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3487/2025



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL



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Additional Registrar of
Assurances-IV, Kolkata

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

Additional Registrar of
Assurances-IV, Kolkata

10 MAR 2025

THIS DEVELOPMENT POWER OF ATTORNEY made on the 10th day of
March, 2025 (Two Thousand Twenty Five)

BETWEEN

SL. NO. 45934 DATE
NAME
ADD
AMT. 1000

20 DEC 2024

S. K. SHARMA
Advocate
High Court, Calcutt



Handwritten signature in green ink.

MOUSUMI GHOSH
LICENSED STAMP VENDOR
KOLKATA REGISTRATION OFFICE

Notarized by the Registrar of Assurances
and the Registrar of Assurances
in the presence of the Registrar of Assurances

Notarized by the Registrar of Assurances
and the Registrar of Assurances

Notarized by the Registrar of Assurances
and the Registrar of Assurances



ADDL. REGISTRAR
OF ASSURANCES, KOLKATA
10 MAR 2025

KAMAL LAKHOTIA, (PAN ABBPL5785B), wife of Satish Lakhotia, by faith: Hindu, by occupation : Business, **(2) MANISH LAKHOTIA HUF**, (A Hindu undivided family), having PAN AAJHM9504N, represented by its Karta Mr. Manish Lakhotia, having PAN ABAPL3373J, son of Mr. Satish Lakhotia, by faith-Hindu, by occupation- Business, having resident & office at 7/1 Gurusaday Road, Police Station : Karaya & Post Office : Ballygunge, Kolkata -700019, West Bengal, **(3) SMT. MANSI LAKHOTIA**, (PAN AAXPL4343E), wife of Manish Lakhotia, **(4) MANISH LAKHOTIA**, (PAN ABAPL3373J), son of Satish Lakhotia, **(5) SHRUTI LAKHOTIA**, (PAN AGYPT8819N), wife of Angad Lakhotia, **(6) ANGAD LAKHOTIA**, (PAN ACNPL4617K), son of Sri Satish Lakhotia, all are by nationality : Indians, (1 to 6) residing at 7/1 Gurusaday Road, Police Station : Karaya & Post Office : Ballygunge, Kolkata -700019, **(7) M/S BARASAT REAL ESTATE PROJECTS PRIVATE LTD.**, (having PAN AAGCB8348H), a Company incorporated under the Companies Act, 1956 having its registered office at F-4, Block GP, Sector-V, Nabadiganta Industrial Township, Arch Waterfront Building, 8th floor, Post Office : Sech Bhawan, Police Station: Electronics Complex, Kolkata -700091, District: North 24 Parganas, represented by one of its Directors **MR. MANISH LAKHOTIA**, having PAN ABAPL3373J, Aadhaar No. 333848277403, son of Mr. Satish Lakhotia, by faith Hindu, by occupation: Business, by nationality Indian, residing at 7/1, Guru Saday Road, Police Station: Karaya, Kolkata - 700019, **(8) M/S LARICA ESTATES LIMITED**, having PAN AAACL5431D, a Company incorporated under the Companies Act, 1956 having its registered office at Sukh Sadan, 52B, Shakespeare Sarani, Post Office : Circus Avenue, Police Station: Shakespeare Sarani, Kolkata - 700017, represented by one of its Directors **MR. MANISH LAKHOTIA**, having PAN ABAPL3373J, Aadhaar No. 333848277403, son of Satish Lakhotia, by faith Hindu, by occupation: Business, by nationality Indian, residing at 7/1, Guru Saday Road, Police Station: Karaya, Kolkata - 700019 and **(9) M/S SWARN GANGA REALTY LIMITED**, having PAN AABCL8916A, a Company registered and incorporated under the Companies Act, 1956, having its registered office at 7/1B, Gurusaday Road, Police Station : Karaya & Post Office : Ballygunge, Kolkata- 700019, (earlier known as by name Larica Realty Limited, registered under Companies Act, corporate identity No. U70101WB2010PLC152579); represented by one of its Directors **MRS. KAMAL LAKHOTIA**, (PAN ABBPL5785B), wife of Satish Lakhotia, by faith : Hindu, by occupation : Business, by nationality Indian, residing at 7/1, Guru Saday



Road, Police Station: Karaya, Kolkata – 700019, hereinafter collectively or severally called and referred to as the “**OWNERS/ PRINCIPAL**” (which expression shall unless excluded by or repugnant to the subject or context hereof be deemed to mean and include her heirs, executors, administrators, representatives successors and assigns) the Parties of the **ONE PART**.

A N D

M/S BARASAT REAL ESTATE PROJECTS PRIVATE LTD., (having PAN AAGCB8348H), a Company incorporated under the Companies Act, 1956 having its registered office at F-4, Block GP, Sector-V, Nabadiganta Industrial Township, Arch Waterfront Building, 8th floor, Post Office : Sech Bhawan, Police Station: Electronics Complex, Kolkata -700091, District: North 24 Parganas, West Bengal, represented by one of its Directors **MR. MANISH LAKHOTIA**, having PAN ABAPL3373J, Aadhaar No. 333848277403, son of Mr. Satish Lakhotia, by faith Hindu, by occupation: Business, by nationality Indian, residing at 7/1, Guru Saday Road, Police Station: Karaya, Kolkata – 700019, hereinafter called and referred to as the “**DEVELOPER/ ATTORNEY**” (which expression shall unless excluded by or repugnant to the subject or context hereof be deemed to mean and include its successor-in-office and assigns) of the **OTHER PART**;

WHEREAS the Owners herein have acquired the right, title & interest over various plots of land, by way of purchase for valuable consideration, from its respective erstwhile Owners by virtue of the under mentioned Deeds which were duly registered at the Office of ARA -II, Kolkata, mentioned in the First Schedule A hereunder written :

<u>Dag No.</u>	<u>Name of Owners</u>	<u>Deed No./Year</u>	<u>Area in Decimal</u>
44	Larica Estates Ltd.	5181/2011	40.00
44	Larica Estates Ltd.	5182/2011	09.00
334	Larica Esates Ltd.	11937/09, 9065/11	23.00
336	Larica Estates Ltd.	4228/08	17.00
344	Larica Estates Ltd.	4671/2010	23.00
Total			112.00

AND WHEREAS the other owners herein have acquired the right, title & interest over various plots of land by way of purchase for valuable consideration, from its respective erstwhile Owners by virtue of the under mentioned Deeds which were duly registered at the Office of A.D.S.R. Kadambagachi - North 24 Parganas, mentioned in the First Schedule B hereunder written :

<u>Dag No.</u>	<u>Name of Owners</u>	<u>Deed No./Year</u>	<u>Area in Decimal</u>
422	Kamal Lakhotia	1332/2018	01.00
422	Manish Lakhotia	1336/2018	05.00
422	Manish Lakhotia (HUF)	1338/2018	05.00
422	Mansi Lakhotia	1342/2018	05.00
422	Shruti Lakhotia	1394/2018	05.00
422	Angad Lakhotia	1391/2018	05.00
422	Barasat Real Estate Projects Pvt. Ltd.	1333/2018	05.00

