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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AP 252292

Notarized that the foregoing is admitted to  
be a true and correct copy of the original  
document and is not a forgery.

Alipore, South 24 Parganas

19.04.23

#### DEVELOPMENT POWER

TO ALL TO WHOM THESE PRESENTS SHALL COME, WE, (1) VATAN ESTATE  
PVT. LTD. (CIN No.U70102WB2013PTC195091; PAN AAECV4920H), an existing  
company within the meaning of the Companies Act, 2013 having its registered  
office at 15/2/1 Deodar Street, P.O. and P.S. Ballygunge, Kolkata -700 019,

001500

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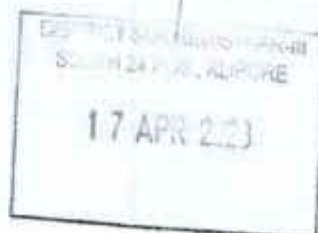
SL. NO.....DT.....

NAME.....

ADDRESS.....

B. C. LAHIRI (ADV.)  
Alipore Judges Court  
Kolkata-700027

RS.....

TANMOY KAR BURKAYASTHA  
(STAMP VENDOR)  
ALIPORE POLICE COURT  
KOLKATA-27- Same as before  
3106

- Same as before

- Pratiksha Kothari  
3407- Pratiksha Kothari  
3408- Pratiksha Kothari  
3409

- Sanjitha

- Sanjitha  
3410Anindita Roy  
D/O - Late Alak Ks. Roy  
11/1, Sunny Park, Kol-19



(2) **VATAN CONCLAVE PVT. LTD.** (CIN No.U70102WB2013PTC195019; PAN AAECV4917G), an existing company within the meaning of the Companies Act, 2013 having its registered office at 15/2/1 Deodar Street, P.O. and P.S. Ballygunge, Kolkata - 700019, (3) **VATAN BUILDCON PVT. LTD.** (CIN No.U70102WB2013PTC195018; PAN AAECV4918K), an existing company within the meaning of the Companies Act, 2013 having its registered office at 15/2/1 Deodar Street, P.O. and P.S. Ballygunge, Kolkata -700019, (4) **SUNVAT REALTORS PVT. LTD.** (CIN No.U70102WB2013PTC195181; PAN AATCS2993J), an existing company within the meaning of the Companies Act, 2013 having its registered office at 15/2/1 Deodar Street, P.O. and P.S. Ballygunge, Kolkata - 700019, (5) **SUNVAT PROPERTIES PVT. LTD.** (CIN No.U70102WB2013PTC195266; PAN AATCS3278E), an existing company within the meaning of the Companies Act, 2013 having its registered office at 15/2/1 Deodar Street, P.O. and P.S. Ballygunge, Kolkata -700 019, (6) **SUNVAT INFRA PROJECTS PVT. LTD.** (CIN No.U70102WB2013PTC195774; PAN AATCS3956R), an existing company within the meaning of the Companies Act, 2013 having its registered office at 15/2/1 Deodar Street, P.O. and P.S. Ballygunge, Kolkata - 700019, (7) **SUNVAT HIGHRISE PVT. LTD.** (CIN No.U70102WB2013PTC195265; PAN AATCS3279F), an existing company within the meaning of the Companies Act, 2013 having its registered office at 15/2/1 Deodar Street, P.O. and P.S. Ballygunge, Kolkata -700019, (8) **SUNVAT CONCLAVE PVT. LTD.** (CIN No.U70102WB2013PTC195264; PAN AATCS3276L), an existing company within the meaning of the Companies Act, 2013 having its registered office at 15/2/1 Deodar Street, P.O. and P.S. Ballygunge, Kolkata -700019, (9) **SUNVAT BUILDCON (P) LTD.** (CIN No.U70102WB2013PTC195263; PAN AATCS3277M), an existing company within the meaning of the Companies Act, 2013 having its registered office at 15/2/1 Deodar Street, P.O. and P.S. Ballygunge, Kolkata - 700019, (10) **PREETI REALTORS PVT. LTD.** (CIN No.U70102WB2013PTC195005; PAN AAHCP2453J), an existing company within the meaning of the Companies Act, 2013 having its registered office at 15/2/1 Deodar Street, P.O. and P.S. Ballygunge, Kolkata -700019, (11) **PREETI HIGHRISE PVT. LTD.** (CIN No.U70102WB2013PTC195013; PAN AAHCP2462M), an existing company within the meaning of the Companies Act, 2013 having its registered office at 15/2/1 Deodar Street, P.O. and P.S. Ballygunge, Kolkata - 700019, all the companies are duly represented by its Director Mrs. Pratibha Kothari (PAN AFTPK1965Q; AADHAAR No.698617838675) wife of Late Mool Chand Kothari residing at 5, Allenby Road, P.O. Lala Lajpat Roy Sarani and P.S. Bhawanipore, Kolkata - 700020, (12) **PREETI CONCLAVE PVT. LTD.** (CIN No.U70102WB2013PTC195004; PAN AAHCP2455Q), an existing company within the meaning of the Companies Act, 2013 having its registered office at 15/2/1 Deodar Street, P.O. and P.S. Ballygunge, Kolkata -700019, duly represented by its Director Mr. Anup Agarwal (PAN: AGXPA4632P; AADHAAR No. 643752483945) son of Late Rajendra Prasad Agarwal, residing at 19, Park Road, Titagarh (M), P.O. and P.S. Titagarh, North 24 Paraganas, West Bengal-700119, (13) **PRATIBHA ENCLAVE PVT. LTD.** (CIN No.U70102WB2013PTC195020; PAN AAHCP2456P), an existing company within the meaning of the Companies Act, 2013 having its registered office at 15/2/1 Deodar Street, P.O. and P.S. Ballygunge, Kolkata -700019, (14) **MCPRO REALTORS PVT. LTD.** (CIN No.U70102WB2013PTC195180; PAN AAICM6980A), an existing company within the meaning of the Companies Act, 2013 having its registered office at 15/2/1 Deodar Street, P.O. and P.S. Ballygunge, Kolkata -700 019, all the companies are duly represented by its Director Mr. Sandeep Kothari (PAN AGDPK5582G;

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AADHAAR No.207244657132) son of Late Mool Chand Kothari, residing at 5, Allenby Road, P.O.L.L.R. Sarani, P.S. Bhawanipore, Kolkata-700020, **(15) MCPRO INFRAPROJECTS (P) LTD.** (CIN No.U70102WB2013PTC195773; PAN AAICM7252K), a company within the meaning of the Companies Act, 2013 having its registered office at 15/2/1 Deodar Street, P.O. & P.S. Ballygunge, Kolkata - 700 019, duly represented by its Director Mr. Anup Agarwal (PAN: AGXPA4632P; AADHAAR No. 643752483945) son of Late Rajendra Prasad Agarwal, residing at 19, Park Road, Titagarh (M), P.O. & P.S. Titagarh, Kolkata-700119, **(16) MCPRO INFRASTRUCTURE PVT. LTD.** (CIN No.U70102WB2013PTC195179; PAN AAICM6848F), a company within the meaning of the Companies Act, 2013 having its registered office at 15/2/1 Deodar Street, P.O. & P.S. Ballygunge, Kolkata-700019, **(17) MCPRO CONSTRUCTIONS PVT. LTD.** (CIN No.U70102WB2013PTC195775; PAN AAICM7256P), a company within the meaning of the Companies Act, 2013 having its registered office at 15/2/1 Deodar Street, P.O. & P.S. Ballygunge, Kolkata-700019, **(18) MCPRO HIGHRISE PVT. LTD.** (CIN No.U70102WB2013PTC195178; PAN AAICM6849E), an existing company within the meaning of the Companies Act, 2013 having its registered office at 15/2/1 Deodar Street, P.O. and P.S. Ballygunge, Kolkata -700019, **(19) MCPRO DEVELOPERS PVT. LTD.** (CIN No.U70102WB2013PTC195798; PAN AAICM7257N), an existing company within the meaning of the Companies Act, 2013 having its registered office at 15/2/1 Deodar Street, P.O. and P.S. Ballygunge, Kolkata -700019, all the companies are duly represented by its Director Mr. Sandeep Kothari (PAN AGDPK5582G; AADHAAR No.207244657132) son of Late Mool Chand Kothari residing at 5, Allenby Road, P.O. L.L.R. Sarani, P.S. Bhawanipore, Kolkata-700020, **(20) SANDEEP NIRMAN PVT. LTD.** (CIN No.U45200WB2006PTC111631; PAN AAKCS4067Q), an existing company within the meaning of the Companies Act, 2013 having its registered office at 15/2/1 Deodar Street, P.O. and P.S. Ballygunge, Kolkata -700019, duly represented by its Director Mrs. Pratibha Kothari (PAN AFTPK1965Q; AADHAAR No.698617838675) wife of Late Mool Chand Kothari, residing at 5, Allenby Road, P.O.L.L.R. Sarani, P.S. Bhawanipore, Kolkata - 700020, **(21) MCPRO CONCLAVE PVT. LTD.** (CIN No.U70102WB2013PTC195176; PAN AAICM6981B), an existing company within the meaning of the Companies Act, 2013 having its registered office at 15/2/1 Deodar Street, P.O. and P.S. Ballygunge, Kolkata -700019, **(22) MCPRO BUILDCON PRIVATE LIMITED** (CIN No.U70102WB2013PTC195175; PAN AAICM6851E), a company within the meaning of the Companies Act, 2013 having its registered office at 15/2/1 Deodar Street, P.O. and P.S. Ballygunge, Kolkata -700019, all the companies are duly represented by its Director Mr. Sandeep Kothari (PAN AGDPK5582G; AADHAAR No.207244657132) son of Late Mool Chand Kothari residing at 5, Allenby Road, P.O. L.L.R. Sarani, P.S. Bhawanipore, Kolkata - 700020, **(23) M.C. KOTHARI REALTORS LLP** (LLP IN:AAK-6627; PAN ABHFM2520R), a Limited Liability Partnership registered under the Limited Liability Partnership Act, 2008, having its registered office at 15/2/1 Deodar Street, P.O. and P.S. Ballygunge, Kolkata -700019, duly represented by its Designated Partner Mr. Sandeep Kothari (PAN AGDPK5582G; AADHAAR No.207244657132) son of Late Mool Chand Kothari, residing at 5, Allenby Road, P.O.L.L.R. Sarani, P.S. Bhawanipore, Kolkata-700020, **(24) SINGHWAHINI MARKETING PRIVATE LIMITED** (CIN No.U74900WB2013PTC194094; PAN AATCS1725J), a company within the meaning of the Companies Act, 2013 having its registered office at 15/2/1 Deodar Street, P.O. and P.S. Ballygunge, Kolkata -700019, **(25) BHAIKRAVIPA DEALMARK PRIVATE LIMITED** (CIN No.U74999WB2013PTC194023; PAN



