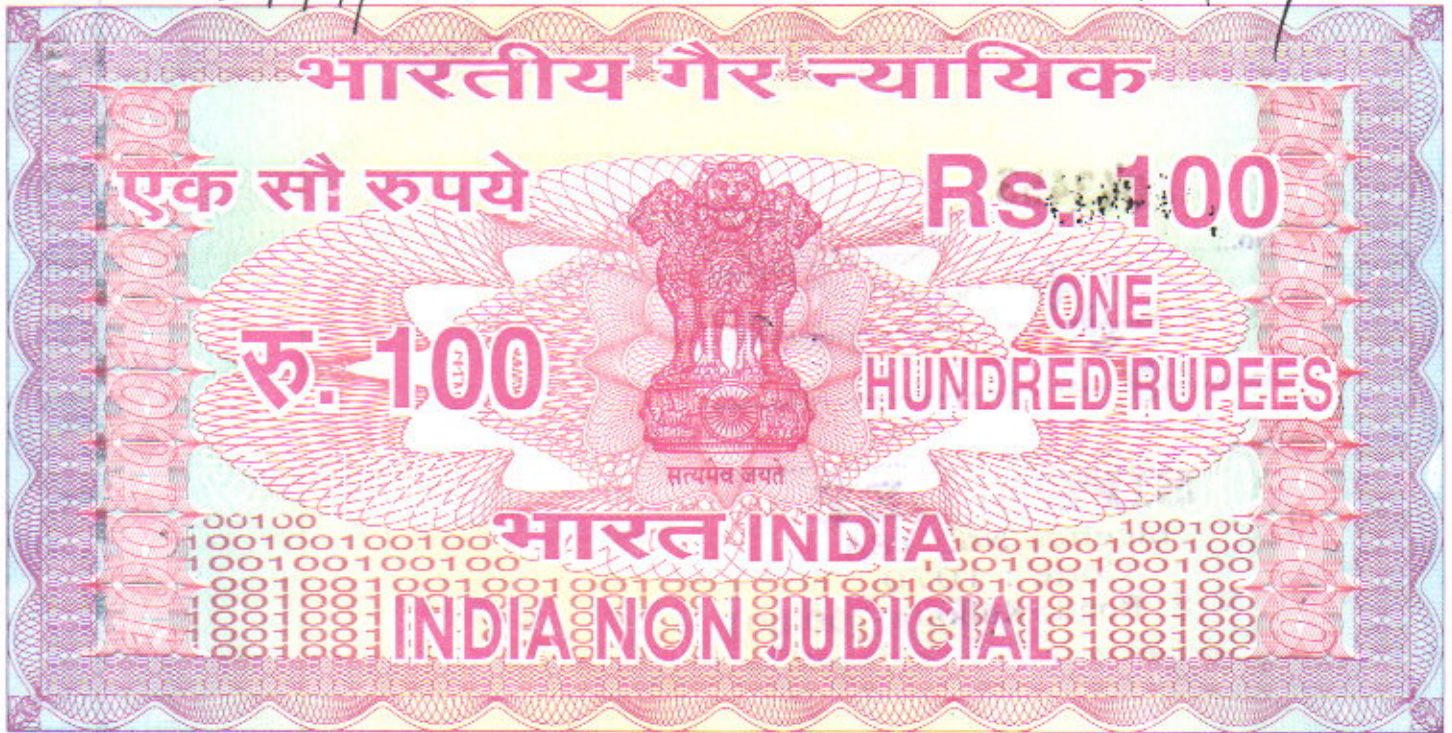


12474/2022

12721/2022



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AH 311079

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

Additional Registrar
of Assurances-IV, Kolkata

Additional Registrar of
Assurances-IV, Kolkata

10 AUG 2022

TO ALL TO WHOM THESE PRESENTS SHALL COME, WE, P.C.
CHANDA & COMPANY PRIVATE LIMITED (PAN - AABCP7707M and CIN -
U51909WB1969PTC010158), a Company within the meaning of Companies Act
2013 having its registered Office at "Ravi Auto House", 103, Park Street, Police

Visit Case No. 3564 02/8/22
J (1)- 250
J (2)- 150
Total 400
Received on 02/8/22

ARA-IV
Kolkata

043453

No.

