

9/15/2025

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पश्चिम बंगाल WEST BENGAL

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



ADDITIONAL REGISTRAR OF
ASSURANCES-II, KOLKATA

Additional Registrar
of Assurances II Kolkata

27 JUL 2025

TO ALL TO WHOM THESE PRESENTS SHALL COME, We,
SHREYASHI TRADECOM PRIVATE LIMITED (having CIN No.
U51909WB1998PTC086331 and PAN AAGCS5258K), a Company incorporated under
the Companies Act, 1956 having its Registered Office at 1 & 3, BRABOURNE ROAD,
ILLACO HOUSE, 4TH FLOOR, KOLKATA, West Bengal, India, 700001, represented
by its Director Sri Saras Choudhary (having PAN AHNPC5784H and Aadhaar No. 8104
9256 9328) son of Shiv Kumar Choudhary, residing at 148 Mahatma Gandhi Road, near
Chitpur Crossing, Barabazar, Post Office and Police Station Burrabazar, Pin-700007
hereinafter referred to as "the **PRINCIPAL**" (which expression unless excluded by or
repugnant to the subject or context shall be deemed to mean and include its successors
or successors-in-office and/or assigns) **SEND GREETINGS:**

Sgt Khata *Deas* *Sgt*

21020

04 JUL 2025

SOLD TO

ADDRESS

RS

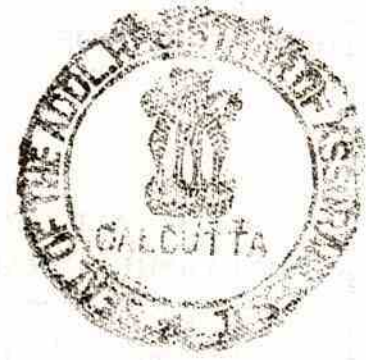
04 JUL 2025



CODE NO. (1087)
LICENCED NO.
20.6.2067/1973

ANJUSHREE BANERJEE
L. S. VENDOR
HIGH COURT, KOLKATA

04 JUL 2025



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

7 JUL 2025

I. DEFINITIONS: Unless in this power there be something contrary or repugnant to the subject or context:-

- i. **"Attorneys"** shall mean the Developer represented by both or either of by its Authorized Representatives (a) Mr. Saket Khaitan (having Aadhaar No. 5018 0924 9091 and PAN AOGPK0286G) son of Mr. Shashi Kant Khetan residing at 1A, Fort Residency, 38, S. N. Roy Road, Post Office Sahapur, Police Station Behala, Kolkata - 700038 and (b) Mr. Shashi Kant Khetan (having Aadhaar No. 3421 1449 1496 and PAN AILPK6814B) son of Late Krishna Lal Khetan residing at 1A, Fort Residency, 38, S. N. Roy Road, Post Office Sahapur, Police Station Behala, Kolkata - 700038 and include any other person whom the Developer may authorize in addition to or as substitute of the above named two persons jointly and/or severally but shall not include the person whose authorization to represent the Principal as attorney is revoked by the Developer.
- ii. **"Agreed Ratio"** shall mean the ratio of sharing or distribution in Distributable Realizations and several other matters referred to herein between the Principal and the Developer which shall be 26% (twenty six percent) of and belonging to the Owner and 74% (seventy four percent) of and belonging to the Developer solely and exclusively.
- iii. **"Building Complex"** shall mean and include the Subject Property and the New Building thereat with the Common Areas and Installations.
- iv. **"Developer's Realization Share"** shall mean the entire Gross Collections save and except the Owner's Realization Share and include 74% of the Distributable Realizations.
- v. **"Developer's Allocation"** according to the context shall mean the Developer's Realization Share to belong to the Developer and shall include all other areas, properties and rights belonging to the Developer in terms of the Development Agreement or in pursuance thereof.
- vi. **"Developer"** shall mean LOOKLIKE HOMES PRIVATE LIMITED (having CIN No. U45400WB2013PTC194014 and PAN AACCL5220C), a Company incorporated under the Companies Act, 1956 having its Registered Office at 127, B.T. ROAD, Kolkata, KOLKATA, West Bengal, India, 700108 and include its successors or successors-in-office and/or assigns.