<u>Dag No.</u>	<u>Name of Owners</u>	<u>Deed No./Year</u>	<u>Area in Decimal</u>
424	Kamal Lakhotia	1473/2018	05.00
424	Manish Lakhotia	1470/2018	06.00
424	Manish Lakhotia (HUF)	1472/2018	06.00
424	Mansi Lakhotia	1474/2018	06.00
424	Shruti Lakhotia	1471/2018	06.00
424	Angad Lakhotia	1468/2018	06.00
424	Barasat Real Estate Projects Pvt. Ltd.	1469/2018	06.00

<u>Dag No.</u>	<u>Name of Owners</u>	<u>Deed No./Year</u>	<u>Area in Decimal</u>
426	Kamal Lakhotia	1341/2018	05.00
426	Mansi Lakhotia	1343/2018	05.00
426	Shruti Lakhotia	1386/2018	05.00
334	Barasat Real Estate Projects Pvt. Ltd.	9640/2017	05.00

334	Barasat Real Estate Projects Pvt. Ltd.	9644/2017	05.00
334	Barasat Real Estate Projects Pvt. Ltd.	9643/2017	05.00
Total			102

AND WHEREAS the total area measuring about 214 decimals which were purchased as stated above, the Owners herein duly mutated their name in the records of B.L. & L.R.O. Barasat – I, District : North 24 Parganas, Pin-700126 Mouza Baluria, J.L. No. 37, Police Station : Barasat, District : North 24 Parganas, morefully described in the schedule hereunder written;

AND WHEREAS owner No. 9 herein have acquired the right, title & interest over various plots of land, by way of purchase for valuable consideration mentioned thereat, from its respective erstwhile Owners by virtue of the under mentioned Deeds which were duly registered at the Office of DSR-II, North 24 Parganas:

<u>Deed No.</u>	<u>R.S./L.R.Dag No.</u>	<u>Mouza, J.L.No.37</u>	<u>Area of land (in Sataks/Decimals)</u>
Being No. 00078/2013	114,301,302,305,307,320 321,303,308,309 & 312	Baluria	143.67
Being No. 00077/2013	114,301,302,318,303,308, 309 & 304	Baluria	168.67
Being No. 00077/2013	114,301,302,304,305,307, 320,321,303,308 & 309	Baluria	168.66
Being No. 2933/2013	411,427,428,429,430/1229 441,600,601,179,180,423, 440,184,185 & 421.	Baluria	180.66
Being No. 2934/2013	411,427,428,429,430/1229 441,600 & 421.	Baluria	102.04
Being No. 2935/2013	423,427,428,430,430/1229 431,432,441,113 & 311.	Baluria	209.88

AND WHEREAS the Owner No. 9 was conceptualised a scheme for plotting of various sizes carved out of land under various dags, with a view to sale the part

and portioned of the aforesaid land to the intending purchaser/s. The Vast chunk of land is still in possession & occupation of the owner.

AND WHEREAS the Owner No. 8 i.e. M/s Larica Estates Limited who is the absolute and lawful and have unencumbered right, title and interest of the plots of the land upon which Road and passage has been constructed by us inside the complex connected from Barasat Barrackpore Road to our project for the use of flat owners, individual Plot Owners and occupants of Larica complex/Township and Larica Garden Residence which is commonly known as Larica Township. The following declaration as follows:

1. That the land upon which the said road and passage was constructed being purchased by owner No. 8.
2. That Barasat Real Estate Projects Pvt. Ltd. is going to construct 'Multi Storied Building project' jointly with owner No. 1 to 9 at southern side (back side) of our project, which is 800 mtr. distance from the main entrance to our project from Barasat Barrackpore Road, which is contiguous to the proposed project land.
3. That Owner No. 8 (i.e. Larica Estates Limited) have no objection in any manner whatsoever and do hereby declare and grant that if said road is used for entrance to reach the proposed newly project (to be constructed morefully mentioned in the Development agreement), which is approx. 800 mts. distance from Barasat Barrackpore Road i.e. from Larica Township main gate, by the Barasat Real Estate Projects Pvt. Ltd. and other owners herein its successor and assign for carrying materials for construction and their flat owners, buyers, purchasers excess as driveway, Car, motorcycles, bicycles and any other form of legal transportation for ingress and egress and for the benefit of the proposed flat owners, buyers, purchasers in future, without effecting the right of other existing flat owners and occupants and residents of Larica Complex/Township.

The internal common passage/road has been constructed upon the part and portion of the following Dag numbers.

AND WHEREAS at present the Owners herein decided to construct a building consisting of several residential flats in association with an efficient developer who has sufficient experience and resources to construct such building and knowing such intention the Developer herein proposed the owner to engage it as developer for construction at her/their aforesaid premises.

AND WHEREAS both the owners and the Developer herein have discussed between themselves regarding terms and conditions of constructions on which the proposed new building at the said Premises and all the parties herein have agreed to develop the said land by constructing a multistoried building thereon. Accordingly on ^{10th} ~~10th~~ ^{March} 2025 the parties herein entered into an agreement for Development registered in the office of Additional Registrar of Assurances-IV, Kolkata Recorded Book no. 1, being the Deed no. 3482..... for the year 2025.

AND WHEREAS in pursuance of the said development agreement dated ^{10th} ~~10th~~ ^{March} 2025 the owners hereby executed this power of attorney in favour of the Developer, for the purpose of construction and all related works of construction including right to sale the developer's allocation as well as the owner's allocation together with proportionate indivisible share in the common areas and amenities in the New Buildings/units and together with proportionate indivisible share in the land within the proposed multistoried buildings comprising different Apartment/Flats/Unit, car parking and other saleable area of the newly constructed buildings lying and situated at Mouza: Baluria, J.L. No. 37, Pargana - Anwarpur, Touzi no. 146, Re. sa. No. 227, total area measuring about 225 decimals, be the same or little more or less, P.O. Nabapally, P.S. Barasat, District : North 24 Parganas, Pin-700126 within municipal limit of ward no. 5 & 06 of Barasat Municipality together with undivided proportionate share in the said land where on the said building shall be constructed with right to use the common portion thereof, and/or facilities within the said building.

NOW KNOW ALL MEN BY THESE PRESENT, that we, the executant herein, do hereby appoint, nominate and constitute in our place and stead M/S **BARASAT REAL ESTATE PROJECTS PRIVATE LTD.**, (PAN AAGCB8348H), a Company incorporated under the Companies Act, 1956, having its place of at F-4, Block GP,

Manish Chakraborty

Barasat Real Estate Projects Pvt. Ltd.

Manish Chakraborty

Sector-V, Nabadiganta Industrial Township, Arch Waterfront Building, 8th floor,
 Post Office : Sech Bhawan, Police Station: Electronics Complex, Kolkata -
 700091, District: North 24 Parganas, West Bengal, represented by one of its
 Directors **MR. MANISH LAKHOTIA**, having PAN ABAPL3373J, Aadhaar No.
 333848277403, son of Mr. Satish Lakhotia, by faith Hindu, by occupation:
 Business, by nationality Indian, residing at 7/1, Guru Saday Road, Police
 Station: Karaya, Kolkata - 700019, as our true and lawful
 DEVELOPER/**ATTORNEY** for ourselves, in our name and our behalf to do execute,
 perform, and/or cause to be done, execute and perform all or any of the following
 acts, deeds and things relating to our said premises for the purpose hereinafter
 mentioned.