PANKAJ SHROFF & CO.

Sold to ADVOCATE

Address.

Diamond Heritage, No 11, 6th Floor

16, Strand Road.

Kolkata-700 001

Rs.

Date.

SIPRA DEY

Licence No.: 18A

Code : 1070

1, N. S. Road, Kolkata-700 001

Sunil Kumar Chandra



8057

9831012769

Sunil Kumar Chandra



8058

9051486917

Identified by me:

Abhijit Dasgupta

do - Pankaj Shroff & Co.

16, Strand Road, Kal-700002

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

2 AUG 2022

Station and Post Office Park Street, Kolkata - 700016 represented by its Director, Mr. Sushil Kumar Changia son of Late Murari Lal Changia, working for gain at "Ravi Auto House", 103, Park Street, Post Office - Park Street, Police Station - Park Street, Kolkata - 700016 (having PAN ACPPC233K and DIN - 00203338) (hereinafter referred to as "the **PRINCIPAL**", which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors-in-interest and/or assigns) **SEND GREETINGS:**

WHEREAS by virtue of a Deed of Lease dated 20th December, 1968 registered with the District Sub-Registrar, Alipore, 24 Parganas, in Book No. I Volume No. 200, Pages 194 to 205, Being No. 6859 for the year 1968 as modified by the Deed of Modification of Lease dated 26th May 2016 registered with the Additional District Sub-Registrar, Behala, South 24 Parganas, in Book No. I Volume No. 1602-2016, Pages 168310 to 168348, Being No. 160205835 for the year 2016, both executed by the Governor of the State of West Bengal in favour of the Principal, the Principal has leasehold interest in, amongst other adjacent landed property, **All That** the piece or parcel of land measuring 3.145 acres more or less comprised of or in several contiguous L.R. Plots all in Mouza Gopalpur, situate lying at and being Holding No. C6/108/B/NEW, B.B.T. Road, (Budge Budge Trunk Road) within Ward No. 12 of the Maheshtala Municipality, Police Station - Maheshtala, Kolkata - 700088, District - South 24 Parganas (morefully and particularly ~~mentioned~~ and described in the Second Schedule to the Development Agreement (referred to below) as also in the **SCHEDULE** hereunder written hereinafter referred to as "the **Commercial-Retail Project Land**") for a term of 99 years commencing on and from 27th January, 1967 for the rent reserved thereunder and on the terms conditions and covenants contained therein with right to extend the term of the said lease for a period of 99 (ninety-nine) years on the terms therein contained.

AND WHEREAS by an Agreement dated 22nd July 2022 entered into between the Principal hereto as lessee therein and **SRIJAN REALTY PRIVATE LIMITED**, a company within the meaning of Companies Act, 2013 having its registered office at 36/1A, Elgin Road, Police Station and Post Office Bhowanipore, Kolkata - 700020 as developer therein (hereinafter also referred to as "the **Developer**") and registered with the Additional Registrar of Assurances IV, Kolkata in Book I, Being No. 190411793 for the year 2022 (hereinafter referred to as "the **Development Agreement**"), the Principal has



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ADDITIONAL REGISTRAR
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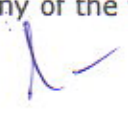
- 2 AUG 2022

appointed the Developer for development of the Commercial-Retail Project Land by the Developer for the purposes and uses of Offices, Storages and Retail by making construction of one or more buildings thereat consisting of several Retail Offices, Storages Units/Spaces (hereinafter referred to as "the **Units**") and the Parking Spaces and other constructed areas in accordance with the Sanction Building Plan and making the same fit for occupation (hereinafter referred to as "the **Commercial-Retail Project**") and allowed the Developer to commercially exploit the Developer's Allocation in the Retail Units thereat (defined in the Development Agreement and hereinafter also referred to as "the **Developer's Allocation**") and also to commercially exploit the Revenue Sharing Areas being the Commercial Units consisting of Office Spaces and Storage Spaces (defined in the Development Agreement and hereinafter referred to as "the **Revenue Sharing Areas**") for mutual benefit and for the consideration and on the terms and conditions contained therein.