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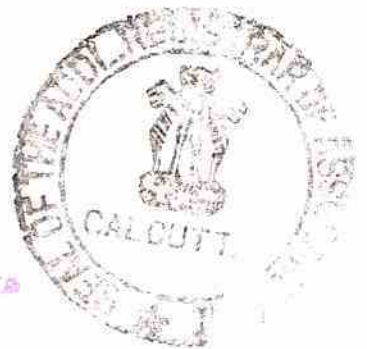
ADDITIONAL REGISTRAR
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- vii. **"Development Agreement"** shall mean the Development Agreement dated 67-07-0
— 2025 and registered with the Additional Registrar of Assurances-II,
 Kolkata in Book No. I, Being No. 8026 for the year 2025 and made between
 the Principal and the Developer and include any modifications and alterations
 thereof as may be made by the Principal and the Developer in writing.
- viii. **"Gross Collections"** shall include the amounts on any account received from the
 Transferees in connection with the Transfer in its favour including Distributable
 Realizations, Extras and Deposits, Pass Through Charges, price for Transfer of
 Green Areas etc.
- ix. **"New Building"** shall mean the several New Building/s to be constructed from
 time to time at the Subject Property.
- x. **"Principal's Realization Share"** shall mean and include 26% (twenty-six
 percent) of the Distributable Realizations to belong to the Principal;
- xi. **"Principal's Allocation"** according to the context shall mean the Principal's
 Realization Share to belong to the Principal and shall include all other areas,
 properties and rights belonging to the Principal and all other properties and
 rights belonging to the Principal in terms of the Development Agreement or in
 pursuance thereof.
- xii. **"Distributable Realizations"** shall mean and include the amounts received on
 account of price against Transfer of the Units, Parking Spaces (if any charged)
 and other Transferable Areas and shall also not include any other Gross
 Collections as contemplated in the Development Agreement
- xiii. **"Subject Property"** shall mean the piece or parcel of land hereditament and
 premises situate at and being municipal holding No. 126 B.T. Road, Kolkata
 morefully and particularly mentioned and described in the **SCHEDULE**
 hereunder written.
- xiv. **"Transfer"** (with its respective grammatical variations) shall include transfers
 primarily by sale with possibility of lease, letting out, grants, exclusive rights or
 otherwise.
- xv. **"Transferable Areas"** shall mean the Units, Parking Spaces, terraces, roofs,
 gardens, open spaces, club (if constructed) with or without any facilities and all
 other areas at the Building Complex capable of being transferred independently

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or by being added to the area of any Unit or making appurtenant to any Unit or otherwise and shall also include any area, right or privilege at the Building Complex capable of being commercially exploited or transferred for consideration in any manner.

- xvi. **"Transferees"** shall mean the persons to whom any Transferable Areas in the Building Complex is Transferred or agreed to be Transferred.
- xvii. **"Units"** shall mean the independent and self-contained flats, offices, shops, showrooms, villas, vilaments, row houses and other constructed spaces in the New Building at the Subject Property capable of being exclusively held used or occupied by a person and in cases of bungalows, villas, vilaments or row houses with or without plots
- xviii. Any other term or expression used herein shall, unless there be something contrary or repugnant to the subject or context, have the same meaning as assigned in the Development Agreement.

II. RECITALS:

- A. **WHEREAS** by the Development Agreement, the parties thereto have agreed, inter alia, that the Developer would be entitled to the exclusive right to develop the Subject Property and the Principal and the Developer agreed upon the terms and conditions as morefully contained therein.
- B. **AND WHEREAS** in terms of the Development Agreement, the Principal is executing this Power of Attorney in favour of the Attorneys jointly and/or severally to do all acts deeds and things as and for the purposes relating to the Subject Property and the Building Complex and the related purposes hereinafter contained:

III. NOW KNOW YE BY THESE PRESENTS, We the Principal abovenamed do hereby nominate constitute and appoint the said Attorneys jointly and/or severally as the true and lawful attorneys for in the name and on behalf of the Principal to do execute exercise and perform all or any of the following acts deeds matters and things relating to the Subject Property and the Building Complex and related purposes i.e., to say:-

- 1. To manage, maintain, look after, supervise, administer, secure, hold and defend possession of the Subject Property and every part thereof and its equipments and installations and do all acts deeds and things in connection therewith.

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2. To deal with fully and in all manner and to warn off and prohibit and if necessary proceed in due form of law against all or any trespassers and to take appropriate steps whether by action or distress or otherwise and to abate all nuisance and for that to enter into all contracts agreements and arrangements with them or any of them or otherwise and to abate all nuisance.
3. To cause survey, measurement, soil test, excavation and other works at the Subject Property.
4. To sign, apply for and obtain mutation, conversion, updation, insertions, correction of area or boundary or dimension or other description or any other correction, modification, alteration or other recording in respect of the Subject Property or any part thereof or the boundary of the Subject Property in the records of the Baranagar Municipality, B.L. & L.R.O., the D.L. & L.R.O., Planning Authority, Development Authority, Collector, District Magistrate (including ADM) and any other appropriate authorities and to do all other acts, deeds and things with regard thereto as may be deemed fit and proper by the said Attorney or Attorneys.
5. To demolish, construct, reconstruct boundary walls, fencing, dividers etc., at the Subject Property and/or any portion thereof for the purposes connected to development in terms of the Development Agreement and to construct or put up temporary sheds, structures etc., for storage of building materials or site offices.
6. To accept or object to the assessments made from time to time of land revenue or taxes or valuation or taxes in respect of the Subject Property or the building or buildings that may be constructed thereon or any part or share thereof by the land authorities, municipal authorities and other authorities and to attend all hearings and have the same finalized.
7. To pay all rates, municipal and other taxes, land revenue, electricity charges, utility charges, other charges expenses and other outgoings whatsoever payable in respect of the Subject Property or any part thereof or New Building for the time being thereon or any part or parts thereof and receive refund of the excess amounts, if paid, from the concerned authorities and to grant receipts and discharges in respect thereof.
8. To prepare apply for sign and submit plans, maps, specifications and sketches for approval or sanctioning by the Baranagar Municipality, Municipal authority,