1. To construct building to be constructed according to the plan as shall be sanctioned in respect of the plot by Barasat municipality at being land, morefully and particularly described in the Schedule herein under written.
2. To sign application, affidavits and affirm the same on behalf of the owners herein which may be necessary for mutation, conversion of nature of land, amalgamation with contiguous plots of land and construction of the building and to carry correspondence on behalf of the owners herein with all concerned authorities and body/bodies including Barasat municipality, concern B.L & L.R.O and/or other Land Reforms Authority, and also apply for permission and registration under RERA law & Rules Government of West Bengal, Police authority, Fire Brigade etc. or any other authority concerned in connection with the said construction and development of the said premises, under reference to make sign and submit application, letters and other writings to the appropriate authorities local bodies for all and any licences, permission, sanctions and consents required for the proposed construction and development of the said premises.
3. To execute Agreement for Sale, Deed of Conveyance, nomination agreement, Deed of Declaration /Rectification, and any other Deed which may require for perfection on behalf of the owners herein in respect of the flats, car parking spaces, other saleable areas together with proportionate share of land wherein the said proposed building to be constructed by the said Attorney, which have been allotted to the Developer in accordance with the said development agreement and

also in respect of land or part thereof if the Owner's allocation allotted otherwise and to receive payments from the intending purchaser/purchasers/Allottee / Allottees and to grant receipt to them subject always to the terms, conditions, stipulations and undertakings contained in these presents.

4. To procure purchasers of the flats, car parking spaces, other saleable areas of the said proposed buildings to be constructed by the Developer/Attorney on behalf of the owners/principal at the said premises.

5. To represent before the Registrar of concern registration office/offices for the purpose of registration of the Agreement/ Agreements, Deed of Conveyance/ Conveyances, nomination agreement, Deed of Declaration/Rectification and any other Deed which may require for perfection, in respect of any saleable spaces or part or portions within the allocation of the developer and Owner's Allocation as shall be constructed by the said Attorney/ Developer at the said premises together with other portions thereof.

6. To enter into, hold, defend possession of the said land and every part thereof and also to manage, maintain, and administer the said land and every part thereof.

7. To develop the said land by construction of buildings and/or structure thereon and for the said purpose to do all mutation, conversion, amalgamation, soil testing, excavation and all other work whatsoever.

8. To sign and submit all papers, documents, applications, undertakings, declarations and plans (architectural as well as structural) to be required for having building plan sanctioned respecting the said plot and to have the said plan modified and/or altered if necessary at any point of time by the Barasat municipality, other competent authorities and in connection therewith to make, sign, execute and submit necessary applications and declarations by giving undertakings paying fees, obtaining, sanction and such order or orders and permission as shall be expedient and also obtain sanction of the building plan and Completion Certificate in respect of proposed building/s upon the said plot mentioned as aforesaid.

9. To appear before the necessary quarters including the Barasat municipality,

Kolkata Metropolitan Development authorities in connection with mutation, conversion , amalgamation, sanction of plan and other purpose.

10. To apply for and obtain such permission as shall be necessary for obtaining steel, cement, bricks, and other materials for construction of building, and constructional equipments to appoint Architects and constructors for the purpose of the development and construction of the said land.

11. To apply for, appear before, and obtain electricity, gas, telephone, water, sewerage and or other connections of any other utilities from appropriate authorities or from the Barasat municipality and/or other competent authorities.

12. To ward off and prohibit, if necessary and to proceed in due forum of Law against any trespassers on the said lands or any part thereof, and to take appropriate steps thereby against action or otherwise, and to abate all nuisance.

13. To accept notice, and serve papers from any Courts, Tribunal and/or Authority and/or persons.

14. To receive and pay and/or deposit all monies, Court fees, receive refunds and grant valid receipts, and discharges in respect thereof.

15. To sign and submit papers applications and documents for having the mutation affected in all public and with all authorities and/or persons including B.L.L.R.O. and the said Municipal authority having jurisdiction in respect of the said land, or any portion thereof, and to deal with such authority and/or authorities in any manner to have mutation effected.

16. To pay all outgoings from the date of execution of this present including fees for obtaining, Municipal tax, rent, revenue and other charges whatsoever payable for and on account of the said land and building/s and receive refund and/or have other monies including compensation for requisition and/or acquisition from appropriate authorities and to grant valid receipt, and/or discharge thereof.

17. To take bookings from the intending buyers, to enter into Agreement for sale of

the said developer's allocation with the intending purchaser or purchasers /Allottee/ Allottees or from the nominee/nominees of the developer and to receive booking money or earnest money for the flats or the constructed portion on behalf of principal/owner as well as to receive the full amount of consideration for sale of any portion within the allocation of the developer and also the owner, inclusive of the value of proportionate share in the lands as contained in the plot respecting such portion to which only the owner is entitled in case of such sale of any such portion to the nominee or nominees of the developer, the intending purchaser or purchasers thereof, and to execute on behalf of the owners proper Deed of Conveyance in favour of the purchaser or purchasers and to issue possession letter respecting the said spaces in the said proposed project.

18. To affix sign board, or install any hoarding on the said Scheduled plot of lands in the name of the Attorney, the developer as aforesaid.

19. To advertise in the newspapers for procuring purchasers for selling the flats/shop/office and other spaces in the said proposed building.

20. To enter into any agreement for sale for the proposed flats/ shops/ office/ car parking spaces and to receive advance, earnest money/consideration in respect of the said spaces and the undivided proportionate right, title and interest of the owners in the lands to handover the copies of the relevant documents with regard to title of the owners to such intending purchaser/purchasers as the case may be. It is noted that in such case the advance receivable by the Attorney will not be demanded by the owners and at the same time owners shall not be monetary liable for any such transaction.

21. To take financial assistance, if required, from any nationalized Financial Institution for construction of the said building/s upon mortgaging the land as well as constructed area of developer's allocation without making and/or assigning any liability of the owners.

21. For all any of the purpose herein before stated to appear and represent the principal before all authorities having jurisdiction and to sign execute and submit papers and documents for the purpose.

22. To appoint authorized signatory on its behalf. The attorney to appear, and represent the Owners before any notary, D.S.R/ A.D.S.R Barasat, Registrar of Assurance, Judicial Magistrate and other office/officers, D.M., ADM, or Authority/ Authorities having jurisdiction and to present for registration, and to acknowledge the Registrar or have Registered and perfected all deeds, instruments and writings, and signed by the said Attorney in any manner concerning the sale of Developer's allocation in the said premise.

23. To ask, demand, receive, to appoint lawyers, solicitors, advocates on our behalf and to defend suits of cases for or against us in any Court of Law, execution proceeding or otherwise all moneys payments etc. ins and out of any transaction related to and/or connected with any dues claims and demands arising from the dealings including the sale of our said property.

24. To institute, contest, commence, compromise, withdraw, submit to arbitration any suit, actions, proceedings, claims, demand etc. and to all reasonable matters and things as may appear to our said Attorney necessary for such sale.

25. To commence, prosecute, enforce, defend, answer and oppose and actions and other legal proceedings and demands touching any of the matters concerning said property or any part thereof.