AND WHEREAS under the said Development Agreement, the Principal has agreed to grant Power of Attorney in favour of the Developer granting all necessary powers and authorities to develop the Commercial-Retail Project at the Commercial-Retail Project Land and to exploit commercially the Developer's Allocation and the Revenue Sharing Areas and for that to get the building plan sanctioned by the concerned authorities in terms of the Development Agreement and do all acts deeds and things required for construction and completion the said Project and to sub-lease the Units and Parking Spaces forming part of the Developer's Allocation on the terms and conditions therein contained.

AND WHEREAS accordingly, the Principal is executing this Power of Attorney in favour of the Developer, **SRIJAN REALTY PRIVATE LIMITED** as and for the purposes hereinafter specified:

NOW KNOW YE BY THESE PRESENTS, WE, P.C. CHANDA & COMPANY PRIVATE LIMITED, the Principal abovenamed do hereby nominate constitute and appoint the abovenamed **SRIJAN REALTY PRIVATE LIMITED** (having CIN - U51909WB1996PTCO78214 and PAN AAHCS6122K), a company within the meaning of the Companies Act, 2013 having its registered office at 36/1A, Elgin Road, Police Station and Post Office - Bhowanipore, Kolkata - 700020, as its true and lawful attorney for in the name and on behalf of the Principal to do execute exercise and perform all or any of the following acts deeds





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matters and things for construction and completion of the said Commercial-Retail Project and sub-leasing of the Developer's Allocation as hereinafter contained:

1. To appoint and terminate the appointment of Architects, Engineers, Surveyors for survey and soil testing and for preparing of the Building Plan as per the terms of the Development Agreement for construction of the Commercial-Retail Project at the Commercial-Retail Project Land.
2. To sign execute and submit plan prepared by the Architects and Structural Engineers for the development of the Commercial-Retail Project, for sanctioning to the concerned Municipality, presently Maheshtala Municipality and other concerned authorities and to have the same sanctioned and on expiry to have the same renewed and/or revalidated and to pay fees and obtain Building Sanction Plan from the said Municipality and other concerned authorities;
3. To have the Building Sanction Plan modified, revised and/or altered.
4. To apply for and obtain all permissions, approvals, licenses, registrations, clearances, no objection certificates, subsidies, incentives, exemptions, discounts, waivers, entitlements and allocations of cement, steel, bricks and other building materials in respect of construction of the Commercial-Retail Project and/or in respect of any input, utility, amenities 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.
5. To apply for and obtain "No Objection Certificate" for development of the Commercial-Retail Project from pollution control authorities and/or authorities under environment laws or any other concerned authority.
6. To apply for and obtain connections and/or permissions for installing of all services facilities and amenities at/in the Commercial-Retail Project including water, electricity, gas, drainage, sewerage, generator(s), electric sub-station, transformer(s), passenger lifts, air conditioning system, V-SAT, Dish Antenna, security systems and/or other utilities inputs and



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facilities from the concerned municipality presently Maheshtala Municipality and other appropriate authorities and statutory bodies or private bodies or service providers and to make alterations therein and to close down and/or have disconnected the same and obtain licenses to erect run/operate such utilities at the said Commercial-Retail Project from the concerned authorities and also to give contract for maintenance of lifts, generator(s), V-Sat, Dish Antenna and other utilities and amenities and their machineries and appliances to such agencies as the attorney may deem fit and proper.

7. To apply for and obtain Completion/Occupancy Certificate and other certificates as may be required from the concerned municipality presently the Maheshtala Municipality and/or other concerned authorities for the occupation and use of the Commercial-Retail Project.
8. To insure and keep insured all or any constructions at the Commercial-Retail Project Land or any part thereof against loss or damage by fire earthquake and/or other risks if so and as be desired by the said attorney and to pay all premia for such insurance.
9. For all or any of the purposes hereinbefore stated to appear and represent the Principal before the Maheshtala Municipality, Kolkata Metropolitan Development Authority, Fire Brigade, the Collector, the concerned authority under the Real Estate (Regulation and Development), 2016, the West Bengal Real Estate (Regulation and Development) Rules, 2021, Pollution and Environment Authorities, Police Authorities, the authorities under the Town and Country (Planning & Development) Act, Pollution Control Board, Traffic Department, Directorate of Fire Services, Directorate of Lifts, Directorate of Electricity, Insurance Companies, the Calcutta Electric Supply Corporation Limited, West Bengal State Electricity Corporation Ltd. and all Government Departments and/or its officers, State Executives, Quasi Judicial and other authorities and persons and also all tribunals and appellate authorities and to do all acts deeds and things as may be found necessary or expedient by the said attorney to exercise the powers and authorities hereby granted to the said attorney.






