

06332/2025

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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AU 992076

Certified that the document is signed by the
person named. The signature and the
document are the part of this document.

09/07/2025
Q-2001952389/2025

(Signature)

District Sub-Registrar - IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

09 JUL 2025

POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, we, M/s. Ganapati
Niwas Private Limited, [PAN AABCG9069K] a company incorporated
under the provisions of the Companies Act, 1956 and governed by the

30839

30 JUN 2025

No.....Rs. 100/- Date.....

Name : Atangir Reza

Address : Advocate
ALIPORE JUDGE COURT
Kolkata - 700 027

Vendor :
Alipore Collectorate, 24 Pgs. (South)

SUBHANKAR DAS
STAMP VENDOR
Alipore Police Court, Kol-27



Identified by me
Atangir Reza Advocate
s/o, Atangir Reza
28/1, Judges Court Road
P.O. S.P.S. Alipore
Kol-27



provisions of the Companies Act, 2013, having its registered office at 11, Crooked Lane, Post Office Esplanade, Police Station Hare Street, Kolkata-700069 represented by one of its director, **Mr. Harsh Vardhan Kajaria (PAN No.AKBPK6118N, Aadhar No.473441603220 & Mobile No.7439435338)** son of Sri. Arun Kumar Kajaria, by nationality Indian, by occupation business, residing at 114, Regent Park, P.O. Regent Estate, P.S Netaji Nagar, Kolkata 700092 hereinafter referred to as the **"Executants/Grantor"** (which expression shall mean and include each of their representatives, successors and or assigns) **do hereby send greetings**

AND

M/s. Archana Properties Private Limited,[PAN AADCA9711E],a company incorporated under the provisions of the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 11, Crooked Lane, Post Office Esplanade, Police Station Hare Street, Kolkata-700069 hereinafter referred to as the **"Lawful Attorney"** (which expression shall mean and include each of their representatives, successors and or assigns)

NOW THIS POWER OF ATTORNEY WITNESSES AS FOLLOWS:

1. Background

Ownership of Said Premises: The **"Executants/Grantor"** is the absolute owners and possessors of land admeasuring 28165.728sqmt. = 303176sqft. be the same or little more or less comprised on L.R. Dag No - 1508, 1509, 1510, 1511, 1512, 1517, 1518, 1519, 1520, 1521, 1522, 1539, 1540, 1541, 1542, 1543, 1544, 1548, 1549, 1550 of Mouza - Ramchandrapur, J.L. No. 58, L.R. Khatian No. 2222 and L.R. Dag No - 2555, 2556, 2557, 2558, 2564, 2565, 2566, 2567 of Mouza - Bonhoogly,



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District Sub-Registrar-IV
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Alipore, South 24 Parganas

09 JUL 2025

J.L. No. 65, L.R. Khatian No. 6665 at Mohan Ghosh Road, Bagher Gholgaria, P.S. Sonarpur, District South 24 Parganas, more fully described in the **Schedule** below (and hereinafter called the **Said Premises**).

Said Project: The “**Executants/Grantor**” have decided to develop the Said Premises by way of construction of a Housing complex comprising of a cluster of new buildings and ancillary facilities and other areas on the Said Premises (collectively **Said Complex**) and booking and sale of the flats and saleable spaces (collectively **Units**) in the Said Complex to prospective purchasers (collectively **Intending Purchasers**). The development of the Said Premises by way of construction of the Said Complex and transfer of Units in the Said Complex to Intending Purchasers, collectively **Said Project**.

Development Agreement: By an Agreement dated 05/11/2018, registered in the Office of the District Sub- Registrar IV, South 24 Parganas, in Book No. I, Volume No.1604-2019 at Pages from 28360 to 28391, being Deed No. 160400875 for the year 2019 (**Development Agreement**), the “**Executants/Grantor**” have appointed the **Archana Properties Private Limited** as the “**Developer**” of the Said Premises for development of the Said Complex, in the manner and on the terms and conditions contained therein the Development Agreement.

Further, by a letter dated 17/04/2025 the owner and the Developer both have agreed for a revised Revenue share with respect to their respective allocation.