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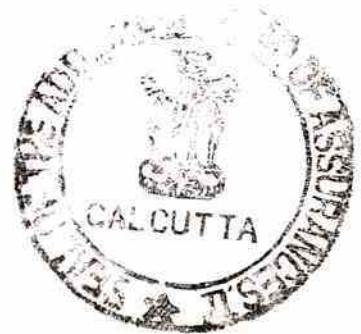
ADULT & YOUTH DEPARTMENT
OF ASSURANCE & COLLECTOR

- 7 JUL 2025

Planning Authority, Development Authority or other Appropriate Authorities having jurisdiction and to have the same approved and/or sanctioned and if required, to have the same or the Building Plans already sanctioned, as the case may be, modified revalidated revised altered and/or renewed.

9. To process the application for the sanctioning of the plan, pay fees and obtain sanction revalidation modification revision alteration and/or renewal and/or such other orders and permissions of the new plans or the Building Plans already sanctioned, as the case may be, for any construction at the Subject Property.
10. To sign and submit all declarations, undertakings, affidavits, gifts of strips or splayed corners if required by any authority for the purpose of sanction/modification/alteration/renewal of the plans for any construction at the Subject Property.
11. To give notice to the municipal and all other concerned authorities regarding commencement of construction and/or demolition of any structure(s) and/or other purposes as required or deemed fit and proper.
12. To carry out demolition, construction, reconstruction, addition, alteration, erection, re-erection and any other related activity at the Subject Property in respect of the Building Complex.
13. To inform municipal 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 applicable rules and to get the same regularized.
14. To apply for and obtain temporary and/or permanent connections of all services, water, electricity, telephone, gas, power, drainage, sewerage, borewell, generator, transformers, lifts, septic tanks, security systems, dish antenna, towers, electronic or technical connections, mechanical parking system, MLCP etc., and/or other utilities inputs and facilities from the appropriate authorities and statutory bodies or private bodies or service providers and/or to make alterations therein and to close down and/or have disconnected the same.
15. To apply for and obtain any permission clearance and license to erect and run/operate and/or maintain lift, mechanized parking, generator, dish antenna and any other utility, input or facility in the Building Complex or any part thereof including those mentioned in the last mentioned clause hereinabove and also to

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give contract to the manufacturer for maintenance of lift or lifts, generator, dish antenna and other utilities and its concerned machineries.

16. To deal with any person owning, occupying or having any right title or interest in the property adjacent to or near the Subject Property in connection with the Building Complex in such manner and on such terms and conditions as the said attorney or attorneys may deem fit and proper.
17. To apply for and obtain "No Objection Certificate" from the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976 and all other permissions that may be required for sanctioning of plan, modification and/or alteration and/or revalidation, and/or obtaining utilities and any development activity or other purposes connected with the Building Complex.
18. To apply for and obtain all permissions, approvals, licenses, registrations, clearances, no objection certificates, quotas, subsidies, incentives, exemptions, discounts, waivers, entitlements and allocations of cement, steel, bricks and other building materials, in respect of the Building Complex and/or in respect of any input, utility or facility to be installed, run, made operative and managed thereat from all State or Central Government Authorities and statutory or other bodies and authorities concerned and any service providers.
19. To apply for and obtain all necessary permissions and clearances from the authorities under the pollution and environment laws and all other related authorities.
20. To apply for and obtain in the name of the Developer the registration under all Real Estate development laws, including Real Estate (Regulation and Development) Act, 2016 and to obtain all licenses and permissions under the said Act and all other acts and statutes, as applicable
21. 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 Subject Property or portion or portions thereof and also for additions 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 connected with the Building Complex.
22. To appoint, employ, engage or hire, contractors, sub-contractors, structural engineers, civil engineers, surveyors, overseers, experts, consultants, vastu

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consultants, chartered accountants, security guards, personnel and/or such other persons or agents as may be required in respect of the Building Complex or any aspect or part thereof on such terms and conditions as the attorneys may deem fit and proper and to cancel, alter or revoke any such appointment or collaboration.