26. To sign any correspondences any letter, declare and/or affirm any plaint written statement, petition, affidavit, verification, vakalatnama memo of appeal or any other documents or papers in any proceedings or in any way connected therewith before any Government or Semi Government authorities and also represent the same provided the attorney shall do or perform all work legally and perfectly according to law.

27. To adduce evidence in connection with any matter respecting the plot and/or the project or matters arising out of the same before any person or quarter on behalf of the owners which shall be as good as that of the owners as he/they may do being personally present there before for such purpose.

28. In General, to do all such acts, deeds and things as our said attorney shall think expedient for the purpose of development as aforesaid fully and effectually in all respect as if we could do ourselves if we present in person. And the Principal/Owners hereby ratify confirm and agree or undertake to ratify and confirm all acts whatsoever their said Attorney appointed under this power hereinabove contained shall lawfully do or cause to be done in the right of or by virtue of these presents as per Development Agreement dated 10th March 2025 registered in the office of Additional Registrar of Assurances -IV, Kolkata recorded in book no. I, being the Deed no 3482 for the year 2025.

FIRST SCHEDULE A ABOVE REFERRED TO

ALL THAT pieces and parcels of Vacant Bastu land measuring an area of 112 decimals, be the same or little more or less, comprised in R.S./L.R. Dag Nos. 44, 334, 336 & 344 under L.R. Khatian No. 2153, Mouza : Baluria, J.L. No. 37, Pargana Anowarpur, Touzi No. 146, A.D.S.R.O. Kadambagachi, Pargana Anowarpur, Touza No. 146, P.O. Nabapally, Police Station : Barasat, under Barasat Municipality, Ward No. 5, District: North 24 Parganas, Kolkata-700126, West Bengal.

FIRST SCHEDULE B ABOVE REFERRED TO

ALL THAT pieces and parcels of Vacant Bastu land measuring an area of 102 decimals, be the same or little more or less, comprised in R.S./L.R. Dag Nos. 422, 424, 426 & 334 under L.R. Khatian Nos. 9937, 9907, 10080, 10061, 9967, 9898, 10013, 10060, 9888, 9401, 10079, 10017, 9402, 10033, 579, 1174, & 1599, Mouza : Baluria, J.L. No. 37, Police Station : Barasat, under Barasat Municipality, Ward No. 6, Pargana Anowarpur, R.S. No. 227, Touza No. 1218, P.O. Nabapally, District: North 24 Parganas, Kolkata-700126, West Bengal.

IN WITNESS WHEREOF the PARTIES hereto have set and subscribed their respective hand and seal on the day, month and year first above written.

Manish Lakshmi

Manish Lakshmi

Barasat Real Estate Projects Pvt. Ltd.

Director

SIGNED, SEALED AND DELIVEREDBy the PARTIES in the presence of :-

1. Dr. Biju Prasad
Sallalee Seervikal-91

2. [Signature]

1. Kamal Lakhotia
(KAMAL LAKHOTIA)

2. Manish Lakhotia
(MANISH LAKHOTIA HUF)

3. Mansi Lakhotia
(MANSI LAKHOTIA)

4. Manish Lakhotia
(MANISH LAKHOTIA)

5. Shruti Lakhotia
(SHRUTI LAKHOTIA)

6. [Signature]
(ANGAD LAKHOTIA)

Barasat Real Estate Projects Pvt. Ltd.

7. Manish Lakhotia
(BARASAT REAL ESTATE PROJECTS PVT. LTD.)

LTD.)
LARICA ESTATES LIMITED

8. Manish Lakhotia
(LARICA ESTATES LTD.)

Director
SWARN GANGA REALTY LIMITED

9. Kamal Lakhotia
OWNERS/PRINCIPAL
Barasat Real Estate Projects Pvt. Ltd.

Director

**M/S BARASAT REAL ESTATE
PROJECTS PRIVATE LTD**

DEVELOPER/ATTORNEY

Drafted by:

[Signature]
S.K. SHARMA
Advocate

High Court Calcutta

F/1364/1339/99



Thumb	Index finger	Middle finger	Ring finger	Little finger	R I G H T
Little finger	Ring finger	Middle finger	Index finger	Thumb	L E F T

NAME- **KAMAL LAKHOTIA** Kamal Lakhota



Thumb	Index finger	Middle finger	Ring finger	Little finger	R I G H T
Little finger	Ring finger	Middle finger	Index finger	Thumb	L E F T

NAME : **MANISH LAKHOTIA (HUF)** Manish Lakhota



Thumb	Index finger	Middle finger	Ring finger	Little finger	R I G H T
Little finger	Ring finger	Middle finger	Index finger	Thumb	L E F T

NAME : **MANSI LAKHOTIA** Mansi Lakhota



Thumb	Index finger	Middle finger	Ring finger	Little finger	R I G H T
Little finger	Ring finger	Middle finger	Index finger	Thumb	L E F T

NAME : **MANISH LAKHOTIA** Manish Lakhota



Thumb	Index finger	Middle finger	Ring finger	Little finger	R I G H T
Little finger	Ring finger	Middle finger	Index finger	Thumb	L E F T

NAME : **SHRUTI LAKHOTIA** Shruti Lakhota



Thumb	Index finger	Middle finger	Ring finger	Little finger	R I G H T
Little finger	Ring finger	Middle finger	Index finger	Thumb	L E F T

NAME : **ANGAD LAKHOTIA** Angad Lakhota



Thumb	Index finger	Middle finger	Ring finger	Little finger	R I G H T
Little finger	Ring finger	Middle finger	Index finger	Thumb	L E F T

NAME : BARASAT REAL ESTATE PROJECTS PVT. LTD.

Barasat Real Estate Projects Pvt. Ltd.

Haimh Lakhotia



Thumb	Index finger	Middle finger	Ring finger	Little finger	R I G H T
Little finger	Ring finger	Middle finger	Index finger	Thumb	L E F T

NAME : LARICA ESTATES LTD.

LARICA ESTATES LTD.

Haimh Lakhotia



Thumb	Index finger	Middle finger	Ring finger	Little finger	R I G H T
Little finger	Ring finger	Middle finger	Index finger	Thumb	L E F T

NAME : SWARN GANGA REALTY LTD.

SWARN GANGA REALTY LIMITED

Kamal Lakhotia

Managing Director

Director

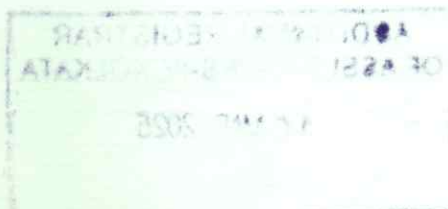


Thumb	Index finger	Middle finger	Ring finger	Little finger	R I G H T
					
Little finger	Ring finger	Middle finger	Index finger	Thumb	L E F T
					

M/S BARASAT REAL ESTATE PROJECTS PRIVATE LTD
DEVELOPER/ATTORNEY

Barasat Real Estate Projects Pvt. Ltd.