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AAFCB5149R), an existing company within the meaning of the Companies Act, 2013 having its registered office at 15/2/1 Deodar Street, P.O. and P.S. Ballygunge, Kolkata -700019, **(26) BRAJBIHARI TRADERS PRIVATE LIMITED** (CIN No.U74900WB2013PTC194030; PAN AAFCB5150Q), an existing company within the meaning of the Companies Act, 2013 having its registered office at 15/2/1 Deodar Street, P.O. and P.S. Ballygunge, Kolkata -700019, all the companies are duly represented by its Director Mr. Anup Agarwal (PAN:AGXPA4632P; AADHAAR No. 643752483945) son of Late Rajendra Prasad Agarwal, residing at 19, Park Road, Titagarh (M), P.O. and P.S. Titagarh, North 24 Paraganas, West Bengal - 700119, **(27) VATAN ENCLAVE PVT. LTD.** (CIN No.U45200WB2006PTC111697; PAN AACC3740M), an existing company within the meaning of the Companies Act, 2013 having its registered office at 15/2/1 Deodar Street, P.O. and P.S. Ballygunge, Kolkata -700019, duly represented by its Director Mrs. Pratibha Kothari (PAN AFTP1965Q; AADHAAR No.698617838675) wife of Late Mool Chand Kothari, residing at 5, Allenby Road, P.O. Lala Lajpat Roy Sarani and P.S. Bhawanipore, Kolkata - 700020, **(28) SANDEEP PROMOTERS & DEVELOPERS PRIVATE LIMITED** (CIN No.U45200WB2006PTC111641; PAN AAKCS4066R), an existing company within the meaning of the Companies Act, 2013 having its registered office at 15/2/1 Deodar Street, P.O. and P.S. Ballygunge, Kolkata -700019, **(29) VATAN CONSTRUCTION PVT. LTD.** (CIN No.U45200WB2006PTC111636; PAN AACC3739N), an existing company within the meaning of the Companies Act, 2013 having its registered office at 15/2/1 Deodar Street, P.O. and P.S. Ballygunge, Kolkata -700019, **(30) MOOL CHAND PRATIBHA CONSTRUCTION PVT. LTD.** (CIN No.U45200WB2006PTC111734; PAN AAECM8818R), an existing company within the meaning of the Companies Act, 2013 having its registered office at 15/2/1 Deodar Street, P.O. and P.S. Ballygunge, Kolkata -700019, **(31) PRATIBHA GRIHA NIRMAN (P) LTD.** (CIN No.U45200WB2006PTC111637; PAN AAEC0895R), an existing company within the meaning of the Companies Act, 2013 having its registered office at 15/2/1 Deodar Street, P.O. and P.S. Ballygunge, Kolkata -700019, **(32) SANDEEP ENCLAVE PVT. LTD.** (CIN No.U45200WB2006PTC111669; PAN AAKCS4068B), an existing company within the meaning of the Companies Act, 2013 having its registered office at 15/2/1 Deodar Street, P.O. and P.S. Ballygunge, Kolkata -700019, duly represented by its Director Mr. Sandeep Kothari (PAN AGDPK5582G; AADHAAR No.207244657132) son of Late Mool Chand Kothari, residing at 5, Allenby Road, P.O. Lala Lajpat Roy Sarani and P.S. Bhawanipore, Kolkata - 700020, **(33) PRATIBHA NIRMAN PVT. LTD.** (CIN No.U45200WB2006PTC111640; PAN AAEC0894Q), an existing company within the meaning of the Companies Act, 2013 having its registered office at 15/2/1 Deodar Street, P.O. and P.S. Ballygunge, Kolkata -700019, duly represented by its Director Mrs. Pratibha Kothari (PAN AFTP1965Q; AADHAAR No.698617838675) wife of Late Mool Chand Kothari, residing at 5, Allenby Road, P.O. Lala Lajpat Roy Sarani and P.S. Bhawanipore, Kolkata - 700020, **(34) M. C. KOTHARI PROMOTERS & DEVELOPERS PVT. LTD.** (CIN No.U70101WB1995PTC072033; PAN AABCM6818L), an existing company within the meaning of the Companies Act, 2013, having its registered office at 15/2/1 Deodar Street, P.O. and P.S. Ballygunge, Kolkata -700019, duly represented by its Director Mr. Sandeep Kothari (PAN AGDPK5582G; AADHAAR No.207244657132) son of Late Mool Chand Kothari, residing at 5, Allenby Road, P.O. Lala Lajpat Roy Sarani and P.S. Bhawanipore, Kolkata - 700020, **(35) VATAN PROPERTIES PVT. LTD.** (CIN No.U70102WB2013PTC195111; PAN AAECV4915E), an existing company within

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the meaning of the Companies Act, 2013 having its registered office at 15/2/1 Deodar Street, P.O. and P.S. Ballygunge, Kolkata -700019, **(36) VATAN INFRASTRUCTURE PVT. LTD.** (CIN No.U70102WB2013PTC195031; PAN AAECV4916H), an existing company within the meaning of the Companies Act, 2013 having its registered office at 15/2/1 Deodar Street, P.O. and P.S. Ballygunge, Kolkata -700019, **(37) VATAN HIGH RISE PVT. LTD.** (CIN No.U70102WB2013PTC195021; PAN AAECV4919J), an existing company within the meaning of the Companies Act, 2013 having its registered office at 15/2/1 Deodar Street, P.O. and P.S. Ballygunge, Kolkata -700019, all the companies are duly represented by its Director, Mrs. Pratibha Kothari (PAN AFTPK1965Q; AADHAAR No.698617838675) wife of Late Mool Chand Kothari, residing at 5, Allenby Road, P.O. Lala Lajpat Roy Sarani and P.S. Bhawanipore, Kolkata -700020, - all hereinafter collectively referred to as **"the OWNERS / LAND OWNERS"**, pursuant to the Resolutions dated 14.03.2022, dated 15.03.2022, dated 16.03.2022, dated 17.03.2022, dated 19.03.2022, dated 21.03.2022 and dated 22.03.2022, (hereinafter collectively referred to as **"the said PRINCIPALS"**)  
**SEND GREETINGS:**

**WHEREAS:**

- A. The **Principals** are jointly seized and possessed of and/or otherwise well and sufficiently entitled as the joint and absolute owners to **All Those** various pieces and parcels of land containing an area of **293.2064 Decimals** (equivalent to **177.38987 Cottahs**) as per ROR (and as per title deeds 297.9 Decimals) more or less situate lying and comprised in **L.R. Dag Nos. 549 (14.1644 Decimals), 530 (2 Decimals), 532 (6 Decimals), 529 (3 Decimals), 531 (19.3728 Decimals), 533 (4 Decimals), 534 (2.6664 Decimals), 535 (2 Decimals), 536 (18 Decimals), 617 (5.7652 Decimals), 550 (8 Decimals), 552 (17 Decimals), 609 (11 Decimals), 553 (5 Decimals), 557 (15 Decimals), 558 (26 Decimals), 555 (18.9468 Decimals), 619 (2.5011 Decimals), 618 (3.7002 Decimals), 608 (12 Decimals), 604 (4 Decimals), 556 (11.0895 Decimals), 554 (3 Decimals), 611 (51 Decimals), 603 (5 Decimals), 621 (2 Decimals), 610 (13 Decimals) and 528 (8 Decimals), corresponding to R.S. Dag Nos. 448, 432/1676, 433, 432/1677, 432, 434, 435, 436/1810, 436, 499, 449, 451, 492/1716, 452, 456, 457, 454, 500, 500/1717, 492, 490, 455, 453, 494, 489, 502, 493 and 431, recorded in various L.R. Khatians, in **Mouza Kodalia, J.L. No.35**, Touzi No.120, under Police Station Sonarpur, Sub-Registration Office ADSR Sonarpur, Ward No. 18, within the limits of Rajpur Sonarpur Municipality, in the District of South 24 Parganas, fully described in the **Schedule** hereunder written and hereinafter for the sake of brevity referred to as **"the said Property / said Premises"**, absolutely and forever.**
- B. By an Agreement dated 13<sup>th</sup> April 2022 and duly registered in the office of the Additional Registrar of Assurances-II, Kolkata, in Book I Volume 1902-2022 pages from 184328 to 184475 being No. 190204359 for the year 2022, made between the Principals herein therein collectively referred to as the Owners/Land Owners of the One Part and **Siom Realty Private Limited**, (PAN: AAECM1910C; CIN: U70101WB2005PTC101917), an existing company within the meaning of the Companies Act, 2013 having its Registered Office at Unit No. 1A, Juthika Apartment, 11/1, Sunny Park,



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স্বাক্ষরিত ১৭/৪/২৩  
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Post Office and Police Station Ballygunge, Kolkata 700019, therein referred to as the Developer of the Other Part (hereinafter also referred to as "**the Developer**"), the Principals have granted exclusive right to the said Developer to develop and exploit commercially the said Property / Premises by constructing new building or buildings thereat for mutual benefit and for the consideration and on the terms and conditions therein contained (hereinafter referred to as "**the DEVELOPMENT AGREEMENT**").

