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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



AV 028254

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Additional Registrar of
 Assurances-IV, Kolkata

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

Additional Registrar of
 Assurances-IV, Kolkata

24 JAN 2025

TO ALL TO WHOM THESE PRESENTS SHALL COME, WE, (1) (SM.) GOL
 SAHANARA BIBI daughter of Ata Gazi and wife of Abdul Mujid, (having PAN
 AGLPG6794L and AADHAAR No. 3929 3822 1528) by faith Muslim, by
 occupation Business, by Nationality Indian, residing at East Beraberia,

225456

No. _____ Sold

Address _____

Rs. _____

Date _____

BANKAJ SHROFF & CO.
ADVOCATE
Heritage, No 11, 6th Flk
16, Strand Road,
Kolkata- 700 001

24 DEC 2024

24 DEC 2024

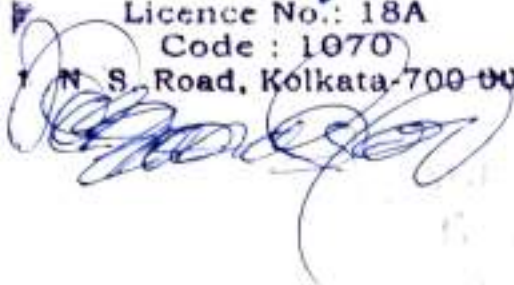
24 DEC 2024

SIPRA DEY

Licence No.: 18A

Code : 1070

1 N S. Road, Kolkata-700 001



R- Gopalpur, Post Office – Rajarhat Gopalpur, Police Station - Narayanpur, District – North 24 Parganas, West Bengal, Pin Code- 700136 and (2) **ABDUL MUJID** son of late Abdul Sattar (having **PAN AIDPM6223C** and **AADHAAR No.9729 0453 2145**), by faith Muslim, by occupation Business, by Nationality Indian, residing at East Beraberia, R- Gopalpur, Post Office – Rajarhat Gopalpur, Police Station - Narayanpur, District – North 24 Parganas, West Bengal, Pin Code- 700136 (hereinafter jointly referred to as "the **Principals**", which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their and each of their respective heirs heiresses legal representatives executors administrators successors and/or assigns) **SEND GREETINGS:**

WHEREAS:

- A. The Principals are the owners of **ALL THOSE** pieces and parcels of land containing an area of 66 Decimal out of 155 Decimal land more or less comprising of Dag(s) recorded in Khatian(s) as mentioned in the Schedule hereinbelow, both in Mouza Gopalpur commonly known as Beraberia, J.L. No.02, R.S. No. 140, within Police Station – Airport (formerly Rajarhat), under Rajarhat Gopalpur Municipality, Municipal Holding Nos. 2/56 and 2/57, Block H, District: North 24 Parganas, West Bengal (fully described in the **Schedule** hereunder written and herein defined and referred to as "the **Project Land**").
- B. The above named Landowners and the Developer have entered into a Development Agreement executed on 24th January, 2025 and registered with the Additional Registrar of Assurance - IV, Kolkata in Book I, Being No. 1150 for the year 2025 (hereinafter referred to as "the **said Development Agreement**"), whereby the Landowners abovenamed engaged and appointed the Developer above named as their developer to develop the aforesaid land morefully described therein in the Schedule of the Development Agreement and in the Schedule hereunder written to develop the said land as per the terms and conditions of the said development agreement. That this development power of attorney has been executed by the Landowners abovenamed hereinafter referred to as the **PRINCIPALS** in reference to the said Development Agreement in favour of their Developer namely **SHREE SAI INFRASTRUCTURE DEVELOPMENT**, a partnership Firm within the meaning of The Indian Partnership Act, 1932, having its registered office at CE/1/A/9, Street No.214, ActionArea – I, New Town, Police Station New Town, Kolkata – 700 156, represented by its Partners namely, (i) **Mr. Ashish Kumar Dandapat** son of Ajit Kumar

- Abdul Mujid - R- Gopalpur

Dandapat (having **PAN AGRPD2491H** and **Aadhaar No. 7422 8086 6536**) and (ii) **Mr. Biswajit Majumdar** son of Binod Chandra Majumdar (having **PAN AOQPM5108K** and **Aadhaar No. 8947 4111 2658**) and (iii) **Mr. Sanjay Bangal** son of Late Ajit Kumar Bangal (having **PAN AKCPB2483N** and **Aadhaar No. 2282 5296 5419**) appointing it as their ATTORNEY to do the following acts, things and deeds in reference to the said Development Agreement.

