, PIN:- 711410 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India , PAN No.:: BDxxxxxx6M,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 16/10/2025 , Admitted by: Self, Date of Admission: 16/10/2025 ,Place : Office				
5	Mr RAJIB GHOSH Son of Late KALIPADA GHOSH Executed by: Self, Date of Execution: 16/10/2025 , Admitted by: Self, Date of Admission: 16/10/2025 ,Place : Office		 Captured	
16/10/2025	LTI 16/10/2025	16/10/2025		
SHAKARHATI, City:- Howrah, P.O:- MUNSIRHAT, P.S:-JAGATBALLABHPUR, District:-Howrah, West Bengal, India, PIN:- 711410 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India , PAN No.:: AKxxxxxx7B,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 16/10/2025 , Admitted by: Self, Date of Admission: 16/10/2025 ,Place : Office				
6	Mrs SUMANA GHOSH Wife of Mr SHYAMAPADA GHOSH Executed by: Self, Date of Execution: 16/10/2025 , Admitted by: Self, Date of Admission: 16/10/2025 ,Place : Office		 Captured	
16/10/2025	LTI 16/10/2025	16/10/2025		
37/1 SOUTH ROAD SANTOSPUR, City:- Not Specified, P.O:- SANTOSPUR, P.S:-Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India , PAN No.:: BVxxxxxx0F,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 16/10/2025 , Admitted by: Self, Date of Admission: 16/10/2025 ,Place : Office				

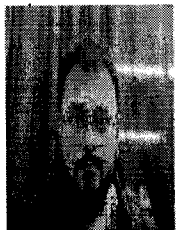
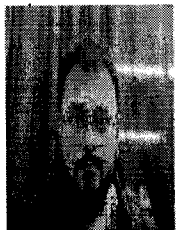
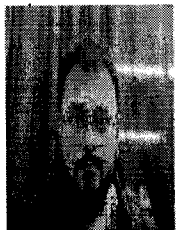
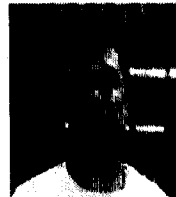
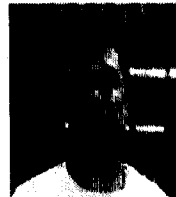
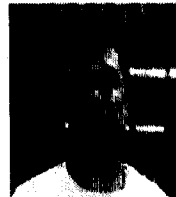
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	CASITA REAL ESTATE LLP 175J MANIKTALA MAIN ROAD, City:- Not Specified, P.O:- KANKURGACHI, P.S:-Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN:- 700054 , PAN No.:: AAxxxxxx2L,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

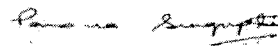
SARMITA DEVELOPERS LLP

City:- Howrah, P.O:- LATIBPUR, P.S:-Uluberia, District:-Howrah, West Bengal, India, PIN:- 711316 , PAN No.:: AExxxxxx9C,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature											
1	<table border="1"><thead><tr><th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr></thead><tbody><tr><td>Mr ANINDYA SENGUPTA (Presentant) Son of Late ARUN KANTI SENGUPTA Date of Execution - 16/10/2025, , Admitted by: Self, Date of Admission: 16/10/2025, Place of Admission of Execution: Office</td><td></td><td> Captured</td><td></td></tr><tr><td>Oct 16 2025 2:12PM</td><td>LTI 16/10/2025</td><td>16/10/2025</td></tr></tbody></table>	Name	Photo	Finger Print	Signature	Mr ANINDYA SENGUPTA (Presentant) Son of Late ARUN KANTI SENGUPTA Date of Execution - 16/10/2025, , Admitted by: Self, Date of Admission: 16/10/2025, Place of Admission of Execution: Office		 Captured		Oct 16 2025 2:12PM	LTI 16/10/2025	16/10/2025
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	175J MANIKTALA M,AIN ROAD, City:- Not Specified, P.O:- KANKURGACHI, P.S:-Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN:- 700054, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJxxxxxx6C,Aadhaar No Not Provided Status : Representative, Representative of : CASITA REAL ESTATE LLP (as DESIGNATED PARTNER)											
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	VILL LATIBPUR, City:- Howrah, P.O:- LATIBPUR, P.S:-Uluberia, District:-Howrah, West Bengal, India, PIN:- 711316, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx9P,Aadhaar No Not Provided Status : Representative, Representative of : SARMITA DEVELOPERS LLP (as DESIGNATED PARTNER)											

Identifier Details :

Name	Photo	Finger Print	Signature
PAROMA SENGUPTA Daughter of Mr ADHISH SENGUPTA , HIGH COURT CAL, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001		 Captured	
16/10/2025	16/10/2025	16/10/2025	
Identifier Of Mr BIMAN KUMAR GHOSH, Mr ANINDYA SENGUPTA, Mr BIRENDRA KUMAR GHOSH, Mr SUMIT KUMAR GHOSH, Mrs LATIKA GHOSH, Mr RAJIB GHOSH, Mrs SUMANA GHOSH, Mr SUMANTA CHANDRA			