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ADDITIONAL REGISTRAR
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10. For all or any of the purposes hereinabove stated, to make sign execute affirm submit register and deliver all documents, declarations, affidavits to the Maheshtala Municipality or concerned municipality, applications, undertakings, objections, 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 Principal before any Notary Public, Registrar of Assurances, Additional Registrar of Assurances, District Registrar, Additional District Sub Registrar, Sub-Registrar 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 the same.
 11. To sub-lease for long term or short term period (as defined in the Development Agreement), let out or grant license of the Units and Parking Spaces forming part of the Developer's Allocation in the Retail Units at the Commercial-Retail Project in favour of the persons interested to hold the same as such at and for such premium/salami and/or rent and on such terms and conditions as the attorney may deem fit and proper and for that to make the Principal a party as confirming party, as and for the matters and purposes stipulated in the Development Agreement, to the agreements for sub-lease, supplemental agreements, nomination deeds and other required documents executed by the Developer and to make the Principal a party as sub-lessor as and for the matters and purposes stipulated in the Development Agreement to the deeds of sub-lease, rectification deeds executed by the Developer and to sign execute register and deliver all such documents and deeds in terms of the Development Agreement.
 12. To appear before and represent the Principal before Registrar of Assurances, Additional Registrar of Assurances, District Registrar, additional District Sub-Registrar, Sub-Registrar, Notary Public and/or other officer or officers or authority or authorities having jurisdiction and to present for registration before them and admit execution and to acknowledge and register and have registered and perfected all documents instruments and writings executed by the said attorney by virtue of the powers hereby conferred in respect of the Developer's Allocation or its representatives named in the said Development Agreement.
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13. To enforce any agreement or covenant in any agreement, deed of sub-lease or any other contracts or documents executed by the Principal and/or the attorney concerning the Units and Parking Spaces forming part of the Developer's Allocation and to exercise all rights and remedies available thereunder.
14. To terminate any agreement, right of occupancy/user/enjoyment entered into by the Developer, and to which the Principal joining in as confirming party, with the persons intending to take on sub-lease, rent or license the Units and Parking Spaces forming part of Developer's Allocation in such fashion as the said attorney may deem fit and proper.
15. To apply for and obtain all kind of permissions and clearances required for executing agreements for sub-lease and deeds of sub-lease in respect of the Units and Parking Spaces forming part of the Developer's Allocation and the Revenue Sharing Areas.
16. To give consent, if so required and found necessary by the Attorney, to the Sub-lessees agreeing to take on sub-lease the Units and Parking Spaces forming part of Developer's Allocation for long term period to take loan/finance in respect thereof from any Banks or Financial Institutions (viz. Life Insurance Corporation of India, Housing Development Finance Corporation, SBI Home Finance Limited, National Housing Bank etc.) without involving, without binding and without creating any financial obligation or liability whatsoever or howsoever upon the Principal and/or the properties held and/or owned by the Principal.
17. To have the Units comprised in the Developer's Allocation and the Revenue Sharing Areas to be separately assessed and mutated in the name of the sub-lessees 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.
18. To effectuate and implement the Development Agreement, to commence prosecute enforce defend answer and oppose all actions suits writs appeals revisions and other legal proceedings and demands under civil or criminal laws concerning the development of the Commercial-Retail Project or any part thereof and if thought fit to compromise, settle, refer to arbitration, abandon, submit to judgment or become non suited in any such action or



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ADDITIONAL REGISTRAR
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proceedings as aforesaid before any Civil or Criminal 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 And in regard to all or any such actions and litigations, the attorney shall keep apprised the Principal periodically of the legal steps taken by the attorney and in addition thereto the attorney shall send copies of the cause papers as be required to be filed in such actions or litigations to the Principal for its comments and in case comments of the Principal are not received within 7 days of sending such cause papers, the attorney shall be free to proceed with the matter and to sign declare verify and/or affirm the cause papers on behalf of the Principal and in case comments of the Principal are received within such period of 7 days they shall mutually discuss and finalise the cause papers before filing the same.