NOW KNOWN BY THESE PRESENTS, WE, the Principals abovenamed, do hereby nominate constitute and appoint the abovenamed Attorney, as our true and lawful attorney for in the name and on behalf of the Principals to do execute exercise and perform all or any of the following acts deeds and things for and in connection with construction of new buildings at the Project Land, sanction/modification/alteration of the Building Plan, sale of the Developer Allocation (defined under the Development Agreement) in the buildings to be constructed at the Project Land, sale of proportionate undivided share in the land comprised in the Project Land and in the Common Areas and Installations (defined under the Development Agreement) i.e. to say:

1. To have the Project Land surveyed and measured and to have the soil thereof tested and the land levelling done;
2. To sign execute and submit plans prepared by the Architects, Engineers, consultants, etc. in respect of the new buildings to be constructed at the Project Land for sanctioning to the concerned Municipality and other concerned authorities and to have the same sanctioned and if required, to have the same modified revised altered and/or renewed and/or revalidated and to pay fees and obtain sanction modification revision alteration and/or renewal and/or such other orders and permissions as be expedient therefore;
3. To gift portion of the Project Land or splayed corner thereof to the concerned government authority for sanctioning of Building Plan(s);
4. To get the names of the Principals mutated and recorded in the records of the concerned B.L.& L.R.O. and other public departments and government records;

5. To get the land contained in the Project Land converted in the records of the concerned B.L.&L.R.O. and other public departments and government records;
6. To apply for and obtain temporary and/or permanent connections of all services, water, electricity, power, drainage, sewerage, generator, transformer, lifts, air conditioning system, V-SAT, security systems and/or other utilities inputs and facilities from the appropriate authorities and statutory bodies or private bodies or service providers and/or to make alterations therein and to close down and/or have disconnected the same and obtain necessary permissions and licenses to erect run/operate such utilities in the new buildings at the Project Land from the concerned authorities and also to give contract for maintenance of lifts, generator, air conditioners, Dish Antenna and other utilities and its concerned machineries and other appliances to such agencies as the Attorney may deem fit and proper.
7. To apply for and obtain all permissions, approvals, licenses, registrations, clearances, no objection certificates in connection with development of the Project Land and/or in connection with construction of the new buildings at the Project Land or any part thereof and/or in respect of any input, utility or facility to be installed, run, made operative and managed thereat from all State or Central Government Authorities and statutory or other bodies and authorities concerned;
8. To apply for and obtain "No Objection Certificates" from the competent authority under the provisions of the Urban Land (Ceiling & Regulations) Act, 1976;
9. To apply for and obtain "No Objection Certificates" for construction of the new buildings at the Project Land from airport authorities, pollution control authorities and/or authorities under environment laws or any other concerned authority and all other permissions that may be required for sanctioning modifications and/or alteration of the Building Plan and/or obtaining utilities and other purposes herein stated;
10. To apply for and obtain Completion or Occupancy Certificate and other certificates as may be required from the concerned Municipality and/or other concerned authorities for the occupation and use of the New Buildings at the Project Land from time to time;