Manish Chakrabarti
Director



Major Information of the Deed

Deed No :	I-1904-03487/2025	Date of Registration	10/03/2025
Query No / Year	1904-8000711626/2025	Office where deed is registered	
Query Date	10/03/2025 5:23:43 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Shiv Kumar Sharma High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9831444378, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 1,24,10,000/-	Rs. 14,11,49,053/-		
Stamp duty 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]:- 190403482/2025 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Barasat, Municipality: BARASAT, Road: Barasat Barrackpur Road, Mouza: Baluria, , Ward No: 6 Pin Code : 700126

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-422	LR-9967	Bastu	Bastu	1 Dec	80,000/-	6,98,182/-	Width of Approach Road: 21 Ft., , Project Name :
L2	LR-424	LR-9967	Bastu	Bastu	5 Dec	3,50,000/-	34,90,908/-	Width of Approach Road: 21 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-422	LR-9907	Bastu	Bastu	5 Dec	3,50,000/-	34,90,908/-	Width of Approach Road: 21 Ft., Adjacent to Metal Road, , Project Name :
L4	LR-424	LR-9907	Bastu	Bastu	6 Dec	4,00,000/-	41,89,090/-	Width of Approach Road: 21 Ft., Adjacent to Metal Road, , Project Name :
L5	LR-422	LR-10013	Bastu	Bastu	5 Dec	3,50,000/-	34,90,908/-	Width of Approach Road: 21 Ft., Adjacent to Metal Road, , Project Name :
L6	LR-424	LR-9937	Bastu	Bastu	6 Dec	4,00,000/-	41,89,090/-	Width of Approach Road: 21 Ft., Adjacent to Metal Road, , Project Name :

L7	LR-422	LR-9898	Bastu	Bastu	5 Dec	3,50,000/-	34,90,908/-	Width of Approach Road: 21 Ft., Adjacent to Metal Road, , Project Name :
L9	LR-422	LR-10060	Bastu	Bastu	5 Dec	3,50,000/-	34,90,908/-	Width of Approach Road: 21 Ft., Adjacent to Metal Road, , Project Name :
TOTAL :					38Dec	26,30,000 /-	265,30,902 /-	

District: North 24-Parganas, P.S:- Barasat, Municipality: BARASAT, Road: Barasat Barrackpur Road, Mouza: Baluria, Pin Code : 700126

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L8	LR-424	LR-10080	Bastu	Bastu	6 Dec	4,00,000/-	41,89,090/-	Width of Approach Road: 21 Ft., Adjacent to Metal Road, , Project Name :

District: North 24-Parganas, P.S:- Barasat, Municipality: BARASAT, Road: Masjid Bari Road, Mouza: Baluria, , Ward No: 6 Pin Code : 700126

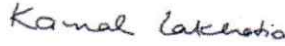
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L10	LR-424	LR-10061	Bastu	Bastu	6 Dec	4,00,000/-	23,27,270/-	Width of Approach Road: 21 Ft., Adjacent to Metal Road, , Project Name :
L11	LR-422	LR-9888	Bastu	Bastu	5 Dec	3,50,000/-	19,39,392/-	Width of Approach Road: 21 Ft., Adjacent to Metal Road, , Project Name :
L12	LR-424	LR-579	Bastu	Bastu	6 Dec	3,80,000/-	23,27,270/-	Width of Approach Road: 21 Ft., Adjacent to Metal Road, , Project Name :
L13	LR-422	LR-9401	Bastu	Bastu	5 Dec	3,00,000/-	19,39,392/-	Width of Approach Road: 21 Ft., , Project Name :
L14	LR-424	LR-9401	Bastu	Bastu	6 Dec	3,00,000/-	23,27,270/-	Width of Approach Road: 21 Ft., Adjacent to Metal Road, , Project Name :
L15	LR-426	LR-9402	Bastu	Bastu	5 Dec	2,50,000/-	19,39,392/-	Width of Approach Road: 21 Ft., Adjacent to Metal Road, , Project Name :
L16	LR-426	LR-10033	Bastu	Bastu	5 Dec	2,50,000/-	19,39,392/-	Width of Approach Road: 21 Ft., Adjacent to Metal Road, , Project Name :

L17	LR-426	LR-9907	Bastu	Bastu	5 Dec	2,50,000/-	19,39,392/-	Width of Approach Road: 21 Ft., Adjacent to Metal Road, , Project Name :
TOTAL :					43Dec	24,80,000 /-	166,78,770 /-	

District: North 24-Parganas, P.S:- Barasat, Municipality: BARASAT, Road: Barasat Barrackpur Road, Mouza: Baluria, , Ward No: 5 Pin Code : 700126

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L18	LR-334	LR-9401	Bastu	Bastu	5 Dec	2,00,000/-	38,78,788/-	Property is on Road , Project Name :
L19	LR-334	LR-10079	Bastu	Bastu	5 Dec	2,00,000/-	36,84,848/-	Width of Approach Road: 28 Ft., , Project Name :
L20	LR-334	LR-10017	Bastu	Bastu	5 Dec	2,00,000/-	38,78,788/-	Property is on Road , Project Name :
L21	LR-44	LR-2153	Bastu	Bastu	49 Dec	20,00,000/-	3,61,11,510/-	Width of Approach Road: 28 Ft., , Project Name :
L22	LR-334	LR-2153	Bastu	Bastu	23 Dec	20,00,000/-	1,60,58,177/-	Width of Approach Road: 18 Ft., , Project Name :
L23	LR-336	LR-2153	Bastu	Bastu	17 Dec	8,00,000/-	1,31,87,879/-	Property is on Road , Project Name :
L24	LR-344	LR-2153/23	Bastu	Bastu	23 Dec	15,00,000/-	1,69,50,301/-	Width of Approach Road: 28 Ft., Adjacent to Metal Road, , Project Name :
TOTAL :					127Dec	69,00,000 /-	937,50,291 /-	
Grand Total :					214Dec	124,10,000 /-	1411,49,053 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs Kamal Lakhotia Wife of Mr Satish Lakhotia Executed by: Self, Date of Execution: 10/03/2025 , Admitted by: Self, Date of Admission: 10/03/2025 ,Place : Office	 10/03/2025	 Captured LTI 10/03/2025	 10/03/2025