23. To appoint organizations and persons in connection with Building Management, Facility Management, Common Area management on such terms and conditions as the attorneys may deem fit and proper and to cancel, alter or revoke any such appointment or collaboration.
24. To do all necessary acts deeds and things for complying all laws rules regulations bye-laws ordinance etc., for the time being in force with regard to the Building Complex.
25. To apply for and obtain Completion or Occupancy Certificate and other certificates as may be required from the concerned authorities.
26. To insure and keep insured the New Building and other Developments or any part thereof or any materials equipments or machineries against loss or damage by fire earthquake and/or other risks, if and as be deemed necessary and/or desirable by the said attorneys or any of them and to pay all premium therefor.
27. To grant consent and No Objection Certificate and permit the Transferees of Units, Parking Spaces and other Transferable Areas (including proportionate land share) to take loans or finances from any Banks or Financial Institutions and deal with banks and financiers and/or their officers and/or assigns in connection with any no objection certificates, consents, clearances, etc., from them.
28. To produce and deliver any original title deed or document or copies and extracts of and from the same relating to the Subject Property and/or the Complex to any person or financier or others in terms of the Development Agreement.
29. To advertise and publicize the Building Complex or any part thereof in any media and to appoint marketing agents, brokers, sub-brokers, sole selling or other agents for sale or otherwise transfer of the same in terms of the Development Agreement.



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30. To Transfer the Separate Allocation of the Developer with the Shares in Land and other appurtenances thereof only after demarcation of the same as per the terms of the Development Agreement to such person or persons and at such consideration as the Attorneys or any of them may deem fit and proper in accordance with the terms and conditions contained in the Development Agreement, and to receive the amounts receivable in respect thereof and issue receipts, acknowledgements and discharges therefor to fully exonerate the person or persons paying the same;
31. To negotiate with the person or persons interested in obtaining Transfer and/or otherwise acquiring Transferable Areas spaces in the Building Complex, take and accept bookings and applications, deal with, enter upon bookings and/or agreements for Transfer and/or part with possession of all or any Units, Parking Spaces and other Transferable Areas (except any Separate Allocation identified and forming part of the Principal) alongwith or independent of or independently the land comprised in the Subject Property attributable thereto or any portion thereof or any undivided share therein to any Transferee at such consideration and on such terms and conditions as the said attorney or attorneys may deem fit and proper but without violating the terms and conditions of the Development Agreement.
32. To ask, demand, recover, realize and collect the Realizations and all other amounts or any parts thereof receivable in respect of any Transfer of the Transferable Areas (except any Separate Allocation identified and forming part of the Principal) in the manner and as per the terms and conditions of the Development Agreement and to deposit the same in the specified accounts as per the Development Agreement and to issue receipts to the Transferees accordingly which shall fully exonerate the person or persons paying the same.
33. To cancel or terminate any booking/blocking and terminate any contract agreement right of occupancy user and/or enjoyment with any person or persons intending to acquire Transferable Areas and/or undivided shares in the land comprised in the Subject Property and to deal with the space and rights of such person or persons in such manner as the said attorney may deem fit and proper.
34. To join in as party to agreements for Transfer of the Transferable Areas and/or undivided share in the land comprised in the Subject Property or part thereof, and also confirming thereunder the rights and entitlements of the Developer under

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ADDITIONAL RELIEF GRANT
OF ASSURANCE IN KOLKATA

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the said Development Agreement and agreeing to execute the Deeds of Transfer to be executed in pursuance thereof.

35. To enter upon any agreement to transfer the proportionate share in land and/or in the common areas and installations to any Association or Society if so and as required by law in such manner as may be required.
36. To prepare sign execute modify, alter, draw, approve rectify and/or register and/or give consent and confirmation and/or deliver all papers, documents, agreements, sale deeds, conveyances, leases, supplementary agreements, nominations, assignments, licenses, mortgages, charges, declarations, forms, receipts and such other documents and writings as in any way be required to be so done and as may be deemed fit and proper by the said Attorneys in respect of the Transfer in the manner and as per the terms and conditions of the Development Agreement.
37. To enforce any covenant in any agreement, deed or any other contracts or documents of transfer executed by the Principal and the Developer and to exercise all rights and remedies available to the Principal and the Developer thereunder.
38. To ask, demand, sue for, recover, realize and collect Extras and Deposits (as defined and described in the Development Agreement) which are or may be due payable or recoverable from any Transferees or any person or persons or authority or authorities on any account whatsoever and to give effectual receipts and discharges for the same.
39. To have the Units Transferred to the Transferees to be separately assessed and mutated in the name of the respective Transferees in all public records and with all authorities and/or persons having jurisdiction and to deal with such authority and/or authorities in such manner as the said Attorney or Attorneys may deem fit and proper.
40. To deal with any claim of any third party in respect of the Subject Property and to oppose or settle the same.
41. To look after all or any of the acts relating to Common Purposes including the management, maintenance and administration of the Building Complex as Maintenance In-Charge.