19. To accept and receive summons and services of papers from any Court, Tribunal, postal authorities and/or other authorities and/or persons and in this regard, the attorney shall also keep apprised the Principal.
20. To receive refund of the excess amount of court fee or other amounts, if any, paid for the purposes aforesaid and to give valid and effectual receipts in respect thereof.
21. In case the Development Agreement is modified or supplemented, the powers and authorities granted hereunder shall be applicable to the Development Agreement as may be modified or supplemented.
22. To accept and receive original or copies of clearances, certificates, permissions, no objections, licenses, notices.
23. For better and more effectually exercising the powers and authorities aforesaid to retain appoint and employ Advocates, Pleaders, Attorney-at-Law, Mukhtears and to revoke such appointments.

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





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

AND it is made clear that while exercising the powers and authorities hereby conferred on the said Attorney, it shall not do any such act, deed, matter or thing which would in any way go against the essence and spirit of the Development Agreement as may be modified and/or supplemented in writing or whereby the above-referred Deed of Lease dated 20th December, 1968 as modified by the said Deed of Modification of Lease dated 26th May 2016 is adversely affected or prejudiced nor shall sign execute register or deliver any document pursuant to powers and authorities granted hereunder which are inconsistent with the terms and conditions of the Development Agreement.

AND it is also made clear that this Power of Attorney insofar as the grant of sub-lease by the Developer of the Units and Parking Spaces forming part of the Developer's Allocation for long term period (defined in the Development Agreement) shall be applicable and valid only for the grant of such sub-lease for the first time and that inasmuch as the Principal has no right to transfer the land contained in the Industrial Logistic Park Land or the Commercial-Retail Project Land or any part or share thereof or therein the Attorney shall not be entitled to sub-lease or otherwise transfer the same in any manner and under any circumstances.

THE SCHEDULE ABOVE REFERRED TO:

All Those pieces and parcels of contiguous land measuring more or less 3.145 acre, comprising of the below-mentioned C.S. Plots/Dag Nos. and the same R.S. Plot/Dag Nos. and the corresponding L.R. Plot/Dag Nos. in Mouza - Gopalpur, J.L. No.1, P.S. Maheshtalla (formerly Behala), District - South 24 Parganas, since been separately assessed and renumbered as Holding No.C6/108/B/NEW, B.B.T. Road (R.H.S. Towards Kolkata), Pin Code - 700088, within Ward No.12 of the Maheshtalla Municipality.





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1	2	3	4	5	6
C.S. & R.S. Plot No.	L. R. Plot No.	Nature of Use after relocation of water-body	Total Area in Plot (in Acre)	Entire or Portion held by P.C. Chanda & Co. Pvt. Ltd.	Area for uses as Residential, Commercial and Retail (in Acre)
659	846	Bastu/Commercial as water body thereat has been permitted to be relocated elsewhere within the Property	0.32	Entire	0.04
681	875	Bastu/Commercial	0.36	Entire	0.36
682	881	Bastu/Commercial as water body thereat has been permitted to be relocated elsewhere within the Property	0.22	Entire	0.22
683	880	Bastu/Commercial	0.40	Entire	0.40
684	882	-do-	0.70	Entire	0.70
685	883	-do-	0.61	Entire	0.61
686	884	-do-	0.12	Entire	0.12
687	887	Out of 0.38 acre originally Bastu/Commercial, 0.19 acre continued as Bastu/Commercial and rest 0.19 acre has been permitted to be converted as water body	0.38	Entire	0.05 (Bastu/Commercial) 0.025 (Water body)
688	885	Bastu/Commercial	0.40	Entire	0.07
711	892	Out of 0.41 acre Danga/Bastu/Commercial, 0.05 acre continued as Bastu/Commercial and rest 0.36 acre has been permitted to be converted as water body	0.41	Entire	0.05 (Bastu/Commercial) 0.05 (Water body)
712	888	Out of 0.30 acre originally water body, 0.13 acre continued as water body and rest 0.17 acre has been permitted to be used as Bastu/Commercial	0.30	Entire	0.15 (Bastu/Commercial) 0.05 (Water body)
713	889	Bastu/Commercial	0.50	Entire	0.25
Total					3.145 Acre



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22 AUG 2022

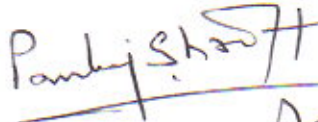


IN WITNESS WHEREOF the Principal has executed this Power of Attorney on this 2nd day of August ~~July~~ 2022.