7/1, Gurusaday Road, City:- Kolkata, P.O:- Ballygunge, P.S:-Karaya, District:-Kolkata, West Bengal, India, PIN:- 700019 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX6 , PAN No.:: abxxxxxx5b,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 10/03/2025 , Admitted by: Self, Date of Admission: 10/03/2025 ,Place : Office				
2	Manish Lakhotia HUF 7/1, Gurusaday Road, City:- Kolkata, P.O:- Ballygunge, P.S:-Karaya, District:-Kolkata, West Bengal, India, PIN:- 700019 , PAN No.:: aaxxxxxx4n,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative			
3	Name Mrs Mansi Lakhotia Wife of Mr Manish Lakhotia Executed by: Self, Date of Execution: 10/03/2025 , Admitted by: Self, Date of Admission: 10/03/2025 ,Place : Office	Photo  10/03/2025	Finger Print  Captured LTI 10/03/2025	Signature  10/03/2025
7/1, Gurusaday Road, City:- Kolkata, P.O:- Ballygunge, P.S:-Karaya, District:-Kolkata, West Bengal, India, PIN:- 700019 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX7 , PAN No.:: aaxxxxxx3e,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 10/03/2025 , Admitted by: Self, Date of Admission: 10/03/2025 ,Place : Office				
4	Name Mr MANISH LAKHOTIA Son of Mr Satish Lakhotia Executed by: Self, Date of Execution: 10/03/2025 , Admitted by: Self, Date of Admission: 10/03/2025 ,Place : Office	Photo  10/03/2025	Finger Print  Captured LTI 10/03/2025	Signature  10/03/2025
7/1, Gurusaday Road, City:- Kolkata, P.O:- Ballygunge, P.S:-Karaya, District:-Kolkata, West Bengal, India, PIN:- 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: abxxxxxx3j,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 10/03/2025 , Admitted by: Self, Date of Admission: 10/03/2025 ,Place : Office				
5	Name Mrs Shruti Lakhotia Wife of Mr Angad Lakhotia Executed by: Self, Date of Execution: 10/03/2025 , Admitted by: Self, Date of Admission: 10/03/2025 ,Place : Office	Photo  10/03/2025	Finger Print  Captured LTI 10/03/2025	Signature  10/03/2025
7/1, Gurusaday Road, City:- Kolkata, P.O:- Ballygunge, P.S:-Karaya, District:-Kolkata, West Bengal, India, PIN:- 700019 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX8 , PAN No.:: agxxxxxx9n,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 10/03/2025 , Admitted by: Self, Date of Admission: 10/03/2025 ,Place : Office				

6	Name	Photo	Finger Print	Signature
	Mr Angad Lakhotia Son of Mr Satish Lakhotia Executed by: Self, Date of Execution: 10/03/2025 , Admitted by: Self, Date of Admission: 10/03/2025 ,Place : Office		 Captured	
		10/03/2025	LTI 10/03/2025	10/03/2025
	7/1, Gurusaday Road, City:- Kolkata, P.O:- Ballygunge, P.S:-Karaya, District:-Kolkata, West Bengal, India, PIN:- 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX7 , PAN No.:: acxxxxx7k,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 10/03/2025 , Admitted by: Self, Date of Admission: 10/03/2025 ,Place : Office			
7	Barasat Real Estate Projects Private Limited F-4, Block GP, Arch Water Front, Sector V, City:- Bidhannagar, P.O:- Sech Bhawan, P.S:-Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700091 , PAN No.:: aaxxxxxx8h,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative			
8	Larica Estates Limited Sukh Sadan, 52B, Shakespeare Sarani, City:- Kolkata, P.O:- Circus Avenue, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxx1D,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative			
9	Swarn Ganga Realty Limited 7/1B, Gurusaday Road, City:- Kolkata, P.O:- Ballygunge, P.S:-Karaya, District:-Kolkata, West Bengal, India, PIN:- 700019 , PAN No.:: aaxxxxxx6a,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative			

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Barasat Real Estate Projects Private Limited F4 Block GP, Arch Water Front 8th Floor, City:- Not Specified, P.O:- Sech Bhawan, P.S:-Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700091 Date of Incorporation:XX-XX-2XX6 , PAN No.:: aaxxxxxx8h,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Representative Details				
SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Manish Lakhotia Son of Mr Satish Lakhotia Date of Execution - 10/03/2025, , Admitted by: Self, Date of Admission: 10/03/2025, Place of Admission of Execution: Office		 Captured	
		Mar 10 2025 5:45PM	LTI 10/03/2025	10/03/2025
7/1, Gurusaday Road, City:- Kolkata, P.O:- Ballygunge, P.S:-Karaya, District:-Kolkata, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX6 , PAN No.: abxxxxxx3j,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Manish Lakhotia HUF (as Hindu undivided family)				

2	Name Mr Manish Lakhotia (Presentant) Son of Mr Satish Lakhotia Date of Execution - 10/03/2025, , Admitted by: Self, Date of Admission: 10/03/2025, Place of Admission of Execution: Office		 Captured	
	Mar 10 2025 5:45PM	LTI 10/03/2025	10/03/2025	
7/1, Gurusaday Road, City:- Kolkata, P.O:- Ballygunge, P.S:-Karaya, District:-Kolkata, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX6 , PAN No.:: abxxxxxx3j,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Barasat Real Estate Projects Private Limited (as Director)				
3	Name Mrs Kamal Lakhotia Daughter of Mr Date of Execution - 10/03/2025, , Admitted by: Self, Date of Admission: 10/03/2025, Place of Admission of Execution: Office		 Captured	
	Mar 10 2025 5:47PM	LTI 10/03/2025	10/03/2025	
7/1, Gurusaday Road, City:- Kolkata, P.O:- Ballygunge, P.S:-Karaya, District:-Kolkata, West Bengal, India, PIN:- 700019, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX6 , PAN No.:: abxxxxxx5b,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Swarn Ganga Realty Limited (as Director)				
4	Name Mr Manish Lakhotia Son of Mr Satish Lakhotia Date of Execution - 10/03/2025, , Admitted by: Self, Date of Admission: 10/03/2025, Place of Admission of Execution: Office		 Captured	
	Mar 10 2025 5:45PM	LTI 10/03/2025	10/03/2025	
7/1, Gurusaday Road, City:- Kolkata, P.O:- Ballygunge, P.S:-Karaya, District:-Kolkata, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX6 , PAN No.:: abxxxxxx3j,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Barasat Real Estate Projects Private Limited (as Director)				
5	Name Mr Manish Lakhotia Son of Mr Satish Lakhotia Date of Execution - 10/03/2025, , Admitted by: Self, Date of Admission: 10/03/2025, Place of Admission of Execution: Office		 Captured	
	Mar 10 2025 5:45PM	LTI 10/03/2025	10/03/2025	
7/1, Gurusaday Road, City:- Kolkata, P.O:- Ballygunge, P.S:-Karaya, District:-Kolkata, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX6 , PAN No.:: abxxxxxx3j,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Larica Estates Limited (as Director)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Amit Basu Mallick Son of Alope Basu Mallick 43/3/2B, Baishnabghata Road, City:- Kolkata, P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047		 Captured	
	10/03/2025	10/03/2025	10/03/2025
Identifier Of Mrs Kamal Lakhotia, Mr Manish Lakhotia, Mrs Mansi Lakhotia, Mr MANISH LAKHOTIA, Mrs Shruti Lakhotia, Mr Angad Lakhotia, Mr Manish Lakhotia, Mrs Kamal Lakhotia, Mr Manish Lakhotia, Mr Manish Lakhotia			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Kamal Lakhotia	Barasat Real Estate Projects Private Limited-1 Dec

Transfer of property for L10

Sl.No	From	To. with area (Name-Area)
1	Mrs Shruti Lakhotia	Barasat Real Estate Projects Private Limited-6 Dec

Transfer of property for L11

Sl.No	From	To. with area (Name-Area)
1	Mr Angad Lakhotia	Barasat Real Estate Projects Private Limited-5 Dec

Transfer of property for L12

Sl.No	From	To. with area (Name-Area)
1	Mr Angad Lakhotia	Barasat Real Estate Projects Private Limited-6 Dec

Transfer of property for L13

Sl.No	From	To. with area (Name-Area)
1	Barasat Real Estate Projects Private Limited	Barasat Real Estate Projects Private Limited-5 Dec