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42. To form a non-profit making company or association or society or syndicate amongst the owners and/or buyers of the Transferable Areas (including Association under the Apartment Ownership Act or Society under the West Bengal Societies Registration Act, 1961 or Co-operative Society under the West Bengal Co-operative Societies Act, 2006) for maintenance of Common Areas.
43. To deal with the Government of West Bengal or any department or authority in connection with the compliance of any existing or new laws or provisions affecting the Building Complex.
44. For all or any of the purposes hereinstated to apply for, sign, appear and represent the Principal before the Baranagar Municipality and all its departments, Kolkata Metropolitan Development Authority, B.L. & L.R.O., D.L. & L.R.O., and other authorities / officers under the Land laws, MED, Collector, District Magistrate, ADM, Municipality, Fire Brigade, Planning Authority, Development Authority, the Authorised Officers / Authorities under the Real Estate (Regulation and Development) Act, 2016, the Authorities under the West Bengal Apartment Ownership Act, Companies Act, Societies Registration Act, West Bengal Co-operative Societies Act, 2006, the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976, the authorities under the West Bengal Land Reforms Act, West Bengal Estate Acquisition Act, Town and Country (Planning & Development) Act, Development Authority, Airport Authorities, all Revenue Authorities, Pollution Control Authorities and other authorities connected to pollution matters, Environment Authorities, Licensing Authorities, Development Plan Authorities of the Government of West Bengal and/or India, Insurance Companies, Police Authorities, Traffic Department, Directorate of Fire Services and all Fire Authorities, Directorate of Lifts, Directorate of Electricity and Chief Electrical Inspector and other Electricity Authorities, Government of West Bengal, Insurance Companies, Microwave Authorities of Department of Telecommunication, Electricity, Water, drainage, sewerage, lift, generator, telecom, television, wireless connectivity, digital and other service provider organizations, Land Acquisition Collector and also all other authorities and Government Departments and/or its officers and also all other State Executives Judicial or Quasi Judicial, Municipal, land and other authorities and all private bodies and service providers and all other persons and also all courts tribunals and appellate authorities and do all acts deeds and things as the attorney may deem fit and proper and to make sign execute register submit register and/or deliver all documents, declarations, affidavits,

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applications, undertakings, objections, notices etc (including those relating to boundary verification) and also to submit and take delivery of all title deeds concerning the Subject Property 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 Attorney.

45. To appear and represent the Principal before any Notary Public, Registrar of Assurance, District Registrar, Sub Registrar, Additional Registrar, Metropolitan Magistrate 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 and/or notarized and/or affirm or declare all Agreements for transfer, Deeds and documents instruments and writings including the bank/finance documents, mortgage deeds, if any, executed by the said Attorneys by virtue of the powers hereby conferred.
46. To commence prosecute enforce defend answer and oppose all actions suits writs appeals revisions, review, arbitration proceedings, and other legal proceedings and demands civil criminal or revenue concerning and/or touching any of the matters hereinstated and if thought fit to compromise settle, refer to arbitration, abandon, submit to judgment or become non suited in any such action or proceedings as aforesaid before any Court, Civil or Criminal or Revenue, Arbitration Tribunal, Debts Recovery Tribunal, any other Tribunal, Collector, Judicial or Quasi Judicial authorities and forums, Statutory authorities, presiding officers, authorized officers, 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 and to adduce oral and documentary evidences as the occasions shall require and/or as the said attorney or attorneys may think fit and proper.
47. To apply for, obtain, accept and receive any original or copies of clearances, certificates, permissions, no objections, licenses, notices summons and services of papers from any Court, Tribunal, postal authorities and/or other authorities and/or persons.

Sgt

[Signature]

[Signature]

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ADDITIONAL REGISTRAR
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48. To receive refund of the excess amount of fee or other amounts, if any, paid for the purposes hereinstated and to give valid and effectual receipts in respect thereof.
49. To receive all letters parcels or other postal articles and documents in respect of the Subject Property and to grant proper and effectual receipt thereof.
50. 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.

IV. **AND GENERALLY** to do all acts deeds and things for better exercise of the authorities herein contained relating to the Subject Property and the Building Complex and related purposes which the Principal itself could have lawfully done under its own hands and seal, if personally present.

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

VI. **AND** it is clarified that while exercising the powers and authorities hereby conferred on the said Attorneys, they or any of them shall not do any act deed or thing which would go against the provisions of the Development Agreement or impair or affect the rights and entitlement of the Principal and by executing this Power of Attorney the obligations of the Principal or the Developer or consequences for non compliance under the Development Agreement shall not be affected.