11. To insure and keep insured all or any constructions at the Project Land or any part thereof against loss or damage by fire earthquake and/or other risks as be deemed fit by the said Attorneys and to pay all premium for such insurance.
12. For all or any of the purposes hereinbefore stated and those stated in the Development Agreement to appear and represent the Principals before concerned Municipality, Fire Brigade, the Collector, Pollution and Environment Authorities, Police Authorities, Pollution Control Board, Airport Authorities, Traffic Department, Directorate of Fire Services, Directorate of Lifts, Directorate of Electricity, Insurance Companies, CESC Limited, B.L.&L.R.O., D.L.& L.R.O, District Magistrate, Additional District Magistrate, Land Reforms Commission, Principal Secretary, Deputy Secretary, OSD, Authorities under the West Bengal Land Reforms Act, 1956, Authorities under the West Bengal Estates Acquisition Act, 1953, Competent Authority under the provisions of the Urban Land (Ceiling & Regulations) Act, 1976, Authorities under the Real Estate (Regulation & Development) Act, 2016 and also all other authorities and Government Departments and/or its officers and also all other State Executives, Quasi-Judicial, Municipal and other authorities and persons and also all, tribunals and appellate authorities and to do all acts deeds and things as may in any way be found necessary or expedient by the said Attorneys to effectuate and implement the said Development Agreement.
13. To negotiate, take bookings and applications in respect of sale of the Developer's Allocation or any part thereof in the new building to be constructed at the Project Land and if necessary to amend, modify, alter or cancel the same and to receive the amounts receivable in respect of such sale and to grant receipts, acknowledgements and discharges for the same and to fully exonerate the person or persons paying the same.
14. To sell the Developer's Allocation in the new buildings at the Project Land to the intending buyers and to sell convey and transfer undivided proportionate share in the land comprised in the Project Land and the Common Areas and Installations there at attributable to the units and other constructed areas in the New Building to be constructed at the Project Land as a property appurtenant thereto or such portion thereof to the persons agreeing to purchase the same provided that the conveyance of the Developer's

Allocation and the proportionate share in the land comprised in the Project Land and the Common Areas and Installations thereat shall be in accordance with the terms and conditions agreed under the said Development Agreement and not in contradiction thereof. Be it mentioned that the Attorneys shall not be entitled to or deal with the Owner's Allocation in any manner whatsoever;

15. To make the Principals party to and sign execute and register the agreements, sale deeds, nominations, transfer deeds, cancellations, rectifications, declarations and such other documents and writings in connection with sale of the Developer's Allocation or any part thereof TOGETHER WITH undivided proportionate share accrued in favour of the Developer over the project land and the Common Areas and Installations there at as the Attorneys may deem fit and proper.
16. To deliver possession of the Developer's Allocation or any part thereof to the intending buyers thereof.
17. To terminate any contract, agreement, etc. entered into with the persons intending to acquire the Developer's Allocation or any part thereof in such manner as the said Attorneys may deem fit and proper.
18. For all or any of the purposes herein stated to make sign execute submit register and/or deliver all documents, declarations, affidavits, applications, undertakings, indemnities, objections, letters, plans, notices etc. (including those relating to boundary verification) as may in any way be found necessary or expedient by the said Attorney and to appear and represent the Principals before any Notary Public, Registrar of Assurances, Kolkata, Additional Registrar of Assurances, Kolkata, District Registrar, Sub Registrar, and other registering authorities having jurisdiction to register documents in respect of the Developer's Allocation, and other officer or officers or authority or authorities having jurisdiction and to present for registration and admit execution and to acknowledge and register or have registered and perfected all documents instruments and writings executed by the said Attorneys by virtue of the powers hereby conferred in respect of the Project Land and/or the Developer's Allocation.
19. To allow the intending buyers agreeing to purchase any part of Developer's Allocation to take loan/finance in respect thereof from any Banks or Financial Institutions (viz. Life Insurance Corporation of India, Housing

Development Finance Corporation Limited, SBI Home Finance Limited, National Housing Bank etc.) without involving, without binding, without creating any financial obligation or liability whatsoever or howsoever upon the Principals or any of them and/or the properties and rights of the Principals under the Development Agreement.