Purpose of Power of Attorney: The “**Executants/Grantor**” shall execute and register necessary Power of Attorney in order to carry out the various works, acts, and deeds relating to the development of the **Said Premises** in favour of the Developer or its representative or representatives. It is further necessary, for the purpose of ensuring smooth and proper completion of the development project pursuant to the terms as recorded therein in the Development Agreement and for the utilization of the Owner allocation and the developer’s allocation in the



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Alone, South 24 P. 1908

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proposed constructed area in the project both residential and commercial the owners duly authorize and empower the developer and/or its nominee and/or nominees as may be required for the purpose of obtaining necessary permission(s) approvals and sanctions from different authorities in connection with the construction of the said projects and also for pursuing and following up with the appropriate authority and/or authorities including Sonar Gram Panchayat, Zilla Parishad or any other authority and/or authorities including Urban Land (Ceiling and Regulation) Act, 1976, Fire Department, West Bengal Building (Construction and Transfer by Promoters) Act, Pollution and Environment control Authorities, Directorate obtaining Sewerage Connection, Water, Electricity supply and charges plan and for obtaining the completion and occupancy certificate and for entering into agreement for sale and to execute and register necessary Agreement for Sale, deed(s) of conveyance in favour of the intending purchaser or purchasers in respect of saleable area under the owner and the developer's allocation in the said project.

2. Appointment

Hereby Made: For the Purpose as stated above, The **"Executants/Grantor"** hereby nominate, constitute and appoint the Developer namely, **Archana Properties Private Limited** as the **"Lawful Attorney"** of the Grantors, to do all acts, deeds and things mentioned below, for, in the name of and on behalf of the **"Executants/Grantor"**.

Further, the aforesaid **"Lawful Attorney"** as it deems fit may authorize/nominate its Authorized Representatives through a Valid Resolution all such powers and authorities as mentioned hereunder for Execution of the Project.

3. Powers and Authorities

- a. To cause sanction, revalidation, modification, extension and alteration of the Building Plans to be prepared and submitted by



appointing a licensed architect and structural engineer and then to have the same sanctioned and/or revalidated and/or modified and/or extended and/or altered and/or revised by the Sonarpur Gram Panchayat , Zilla Parishad and the Other Authorities and to pay fees, costs and charges for such sanction, modification, alteration, revision, extension and re-validation as the case may be and upon completion of work, to obtain drainage connection, water connection, occupancy certificate and other certificates from the the Sonarpur Gram Panchayat , Zilla Parishad and the Other Authorities.

- b. To appoint architects, structural engineers, civil engineers, overseers, contractors, solicitors, advocates, chartered accountants and/or such other agents as may be required for effectually discharging the powers and authorities granted herein.
- c. To deal with all authorities including but not limited to the Sonarpur Gram Panchayat, Zilla Parishad and the Other Authorities for sanction, modification, alteration, extension, revision and re-validation of the Building Plans and obtaining drainage connection, water connection, occupancy certificate and other certificates and in this regard to prepare, sign and submit plans, papers, documents, statements, undertakings, declarations, applications, indemnities and other ancillary papers, as be required.
- d. To cause sanction, revalidation, modification, extension and alteration of the Building Plans to be prepared and submitted by appointing a licensed architect and structural engineer and then to have the same sanctioned and/or revalidated and/or modified and/or extended and/or altered and/or revised by the the Sonarpur Gram Panchayat, Zilla Parishad and the Other Authorities and to pay fees, costs and charges for such sanction, modification, alteration, revision, extension and re-validation as



the case may be and upon completion of work, to obtain drainage connection, water connection, occupancy certificate and other certificates from the the Sonarpur Gram Panchayat , Zilla Parishad and the Other Authorities.