SIGNED SEALED AND DELIVERED on behalf of the withinnamed **PRINCIPAL, P.C. CHANDA & COMPANY PRIVATE LIMITED** by its Director Mr. Sushil Kumar Changia pursuant to the Board Resolution of its Board of Directors dated 24th June 2022 at Kolkata in the presence of:

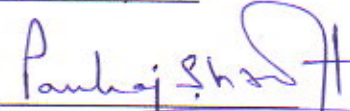
For PC CHANDA & CO. PVT. LTD.

 Director


 Advocate
 High Court,
 Calcutta

from Mr. (Anish Mehta)
 103, Park Street, Kol-16

Drafted by me:













 Pankaj Shroff, Advocate
 Pankaj Shroff & Co., Advocates
 "Diamond Heritage",
 Unit No. N611, 6th Floor,
 16 Strand Road, Kolkata-700001
 Enrollment No.: WB-904/1982








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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

2 AUG 2022



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

Finger prints of the above executant					
<div style="border: 1px solid black; padding: 5px; width: fit-content;"> Space for pasting Photograph of the above executant and signing the same across. </div>					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

2 AUG 2022









Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 19048002343136/2022

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr SUSHIL KUMAR CHANGIA , RAVI AUTO HOUSE, 103, Park Street, City:- Kolkata, P.O:- PARK STREET, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016	Representative of Principal [P C CHANDA & CO PRIVATE LIMITED]		8057 	 24/8/22
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr ABHIJIT NASKAR Son of Mr KAMAL NASKAR BARUIPUR, City:- , P.O:- NARIDANGA, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743330	Mr SUSHIL KUMAR CHANGIA, Mr RAM NARESH AGARWAL		8058 	 21/8/2022

(Mohul Mukhopadhyay)

ADDITIONAL REGISTRAR
OF ASSURANCE

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

Kolkata, West Bengal

F208



8288



1/2/2013
subject: [illegible]

Major Information of the Deed

Deed No :	I-1904-12721/2022	Date of Registration	10/08/2022
Query No / Year	1904-8002343136/2022	Office where deed is registered	
Query Date	01/08/2022 6:31:54 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Pankaj Shroff And Co 16, Strand Road,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9051486917, Status :Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement		[4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Set Forth value		Market Value	
Rs. 15/-		Rs. 32,11,85,360/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 101/- (Article:E, E, M(a))	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190411793/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Maheshtala, Municipality: MAHESHTALA, Road: Budge Budge Trunk Road/Bye Lane, Road Zone : (Property Located on Budge Budge Road (Ward no. 12,13.28) --), Mouza: Gopalpur, , Ward No: 012 Pin Code : 700088

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-659		Commercial use	Commercial use	0.04 Acre	1/-	41,89,090/-	Property is on Road , Project Name :
L2	RS-681		Commercial use	Commercial use	0.36 Acre	1/-	3,77,01,806/-	Property is on Road , Project Name :
L3	RS-682		Commercial use	Commercial use	0.22 Acre	1/-	2,30,39,993/-	Property is on Road , Project Name :
L4	RS-683		Commercial use	Commercial use	0.4 Acre	1/-	4,18,90,896/-	Property is on Road , Project Name :
L5	RS-684		Commercial use	Commercial use	0.7 Acre	1/-	7,33,09,068/-	Property is on Road , Project Name :
L6	RS-685		Commercial use	Commercial use	0.61 Acre	1/-	6,38,83,617/-	Property is on Road , Project Name :
L7	RS-686		Commercial use	Commercial use	0.12 Acre	1/-	1,25,67,269/-	Property is on Road , Project Name :
L8	RS-687		Commercial use	Commercial use	0.05 Acre	1/-	52,36,362/-	Property is on Road , Project Name :
L9	RS-687		Pukur	Pukur	0.025 Acre	1/-	9,81,819/-	Property is on Road , Project Name :