THE SCHEDULE ABOVE REFERRED TO:
(SUBJECT PROPERTY)

All That piece and parcel of land containing an area of 101.34 satak or 1.0134 acre or 61 Cottahs 5 Chittacks more or less situate, lying at and being municipal Premises No.126, B.T Road, Kolkata - 700108, Holding No. 539, within ward No. 14 of the Baranagar Municipality, in Mouza Bonhooghly, J. L. No. 6, Police Station - Baranagar in the District of North 24 Parganas and butted and bounded as follows:-

- | | |
|----------------|--|
| On the North : | 12 metre wide Jyotinagar Colony Road; |
| On the South: | Premises No. 127 B.T. Road being Saket Nagar Ph 1; |
| On the East: | 7.1 metre wide private road of Premises 127 B.T. Road; and |
| On the West: | Premises No. 125 B.T. Road. |





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OR HOWSOEVER OTHERWISE the same now are or is or heretofore were or was situated measured butted bounded called known numbered assessed described or distinguished.

IN WITNESS WHEREOF the Principal has hereunto set and subscribed its hands and seal on this 07th day of July Two Thousand and Twenty Five.

EXECUTED AND DELIVERED by the
PRINCIPAL abovenamed at Kolkata in the
presence of:

1. Anil K Choudhary
S/o Late Ganesh Narayan Choudhary
89/324 Bangur Park (Rishra)
Pin Code 712248
2. Gopal Sarkar
S/o Dhiren Sarkar
8. Molt Lane Kol - 13

Drafted by me:-

Tushit Banerjee Advocate

TUSHIT KUMAR BANERJEE
Advocate
Barasat Judges Court
Enrolment No. WB-794/98

SHREYASHI TRADECOM PVT. LTD.

Saran Choudhary
Director

WE ACCEPT:

LOOKLIKE HOMES PVT. LTD

Jyoti Khata

Authorised Signatory

LOOKLIKE HOMES PVT. LTD

[Signature]

Authorised Signatory

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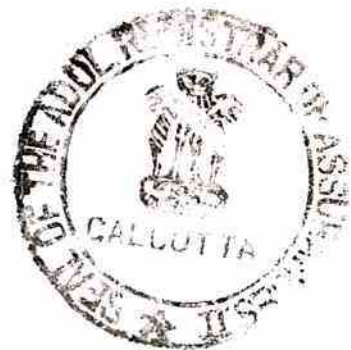


ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
= 7 JUL 2025

		<i>Finger prints of the executant</i>				
 <i>Sans Choudhary</i>						
	Little	Ring	Middle (Left	Fore Hand)	Thumb	
						
	Thumb	Fore	Middle (Right	Ring Hand)	Little	

		<i>Finger prints of the executant</i>				
 <i>Rajat Khanna</i>						
	Little	Ring	Middle (Left	Fore Hand)	Thumb	
						
	Thumb	Fore	Middle (Right	Ring Hand)	Little	

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



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ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

7 JUL 2025

LOOKLIKE HOMES PRIVATE LIMITED

127, B T Road, Kolkata-700108

CIN: U45400WB2013PTC194014

Email Id: looklikehomes@gmail.com, Phone no.:033-25782555

**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE BOARD MEETING OF
LOOKLIKE HOMES PRIVATE LIMITED HELD AT ITS REGISTERED OFFICE AT 127, B
.T. ROAD, KOLKATA-700 108 ON 4th DAY OF JULY, 2025 AT 11.00 A.M.**

Authorisation to sign, execute and deliver and/or register agreements

“RESOLVED THAT Mr. Shashi Kant Khetan son of Late Krishna Lal Khetan and Mr. Saket Khaitan, son of Mr. Shashi Kant Khetan, both residing at 38 S.N.Roy Road, Block – 1A, Kolkata – 700038 and being Managerial official of the Company be and are hereby jointly empowered and authorised to sign execute and deliver and/or register any agreement for sale, Sale Deed, Deed of Conveyance, supplementary agreements, rectifications and all other necessary papers , documents , declarations, undertakings , confirmations , letters, correspondence, and do all other acts deeds and things as be required and considered expedient by him for sale or otherwise transfer of the flats , car parking spaces and other transferable areas or rights in the land and building Project at premises No. 126, B.T.Road, Kolkata – 700108, Mouza – Bonhooghly, J.L.No. 6, Dag No. 495, Khaitan No. 1362,Ps – Baranagar, Holding No – 539, Ward No – 14, Dist – North – 24 Parganas, West Bengal.”

“RESOLVED FURTHER THAT, a copy of the above resolution duly certified as true by Mr. Shashi Kant Khetan son of Late Krishna Lal Khetan and Mr. Saket Khaitan, son of Mr. Shashi Kant Khetan, to sign execute and deliver and/or register any agreement.”

“RESOLVED FURTHER THAT the signature of Mr. Shashi Kant Khetan son of Late Krishna Lal Khetan and Mr. Saket Khaitan, son of Mr. Shashi Kant Khetan,, aforementioned authorised signatory is hereunder.