Transfer of property for L1		
No	From	To. with area (Name-Area)
	Mr BIMAN KUMAR GHOSH	CASITA REAL ESTATE LLP-0.835885 Dec,SARMITA DEVELOPERS LLP-0.835885 Dec
2	Mr BIRENDRA KUMAR GHOSH	CASITA REAL ESTATE LLP-0.835885 Dec,SARMITA DEVELOPERS LLP-0.835885 Dec
3	Mr SUMIT KUMAR GHOSH	CASITA REAL ESTATE LLP-0.835885 Dec,SARMITA DEVELOPERS LLP-0.835885 Dec
4	Mrs LATIKA GHOSH	CASITA REAL ESTATE LLP-0.835885 Dec,SARMITA DEVELOPERS LLP-0.835885 Dec
5	Mr RAJIB GHOSH	CASITA REAL ESTATE LLP-0.835885 Dec,SARMITA DEVELOPERS LLP-0.835885 Dec
6	Mrs SUMANA GHOSH	CASITA REAL ESTATE LLP-0.835885 Dec,SARMITA DEVELOPERS LLP-0.835885 Dec
Transfer of property for S2		
Sl.No	From	To. with area (Name-Area)
1	Mr BIMAN KUMAR GHOSH	CASITA REAL ESTATE LLP-210.08333300 Sq Ft,SARMITA DEVELOPERS LLP-210.08333300 Sq Ft
2	Mr BIRENDRA KUMAR GHOSH	CASITA REAL ESTATE LLP-210.08333300 Sq Ft,SARMITA DEVELOPERS LLP-210.08333300 Sq Ft
3	Mr SUMIT KUMAR GHOSH	CASITA REAL ESTATE LLP-210.08333300 Sq Ft,SARMITA DEVELOPERS LLP-210.08333300 Sq Ft
4	Mrs LATIKA GHOSH	CASITA REAL ESTATE LLP-210.08333300 Sq Ft,SARMITA DEVELOPERS LLP-210.08333300 Sq Ft
5	Mr RAJIB GHOSH	CASITA REAL ESTATE LLP-210.08333300 Sq Ft,SARMITA DEVELOPERS LLP-210.08333300 Sq Ft
6	Mrs SUMANA GHOSH	CASITA REAL ESTATE LLP-210.08333300 Sq Ft,SARMITA DEVELOPERS LLP-210.08333300 Sq Ft

Endorsement For Deed Number : I - 190415009 / 2025

16/10/2025

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 13:35 hrs on 16-10-2025, at the Office of the A.R.A. - IV KOLKATA by Mr ANINDYA SENGUPTA .

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 3,50,36,959/-

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

Execution is admitted on 16/10/2025 by 1. Mr BIMAN KUMAR GHOSH, Son of Late SATYA CHARAN GHOSH, 74 GIRISH PARK NORTH, P.O: BEADON STREET, Thana: Girish Park, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Others, 2. Mr BIRENDRA KUMAR GHOSH, Son of Late SATYA CHARAN GHOSH, 74 GIRISH PARK NORTH, P.O: BEADON STREET, Thana: Girish Park, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Others, 3. Mr SUMIT KUMAR GHOSH, Son of Late BAIDYA NATH GHOSH, 74 GIRISH PARK NORTH, P.O: BEADON STREET, Thana: Girish Park, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Others, 4. Mrs LATIKA GHOSH, Wife of Mr SUNIL GHOSH, SHANKARHATI, P.O: MUNSIRHAT, Thana: JAGATBALLABHPUR, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711410, by caste Hindu, by Profession Others, 5. Mr RAJIB GHOSH, Son of Late KALIPADA GHOSH, SHAKARHATI, P.O: MUNSIRHAT, Thana: JAGATBALLABHPUR, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711410, by caste Hindu, by Profession Others, 6. Mrs SUMANA GHOSH, Wife of Mr SHYAMAPADA GHOSH, 37/1 SOUTH ROAD SANTOSPUR, P.O: SANTOSPUR, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Others

Indetified by PAROMA SENGUPTA, , Daughter of Mr ADHISH SENGUPTA, , HIGH COURT CAL, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 16-10-2025 by Mr SUMANTA CHANDRA, DESIGNATED PARTNER, SARMITA DEVELOPERS LLP, City:- Howrah, P.O:- LATIBPUR, P.S:-Uluberia, District:-Howrah, West Bengal, India, PIN:- 711316

Indetified by PAROMA SENGUPTA, , Daughter of Mr ADHISH SENGUPTA, , HIGH COURT CAL, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 16-10-2025 by Mr ANINDYA SENGUPTA, DESIGNATED PARTNER, CASITA REAL ESTATE LLP, 175J MANIKTALA MAIN ROAD, City:- Not Specified, P.O:- KANKURGACHI, P.S:-Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN:- 700054

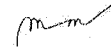
Indetified by PAROMA SENGUPTA, , Daughter of Mr ADHISH SENGUPTA, , HIGH COURT CAL, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 284.00/- (E = Rs 200.00/- ,I = Rs 55.00/- ,M (a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by , by Cash Rs 284.00/-

Stamp Duty

that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by , by Stamp Rs 50.00/-
Description of Stamp
Stamp: Type: Impressed, Serial no 429, Amount: Rs.50.00/-, Date of Purchase: 15/10/2025, Vendor name: A
Bhattacharya



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 1904-2025, Page from 650958 to 650979
being No 190415009 for the year 2025.**



mm

Digitally signed by MOHUL MUKHOPADHYAY
Date: 2025.10.25 15:35:53 +05:30
Reason: Digital Signing of Deed.

**(Mohul Mukhòpadhyay) 25/10/2025
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.**