- C. In order to effectuate the said Development Agreement and to comply with its obligations therein, the Principals are executing this Power of Attorney jointly and/or severally in favour of **Siom Realty Private Limited** and its **Directors** jointly and/or severally (hereinafter referred to as "**the ATTORNEY**") as and for the purposes relating to the said Property / Premises as hereinafter contained.

**NOW KNOW YE BY THESE PRESENTS** We, the withinnamed **Principals** jointly and/or severally do and each of them doth hereby nominate constitute and appoint the said **Attorney** jointly and/or severally as the true and lawful attorney of the Principals for in the name and on behalf of the Principals to do execute exercise and perform all or any of the following acts deeds and things relating to the said Property / Premises i.e., to say:

1. To manage, maintain, look after, supervise and administer and defend possession of the said Property / Premises and every part thereof.
2. To sign and apply for and cause to be mutated the names of the Principals in the records of all concerned authorities, including the B.L. & L.R.O and with the Rajpur Sonarpur Municipality, as owners of the said Property / Premises, if not already done.
3. To do all acts deeds matters and things if and as be required to be done for amalgamation of the said Property / Premises, and do all acts deeds matters and things incidental thereto.
4. To consolidate, separate, apportion, divide, partition and demarcate the said Property / Premises and/or any portion thereof.
5. If required, to apply for conversion of the nature of use of the said Property / Premises or any part thereof with the concerned authorities under the provisions of the West Bengal Land Reforms Act, 1955 and all other relevant acts and rules, and to have the same converted in all relevant Government Records.
6. If so required, upon obtaining requisite permission and sanction, to shift any pond or any water body, if any within the said Property / Premises, and for that to do all acts deeds and things as may be required to be done from time to time.
7. To sign and apply for and obtain from the Competent Authority under the West Bengal Land Reforms Act, 1955 or the Urban Land (Ceiling & Regulation) Act, 1976 or any other law or statute for the time being in force

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all permissions, clearances, NOCs etc., that may be required for sanctioning, modification and/or alteration of plan obtaining utilities and other purposes herein stated.

8. To sign and apply for and obtain all necessary permissions and clearances from the authorities under the pollution and environment laws and all other related authorities.
9. To sign and apply for and obtain registration under the Real Estate (Regulation and Development) Act, 2016 and/or the West Bengal Building (Regulation of Promotion of Construction and Transfer by Promoters) Act, 1993 and to obtain all licenses and permissions under the said Act and all other acts and statutes, as applicable.
10. To appoint and terminate the appointment of Architects, Engineers, Surveyors and others for survey and soil testing and also for preparation of plans in respect of building or buildings at the said Property / Premises or portion or portions thereof and also for addition and/or alteration and/or modifications thereto (including those on account of user or change of user thereof or any part thereof) and also for other purposes herein stated.
11. To have the said Property / Premises surveyed and measured and to have the soil tested.
12. To prepare and apply for and submit the plans from time to time in respect of one or more buildings at the said Property / Premises or on portion or portions thereof with Rajpur Sonarpur Municipality, the Kolkata Metropolitan Development Authority, and all other concerned authorities for sanctioning and to have the same sanctioned and if required, to have the same modified and/or altered from time to time.
13. To give notice to the Rajpur Sonarpur Municipality and the concerned Gram Panchayat and all other concerned authorities regarding commencement of construction works on the said Property / Premises.
14. To inform the Rajpur Sonarpur Municipality, the concerned Gram Panchayat and all other concerned authorities of all internal alterations within the sanctioned covered space and to incorporate all such deviations in the Completion Plan in terms of the rules of the Rajpur Sonarpur Municipality, the concerned Gram Panchayat and all other concerned authorities and to get the same regularised.
15. To pay all fees and expenses and obtain sanction revalidation renewal and such other order or orders or permissions from the necessary authorities and to gift any part or portion of the said Property / Premises to the authorities concerned, if the situation so demands, and do all other necessary acts deeds and things as be expedient for sanctioning revalidation renewal modification and/or alteration of plans.
16. To pay all rates khajanas taxes charges expenses and other outgoings whatsoever (including municipal rates and taxes, land revenue and other charges whatsoever) payable for and on account of the said Property /

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Premises or any part thereof or any undivided share or shares therein or the building or buildings that may be constructed thereon and receive refund of the excess amounts paid from the concerned authorities and to grant receipts and discharges in respect thereof.

17. To accept or object to the assessments made from time to time of Annual Valuations in respect of the said Property / Premises or the building or buildings that may be constructed thereon or any part or share thereof by the Rajpur Sonarpur Municipality and the concerned Gram Panchayat and have the same finalised.
18. To construct new building or buildings and/or structures at the said Property / Premises and for that to demolish the existing buildings and/or other structures of whatsoever nature thereon or as may be constructed in future.
19. To sign and apply for and obtain electricity, gas, water, sewerage, drainage, tube-well, bore-well, lift, and/or other connections of any other utility or facility in the said property/Premises from the CESC Ltd. and/or the WBSEB Limited, The Rajpur Sonarpur Municipality and the concerned Gram Panchayat and other appropriate authorities and/or to make alterations therein and to close down and/or have disconnected the same and for that to sign execute and submit all papers applications documents and plans and to do all other acts, deeds and things as be deemed fit and proper by the said Attorney.
20. To sign and apply for and obtain such permissions as be necessary for obtaining steel, cement, bricks and other building materials and construction equipment for the purpose of construction of the new building/s at the said Property / Premises.
21. To sign and apply for and obtain permissions and licenses to erect and run/operate one or more lifts and/or elevators, generator, Dish Antenna and other Utilities at the said Property / Premises and to place orders for supply and erection of lift or lifts at the said property/Premises on the manufacturer thereof and also to give contract to the manufacturer for maintenance of lift or lifts, Dish Antenna and other Utilities and its associated machineries.
22. To sign and apply for and obtain the Completion or Occupancy or other certificates from the Rajpur Sonarpur Municipality and the concerned Gram Panchayat and/or other concerned authorities in respect of construction and/or occupation of the new building/s to be constructed at the said Property / Premises or any part thereof.
23. To warn off and prohibit and if necessary proceed in due forum of law against all or any trespassers on the said Property / Premises or any part thereof and to take appropriate steps.
24. For all or any of the purposes hereinbefore and also hereinafter stated, to appear and represent the Principals before the Rajpur Sonarpur Municipality and the concerned Gram Panchayat and all its departments,

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the Kolkata Metropolitan Development Authority, Fire Brigade, the West Bengal Land Reforms Act, 1955 or the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976 or any other law or statute for the time being in force, the Authorised Officer / Authority under the West Bengal (Regulation of Promotion of Construction and Transfer by Promoters) Act, 1993 and/or the Real Estate (Regulation and Development) Act, 2016 and all other acts and statutes, as applicable, the B.L. & L.R.O. and other authorities under the West Bengal Land Reforms Act, 1955 and other Land / Tenancy laws, Town And Country Planning Authorities, all Revenue Authorities, Pollution Control Board and other authorities connected to pollution matters, Environment authorities, Development Plan Authorities of the Government of West Bengal and/or India, Kolkata Port Trust, Insurance Companies, Traffic Police and other Police Authorities, West Bengal Fire Services and all Fire Authorities, Airports Authority of India, Chief Electrical Inspector and other Electricity Authorities, Government of West Bengal, Microwave Authorities of Department of Telecommunication and also all other Authorities and Government Departments and/or its officers and also all other State and Union Executives Judicial or Quasi Judicial and other authorities and persons and also all courts tribunals and appellate authorities and to do all acts deeds and things and to make sign execute register submit register and/or deliver all documents, declarations, affidavits, deeds of gift, applications, undertakings, indemnities, objections, notices etc (including those relating to boundary verification) and also to submit and take delivery of all title deeds concerning the said premises and other papers and documents (including cause papers and orders passed in any suit or litigation or proceeding) as be required by the necessary Authorities or as may in any way be found necessary or expedient by the said Attorneys or any of them.