- e. To enter into agreements for sale of the flats, lease, mortgage or apartments or unit and units, area and/or areas comprised in the owner's allocation and the Developer's allocation in the Proposed Constructed Area in the project both residential and commercial area unto and in favour of prospective purchaser and/or purchasers and to take advances or payments in respect thereof and to give valid receipt in that regard on behalf of the Owner and the Developer both.
- f. To give possession and execute all agreements and deeds of conveyance in respect of the flats or apartments or unit and units, area and/or areas comprised in the owner's allocation and the Developer's allocation in the proposed constructed area in the project both residential and commercial or any portion or portions thereof as and when necessary on such terms and conditions and for such consideration as the **"Lawful Attorney"** may think proper and to receive such consideration amount from the purchaser or purchasers and to give valid receipt thereof in consonance with the prevalent law.
- g. To appear through the Authorized Representatives of the **"Lawful Attorney"** before the competent registering authority and to present and admit registration of all agreements, conveyances in respect of flats or apartments or unit and units, area and/or areas comprised in the owner's allocation and Developer's allocation in the proposed constructed area in the project both residential and commercial or any portion or portions thereof and to do all things in connection therewith.



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- h. To ask, receive and realise from all purchaser or purchasers of flats or apartments or unit and units, area and/or areas comprised in the owner's allocation and the Developer's allocation in the proposed constructed area in the project both residential and commercial or any portion or portions thereof, requisite charges, expenses, rates, cesses, miscellaneous charges and other sums due or that might become due and payable in connection with the respective flats or apartments or unit and units, area and/or areas in the proposed constructed area in the project both residential and commercial or any portion or portions thereof under the occupation of the respective owners thereof and on non-payment thereof to take appropriate steps for realization of the same.
- i. To apply for and obtain water connection, drainage connection, sewage connection, electricity connection and any other utilities for the Said Premises.
- j. To cause survey, test soil, do excavation and other preparatory works for construction of the Said Complex on the Said Premises.
- k. To construct temporary sheds and godowns for storage of building materials and running of site office and to construct the Said Complex and/or any other structure on the Said Premises, in accordance with the Development Agreement.
- l. In relation to such construction, to sign, execute and register any kind of contracts for construction with any third party under the terms and conditions as be deemed fit by the "**Lawful Attorney**" in accordance with the Development Agreement and without creating any liability or obligation of the Grantors.
- m. To receive and pay and/or deposit moneys including fees, rent, interest from any person or persons, body or bodies, authority or



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authorities and receive fund and to receive and grant valid receipts and discharges in respect thereof.

- n. To make payment of up-to-date land revenue/municipal/local authority taxes in respect of the Said Premises by way of approaching the concerned authorities and obtaining necessary orders for such payment and to collect receipts thereof.
- o. To pay all outgoings, including Municipal Taxes etc. in respect of the Said Premises/Said Complex and to collect receipts thereof.
- p. To employ and appoint watchmen, guards and other security personnel for the Said Premises.
- q. To apply for and obtain all kind of permissions and clearances required for entering into such agreements, conveyances and instruments including but not limited to clearance under the Income Tax Act, 1961, for transfer of the Units in the Said Complex to the Intending Purchasers.
- r. To take any legal action or to defend any legal proceeding including arbitration proceeding arising out of any matter in respect of the Said Premises and to accept any notice and service of papers from any Court, Tribunal, Arbitral Tribunal, Postal and/or other authorities and to receive and pay all moneys, including Court Fees etc.
- s. To receive and / or realize the consideration money for me on my behalf from the prospective buyers / Vendors and after realization all such money shall be deposited by our said Attorney into my Business's Bank Account.
- t. Be it noted here that this Power of Attorney does not create any right, title and interest of the said Property in favour of the Attorney and it is made without consideration and the Attorney shall not receive any profits there from and it is for this project.



District Sub-Registrar, Aligarh
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Registration Act
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- u. Be it specifically stated that the said Property is not situated within the Notified and Cantonment area and no embargo and restriction has been imposed by the Local Authority/Competent Authority/Government Authority for transferring the land in question and if restriction prevails, in that event Principal will be held responsible for that. The Attorney shall not use the Schedule property for their personal purpose
- v. All the receivables shall be received by the Executant/Appointor herein and all the payables shall be borne by the Executant/Appointor herein.
- w. This Power of Attorney is revocable in nature.

4. Ratification

Hereby Made: The "**Executants/Grantor**" hereby ratify and confirm and agree to ratify and confirm all lawful actions of the "**Lawful Attorney**" in pursuance of this Power of Attorney.