20. To have the units etc. to be separately assessed and mutated in the name of the intending buyers thereof in all public records and with all authorities having jurisdiction and to deal with such authority and/or authorities in such manner as the said Attorney may deem fit and proper.
21. To do all acts deeds and things in order to effectuate and implement the Development Agreement.
22. To commence prosecute enforce defend answer and oppose all actions suits writs appeals revisions and other legal proceedings and demands under civil criminal or revenue laws concerning the Project Land, the construction of the New Buildings at the Project Land and/or sale of the Developers' Allocation and if thought fit to compromise settle, refer to arbitration, abandon, submit to judgment or become non suited in any such action or proceedings as aforesaid before any Civil, Criminal or Revenue Court including any Tribunal, Collector, 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 as the occasion shall require and/or as the said Attorney may think fit and proper.
23. To accept and receive summons and services of papers from any Court, Tribunal, postal authorities, concerned Municipal Corporation and/or other authorities and/or persons.
24. To deposit court fees or receive refund of the excess amount of fee or other amounts, if any, paid for the purposes and to give valid and effectual receipts in respect thereof.

AND GENERALLY to do all acts deeds and things for better exercise of the authorities herein contained which the Principals could have lawfully done under their own hands and seals, if personally present.

AND the Principals do hereby ratify and confirm and agree to ratify and confirm all and whatever the said Attorneys or any of them shall lawfully do or cause to be done in or about the premises.

AND IT IS MADE CLEAR BY THE PRINCIPALS THAT the attorneys, while exercising the powers and authorities granted hereunder, shall not do any act, deed, matter or thing which would in any way go against the spirit of the terms and conditions agreed under the said Development Agreement.

THE SCHEDULE ABOVE REFERRED TO:
(Project Land)

ALL THAT piece and parcel of Danga Land altogether admeasuring about 66 Decimal i.e. 36 Decimal be the same little more or less out of 51 Decimal comprised in R.S./L.R. Dag No. 3899 AND 30 Decimal be the same little more or less out of 104 Decimal recorded under L.R. Khatian No. 7359 and 7360 respectively (as mentioned in the table hereinbelow) under holding No. B.M.C 2/56, BL -H (name of Gol Sahanara Bibi) and B.M.C 2/57, BL -H (name of Abdul Mujid) lying and situated at Mouza - Gopalpur, commonly known as Beraberi, J.L No. 2, R.S. NO.- 140, under Block Land and Land Reforms Office, Rajarhat, District North 24 Parganas, within the former local limits of Rajarhat Gopalpur Municipality, at present Bidhannagar Municipal Corporation, Ward No. 2, under former Police station Airport at present Narayanpur, within the jurisdiction of A.D.S.R. Bidhannagar, Salt Lake City, in the District North 24 Parganas, Kolkata - 700136, West Bengal together with tile sheds measuring 750 Square feet more or less:

Sl. No.	R.S. and L.R. Dag Nos.	Nature of Land	L.R. Khatian Nos.	Total Land Area (in Decimal)	Project Land Area (in Decimal)
(1)	(2)	(3)	(4)	(5)	(6)
1.	3899	Danga	7359, 7360	51	36
2.	3900	Danga	7359, 7360	104	30
			Total:	155	66

IN WITNESS WHEREOF the Principals have executed this Power of Attorney on this 24th day of January, 2025.

SIGNED SEALED AND DELIVERED

by the within named Principals at Kolkata in the presence of:

① *Gajendral Kumar*
Atgharee
15 Baginiali
Kot. 300/36.

2. *Abhishek Naskar*
C/o - Pankaj Shroff & Co. (Adv)
16 Strand Road, Kal - 70001

কর্তার স্বাক্ষর -

অনুমোদিত নথি

Read over and explain the content of this deed to Gol Shauza Bibi and Abdul Mujid in Bengali and they understood the same.

Abhishek Naskar

Shree Sai Infrastructure Development

Abhishek Kumar Sankar

Partner

Shree Sai Infrastructure Development

Bhargav

Partner

Shree Sai Infrastructure Development

Sanjay Bangal

Partner

Draft by me and approved by the Principals:

Ankit Shroff

Ankit Shroff, Advocate
C/o. Pankaj Shroff & Company, Advocates
Diamond Heritage, N611, 6th floor,
16 Strand Road, Kolkata-700001
Enrolment No. F/66/2008
Calcutta High Court

Finger prints of the above executant



Little

Ring

Middle
(Left Hand)