L10	RS-688		Commercial use	Commercial use	0.07 Acre	1/-	73,30,906/-	Property is on Road , Project Name :
L11	RS-711		Commercial use	Commercial use	0.05 Acre	1/-	52,36,362/-	Property is on Road , Project Name :
L12	RS-711		Pukur	Pukur	0.05 Acre	1/-	19,63,638/-	Property is on Road , Project Name :
L13	RS-712		Commercial use	Commercial use	0.15 Acre	1/-	1,57,09,086/-	Property is on Road , Project Name :
L14	RS-712		Pukur	Pukur	0.05 Acre	1/-	19,63,638/-	Property is on Road , Project Name :
L15	RS-713		Commercial use	Commercial use	0.25 Acre	1/-	2,61,81,810/-	Property is on Road , Project Name :
		TOTAL :			314.5Dec	15 /-	3211,85,360 /-	
		Grand Total :			314.5Dec	15 /-	3211,85,360 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	P C CHANDA & CO PRIVATE LIMITED , RAVI AUTO HOUSE, 103, Park Street, City:- Kolkata, P.O:- PARK STREET, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016 , PAN No.:: AAxxxxxx7M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SRIJAN REALTY PRIVATE LIMITED 36/1A, Elgin Road(Lala Lajpat Rai Sarani), City:- , P.O:- BHAWANIPORE, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 , PAN No.:: AAxxxxxx2K,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

Date	Description	Amount	Balance
1/1/20	Opening Balance		100.00
1/5/20	Payment to Supplier	20.00	80.00
1/10/20	Receipt from Customer	15.00	95.00
1/15/20	Payment to Supplier	10.00	85.00
1/20/20	Receipt from Customer	12.00	97.00
1/25/20	Payment to Supplier	8.00	89.00
1/30/20	Receipt from Customer	10.00	99.00
2/1/20	Payment to Supplier	15.00	84.00
2/5/20	Receipt from Customer	18.00	102.00
2/10/20	Payment to Supplier	12.00	90.00
2/15/20	Receipt from Customer	14.00	104.00
2/20/20	Payment to Supplier	16.00	88.00
2/25/20	Receipt from Customer	11.00	99.00
2/28/20	Payment to Supplier	9.00	90.00
3/1/20	Receipt from Customer	13.00	103.00
3/5/20	Payment to Supplier	17.00	86.00
3/10/20	Receipt from Customer	19.00	105.00
3/15/20	Payment to Supplier	14.00	91.00
3/20/20	Receipt from Customer	16.00	107.00
3/25/20	Payment to Supplier	18.00	89.00
3/30/20	Receipt from Customer	20.00	109.00
3/31/20	Closing Balance		109.00

The above statement shows the transactions for the month of January 2020. The total amount received from customers is 104.00 and the total amount paid to suppliers is 84.00. The closing balance is 109.00.

The above statement shows the transactions for the month of February 2020. The total amount received from customers is 102.00 and the total amount paid to suppliers is 82.00. The closing balance is 102.00.

The above statement shows the transactions for the month of March 2020. The total amount received from customers is 105.00 and the total amount paid to suppliers is 85.00. The closing balance is 105.00.

The above statement shows the transactions for the month of April 2020. The total amount received from customers is 108.00 and the total amount paid to suppliers is 88.00. The closing balance is 108.00.

The above statement shows the transactions for the month of May 2020. The total amount received from customers is 110.00 and the total amount paid to suppliers is 90.00. The closing balance is 110.00.

The above statement shows the transactions for the month of June 2020. The total amount received from customers is 112.00 and the total amount paid to suppliers is 92.00. The closing balance is 112.00.

The above statement shows the transactions for the month of July 2020. The total amount received from customers is 114.00 and the total amount paid to suppliers is 94.00. The closing balance is 114.00.