Specimen Signature of Mr. Shashi Kant Khetan Specimen Signature of Mr. Saket Khaitan



LOOKLIKE HOMES PVT LTD

LOOKLIKE HOMES PVT. LTD


Director

SANGHA RAKSHIKA KHAITAN

Director

Din : 08695818

Dred No-8046/25

7/7/25

LOOKLIKE HOMES PRIVATE LIMITED

127, B T Road, Kolkata-700108

CIN: U45400WB2013PTC194014

Email Id: looklikehomes@gmail.com, Phone no.:033-25782555

**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE BOARD MEETING OF
LOOKLIKE HOMES PRIVATE LIMITED HELD AT ITS REGISTERED OFFICE AT 127, B
.T. ROAD, KOLKATA-700 108 ON 4th DAY OF JULY, 2025 AT 11.00 A.M.**

Authorisation to sign, execute and deliver and/or register agreements

“RESOLVED THAT Mr. Shashi Kant Khetan son of Late Krishna Lal Khetan and Mr. Saket Khaitan, son of Mr. Shashi Kant Khetan, both residing at 38 S.N.Roy Road, Block – 1A, Kolkata – 700038 and being Managerial official of the Company be and are hereby jointly empowered and authorised to sign execute and deliver and/or register any agreement for sale, Sale Deed, Deed of Conveyance, supplementary agreements, rectifications and all other necessary papers, documents, declarations, undertakings, confirmations, letters, correspondence, and do all other acts deeds and things as be required and considered expedient by him for sale or otherwise transfer of the flats, car parking spaces and other transferable areas or rights in the land and building Project at premises No. 126, B.T.Road, Kolkata – 700108, Mouza – Bonhooghly, J.L.No. 6, Dag No. 495, Khaitan No. 1362,Ps – Baranagar, Holding No – 539, Ward No – 14, Dist – North – 24 Parganas, West Bengal.”

“RESOLVED FURTHER THAT, a copy of the above resolution duly certified as true by Mr. Shashi Kant Khetan son of Late Krishna Lal Khetan and Mr. Saket Khaitan, son of Mr. Shashi Kant Khetan, to sign execute and deliver and/or register any agreement.”

“RESOLVED FURTHER THAT the signature of Mr. Shashi Kant Khetan son of Late Krishna Lal Khetan and Mr. Saket Khaitan, son of Mr. Shashi Kant Khetan,, aforementioned authorised signatory is hereunder.

Specimen Signature of Mr. Shashi Kant Khetan Specimen Signature of Mr. Saket Khaitan

LOOKLIKE HOMES PVT LTD

LOOKLIKE HOMES PVT. LTD

Sangha Rakshika Khaitan

SANGHA RAKSHIKA KHAITAN Director

Director

Din : 08695818

Major Information of the Deed

Deed No :	I-1902-08046/2025	Date of Registration	07/07/2025
Query No / Year	1902-8001947141/2025	Office where deed is registered	
Query Date	07/07/2025 4:57:12 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Sangha Rakshika Khaitan 38, S N Roy Road,Thana : Behala, District : South 24-Parganas, WEST BENGAL, PIN - 700038, Mobile No. : 8777602310, Status :Buyer/Claimant		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
Rs. 1/-		Rs. 29,37,65,637/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 73/- (Article:E, M(a),)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190208026/2025 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

- District: North 24-Parganas, P.S:- Baranagar, Municipality: BARANAGAR, Road: B.T. Road, Road Zone : (Baranagar area -- Baranagar area) , Mouza: Bon-Hoogly, Premises No: 126, , Ward No: 14, Holding No:539 Pin Code : 700108

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-495	RS-1362	Bastu	Bastu	61 Katha 5 Chatak	1/-	29,12,34,387/-	Width of Approach Road: 36 Ft., , Project Name :
Grand Total :					101.1656Dec	1 /-	2912,34,387 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	5000 Sq Ft.	0/-	25,31,250/-	Structure Type: Structure
Gr. Floor, Area of floor : 5000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		5000 sq ft	0 /-	25,31,250 /-	