Fore
Hand

Thumb



Thumb

Fore

Middle
(Right Hand)

Ring
Hand

Little

उपरोक्त महिला के निम्नलिखित निशान

Finger prints of the above executant



Little

Ring

Middle
(Left Hand)

Fore
Hand

Thumb



Thumb












Fore












Middle
(Right Hand)












Ring
Hand

Little

उपरोक्त पुरुष के निम्नलिखित निशान

<i>Finger prints of the above executant</i>					
					
	Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
<i>Abhishek Kumar Bhandari</i>					
	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little

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

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

Major Information of the Deed

Deed No :	I-1904-01163/2025	Date of Registration	24/01/2025
Query No / Year	1904-8000236867/2025	Office where deed is registered	
Query Date	24/01/2025 6:25:04 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Avijit Naskar High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9062486917, Status :Solicitor firm		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 6,41,12,050/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 73/- (Article:E, M(a),)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]- 190401150/2025 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :



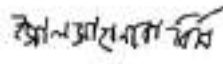
District: North 24-Parganas, P.S.- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Ramesh Mitra Road (Gopalpur), Mouza: Gopalpur, Pin Code : 700136



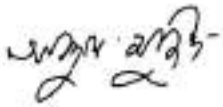
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-3899	LR-7359	Bastu Danga	18 Dec		1,74,23,741/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-3899	LR-7360	Bastu Danga	18 Dec		1,74,23,741/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-3900	LR-7359	Bastu Danga	15 Dec		1,45,19,784/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road, , Project Name :
L4	LR-3900	LR-7360	Bastu Danga	15 Dec		1,45,19,784/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road, , Project Name :
TOTAL :				66Dec	0/-	638,87,050 /-	
Grand Total :				66Dec	0/-	638,87,050 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4	150 Sq Ft.	0/-	45,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 150 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
S2	On Land L1, L2, L3, L4	150 Sq Ft.	0/-	45,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 150 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
S3	On Land L1, L2, L3, L4	150 Sq Ft.	0/-	45,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 150 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
S4	On Land L1, L2, L3, L4	150 Sq Ft.	0/-	45,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 150 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
S5	On Land L1, L2, L3, L4	150 Sq Ft.	0/-	45,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 150 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		750 sq ft	0 /-	2,25,000 /-	

Principal Details :



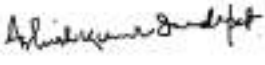


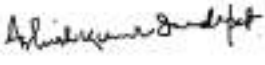


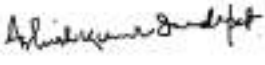


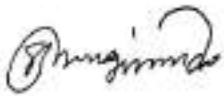


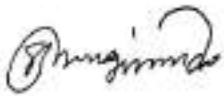


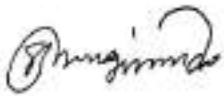
Sl No	Name, Address, Photo, Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mrs Gol Sahanara Bibi Wife of Mr Abdul Majid Executed by: Self, Date of Execution: 24/01/2025 , Admitted by: Self, Date of Admission: 24/01/2025 ,Place : Office	 24/01/2025	 Captured LTI 24/01/2025	 24/01/2025
, East Beraberia, R- Gopalpur, City:- , P.O:- Rajarhat Gopalpur, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136 Sex: Female, By Caste: Muslim, Occupation: Business, Citizen of: India Date of Birth: XX-XX-1XX1 , PAN No.:: AGxxxxxx4L, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 24/01/2025 , Admitted by: Self, Date of Admission: 24/01/2025 ,Place : Office				

Name	Photo	Finger Print	Signature
Mr Abdul Mujid Son of Mr Abdul Sattar Executed by: Self, Date of Execution: 24/01/2025 , Admitted by: Self, Date of Admission: 24/01/2025 ,Place : Office		 Captured	
24/01/2025	24/01/2025	LTH 24/01/2025	24/01/2025
, East Beraberia, Airport, R- Gopalpur, City:- , P.O:- Rajarhat Gopalpur, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India Date of Birth:XX-XX-1XX3 , PAN No.:: A1xxxxxx3C,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 24/01/2025 , Admitted by: Self, Date of Admission: 24/01/2025 ,Place : Office			




Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SHREE SAI INFRASTRUCTURE DEVELOPMENT , CE/1/A/9, Street No.214, ActionArea -I, New Town, City:- , P.O:- New Town, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700156 Date of Incorporation:XX-XX-2XX1 , PAN No.:: AExxxxxx1A,Aadhaar No Not Provided by UIDAI, 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 Ashish Kumar Dandapat Son of Mr Ajit Kumar Dandapat Date of Execution - 24/01/2025 , , Admitted by: Self, Date of Admission: 24/01/2025, Place of Admission of Execution: Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td>Jan 24 2025 8:48PM</td> <td>24/01/2025</td> <td>LTH 24/01/2025</td> <td>24/01/2025</td> </tr> </tbody> </table> , CE/1/A/9, Street No.214, ActionArea -I, New Town, City:- , P.O:- New Town, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700156, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Date of Birth:XX-XX-1XX3 , PAN No.:: AGxxxxxx1H,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SHREE SAI INFRASTRUCTURE DEVELOPMENT (as PARTNER)	Name	Photo	Finger Print	Signature	Mr Ashish Kumar Dandapat Son of Mr Ajit Kumar Dandapat Date of Execution - 24/01/2025 , , Admitted by: Self, Date of Admission: 24/01/2025, Place of Admission of Execution: Office		 Captured		Jan 24 2025 8:48PM	24/01/2025	LTH 24/01/2025	24/01/2025
Name	Photo	Finger Print	Signature										
Mr Ashish Kumar Dandapat Son of Mr Ajit Kumar Dandapat Date of Execution - 24/01/2025 , , Admitted by: Self, Date of Admission: 24/01/2025, Place of Admission of Execution: Office		 Captured											
Jan 24 2025 8:48PM	24/01/2025	LTH 24/01/2025	24/01/2025										
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Biswajit Majumdar (Presentant) Son of Mr Binod Chandra Majumdar Date of Execution - 24/01/2025 , , Admitted by: Self, Date of Admission: 24/01/2025, Place of Admission of Execution: Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td>Jan 24 2025 9:46PM</td> <td>24/01/2025</td> <td>LTH 24/01/2025</td> <td>24/01/2025</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr Biswajit Majumdar (Presentant) Son of Mr Binod Chandra Majumdar Date of Execution - 24/01/2025 , , Admitted by: Self, Date of Admission: 24/01/2025, Place of Admission of Execution: Office		 Captured		Jan 24 2025 9:46PM	24/01/2025	LTH 24/01/2025	24/01/2025
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, CE/1/A/9, Street No.214, ActionArea -I, New Town., City:- , P.O:- New Town, P.S:-New Town, District:- North 24-Parganas, West Bengal, India, PIN:- 700156, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No.:: AOxxxxxx8K,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SHREE SAI INFRASTRUCTURE DEVELOPMENT (as PARTNER)

3	Name	Photo	Finger Print	Signature
Mr Sanjay Bangal Son of Late Ajit Kumar Bangal Date of Execution - 24/01/2025, , Admitted by: Self, Date of Admission: 24/01/2025, Place of Admission of Execution: Office	 <small>Jan 24 2025 9:46PM</small>	 <small>L1 24/01/2025</small>	 <small>24/01/2025</small>	
<p>, CE/1/A/9, Street No.214, ActionArea -I, New Town, City:- , P.O:- New Town, P.S:-New Town, District:- North 24-Parganas, West Bengal, India, PIN:- 700156, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.:: AKxxxxxx3N,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SHREE SAI INFRASTRUCTURE DEVELOPMENT (as Partner)</p>				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Avijit Naskar Son of Kamal Naskar Vill - Kulberia, City:- , P.O:- Naridana, P.S:-Barulpur, District:-South 24- Parganas, West Bengal, India, PIN:- 743330	 <small>24/01/2025</small>	 <small>Captured</small>	 <small>24/01/2025</small>
Identifier Of Mrs Gol Sahanara Bibi, Mr Abdul Mujid, Mr Ashish Kumar Dandapat, Mr Biswajit Majumdar, Mr Sanjay Bangal			