25. To insure and keep insured the new building/s at the said Property / Premises or any part thereof against loss or damage by fire earthquake and/or other risks as be deemed necessary and/or desirable by the said Attorney and to pay all premium for such insurance.
26. To sign and apply for and take loans and/or finances from any Bank and/or Financial Institution and/or NBFC and/or Private Lender and/or other entity on the security of the said Property / Premises and/or constructions thereat (both present and future) and such other securities and guarantees as may be required and on such terms and conditions as the said Attorneys or any of them may deem fit and proper and to sign all documents and to allow the persons interested in purchasing flats, units, shops, showrooms, row houses/Bungalows, single storied Building, car parking spaces or rights and other constructed areas or saleable spaces or rights in the new building or buildings to be constructed at the said Premises and/or the land comprised in the said Premises or any portion thereof or any undivided share therein to take loans from any such Bank or Financial Institution or lenders, in accordance with the said Development Agreement on the Developers Allocation.
27. To create security or charge on the said Premises and/or constructions thereat (both present and future) by creating such charges and mortgages, including mortgaging of the said Premises and/or constructions thereat

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17 APR 2013



(both present and future) by way of registered mortgage and/or equitable mortgage by depositing of Title Deeds of the said Premises, and for the said purposes to give and deposit the title deeds and issue instructions to Escrow Agents appointed under the said Development Agreement and to sign execute and make Bills of Exchange, Security Deeds, Mortgage Deeds, Indemnities, deed of pledge hypothecation and agree to all terms and conditions, covenant stipulations as shall be thought fit and proper by our said Attorneys or any of them and enter into and enter into and sign all documents agreements declarations confirmations and instruments, in accordance with the said Development Agreement on the Developers Allocation.

28. To negotiate with the person or persons interested in owning, purchasing and/or otherwise acquiring flats, shops, showrooms, offices, units, Row-houses/Bungalows, single storied Building, car parking spaces or rights and other constructed areas or saleable spaces in the new building/s to be constructed at the said Property / Premises and accept bookings / blockings from such intending buyer or buyers and to make commitments and sell, convey, transfer or otherwise dispose of such Row-houses/Bungalows, single storied Building, shops, showrooms, offices, car parking spaces or rights and other constructed areas or saleable spaces in the new building/s to be constructed at the said Property / Premises alongwith or independent of or independently the land comprised in the said Property / Premises attributable thereto or any portion thereof or any undivided share therein to such person or persons and at such consideration and on such terms and conditions as the said Attorney or Attorneys may deem fit and proper and to receive and appropriate all proceeds consideration deposit and other amounts received / realised out of such sale conveyance and/or transfer and grant valid receipts and discharges which shall fully exonerate the person paying the same, in accordance with the said Development Agreement. The Developer shall deposit the owner's allocation / revenue of the sale proceeds of the premise to the Owner's Bank Account as per ratio mentioned in the said Development Agreement. • •
29. To cancel any booking/blocking and terminate any contract agreement right of occupancy user and/or enjoyment with any person or persons intending to acquire flats, row houses/Bungalows, single storied Building, shops, showrooms, offices, units, car parking spaces and other constructed areas/saleable spaces and/or undivided shares in the land comprised in the said Property / Premises and to deal with the space and rights of such person or persons in such manner as the said attorney or attorneys may deem fit and proper.
30. To join in as party to agreements for sale, or otherwise transfer of the Row-houses / Bungalows, single storied Building shops, showrooms, units, car parking spaces or rights and other constructed areas or saleable spaces in the new building/s to be constructed at the said Property / Premises and/or undivided share in the land comprised in the said Property / Premises or part thereof, and confirming thereunder inter alia the rights and entitlements of the Developer under the said Development Agreement and agreeing to execute the Deeds of conveyance, lease or otherwise transfer to be executed in pursuance thereof.

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SOUTH 24 PARGANAS  
17 APR 2011

31. For all or any of the powers and authorities herein contained to sign execute enter into modify, cancel, alter, draw, approve rectify and/or register and/or give consent and confirmation to all papers, documents, agreements, supplementary agreements, consents, confirmations, deeds, sale deeds, transfer deeds, conveyances, nominations, assignments, rectifications, declarations, affidavits, applications, undertakings, indemnities and other documents.
32. To sign and appear and represent the Principals before any Registrar, Sub Registrar, Additional Registrar, District Registrar, Registrar of Assurances and other officer or officers or Authority or Authorities having jurisdiction and to present for registration and admit execution and to acknowledge and register or have registered and perfected all documents deeds instruments and writings signed by the said Attorney by virtue of the powers hereby conferred.
33. To finalise and accept or dispute the market value assessed by the concerned Registrar or the concerned Collector or other concerned Authority or Authorities and for that to do all acts deeds and things and sign execute deliver and submit all papers documents applications objections notices etc. and also to submit and take delivery of all documents of title, clearances, plans etc. as may be required and found necessary or expedient by the said Attorney or Attorneys.
34. To sign and appear and represent the Principals before any Notary Public, Metropolitan or other Magistrates and other officer or officers and authorities in connection with affirmation of any deed instrument declaration or writing signed or made by the said Attorney or Attorneys by virtue of the powers hereby conferred.
35. To enforce any covenant in any agreement, sale deed, transfer deed, conveyance, assignment deed or any other documents of transfer executed by the Principals or by the said attorney by virtue of the powers hereby conferred and if any right to re-enter arises under such covenants or under notice to determine or quit then to exercise such right, amongst others.
36. To ask, demand, sue for, recover, realise and collect money, earnest money, consideration, construction costs, deposits, advances, compensation, interest, damages, payments whatsoever etc., which are or may be due payable or recoverable under any such Agreement from any person or persons or authority or authorities on any account whatsoever and to give effectual receipts and discharges for the same.
37. To sign and submit all papers applications and documents for having and to have the flats, row houses/Bungalows, single storied Building, shops, showrooms, offices, units and other constructed areas in the new building/s that may be constructed at the said Property / Premises separately assessed and mutated in the names of the respective persons desirous of acquiring the same as hereinbefore stated in all public records and with all authorities and/or persons (including Rajpur Sonarpur Municipality) having jurisdiction over the said Property /





17 APR 2003



Premises and to deal with such Authority and/or Authorities in such manner as the said Attorney may deem fit and proper.

38. To commence prosecute enforce defend answer and oppose all actions suits writs appeals revision and other legal proceedings and demands civil criminal or revenue concerning the sanction revalidation renewal modification and/or alteration of plans and/or obtaining of permission, clearances, certificate etc., and/or touching any of the matters herein contained concerning the said Property / Premises or any part thereof in which the Principals are in any way or manner now or may hereafter be interested or concerned and if thought fit to compromise settle, refer to arbitration, abandon, submit to judgement or become non suited in any such action or proceedings as aforesaid before any Court, Civil or Criminal or Revenue (including the Collector, Tribunal etc.).
39. To sign declare verify and/or affirm any plaint, written statement, petition, consent petition, affidavit, Vakalatnama, warrant of attorney, memorandum of appeal or any other document or cause paper in any proceeding in any way or connected with the said property/Premises, and if necessary to adduce evidence for and on behalf of the Principals.
40. To accept notices, summons and service or papers from any Court, Tribunal, Postal authorities and/or other authority and/or person.
41. For better and more effectually exercising the powers and authorities aforesaid to retain appoint and employ Advocates, Pleaders, Solicitors, Mukhtears and to revoke such appointments.
42. To receive or pay and/or deposit all moneys including stamp duty, court fees, registration fees, legal fees etc. and to pay and/or receive refunds thereof or the excess amount and give valid receipts and discharges therefor.
43. To sign and appear and represent the Principals before all authorities make commitments and give undertakings as be required for all or any of the purposes herein contained.

**AND GENERALLY** to do all acts deeds matters and things for better exercise of the authorities herein contained relating to the said property/Premises or any part thereof or any undivided share therein and/or in the building/s to be constructed at the said Property / Premises which the Principals themselves would have lawfully done under their own hand and seal, if personally present.

**AND** the Principals doth hereby ratify and confirm and agree to ratify and confirm all and whatever the said Attorney or Attorneys either jointly or severally shall lawfully do or cause to be done in or about the premises aforesaid in accordance with the terms and conditions of the Development Agreement.





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17 APR 2011

**THE SCHEDULE ABOVE REFERRED TO:**  
**("said PROPERTY" / "said PREMISES")**

All Those various pieces and parcels of land containing an area of **297.9 Decimals** (equivalent to **293.2064 Decimals** (equivalent to **177.38987 Cottahs**) as per ROR (and as per title deeds 297.9 Decimals) more or less situate lying and comprised in **L.R. Dag Nos. 549 (14.1644 Decimals), 530 (2 Decimals), 532 (6 Decimals), 529 (3 Decimals), 531 (19.3728 Decimals), 533 (4 Decimals), 534 (2.6664 Decimals), 535 (2 Decimals), 536 (18 Decimals), 617 (5.7652 Decimals), 550 (8 Decimals), 552 (17 Decimals), 609 (11 Decimals), 553 (5 Decimals), 557 (15 Decimals), 558 (26 Decimals), 555 (18.9468 Decimals), 619 (2.5011 Decimals), 618 (3.7002 Decimals), 608 (12 Decimals), 604 (4 Decimals), 556 (11.0895 Decimals), 554 (3 Decimals), 611 (51 Decimals), 603 (5 Decimals), 621 (2 Decimals), 610 (13 Decimals) and 528 (8 Decimals), corresponding to R.S. Dag Nos. 448, 432/1676, 433, 432/1677, 432, 434, 435, 436/1810, 436, 499, 449, 451, 492/1716, 452, 456, 457, 454, 500, 500/1717, 492, 490, 455, 453, 494, 489, 502, 493 and 431 recorded in L.R. Khatian Nos. 5578, 5511, 5779, 5531, 5583, 5572, 5510, 5579, 5580, 5570, 5582, 5573, 5568, 5569, 5567, 5532, 5584, 5527, 5525, 5518, 5509, 5517, 5577, 5571, 5586, 5514, 5575, 5515, 5516, 5581, 5526, 5585, 5524, 5576, 5801, 5513, 5512 5530 and Old Khatian Number 3091 (in the name of Previous Owner), all in Mouza Kodalia, J.L. No.35, Touzi No.120, under Police Station Sonarpur, Sub-Registration Office ADSR Sonarpur, in the District of South 24 Parganas, Ward No. 18, within the limits of Rajpur Sonarpur Municipality, as delineated in the map or plan annexed hereto shown in "**Red**" borders and butted and bounded as under :**