Principal Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	SHREYASHI TRADECOM PRIVATE LIMITED 1 And 3, Brabourne Road, Illaco House, 4th Floor, City:- Kolkata, P.O:- Bowbazar, P.S:-Bowbazar, District:- Kolkata, West Bengal, India, PIN:- 700001 Date of Incorporation:XX-XX-1XX8 , PAN No.: AAxxxxxx8K, 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	LOOKLIKE HOMES PRIVATE LIMITED 127, B. T. Road, City:- Baranagar, P.O:- ISI, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700108 Date of Incorporation:XX-XX-2XX3 , 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	Name Saras Choudhary (Presentant) Son of Shiv Kumar Choudhary Date of Execution - 07/07/2025, , Admitted by: Self, Date of Admission: 07/07/2025, Place of Admission of Execution: Office	Photo  Jul 7 2025 5:45PM	Finger Print  Captured LTI 07/07/2025	Signature  07/07/2025
	, 148, Mahatma Gandhi Road, Near Chitpur Crossing, Barabazar, City:- Kolkata, P.O:- Barrabazar, P.S:- Burrobar, District:-Kolkata, West Bengal, India, PIN:- 700007, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.:: AHxxxxxx4H, Aadhaar No: 81xxxxxxxx9328 Status : Representative, Representative of : SHREYASHI TRADECOM PRIVATE LIMITED (as DIRECTOR)			
2	Name Saket Khaitan Daughter of Shashi Kant Khetan Date of Execution - 07/07/2025, , Admitted by: Self, Date of Admission: 07/07/2025, Place of Admission of Execution: Office	Photo  Jul 7 2025 5:45PM	Finger Print  Captured LTI 07/07/2025	Signature  07/07/2025
	, Block - 1, Flat - 1A, 38, S. N. Roy Road, City:- Kolkata, P.O:- Sahapur, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700038, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX7 , PAN No.:: AOxxxxxx6G, Aadhaar No: 50xxxxxxxx9091 Status : Representative, Representative of : LOOKLIKE HOMES PRIVATE LIMITED (as DIRECTOR)			
3	Name Mr Shashi Kant Khetan Son of Late Krishna Lal Khetan Date of Execution - 07/07/2025, , Admitted by: Self, Date of Admission: 07/07/2025, Place of Admission of Execution: Office	Photo  Jul 7 2025 5:46PM	Finger Print  Captured LTI 07/07/2025	Signature  07/07/2025
	Fort Residency, Flat No: 1A, 38, S. N. Roy Road, City:- , P.O:- Sahapur, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700038, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.:: Alxxxxxx4B, Aadhaar No: 34xxxxxxxx1496 Status : Representative, Representative of : LOOKLIKE HOMES PRIVATE LIMITED (as)			

Identifier Details :

Name	Photo	Finger Print	Signature
Ajeet Rajak Son of Dilip Rajak 6no. Rail Siding, Kankinara, City:- , P.O:- Kankinara, P.S:-Jagaddal, District:-North 24-Parganas, West Bengal, India, PIN:- 743126		 Captured	
	07/07/2025	07/07/2025	07/07/2025
Identifier Of Saras Choudhary, Saket Khaitan, Mr Shashi Kant Khetan			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	SHREYASHI TRADECOM PRIVATE LIMITED	LOOKLIKE HOMES PRIVATE LIMITED-101.166 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	SHREYASHI TRADECOM PRIVATE LIMITED	LOOKLIKE HOMES PRIVATE LIMITED-5000.00000000 Sq Ft

Endorsement For Deed Number : I - 190208046 / 2025

On 07-07-2025

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

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

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

Presented for registration at 17:09 hrs on 07-07-2025, at the Office of the A.R.A. - II KOLKATA by Saras Choudhary ..

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 29,37,65,637/-

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

Execution is admitted on 07-07-2025 by Saras Choudhary, DIRECTOR, SHREYASHI TRADECOM PRIVATE LIMITED, 1 And 3, Brabourne Road, Illaco House, 4th Floor, City:- Kolkata, P.O:- Bowbazar, P.S:-Bowbazar, District:- Kolkata, West Bengal, India, PIN:- 700001

Indetified by Ajeet Rajak, , Son of Dilip Rajak, 6no. Rail Siding, Kankinara, P.O: Kankinara, Thana: Jagaddal, , North 24-Parganas, WEST BENGAL, India, PIN - 743126, by caste Hindu, by profession Private Service

Execution is admitted on 07-07-2025 by Saket Khaitan, DIRECTOR, LOOKLIKE HOMES PRIVATE LIMITED, 127, B. T. Road, City:- Baranagar, P.O:- ISI, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700108

Indetified by Ajeet Rajak, , Son of Dilip Rajak, 6no. Rail Siding, Kankinara, P.O: Kankinara, Thana: Jagaddal, , North 24-Parganas, WEST BENGAL, India, PIN - 743126, by caste Hindu, by profession Private Service

Execution is admitted on 07-07-2025 by Mr Shashi Kant Khetan, , LOOKLIKE HOMES PRIVATE LIMITED, 127, B. T. Road, City:- Baranagar, P.O:- ISI, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700108

Indetified by Ajeet Rajak, , Son of Dilip Rajak, 6no. Rail Siding, Kankinara, P.O: Kankinara, Thana: Jagaddal, , North 24-Parganas, WEST BENGAL, India, PIN - 743126, by caste Hindu, by profession Private Service

Payment of Fees

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

Payment of Stamp Duty

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

Description of Stamp

1. Stamp: Type: Impressed, Serial no 21020, Amount: Rs.100.00/-, Date of Purchase: 04/07/2025, Vendor name: A Banerjee



Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2025, Page from 385339 to 385362
being No 190208046 for the year 2025.



Digitally signed by SATYAJIT BISWAS
Date: 2025.07.10 10:53:16 +05:30
Reason: Digital Signing of Deed.

(Satyajit Biswas) 10/07/2025

ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.