L2	LR Plot No:- 3899, LR Khatian No:- 7350	Owner:अपुन सुनि, Gurdian:अपुन सुनि, Address:बडावडी , Classification:उज, Area:0.18000000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 3900, LR Khatian No:- 7359	Owner:अपुन सुनि, Gurdian:अपुन सुनि, Address:बडावडी , Classification:उज, Area:0.15000000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 3900, LR Khatian No:- 7360	Owner:अपुन सुनि, Gurdian:अपुन सुनि, Address:बडावडी , Classification:उज, Area:0.15000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 190401163 / 2025

On 24-01-2025

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 16:10 hrs on 24-01-2025, at the Office of the A.R.A. - IV KOLKATA by Mr Biswajit Majumdar .

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 6,41,12,050/-

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

Execution is admitted on 24/01/2025 by 1. Mrs Gol Sahanara Bibi, Wife of Mr Abdul Majid, East Beraberia, R-Gopalpur, P.O: Rajarhat Gopalpur, Thana: Airport, North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Muslim, by Profession Business, 2. Mr Abdul Mujid, Son of Mr Abdul Sattar, East Beraberia, Airport, R-Gopalpur, P.O: Rajarhat Gopalpur, Thana: Airport, North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Muslim, by Profession Others

Indetified by Mr Avijit Naskar, . . Son of Kamal Naskar, Vill - Kulberia, P.O: Naridana, Thana: Baruipur, South 24-Parganas, WEST BENGAL, India, PIN - 743330, by caste Hindu, by profession Others

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

Execution is admitted on 24-01-2025 by Mr Ashish Kumar Dandapat, PARTNER, SHREE SAI INFRASTRUCTURE DEVELOPMENT, . CE/1/A/9, Street No.214, ActionArea -I, New Town, City:-, P.O:- New Town, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700156

Indetified by Mr Avijit Naskar, . . Son of Kamal Naskar, Vill - Kulberia, P.O: Naridana, Thana: Baruipur, South 24-Parganas, WEST BENGAL, India, PIN - 743330, by caste Hindu, by profession Others

Execution is admitted on 24-01-2025 by Mr Biswajit Majumdar, PARTNER, SHREE SAI INFRASTRUCTURE DEVELOPMENT, . CE/1/A/9, Street No.214, ActionArea -I, New Town, City:-, P.O:- New Town, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700156

Indetified by Mr Avijit Naskar, . . Son of Kamal Naskar, Vill - Kulberia, P.O: Naridana, Thana: Baruipur, South 24-Parganas, WEST BENGAL, India, PIN - 743330, by caste Hindu, by profession Others

Execution is admitted on 24-01-2025 by Mr Sanjay Bangal, Partner, SHREE SAI INFRASTRUCTURE DEVELOPMENT, . CE/1/A/9, Street No.214, ActionArea -I, New Town, City:-, P.O:- New Town, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700156

Indetified by Mr Avijit Naskar, . . Son of Kamal Naskar, Vill - Kulberia, P.O: Naridana, Thana: Baruipur, South 24-Parganas, WEST BENGAL, India, PIN - 743330, by caste Hindu, by profession Others

Payment of Fees

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

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 225456, Amount: Rs. 100.00/-, Date of Purchase: 24/01/2025, Vendor name: S DEY

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 66212 to 66234
being No 190401163 for the year 2025.



Mohul

Digitally signed by MOHUL MUKHOPADHYAY
Date: 2025.01.31 19:01:56 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 31/01/2025
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

DATED THIS DAY OF JANUARY, 2025

POWER OF ATTORNEY
FROM
(SM.) GOL SAHANARA BIBI & ANR.
TO
SHREE SAI INFRASTRUCTURE
DEVELOPMENT

PANKAJ SHROFF & COMPANY
Advocates
DIAMOND HERITAGE, N611, 6TH FLOOR,
16 STRAND ROAD,
KOLKATA-700001