- On the **North** : By Mouza Harinavi J.L. No.36,  
 On the **East** : By R.S. Dag No.495, R.S. Dag No.498, Partly R.S. Dag No. 500/1717, Partly R.S. Dag No.500, Partly R.S. Dag No.502, R.S. Dag No.503, R.S. Dag No.446, R.S. Dag No.445, R.S.Dag No.437 and R.S. Dag No.438,  
 On the **West** : By L.R. Dag No.601, L.R. Dag No.602, R.S. Dag No.497, L.R. Dag No.605, L.R. Dag No.607, Partly R.S. Dag No. 457/1812, Partly R.S. Dag No.451, R.S. Dag No.450, Summit School, and Partly R.S. Dag No.432,  
 On the **South** : By Rajpur-Sonarpur Municipality Road.

**Or Howsoever Otherwise** the same now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished.

*QX*  






Dist. Sub-Registrar-III  
24 Parganas, Alipore  
17 APR 2003

IN WITNESS WHEREOF the Principals have executed this Power of Attorney on this 17<sup>th</sup> day of April, 2023.

SIGNED SEALED AND DELIVERED by the withinnamed **PRINCIPALS** at **Kolkata** in the presence of:

1) Mahendra Kumar Baird  
117, Southern Avenue  
Kolkata - 700029.

2) Soumen Dey  
2. Women's Institution,  
Street Kolkata - 700006.

(1) Vatan Estate Pvt. Ltd.

Vatan Estate Pvt. Ltd.

Pratibha Kothari

Director

Director

(2) Vatan Conclave Pvt. Ltd.

Vatan Conclave Pvt. Ltd.

Pratibha Kothari

Director

Director

(3) Vatan Buildcon Pvt. Ltd.

Vatan Buildcon Pvt. Ltd.

Pratibha Kothari

Director

Director

(4) Sunvat Realtors Pvt. Ltd.

SUNVAT REALTORS PVT LTD,

Pratibha Kothari

Director

Director

(5) Sunvat Properties Pvt. Ltd.

SUNVAT PROPERTIES PVT. LTD.

Pratibha Kothari

Director

(6) Sunvat Infra Projects Pvt. Ltd.

SUNVAT Infraprojects Pvt. Ltd.

Pratibha Kothari

Director

Director





(7) Sunvat Highrise Pvt. Ltd.

SUNVAT HIGH RISE PVT. LTD.

*Pratibha Kothari*

Director  
Director

(8) Sunvat Conclave Pvt. Ltd.

SUNVAT CONCLAVE PVT. LTD.

*Pratibha Kothari*

Director  
Director

(9) Sunvat Buildcon (P) Ltd.

SUNVAT BUILDCON PVT. LTD.

*Pratibha Kothari*

Director  
Director

(10) Preeti Realtors Pvt. Ltd.

Preeti Realtors Pvt. Ltd.

*Pratibha Kothari*

Director  
Director

(11) Preeti Highrise Pvt. Ltd.

Preeti High Rise Pvt. Ltd.

*Pratibha Kothari*

Director  
Director

(12) Preeti Conclave Pvt. Ltd.

Preeti Conclave Pvt. Ltd.

*Anil Aggarwal*

Director  
Director

(13) Pratibha Enclave Pvt. Ltd.

Pratibha Enclave Pvt. Ltd.

*Sankarham*

Director  
Director



সি.এ.স. ডি.সি. রেজিস্ট্রার-III  
17 APR 2021

(14) MCPRO Realtors Pvt. Ltd.

MCPRO REALTORS PVT. LTD.

*Sankethani*

Director  
Director

(15) MCPRO Infra Projects (P) Ltd.

MCPRO Infra Projects Pvt. Ltd.

*Raj Agalw.*

Director  
Director

(16) MCPRO Infra Structure Pvt. Ltd.

MCPRO INFRASTRUCTURE PVT. LTD.

*Sankethani*

Director  
Director

(17) MCPRO Constructions Pvt. Ltd.

MCPRO Construction Pvt Ltd.

*Sankethani*

Director  
Director

(18) MCPRO Highrise Pvt. Ltd.

MCPRO HIGH RISE PVT, LTD.

*Sankethani*

Director

Director

(19) MCPRO Developers Pvt. Ltd.

MCPRO DEVELOPERS PVT. LTD.

*Sankethani*

Director

Director

(20) Sandeep Nirman Pvt. Ltd.

Sandeep Nirman Pvt. Ltd.

*Pratibha Kathace*

Director  
Director





Office of the Dist. Sub-Registrar  
Bangalore  
17 APR 2023

- (21) MCPRO Conclave Pvt. Ltd  
MCPRO CONCLAVE PVT. LTD.

*Sankathari*

Director  
Director

- (22) MCPRO Buildcon Pvt. Ltd.

MCPRO BUILDCON PVT. LTD.

*Sankathari*

Director  
Director

- (23) M. C. Kothari Realtors LLP  
M C KOTHARI REALTORS LLP

*Sankathari*

DESIGNATED PARTNER

Designated Partner

- (24) Singhwahini Marketing Pvt. Ltd.  
SINGHWAHINI MARKETING PRIVATE LIMITED

*Ravi Agarwal*

Directors

Director

- (25) Bhairavkripa Dealmark Private Limited  
BHAIRAVKRIPA DEALMARK PRIVATE LIMITED

*Ravi Agarwal*

Director

Director

- (26) Brajbihari Traders Private limited

Brajbihari Traders Pvt. Ltd.

*Ravi Agarwal*

Director

Director

*/*



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Scan Date: 17 APR 2023  
17 APR 2023



- (27) **Vatan Enclave Pvt. Ltd.**  
VATAN ENCLAVE PVT LTD

*Pratibha Kothari*

Director  
Director

- (28) **Sandeep Promoters & Developers Private Limited**

Sandeep Promoters & Developers Pvt. Ltd.

*Sanketham*

Director  
Director

- (29) **Vatan Constructions Pvt. Ltd.**  
Vatan Construction Pvt. Ltd.

*Sanketham*

Director  
Director

- (30) **Mool Chand Pratibha Construction Pvt. Ltd.**

Moolchand Pratibha Construction Pvt. Ltd.

*Sanketham*

Director  
Director

- (31) **Pratibha Griha Nirman (P) Ltd.**

Pratibha Griha Nirman Pvt. Ltd.

*Sanketham*

Director  
Director

- (32) **Sandeep Encalve Pvt. Ltd.**

SANDEEP ENCLAVE PVT. LTD.

*Sanketham*

Director  
Director

- (33) **Pratibha Nirman Pvt. Ltd.**

Pratibha Nirman Pvt. Ltd.

*Pratibha Kothari*

Director  
Director



Dist. Sub-Registrar, Alipore  
17 APR 2023

- (34) **M. C. Kothari Promoters & Developers Pvt. Ltd.**  
M C KOTHARI PROMOTERS & DEVELOPERS PVT. LTD.

*Sankar Kothari*

Director  
Director

- (35) **Vatan Properties Pvt. Ltd.**  
Vatan Properties Pvt. Ltd.

*Pratibha Kothari*

Director  
Director

- (36) **Vatan Infrastructure Pvt. Ltd.**  
Vatan Infrastructure Pvt. Ltd.

*Pratibha Kothari*

Director  
Director

- (37) **Vatan Highrise Pvt. Ltd.**  
Vatan High Rise Pvt. Ltd.

*Pratibha Kothari*

Director  
Director

ACCEPTED by the withinnamed  
ATTORNEY at Kolkata.

**Siom Realty Private Limited**

SIOM REALTY PRIVATE LIMITED

*[Signature]*

Director  
Director

Drafted by me, as per  
declaration in document  
by the parties.  
*K. C. V. M. K. K.*  
Advocate,  
High Courts Calcutta  
WB/867/83.