Transfer of property for L14

Sl.No	From	To. with area (Name-Area)
1	Barasat Real Estate Projects Private Limited	Barasat Real Estate Projects Private Limited-6 Dec

Transfer of property for L15

Sl.No	From	To. with area (Name-Area)
1	Mrs Kamal Lakhotia	Barasat Real Estate Projects Private Limited-5 Dec

Transfer of property for L16

Sl.No	From	To. with area (Name-Area)
1	Mrs Shruti Lakhotia	Barasat Real Estate Projects Private Limited-5 Dec

Transfer of property for L17

Sl.No	From	To. with area (Name-Area)
1	Mrs Mansi Lakhotia	Barasat Real Estate Projects Private Limited-5 Dec

Transfer of property for L18

Sl.No	From	To. with area (Name-Area)
1	Barasat Real Estate Projects Private Limited	Barasat Real Estate Projects Private Limited-5 Dec

Transfer of property for L19		
Sl.No	From	To. with area (Name-Area)
1	Barasat Real Estate Projects Private Limited	Barasat Real Estate Projects Private Limited-5 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mrs Kamal Lakhotia	Barasat Real Estate Projects Private Limited-5 Dec
Transfer of property for L20		
Sl.No	From	To. with area (Name-Area)
1	Barasat Real Estate Projects Private Limited	Barasat Real Estate Projects Private Limited-5 Dec
Transfer of property for L21		
Sl.No	From	To. with area (Name-Area)
1	Larica Estates Limited	Barasat Real Estate Projects Private Limited-49 Dec
Transfer of property for L22		
Sl.No	From	To. with area (Name-Area)
1	Larica Estates Limited	Barasat Real Estate Projects Private Limited-23 Dec
Transfer of property for L23		
Sl.No	From	To. with area (Name-Area)
1	Larica Estates Limited	Barasat Real Estate Projects Private Limited-17 Dec
Transfer of property for L24		
Sl.No	From	To. with area (Name-Area)
1	Larica Estates Limited	Barasat Real Estate Projects Private Limited-23 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mrs Mansi Lakhotia	Barasat Real Estate Projects Private Limited-5 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mrs Mansi Lakhotia	Barasat Real Estate Projects Private Limited-6 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Manish Lakhotia HUF	Barasat Real Estate Projects Private Limited-5 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Manish Lakhotia HUF	Barasat Real Estate Projects Private Limited-6 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	Mr MANISH LAKHOTIA	Barasat Real Estate Projects Private Limited-5 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	Mr MANISH LAKHOTIA	Barasat Real Estate Projects Private Limited-6 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	Mrs Shruti Lakhotia	Barasat Real Estate Projects Private Limited-5 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Barasat, Municipality: BARASAT, Road: Barasat Barrackpur Road, Mouza: Baluria, , Ward No: 6 Pin Code : 700126

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 422, LR Khatian No:- 9967	Owner:কমল লাখোটিয়া, Gurdian:সতীশ লাখোটিয়া, Address:নিজ , Classification:ইটখোলা,	Owner Name not selected by applicant.
L2	LR Plot No:- 424, LR Khatian No:- 9967		Owner Name not selected by applicant.
L3	LR Plot No:- 422, LR Khatian No:- 9907	Owner:মানসী লাখোটিয়া, Gurdian:মনিস লাখোটিয়া, Address:নিজ , Classification:ইটখোলা, Area:0.05000000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 424, LR Khatian No:- 9907	Owner:মানসী লাখোটিয়া, Gurdian:মনিস লাখোটিয়া, Address:নিজ , Classification:ইটখোলা, Area:0.06000000 Acre,	Owner Name not selected by applicant.
L5	LR Plot No:- 422, LR Khatian No:- 10013	Owner:মনিশ লাখোটিয়া এইচ ইউ এফ , Gurdian:কর্তা মনিশ লাখোটিয়া, Address:নিজ , Classification:ইটখোলা, Area:0.05000000 Acre,	Owner Name not selected by applicant.
L6	LR Plot No:- 424, LR Khatian No:- 9937	Owner:মনিস লাখোটিয়া হুফ , Gurdian:সতিশ লাখোটিয়া, Address:নিজ , Classification:ইটখোলা, Area:0.06000000 Acre,	Owner Name not selected by applicant.
L7	LR Plot No:- 422, LR Khatian No:- 9898	Owner:মনিশ লাখোটিয়া, Gurdian:সতীশ লাখোটিয়া, Address:নিজ , Classification:ইটখোলা, Area:0.05000000 Acre,	Owner Name not selected by applicant.
L9	LR Plot No:- 422, LR Khatian No:- 10060	Owner:প্রতি লাখোটিয়া, Gurdian:অঙ্গদ লাখোটিয়া, Address:নিজ , Classification:ইটখোলা, Area:0.05000000 Acre,	Owner Name not selected by applicant.

District: North 24-Parganas, P.S:- Barasat, Municipality: BARASAT, Road: Barasat Barrackpur Road, Mouza: Baluria, Pin Code : 700126

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L8	LR Plot No:- 424, LR Khatian No:- 10080	Owner:মনীষ লাখোটিয়া, Gurdian:সতীশ লাখোটিয়া, Address:নিজ , Classification:ইটখোলা, Area:0.05000000 Acre,	Owner Name not selected by applicant.

District: North 24-Parganas, P.S:- Barasat, Municipality: BARASAT, Road: Masjid Bari Road, Mouza: Baluria, , Ward No: 6 Pin Code : 700126

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L10	LR Plot No:- 424, LR Khatian No:- 10061	Owner:প্রতি লাখোটিয়া, Gurdian:অঙ্গদ লাখোটিয়া, Address:নিজ , Classification:ইটখোলা, Area:0.06000000 Acre,	Owner Name not selected by applicant.

L11	LR Plot No:- 422, LR Khatian No:- 9888	Owner:অসদ লাখোটিয়া, Gurdian:সতীশ লাখোটিয়া, Address:নিজ , Classification:ইটখোলা, Area:0.05000000 Acre,	Owner Name not selected by applicant.
L12	LR Plot No:- 424, LR Khatian No:- 579	Owner:ভারকেশ্বর সিং, Gurdian:গদাধর সিং, Address:নিজ , Classification:ইটখোলা, Area:0.04000000 Acre,	Owner Name not selected by applicant.
L13	LR Plot No:- 422, LR Khatian No:- 9401	Owner:বারাসাত রিয়েল এস্টেট প্রাইভেট , Gurdian:পক্ষে- ডিরেক্টর, Address:নিজ , Classification:ইটখোলা, Area:0.05000000 Acre,	Owner Name not selected by applicant.
L14	LR Plot No:- 424, LR Khatian No:- 9401	Owner:বারাসাত রিয়েল এস্টেট প্রাইভেট , Gurdian:পক্ষে- ডিরেক্টর, Address:নিজ , Classification:ইটখোলা, Area:0.06000000 Acre,	Owner Name not selected by applicant.
L15	LR Plot No:- 426, LR Khatian No:- 9402	Owner:কমল লাখোটিয়া, Gurdian:সতীশ লাখোটিয়া, Address:7/1,গুরুসদয় রোড,পোঃ বালিগঞ্জ , Classification:ইটখোলা, Area:0.05000000 Acre,	Owner Name not selected by applicant.
L16	LR Plot No:- 426, LR Khatian No:- 10033	Owner:সুজি লাখোটিয়া , Gurdian:অসদ লাখোটিয়া, Address:নিজ , Classification:ইটখোলা, Area:0.05000000 Acre,	Owner Name not selected by applicant.
L17	LR Plot No:- 426, LR Khatian No:- 9907	Owner:মানসী লাখোটিয়া, Gurdian:মনিস লাখোটিয়া, Address:নিজ , Classification:ইটখোলা, Area:0.05000000 Acre,	Owner Name not selected by applicant.