Schedule (Said Premises)

ALL THAT land admeasuring 28165.728 sq. mt. = 303176 sqft. be the same or little more or less comprised on L.R. Dag No - 1508, 1509, 1510, 1511, 1512, 1517, 1518, 1519, 1520, 1521, 1522, 1539, 1540, 1541, 1542, 1543, 1544, 1548, 1549, 1550 of Mouza - Ramchandrapur, J.L. No. 58, L.R. Khatian No. 2222 and L.R. Dag No - 2555, 2556, 2557, 2558, 2564, 2565, 2566, 2567 of Mouza - Bonhoogly, J.L. No. 65, L.R. Khatian No. 6665 at Mohan Ghosh Road, Bagher Gholgaria, P.S. Sonarpur, District South 24 Parganas thereon and butted and bounded as follows:



District Sub-Registrar-IV
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On the North : Mohan Ghosh Road;

On the South : Dag No. 1408;

On the East : Dag No. 1371, 1373;

On the West : Dag No. 2572, 2569.

SCHEDULE OF EACH DAG NO. AREA IN SQ. MTR

Annexure - I

<u>LR Dag Nos.</u>	<u>Sq. Mtr</u>
1508	364.217
1509	1092.652
1510	2468.585
1511	40.469
1512	40.469
1517	121.406
1518	768.903
1519	687.966
1520	3318.425
1521	1537.807
1522	80.937
1539	849.841
1540	728.435
1541	566.560
1542	687.966
1543	809.372
1544	849.841
1548	1011.715
1549	1982.961
1550	687.966
2555	121.406



Director, Sub-Registrar,
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

09 JUL 2025

2556	283.280
2557	607.029
2558	485.623
2564	3642.174
2565	3197.019
2566	566.560
2567	566.560



District Sud-Registrar-22
Registrar U/S (2) of
Registration 1908
Alamo, South 24 Pergamon

203 JUL 2025

5. Execution and Delivery

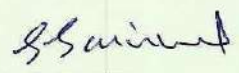
In Witness Whereof the "Executants/Grantor" and the "Lawful Attorney" have executed this Power of Attorney on the above dated 09.07.25.

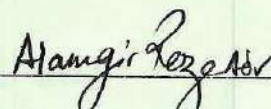
GANAPATI NIWAS PVT. LTD


Director


[Executant/Grantor]

Witnesses:

Signature 
Name Sanjay Kumar Ganeiwala
Father's Name Late Giridharilal Ganeiwala
Address 11, Crooked Lane
Kolkata - 700069

Signature 
Name ALAMGIR REZA
Father's Name JAHANGIR REZA
Address 28/1, JUDGES COURT ROAD
P.O. & P.S. ALIPORE, KOL-27

Drafted by me


Advocate WB/1366/03












Alipore Judges Court
Kolkata - 700 027



District Sub-Registrar IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

09 JUL 2025

SPECIMEN FORM FOR TEN FINGER PRINTS

<div data-bbox="207 515 327 560"> <p>PHOTO</p> </div>						
		<div data-bbox="558 492 654 537"> <p>Little</p> </div>	<div data-bbox="774 492 869 537"> <p>Ring</p> </div>	<div data-bbox="965 492 1085 537"> <p>Middle</p> </div>	<div data-bbox="1173 492 1268 537"> <p>Fore</p> </div>	<div data-bbox="1340 492 1460 537"> <p>Thumb</p> </div>
		<div data-bbox="901 537 1093 582"> <p>(Left Hand)</p> </div>				
		<div data-bbox="542 795 662 840"> <p>Thumb</p> </div>	<div data-bbox="766 795 853 840"> <p>Fore</p> </div>	<div data-bbox="957 795 1077 840"> <p>Middle</p> </div>	<div data-bbox="1165 795 1260 840"> <p>Ring</p> </div>	<div data-bbox="1348 795 1444 840"> <p>Little</p> </div>
<div data-bbox="135 1030 375 1355">  </div>	<div data-bbox="406 1131 494 1209">  </div>					
		<div data-bbox="550 1086 646 1131"> <p>Little</p> </div>	<div data-bbox="766 1086 853 1131"> <p>Ring</p> </div>	<div data-bbox="957 1086 1077 1131"> <p>Middle</p> </div>	<div data-bbox="1165 1086 1260 1131"> <p>Fore</p> </div>	<div data-bbox="1332 1086 1452 1131"> <p>Thumb</p> </div>
		<div data-bbox="893 1131 1085 1176"> <p>(Left Hand)</p> </div>				
						