17 APR 2023

# SPECIMEN FORM FOR TEN FINGERPRINTS



LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Bratishaketharia



LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Sankeshari



LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Anup Agard



LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Anup Agard



DISTRICT SUB-REGISTRAR  
SOUTH 24 PARGANAS  
17 APR 2023



# SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the executants and/or purchaser Presents					
1.						
		LITTLE	RING	MIDDLE	FORE	THUMB
		(LEFT HAND)				
		THUMB	FORE	MIDDLE	RING	LITTLE
		(RIGHT HAND)				
2.						
		LITTLE	RING	MIDDLE	FORE	THUMB
		(LEFT HAND)				
		THUMB	FORE	MIDDLE	RING	LITTLE
		(RIGHT HAND)				
3.						
		LITTLE	RING	MIDDLE	FORE	THUMB
		(LEFT HAND)				
		THUMB	FORE	MIDDLE	RING	LITTLE
		(RIGHT HAND)				
4.						
		LITTLE	RING	MIDDLE	FORE	THUMB
		(LEFT HAND)				
		THUMB	FORE	MIDDLE	RING	LITTLE
		(RIGHT HAND)				



17 APR 2021

### Major Information of the Deed

Deed No :	I-1603-05062/2023	Date of Registration	19/04/2023
Query No / Year	1603-2000958613/2023	Office where deed is registered	
Query Date	13/04/2023 3:03:48 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Anindita Roy 16, Krishna Ram Bose Street, Thana : Shyampukur, District : Kolkata, WEST BENGAL, PIN - 700004, Mobile No. : 9673335446, Status :Attorney of Claimant		
Transaction		Additional Transaction	
[0139] Sale, Development Power of Attorney		[4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Set Forth value		Market Value	
		Rs. 7,48,67,338/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 75,020/- (Article:48(g))		Rs. 53/- (Article:E, E)	
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: R.N. BHATTACHARJEE ROAD, Mouza: Kodalia, JI No: 35, Pin Code : 700150

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-549 (RS :-)	LR-5578	Bastu	Bastu	14.1644 Dec		35,69,429/-	Property is on Road
L2	LR-530 (RS :-)	LR-5578	Bastu	Bastu	2 Dec		5,04,000/-	Property is on Road
L3	LR-532 (RS :-)	LR-5578	Bastu	Bastu	6 Dec		15,12,000/-	Property is on Road
L4	LR-529 (RS :-)	LR-5510	Bastu	Bastu	3 Dec		7,56,000/-	Property is on Road
L5	LR-531 (RS :-)	LR-5578	Bastu	Bastu	19.3728 Dec		48,81,946/-	Property is on Road
L6	LR-533 (RS :-)	LR-5578	Bastu	Bastu	4 Dec		10,08,000/-	Property is on Road
L7	LR-534 (RS :-)	LR-5578	Bastu	Bastu	2.6664 Dec		7,87,146/-	Property is on Road
L8	LR-535 (RS :-)	LR-5579	Bastu	Bastu	2 Dec		5,90,418/-	Property is on Road
L9	LR-536 (RS :-)	LR-5579	Bastu	Bastu	18 Dec		53,13,769/-	Property is on Road
L10	LR-617 (RS :-)	LR-5532	Bastu	Bastu	5.7652 Dec		14,52,830/-	Property is on Road
L11	LR-550 (RS :-)	LR-5779	Bastu	Bastu	8 Dec		20,16,000/-	Property is on Road
L12	LR-552 (RS :-)	LR-5779	Bastu	Bastu	17 Dec		42,84,000/-	Property is on Road
L13	LR-609 (RS :-)	LR-5514	Bastu	Bastu	11 Dec		27,72,000/-	Property is on Road



L14	LR-553 (RS :-)	LR-5531	Bastu	Bastu	5 Dec		12,60,000/-	Property is on Road
L15	LR-557 (RS :-)	LR-5583	Bastu	Bastu	15 Dec		37,80,000/-	Property is on Road
L16	LR-558 (RS :-)	LR-5578	Bastu	Bastu	26 Dec		65,52,000/-	Property is on Road
L17	LR-555 (RS :-)	LR-5581	Bastu	Bastu	18.9468 Dec		47,74,594/-	Property is on Road
L18	LR-619 (RS :-)	LR-5575	Bastu	Bastu	2.501 Dec		6,30,252/-	Property is on Road
L19	LR-618 (RS :-)	LR-5575	Bastu	Bastu	3.7 Dec		9,32,400/-	Property is on Road
L20	LR-608 (RS :-)	LR-5573	Bastu	Bastu	12 Dec		30,24,000/-	Property is on Road
L21	LR-604 (RS :-)	LR-5586	Bastu	Bastu	4 Dec		10,08,000/-	Property is on Road
L22	LR-556 (RS :-)	LR-5578	Bastu	Bastu	11.0895 Dec		27,94,554/-	Property is on Road
L23	LR-554 (RS :-)	LR-5578	Bastu	Bastu	3 Dec		7,56,000/-	Property is on Road
L24	LR-611 (RS :-)	LR-5578	Bastu	Bastu	51 Dec		1,28,52,000/-	Property is on Road
L25	LR-603 (RS :-)	LR-5578	Bastu	Bastu	5 Dec		12,60,000/-	Property is on Road
L26	LR-621 (RS :-)	LR-5578	Bastu	Bastu	2 Dec		5,04,000/-	Property is on Road
L27	LR-610 (RS :-)	LR-5578	Bastu	Bastu	13 Dec		32,76,000/-	Property is on Road
L28	LR-528 (RS :-)	LR-5578	Bastu	Bastu	8 Dec		20,16,000/-	Property is on Road
		<b>TOTAL :</b>			<b>293.2061Dec</b>	<b>0 /-</b>	<b>748,67,338 /-</b>	
		<b>Grand Total :</b>			<b>293.2061Dec</b>	<b>0 /-</b>	<b>748,67,338 /-</b>	

#### Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>VATAN ESTATE PRIVATE LIMITED</b> 15/2/1, Deodar Street, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District: South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No:: AAxxxxxx0H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	<b>VATAN CONCLAVE PRIVATE LIMITED</b> 15/2/1, Deodar Street, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No:: AAxxxxxx7G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative



3	<b>VATAN BUILDCON PRIVATE LIMITED</b> 15/2/1, Deodar Street, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: AAxxxxxx8K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
4	<b>SUNVAT REALTORS PRIVATE LIMITED</b> 15/2/1, Deodar Street, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: AAxxxxxx3J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
5	<b>SUNVAT PROPERTIES PRIVATE LIMITED</b> 15/2/1, Deodar Street, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: AAxxxxxx8E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
6	<b>SUNVAT INFRA PROJECTS PRIVATE LIMITED</b> 15/2/1, Deodar Street, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: AAxxxxxx6R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
7	<b>SUNVAT HIGHRISE PRIVATE LIMITED</b> 15/2/1, Deodar Street, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: AAxxxxxx9F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
8	<b>SUNVAT CONCLAVE PRIVATE LIMITED</b> 15/2/1, Deodar Street, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: AAxxxxxx6L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
9	<b>SUNVAT BUILDCON PRIVATE LIMITED</b> 15/2/1, Deodar Street, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: AAxxxxxx7M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
10	<b>PREETI REALTORS PRIVATE LIMITED</b> 15/2/1, Deodar Street, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: AAxxxxxx3J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
11	<b>PREETI HIGHRISE PRIVATE LIMITED</b> 15/2/1, Deodar Street, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: AAxxxxxx2M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
12	<b>PREETI CONCLAVE PRIVATE LIMITED</b> 15/2/1, Deodar Street, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: AAxxxxxx5Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
13	<b>PRATIBHA ENCLAVE PRIVATE LIMITED</b> 15/2/1, Deodar Street, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: AAxxxxxx6P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
14	<b>MCPRO REALTORS PRIVATE LIMITED</b> 15/2/1, Deodar Street, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: AAxxxxxx0A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
15	<b>MCPRO INFRAPROJECTS PRIVATE LIMITED</b> 15/2/1, Deodar Street, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: AAxxxxxx2K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
16	<b>MCPRO INFRASTRUCTURE PRIVATE LIMITED</b> 15/2/1, Deodar Street, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: AAxxxxxx8F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative



17	<b>MCPRO CONSTRUCTIONS PRIVATE LIMITED</b> 15/2/1, Deodar Street, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: AAxxxxxx6P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
18	<b>MCPRO DEVELOPERS PRIVATE LIMITED</b> 15/2/1, Deodar Street, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: AAxxxxxx7N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
19	<b>SANDEEP NIRMAN PRIVATE LIMITED</b> 15/2/1, Deodar Street, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: AAxxxxxx7Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
20	<b>MCPRO CONCLAVE PRIVATE LIMITED</b> 15/2/1, Deodar Street, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: AAxxxxxx1B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
21	<b>MCPRO BUILDCON PRIVATE LIMITED</b> 15/2/1, Deodar Street, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: AAxxxxxx1E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
22	<b>M C KOTHARI REALTORS LLP</b> 15/2/1, Deodar Street, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: ABxxxxxx0R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
23	<b>SINGHWAHINI MARKETING PRIVATE LIMITED</b> 15/2/1, Deodar Street, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: AAxxxxxx5J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
24	<b>BHAIRAVKRIPA DEALMARK PRIVATE LIMITED</b> 15/2/1, Deodar Street, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: AAxxxxxx9R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
25	<b>BRAJBIHARI TRADERS PRIVATE LIMITED</b> 15/2/1, Deodar Street, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: AAxxxxxx0Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
26	<b>VATAN ENCLAVE PRIVATE LIMITED</b> 15/2/1, Deodar Street, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: AAxxxxxx0M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
27	<b>SANDEEP PROMOTERS AND DEVELOPERS PRIVATE LIMITED</b> 15/2/1, Deodar Street, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: AAxxxxxx6R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
28	<b>VATAN CONSTRUCTION PRIVATE LIMITED</b> 15/2/1, Deodar Street, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: AAxxxxxx9N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
29	<b>MOOL CHAND PRATIBHA CONSTRUCTION PRIVATE LIMITED</b> 15/2/1, Deodar Street, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: AAxxxxxx8R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
30	<b>PRATIBHA GRIHA NIRMAN PRIVATE LIMITED</b> 15/2/1, Deodar Street, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: AAxxxxxx5R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative



31	<b>SANDEEP ENCLAVE PRIVATE LIMITED</b> 15/2/1, Deodar Street, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: AAxxxxxx8B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
32	<b>PRATIBHA NIRMAN PRIVATE LIMITED</b> 15/2/1, Deodar Street, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: AAxxxxxx4Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
33	<b>M C KOTHARI PROMOTERS AND DEVELOPERS PRIVATE LIMITED</b> 15/2/1, Deodar Street, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: AAxxxxxx8L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
34	<b>VATAN PROPERTIES PRIVATE LIMITED</b> 15/2/1, Deodar Street, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: AAxxxxxx5E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
35	<b>VATAN INFRASTRUCTURE PRIVATE LIMITED</b> 15/2/1, Deodar Street, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: AAxxxxxx6H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
36	<b>VATAN HIGH RISE PRIVATE LIMITED</b> 15/2/1, Deodar Street, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: AAxxxxxx9J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
37	<b>MCPRO HIGHRISE PRIVATE LIMITED</b> 15/2/1, Deodar Street, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: AAxxxxxx9E,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	<b>SIOM REALTY PRIVATE LIMITED</b> 11/1, Sunny Park, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: AAxxxxxx0C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

#### Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Sameer Vikram Agarwal (Presentant)</b> Son of Mr Vikram Chand Agarwal 3/2A, Garcha 1st Lane, "MANIAM", Ballygunge, City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx6M, Aadhaar No: 78xxxxxxxx1812 Status : Representative, Representative of : SIOM REALTY PRIVATE LIMITED (as Director)



**2 Mrs Pratibha Kothari**

Wife of Late Mool Chand Kothari 5, Allenby Road, City:- , P.O:- Lala Lajpat Roy Sarani, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx5Q, Aadhaar No: 69xxxxxxxx8675 Status : Representative, Representative of : VATAN ESTATE PRIVATE LIMITED (as Director), VATAN CONCLAVE PRIVATE LIMITED (as Director), VATAN BUILDCON PRIVATE LIMITED (as Director), SUNVAT REALTORS PRIVATE LIMITED (as Director), SUNVAT PROPERTIES PRIVATE LIMITED (as Director), SUNVAT INFRA PROJECTS PRIVATE LIMITED (as Director), SUNVAT HIGHRISE PRIVATE LIMITED (as Director), SUNVAT CONCLAVE PRIVATE LIMITED (as Director), SUNVAT BUILDCON PRIVATE LIMITED (as Director), PREETI REALTORS PRIVATE LIMITED (as Director), PREETI HIGHRISE PRIVATE LIMITED (as Director), SANDEEP NIRMAN PRIVATE LIMITED (as Director), VATAN ENCLAVE PRIVATE LIMITED (as Director), PRATIBHA NIRMAN PRIVATE LIMITED (as Director), VATAN PROPERTIES PRIVATE LIMITED (as Director), VATAN INFRASTRUCTURE PRIVATE LIMITED (as Director), VATAN HIGH RISE PRIVATE LIMITED (as Director), MCPRO HIGHRISE PRIVATE LIMITED (as Director)

**3 Mr Sandeep Kothari**

Son of Late Mool Chand Kothari 5, Allenby Road, City:- , P.O:- Lala Lajpat Roy Sarani, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx2G, Aadhaar No: 20xxxxxxxx7132 Status : Representative, Representative of : PRATIBHA ENCLAVE PRIVATE LIMITED (as Director), MCPRO REALTORS PRIVATE LIMITED (as Director), MCPRO INFRASTRUCTURE PRIVATE LIMITED (as Director), MCPRO CONSTRUCTIONS PRIVATE LIMITED (as Director), MCPRO DEVELOPERS PRIVATE LIMITED (as Director), MCPRO CONCLAVE PRIVATE LIMITED (as Director), MCPRO BUILDCON PRIVATE LIMITED (as Director), M C KOTHARI REALTORS LLP (as Designated Partner), SANDEEP PROMOTERS AND DEVELOPERS PRIVATE LIMITED (as Director), VATAN CONSTRUCTION PRIVATE LIMITED (as Director), MOOL CHAND PRATIBHA CONSTRUCTION PRIVATE LIMITED (as Director), PRATIBHA GRIHA NIRMAN PRIVATE LIMITED (as Director), SANDEEP ENCLAVE PRIVATE LIMITED (as Director), M C KOTHARI PROMOTERS AND DEVELOPERS PRIVATE LIMITED (as Director)

**4 Mr Anup Agarwal**

Son of Late Rajendra Prasad Agarwal 19, Park Road, Titagarh, City:- Titagarh, P.O:- Titagarh, P.S:- Titagarh, District:-North 24-Parganas, West Bengal, India, PIN:- 700119, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx2P, Aadhaar No: 64xxxxxxxx3945 Status : Representative, Representative of : PREETI CONCLAVE PRIVATE LIMITED (as Director), MCPRO INFRAPROJECTS PRIVATE LIMITED (as Director), SINGHWAHINI MARKETING PRIVATE LIMITED (as Director), BHAIKRAVDEALMARK PRIVATE LIMITED (as Director), BRAJBIHARI TRADERS PRIVATE LIMITED (as Director)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Miss Anindita Roy</b> Daughter of Late Alok Kumar Roy 16, Krishna Ram Bose Street, City:- Kolkata, P.O:- Shyambazar, P.S:- Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700004			

Identifier Of Mr Sameer Vikram Agarwal , Mrs Pratibha Kothari, Mr Sandeep Kothari, Mr Anup Agarwal



## Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: R.N. BHATTACHARJEE ROAD, Mouza: Kodalia, JI No: 35, Pin Code : 700150

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 549, LR Khatian No:- 5578	Owner:সুনভত বিল্ডকন প্রাঃ লিঃ, Address:নিজ , Classification:ডাঙ্গা, Area:0.06000000 Acre,	SUNVAT BUILDCON PRIVATE LIMITED
L2	LR Plot No:- 530, LR Khatian No:- 5578	Owner:সুনভত বিল্ডকন প্রাঃ লিঃ, Address:নিজ , Classification:ডাঙ্গা, Area:0.02000000 Acre,	SUNVAT BUILDCON PRIVATE LIMITED
L3	LR Plot No:- 532, LR Khatian No:- 5578		Seller is not the recorded Owner as per Applicant.
L4	LR Plot No:- 529, LR Khatian No:- 5510	Owner:এম সি প্রোঃ হাইরাইস প্রাঃ লিঃ, Gurdian:পক্ষে ডিরেক্টর, Address:5, লুকাস লেন, কোল-01 , Classification:ডাঙ্গা, Area:0.03000000 Acre,	MCPRO HIGHRISE PRIVATE LIMITED
L5	LR Plot No:- 531, LR Khatian No:- 5578		Seller is not the recorded Owner as per Applicant.
L6	LR Plot No:- 533, LR Khatian No:- 5578		Seller is not the recorded Owner as per Applicant.
L7	LR Plot No:- 534, LR Khatian No:- 5578		Seller is not the recorded Owner as per Applicant.
L8	LR Plot No:- 535, LR Khatian No:- 5579	Owner:এম.সি.প্রো রিয়েলটর প্রাঃ লিঃ, Address:নিজ , Classification:বাংলা, Area:0.02000000 Acre,	MCPRO REALTORS PRIVATE LIMITED
L9	LR Plot No:- 536, LR Khatian No:- 5579	Owner:এম.সি.প্রো রিয়েলটর প্রাঃ লিঃ, Address:নিজ , Classification:বাংলা, Area:0.01000000 Acre,	MCPRO REALTORS PRIVATE LIMITED
L10	LR Plot No:- 617, LR Khatian No:- 5532	Owner:ভতন এস্টেট প্রাঃ লিঃ, Gurdian:পক্ষে ডিরেক্টর, Address:5, লুকাস লেন, কোল-01 , Classification:শালি, Area:0.06000000 Acre,	VATAN ESTATE PRIVATE LIMITED
L11	LR Plot No:- 550, LR Khatian No:- 5779	Owner:সুনভত হাইরাইস প্রাঃ লিঃ, Address:নিজ , Classification:ডোবা, Area:0.04000000 Acre,	SUNVAT HIGHRISE PRIVATE LIMITED
L12	LR Plot No:- 552, LR Khatian No:- 5779	Owner:সুনভত হাইরাইস প্রাঃ লিঃ, Address:নিজ , Classification:বাগান, Area:0.05000000 Acre,	SUNVAT HIGHRISE PRIVATE LIMITED
L13	LR Plot No:- 609, LR Khatian No:- 5514	Owner:প্রতিভা এনক্লেভ প্রাঃ লিঃ, Gurdian:পক্ষে ডিরেক্টর, Address:5, লুকাস লেন, কোল-01 , Classification:শালি, Area:0.04000000 Acre,	PRATIBHA ENCLAVE PRIVATE LIMITED
L14	LR Plot No:- 553, LR Khatian No:- 5531	Owner:সুনভত রিয়েলটর প্রাঃ লিঃ, Gurdian:পক্ষে ডিরেক্টর, Address:5, লুকাস লেন, কোল-01 , Classification:শালি, Area:0.05000000 Acre,	SUNVAT REALTORS PRIVATE LIMITED