District: North 24-Parganas, P.S:- Barasat, Municipality: BARASAT, Road: Barasat Barrackpur Road, Mouza: Baluria, , Ward No: 5 Pin Code : 700126

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L18	LR Plot No:- 334, LR Khatian No:- 9401	Owner:বারাসাত রিয়েল এস্টেট প্রাইভেট , Gurdian:পক্ষে- ডিরেক্টর, Address:নিজ , Classification:শালি, Area:0.05000000 Acre,	Owner Name not selected by applicant.
L19	LR Plot No:- 334, LR Khatian No:- 10079	Owner:বারাসাত রিয়েল এস্টেট প্রাইভেট লিমিটেড, Gurdian:পক্ষে সতীশ লাখোটিয়া, Address:নিজ , Classification:শালি, Area:0.05000000 Acre,	Owner Name not selected by applicant.
L20	LR Plot No:- 334, LR Khatian No:- 10017	Owner:মেসার্স বারাসাত রিয়েল এস্টেট প্রাইভেট লিমিটেড, Gurdian:ডিরেক্টর: সুজি লাখোটিয়া, Address:নিজ , Classification:শালি, Area:0.05000000 Acre,	Owner Name not selected by applicant.
L21	LR Plot No:- 44, LR Khatian No:- 2153	Owner:নারিকা এস্টেটস লি: ., Gurdian:পক্ষে,সতীশ লাখোটিয়া, Address:74,পার্ক ট্রিট,কোল-17, (7, রেড ক্রস প্রেস,কোল-1) , Classification:শালি, Area:0.49000000 Acre,	Owner Name not selected by applicant.
L22	LR Plot No:- 334, LR Khatian No:- 2153	Owner:নারিকা এস্টেটস লি: ., Gurdian:পক্ষে,সতীশ লাখোটিয়া, Address:74,পার্ক ট্রিট,কোল-17, (7, রেড ক্রস প্রেস,কোল-1) , Classification:শালি, Area:0.36000000 Acre,	Owner Name not selected by applicant.

L23	LR Plot No:- 336, LR Khatian No:- 2153	Owner:নারিকা এস্টেটস লি. ., Gurdian:পক্ষে,সতীশ লাথোড়িয়া, Address:74,পার্ক ষ্ট্রীট,কোল--17, (7, রেড ক্রস প্রেস,কোল-1) , Classification:শালি, Area:0.32000000 Acre,	Owner Name not selected by applicant.
L24	LR Plot No:- 344, LR Khatian No:- 2153/23		Owner Name not selected by applicant.

Endorsement For Deed Number : I - 190403487 / 2025

On 10-03-2025

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 16:00 hrs on 10-03-2025, at the Office of the A.R.A. - IV KOLKATA by Mr Manish Lakhotia ,.

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 14,11,49,053/-

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

Execution is admitted on 10/03/2025 by 1. Mrs Kamal Lakhotia, Wife of Mr Satish Lakhotia, 7/1, Gurusaday Road, P.O: Ballygunge, Thana: Karaya, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Business, 2. Mrs Mansi Lakhotia, Wife of Mr Manish Lakhotia, 7/1, Gurusaday Road, P.O: Ballygunge, Thana: Karaya, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Business, 3. Mr MANISH LAKHOTIA, Son of Mr Satish Lakhotia, 7/1, Gurusaday Road, P.O: Ballygunge, Thana: Karaya, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Business, 4. Mrs Shruti Lakhotia, Wife of Mr Angad Lakhotia, 7/1, Gurusaday Road, P.O: Ballygunge, Thana: Karaya, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Business, 5. Mr Angad Lakhotia, Son of Mr Satish Lakhotia, 7/1, Gurusaday Road, P.O: Ballygunge, Thana: Karaya, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Business

Indetified by Mr Amit Basu Mallick, , , Son of Alope Basu Mallick, 43/3/2B, Baishnabghata Road, P.O: Naktala, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by profession Service

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

Execution is admitted on 10-03-2025 by Mr Manish Lakhotia, Director, Barasat Real Estate Projects Private Limited, F-4, Block GP, Arch Water Front, Sector V, City:- Bidhannagar, P.O:- Sech Bhawan, P.S:-Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700091

Indetified by Mr Amit Basu Mallick, , , Son of Alope Basu Mallick, 43/3/2B, Baishnabghata Road, P.O: Naktala, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by profession Service

Execution is admitted on 10-03-2025 by Mrs Kamal Lakhotia, Director, Swarn Ganga Realty Limited, 7/1B, Gurusaday Road, City:- Kolkata, P.O:- Ballygunge, P.S:-Karaya, District:-Kolkata, West Bengal, India, PIN:- 700019

Indetified by Mr Amit Basu Mallick, , , Son of Alope Basu Mallick, 43/3/2B, Baishnabghata Road, P.O: Naktala, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by profession Service

Execution is admitted on 10-03-2025 by Mr Manish Lakhotia, Director, Barasat Real Estate Projects Private Limited, F4 Block GP, Arch Water Front 8th Floor, City:- Not Specified, P.O:- Sech Bhawan, P.S:-Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700091

Indetified by Mr Amit Basu Mallick, , , Son of Alope Basu Mallick, 43/3/2B, Baishnabghata Road, P.O: Naktala, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by profession Service

Execution is admitted on 10-03-2025 by Mr Manish Lakhotia, Director, Larica Estates Limited, Sukh Sadan, 52B, Shakespeare Sarani, City:- Kolkata, P.O:- Circus Avenue, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017

Indetified by Mr Amit Basu Mallick, , , Son of Alope Basu Mallick, 43/3/2B, Baishnabghata Road, P.O: Naktala, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by profession Service

Execution is admitted on 10-03-2025 by Mr Manish Lakhotia, Hindu undivided family, Manish Lakhotia HUF, 7/1, Gurusaday Road, City:- Kolkata, P.O:- Ballygunge, P.S:-Karaya, District:-Kolkata, West Bengal, India, PIN:- 700019

Indetified by Mr Amit Basu Mallick, , , Son of Alope Basu Mallick, 43/3/2B, Baishnabghata Road, P.O: Naktala, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by profession Service

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 45934, Amount: Rs.100.00/-, Date of Purchase: 20/12/2024, Vendor name: M GHOSH



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 158328 to 158363
being No 190403487 for the year 2025.**



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Digitally signed by MOHUL MUKHOPADHYAY
Date: 2025.03.20 16:28:35 +05:30
Reason: Digital Signing of Deed.

**(Mohul Mukhopadhyay) 20/03/2025
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.**