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr SUSHIL KUMAR CHANGIA (Presentant) Son of Late MURARI LAL CHANGIA , RAVI AUTO HOUSE, 103, Park Street, City:- Kolkata, P.O:- PARK STREET, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: ACxxxxxx3K,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : P C CHANDA & CO PRIVATE LIMITED (as DIRECTOR)
2	Mr RAM NARESH AGARWAL Son of Late NAND KISHORE AGARWAL 135G, Shyama Prasad Mukherjee Road, City:- Kolkata, P.O:- KALIGHAT, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: ACxxxxxx3G,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SRIJAN REALTY PRIVATE LIMITED (as Authorised Signatory)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr ABHIJIT NASKAR Son of Mr KAMAL NASKAR BARUIPUR, City:- , P.O:- NARIDANGA, P.S:-Baruipur, District:-South 24- Parganas, West Bengal, India, PIN:- 743330			
Identifier Of Mr SUSHIL KUMAR CHANGIA, Mr RAM NARESH AGARWAL			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	P C CHANDA & CO PRIVATE LIMITED	SRIJAN REALTY PRIVATE LIMITED-4 Dec

Transfer of property for L10

Sl.No	From	To. with area (Name-Area)
1	P C CHANDA & CO PRIVATE LIMITED	SRIJAN REALTY PRIVATE LIMITED-7 Dec

Transfer of property for L11

Sl.No	From	To. with area (Name-Area)
1	P C CHANDA & CO PRIVATE LIMITED	SRIJAN REALTY PRIVATE LIMITED-5 Dec

Transfer of property for L12

Sl.No	From	To. with area (Name-Area)
1	P C CHANDA & CO PRIVATE LIMITED	SRIJAN REALTY PRIVATE LIMITED-5 Dec

Transfer of property for L13

Sl.No	From	To. with area (Name-Area)
1	P C CHANDA & CO PRIVATE LIMITED	SRIJAN REALTY PRIVATE LIMITED-15 Dec



Transfer of property for L14		
Sl.No	From	To. with area (Name-Area)
1	P C CHANDA & CO PRIVATE LIMITED	SRIJAN REALTY PRIVATE LIMITED-5 Dec
Transfer of property for L15		
Sl.No	From	To. with area (Name-Area)
1	P C CHANDA & CO PRIVATE LIMITED	SRIJAN REALTY PRIVATE LIMITED-25 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	P C CHANDA & CO PRIVATE LIMITED	SRIJAN REALTY PRIVATE LIMITED-36 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	P C CHANDA & CO PRIVATE LIMITED	SRIJAN REALTY PRIVATE LIMITED-22 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	P C CHANDA & CO PRIVATE LIMITED	SRIJAN REALTY PRIVATE LIMITED-40 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	P C CHANDA & CO PRIVATE LIMITED	SRIJAN REALTY PRIVATE LIMITED-70 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	P C CHANDA & CO PRIVATE LIMITED	SRIJAN REALTY PRIVATE LIMITED-61 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	P C CHANDA & CO PRIVATE LIMITED	SRIJAN REALTY PRIVATE LIMITED-12 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	P C CHANDA & CO PRIVATE LIMITED	SRIJAN REALTY PRIVATE LIMITED-5 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	P C CHANDA & CO PRIVATE LIMITED	SRIJAN REALTY PRIVATE LIMITED-2.5 Dec



On 01-08-2022

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 32,11,85,360/-



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

On 02-08-2022

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

Presented for registration at 18:00 hrs on 02-08-2022, at the Private residence by Mr SUSHIL KUMAR CHANGIA ..

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

Execution is admitted on 02-08-2022 by Mr SUSHIL KUMAR CHANGIA, DIRECTOR, P C CHANDA & CO PRIVATE LIMITED, , RAVI AUTO HOUSE, 103, Park Street, City:- Kolkata, P.O:- PARK STREET, P.S:-Park Street, District:- Kolkata, West Bengal, India, PIN:- 700016

Indetified by Mr ABHIJIT NASKAR, , Son of Mr KAMAL NASKAR, BARUIPUR, P.O: NARIDANGA, Thana: Baruiপুর, , South 24-Parganas, WEST BENGAL, India, PIN - 743330, by caste Hindu, by profession Service



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

On 10-08-2022

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

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

Payment of Fees

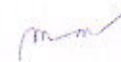
Certified that required Registration Fees payable for this document is Rs 101/- (E = Rs 21/- ,I = Rs 55/- ,M(a) = Rs 21/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 101/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 43453, Amount: Rs.100/-, Date of Purchase: 15/06/2022, 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 1904-2022, Page from 823372 to 823394

being No 190412721 for the year 2022.



mm
Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2022.08.16 18:52:28 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2022/08/16 06:52:28 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)