L15	LR Plot No:- 557, LR Khatian No:- 5583	Owner:সানভ্যাট ইনফ্রা প্রোজেক্টস প্রা:লি: Address:নিজ , Classification:শালি, Area:0.09000000 Acre,	SUNVAT INFRA PROJECTS PRIVATE LIMITED
L16	LR Plot No:- 558, LR Khatian No:- 5578		Seller is not the recorded Owner as per Applicant.
L17	LR Plot No:- 555, LR Khatian No:- 5581	Owner:এম.সি.কোঠারী প্রোমো: এন্ড ডেভেলপার্স, Address:নিজ , Classification:ডাঙ্গা, Area:0.01000000 Acre,	M C KOTHARI PROMOTERS AND DEVELOPERS PRIVATE LIMITED
L18	LR Plot No:- 619, LR Khatian No:- 5575	Owner:প্রতিভা এনক্লেভ প্রা: লি:, Address:নিজ , Classification:শালি, Area:0.02000000 Acre,	PRATIBHA ENCLAVE PRIVATE LIMITED
L19	LR Plot No:- 618, LR Khatian No:- 5575	Owner:প্রতিভা এনক্লেভ প্রা: লি:, Address:নিজ , Classification:শালি, Area:0.04000000 Acre,	PRATIBHA ENCLAVE PRIVATE LIMITED
L20	LR Plot No:- 608, LR Khatian No:- 5573	Owner:মেকপ্র ডেভেলপার্স প্রা: লি:, Address:নিজ , Classification:শালি, Area:0.08000000 Acre,	MCPRO DEVELOPERS PRIVATE LIMITED
L21	LR Plot No:- 604, LR Khatian No:- 5586	Owner:প্রেটি কনক্লেভ প্রা: লি:, Address:নিজ , Classification:শালি, Area:0.04000000 Acre,	PREETI CONCLAVE PRIVATE LIMITED
L22	LR Plot No:- 556, LR Khatian No:- 5578		Seller is not the recorded Owner as per Applicant.
L23	LR Plot No:- 554, LR Khatian No:- 5578		Seller is not the recorded Owner as per Applicant.
L24	LR Plot No:- 611, LR Khatian No:- 5578		Seller is not the recorded Owner as per Applicant.
L25	LR Plot No:- 603, LR Khatian No:- 5578		Seller is not the recorded Owner as per Applicant.
L26	LR Plot No:- 621, LR Khatian No:- 5578		Seller is not the recorded Owner as per Applicant.
L27	LR Plot No:- 610, LR Khatian No:- 5578		Seller is not the recorded Owner as per Applicant.
L28	LR Plot No:- 528, LR Khatian No:- 5578		Seller is not the recorded Owner as per Applicant.



On 17-04-2023

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

Presented for registration at 17:10 hrs on 17-04-2023, at the Private residence by Mr Sameer Vikram Agarwal ,

**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 7,48,67,338/-

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

Execution is admitted on 17-04-2023 by Mr Sameer Vikram Agarwal , Director, SIOM REALTY PRIVATE LIMITED, 11/1, Sunny Park, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019

Indetified by Miss Anindita Roy , , , Daughter of Late Alok Kumar Roy , 16, Krishna Ram Bose Street, P.O: Shyambazar, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700004, by caste Hindu, by profession Service

Execution is admitted on 17-04-2023 by Mrs Pratibha Kothari, Director, VATAN ESTATE PRIVATE LIMITED, 15/2/1, Deodar Street, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019; Director, VATAN CONCLAVE PRIVATE LIMITED, 15/2/1, Deodar Street, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019; Director, VATAN BUILDCON PRIVATE LIMITED, 15/2/1, Deodar Street, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019; Director, SUNVAT REALTORS PRIVATE LIMITED, 15/2/1, Deodar Street, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019; Director, SUNVAT PROPERTIES PRIVATE LIMITED, 15/2/1, Deodar Street, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019; Director, SUNVAT INFRA PROJECTS PRIVATE LIMITED, 15/2/1, Deodar Street, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019; Director, SUNVAT HIGHRISE PRIVATE LIMITED, 15/2/1, Deodar Street, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019; Director, SUNVAT CONCLAVE PRIVATE LIMITED, 15/2/1, Deodar Street, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019; Director, SUNVAT BUILDCON PRIVATE LIMITED, 15/2/1, Deodar Street, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019; Director, PREETI REALTORS PRIVATE LIMITED, 15/2/1, Deodar Street, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019; Director, PREETI HIGHRISE PRIVATE LIMITED, 15/2/1, Deodar Street, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019; Director, SANDEEP NIRMAN PRIVATE LIMITED, 15/2/1, Deodar Street, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019; Director, VATAN ENCLAVE PRIVATE LIMITED, 15/2/1, Deodar Street, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019; Director, PRATIBHA NIRMAN PRIVATE LIMITED, 15/2/1, Deodar Street, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019; Director, VATAN PROPERTIES PRIVATE LIMITED, 15/2/1, Deodar Street, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019; Director, VATAN INFRASTRUCTURE PRIVATE LIMITED, 15/2/1, Deodar Street, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019; Director, VATAN HIGHRISE PRIVATE LIMITED, 15/2/1, Deodar Street, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019; Director, MCPRO HIGHRISE PRIVATE LIMITED, 15/2/1, Deodar Street, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019

Indetified by Miss Anindita Roy , , , Daughter of Late Alok Kumar Roy , 16, Krishna Ram Bose Street, P.O: Shyambazar, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700004, by caste Hindu, by profession Service



Execution is admitted on 17-04-2023 by Mr Sandeep Kothari, Designated Partner, M C KOTHARI REALTORS LLP, 15/2/1, Deodar Street, City:-, P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019; Director, PRATIBHA ENCLAVE PRIVATE LIMITED, 15/2/1, Deodar Street, City:-, P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019; Director, MCPRO REALTORS PRIVATE LIMITED, 15/2/1, Deodar Street, City:-, P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019; Director, MCPRO INFRASTRUCTURE PRIVATE LIMITED, 15/2/1, Deodar Street, City:-, P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019; Director, MCPRO CONSTRUCTIONS PRIVATE LIMITED, 15/2/1, Deodar Street, City:-, P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019; Director, MCPRO DEVELOPERS PRIVATE LIMITED, 15/2/1, Deodar Street, City:-, P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019; Director, MCPRO CONCLAVE PRIVATE LIMITED, 15/2/1, Deodar Street, City:-, P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019; Director, MCPRO BUILDCON PRIVATE LIMITED, 15/2/1, Deodar Street, City:-, P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019; Director, SANDEEP PROMOTERS AND DEVELOPERS PRIVATE LIMITED, 15/2/1, Deodar Street, City:-, P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019; Director, VATAN CONSTRUCTION PRIVATE LIMITED, 15/2/1, Deodar Street, City:-, P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019; Director, MOOL CHAND PRATIBHA CONSTRUCTION PRIVATE LIMITED, 15/2/1, Deodar Street, City:-, P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019; Director, PRATIBHA GRIHA NIRMAN PRIVATE LIMITED, 15/2/1, Deodar Street, City:-, P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019; Director, SANDEEP ENCLAVE PRIVATE LIMITED, 15/2/1, Deodar Street, City:-, P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019; Director, M C KOTHARI PROMOTERS AND DEVELOPERS PRIVATE LIMITED, 15/2/1, Deodar Street, City:-, P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019

Identified by Miss Anindita Roy, . . . Daughter of Late Alok Kumar Roy, 16, Krishna Ram Bose Street, P.O: Shyambazar, Thana: Shyampukur, . City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700004, by caste Hindu, by profession Service

Execution is admitted on 17-04-2023 by Mr Anup Agarwal, Director, PREETI CONCLAVE PRIVATE LIMITED, 15/2/1, Deodar Street, City:-, P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019; Director, MCPRO INFRAPROJECTS PRIVATE LIMITED, 15/2/1, Deodar Street, City:-, P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019; Director, SINGHWAHINI MARKETING PRIVATE LIMITED, 15/2/1, Deodar Street, City:-, P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019; Director, BHAIKAVKRIPA DEALMARK PRIVATE LIMITED, 15/2/1, Deodar Street, City:-, P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019; Director, BRAJBHARI TRADERS PRIVATE LIMITED, 15/2/1, Deodar Street, City:-, P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019

Identified by Miss Anindita Roy, . . . Daughter of Late Alok Kumar Roy, 16, Krishna Ram Bose Street, P.O: Shyambazar, Thana: Shyampukur, . City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700004, by caste Hindu, by profession Service



Debasish Dhar  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal

On 18-04-2023

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Online on 14/04/2023 4:35PM with Govt. Ref. No: 192023240016672448 on 14-04-2023, Amount Rs: 21/-, Bank: SBI  
EPay ( SBIPay), Ref. No. 4450670242027 on 14-04-2023, Head of Account 0030-03-104-001-16



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Debasish Dhar

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-  
PARGANAS

South 24-Parganas, West Bengal

On 19-04-2023

**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.

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Debasish Dhar

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-  
PARGANAS

South 24-Parganas, West Bengal

  
ভারত সরকার  
Government of India

  
অনিন্দিতা রায়  
Anindita Roy  
পিতা : অলোক কুমার রায়  
Father : Alok Kumar Roy  
জন্মতারিখ : DOB : 02/09/1981  
মহিলা / Female



5711 0983 8897

আমার আধার, আমার পরিচয়

*Anindita Roy*





Registration under section 60 and Rule 69.

Book - I

er 1603-2023, Page from 151736 to 151770  
05062 for the year 2023.



*Dhar*

Digitally signed by Debasish Dhar  
Date: 2023.04.20 13:16:27 +05:30  
Reason: Digital Signing of Deed.

(Debasish Dhar) 2023/04/20 01:16:27 PM  
DISTRICT SUB-REGISTRAR  
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West Bengal.

(This document is digitally signed.)