		<div data-bbox="534 1388 662 1433"> <p>Thumb</p> </div>	<div data-bbox="758 1388 845 1433"> <p>Fore</p> </div>	<div data-bbox="957 1388 1077 1433"> <p>Middle</p> </div>	<div data-bbox="1165 1388 1260 1433"> <p>Ring</p> </div>	<div data-bbox="1340 1388 1444 1433"> <p>Little</p> </div>
<div data-bbox="199 1713 319 1758"> <p>PHOTO</p> </div>						
		<div data-bbox="550 1680 646 1724"> <p>Little</p> </div>	<div data-bbox="766 1680 853 1724"> <p>Ring</p> </div>	<div data-bbox="957 1680 1077 1724"> <p>Middle</p> </div>	<div data-bbox="1165 1680 1260 1724"> <p>Fore</p> </div>	<div data-bbox="1332 1680 1452 1724"> <p>Thumb</p> </div>
		<div data-bbox="893 1713 1085 1758"> <p>(Left Hand)</p> </div>				
						
		<div data-bbox="534 1971 662 2016"> <p>Thumb</p> </div>	<div data-bbox="758 1971 845 2016"> <p>Fore</p> </div>	<div data-bbox="957 1971 1077 2016"> <p>Middle</p> </div>	<div data-bbox="1165 1971 1260 2016"> <p>Ring</p> </div>	<div data-bbox="1340 1971 1444 2016"> <p>Little</p> </div>
<div data-bbox="877 2004 1093 2049"> <p>(Right Hand)</p> </div>						



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District of Columbia
Registrar of Titles
Registration 1902
Alcorn, South 24 Park
13 JUL 2025



Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No / Year	2001952389/2025	Office where deed will be registered
Query Date	08/07/2025 8:26:26 AM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Alamgir Reza Alipore Jidges Court Road, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9875359655, Status : Advocate	
Transaction	Additional Transaction	
[1401] Power of Attorney related to immovable properties, General Power of Attorney related to immovable properties	[4308] Agreement [No of Agreement : 2]	
Set Forth value	Market Value	
Rs. 28/-	Rs. 31,87,73,150/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 70/- (Article:48(d))	Rs. 21/- (Article:E, E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks		

Land Details :

District: South 24-Parganas, Thana: Sonarpur, Gram Panchayat: BANGOOGHLY-I, Mouza: Ramchandrapur, JI No: 58, , Pin Code : 700150

Sch No	Plot Number	Khatian Number	Land Use	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1508 (RS :-)	LR-2222	Bastu	Shali	3921 Sq Ft	1/-	53,91,383/-	Property is on Road Adjacent to Metal Road,
L2	LR-1509 (RS :-)	LR-2222	Bastu	Shali	11762 Sq Ft	1/-	1,61,72,774/-	Property is on Road Adjacent to Metal Road,
L3	LR-1510 (RS :-)	LR-2222	Bastu	Shali	26572 Sq Ft	1/-	3,65,36,553/-	Property is on Road Adjacent to Metal Road,
L4	LR-1511 (RS :-)	LR-2222	Bastu	Shali	436 Sq Ft	1/-	5,99,501/-	Property is on Road Adjacent to Metal Road,
L5	LR-1512 (RS :-)	LR-2222	Bastu	Shali	436 Sq Ft	1/-	5,99,501/-	Property is on Road Adjacent to Metal Road,
L6	LR-1517 (RS :-)	LR-2222	Bastu	Shali	1309 Sq Ft	1/-	17,99,878/-	Property is on Road Adjacent to Metal Road,
L7	LR-1518 (RS :-)	LR-2222	Bastu	Shali	8277 Sq Ft	1/-	1,13,80,892/-	Property is on Road Adjacent to Metal Road,



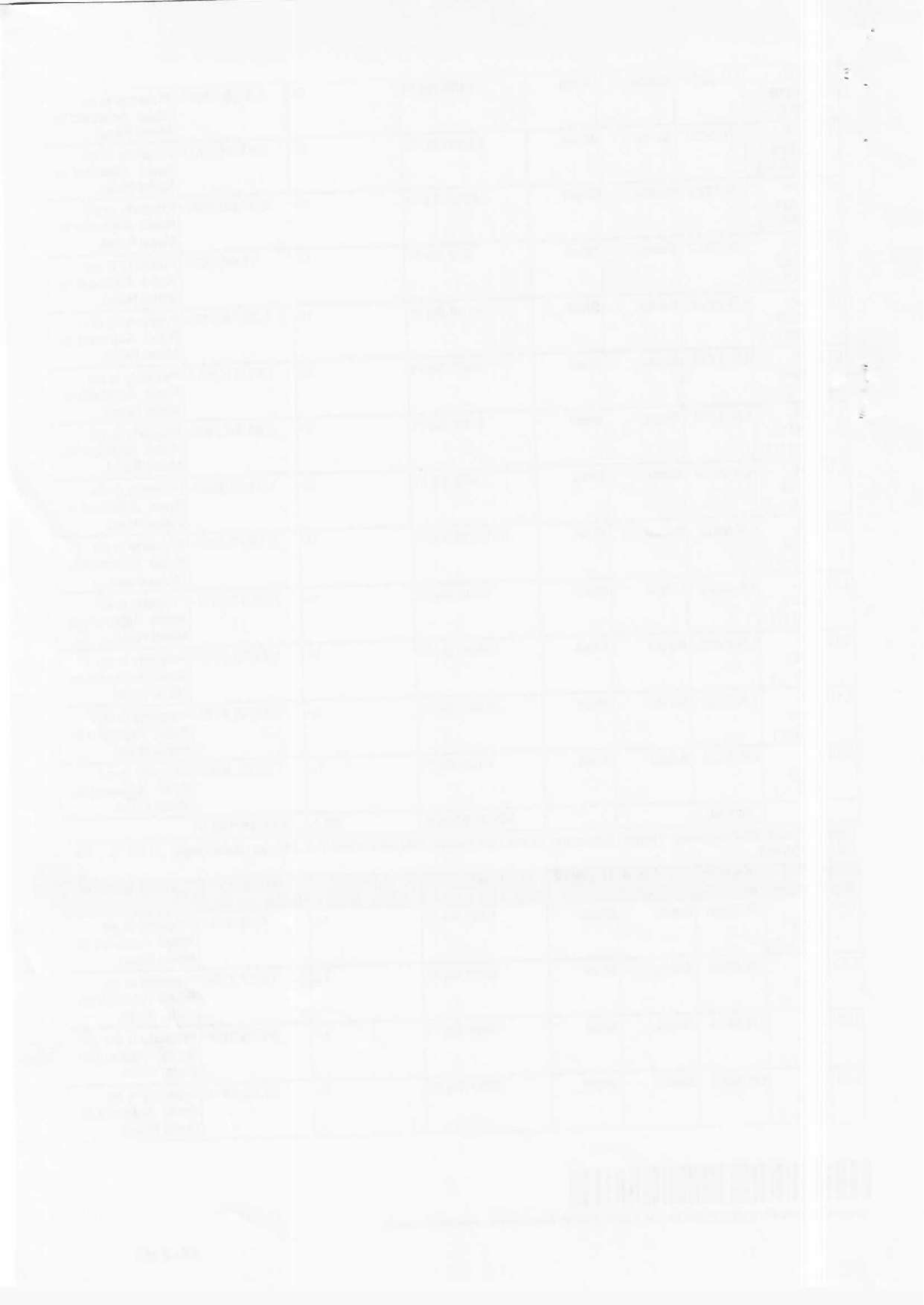
Query No: 2001952389 of 2025, Printed On : Jul 9 2025 12:02PM, Generated from wbregistration.gov.in

L8	LR-1519 (RS :-)	LR-2222	Bastu	Shali	7405 Sq Ft	1/-	1,01,81,890/-	Property is on Road Adjacent to Metal Road,
L9	LR-1520 (RS :-)	LR-2222	Bastu	Shali	35720 Sq Ft	1/-	4,91,15,071/-	Property is on Road Adjacent to Metal Road,
L10	LR-1521 (RS :-)	LR-2222	Bastu	Shali	16553 Sq Ft	1/-	2,27,60,408/-	Property is on Road Adjacent to Metal Road,
L11	LR-1522 (RS :-)	LR-2222	Bastu	Shali	872 Sq Ft	1/-	11,99,002/-	Property is on Road Adjacent to Metal Road,
L12	LR-1539 (RS :-)	LR-2222	Bastu	Shali	9148 Sq Ft	1/-	1,25,78,518/-	Property is on Road Adjacent to Metal Road,
L13	LR-1540 (RS :-)	LR-2222	Bastu	Shali	7841 Sq Ft	1/-	1,07,81,391/-	Property is on Road Adjacent to Metal Road,
L14	LR-1541 (RS :-)	LR-2222	Bastu	Shali	6098 Sq Ft	1/-	83,84,762/-	Property is on Road Adjacent to Metal Road,
L15	LR-1542 (RS :-)	LR-2222	Bastu	Shali	7405 Sq Ft	1/-	1,01,81,890/-	Property is on Road Adjacent to Metal Road,
L16	LR-1543 (RS :-)	LR-2222	Bastu	Shali	8712.08 Sq Ft	1/-	1,19,79,127/-	Property is on Road Adjacent to Metal Road,
L17	LR-1544 (RS :-)	LR-2222	Bastu	Shali	9148 Sq Ft	1/-	1,25,78,518/-	Property is on Road Adjacent to Metal Road,
L18	LR-1548 (RS :-)	LR-2222	Bastu	Shali	10890 Sq Ft	1/-	1,49,73,772/-	Property is on Road Adjacent to Metal Road,
L19	LR-1549 (RS :-)	LR-2222	Bastu	Shali	21345 Sq Ft	1/-	2,93,49,418/-	Property is on Road Adjacent to Metal Road,
L20	LR-1550 (RS :-)	LR-2222	Bastu	Shali	7405 Sq Ft	1/-	1,01,81,890/-	Property is on Road Adjacent to Metal Road,
TOTAL :					461.2103Dec	20 /-	2767,26,139 /-	

District: South 24-Parganas, Thana: Sonarpur, Gram Panchayat: BANHOOGHLY-II, Mouza: Banhoogly, JI No: 0, , Pin Code : 700150

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L21	LR-2555 (RS :-)	LR-6665	Bastu	Shali	1307 Sq Ft	1/-	5,39,138/-	Property is on Road Adjacent to Metal Road,
L22	LR-2556 (RS :-)	LR-6665	Bastu	Shali	3049 Sq Ft	1/-	12,57,714/-	Property is on Road Adjacent to Metal Road,
L23	LR-2557 (RS :-)	LR-6665	Bastu	Shali	6534 Sq Ft	1/-	26,95,279/-	Property is on Road Adjacent to Metal Road,
L24	LR-2558 (RS :-)	LR-6665	Bastu	Shali	5227 Sq Ft	1/-	21,56,141/-	Property is on Road Adjacent to Metal Road,





L25	LR-2564 (RS :-)	LR-6665	Bastu	Shali	39204 Sq Ft	1/-	1,61,71,674/-	Property is on Road Adjacent to Metal Road,
L26	LR-2565 (RS :-)	LR-6665	Bastu	Shali	34413 Sq Ft	1/-	1,41,95,383/-	Property is on Road Adjacent to Metal Road,
L27	LR-2566 (RS :-)	LR-6665	Bastu	Shali	6099 Sq Ft	1/-	25,15,841/-	Property is on Road Adjacent to Metal Road,
L28	LR-2567 (RS :-)	LR-6665	Bastu	Shali	6099 Sq Ft	1/-	25,15,841/-	Property is on Road Adjacent to Metal Road,
TOTAL :					233.5945Dec	8 /-	420,47,011 /-	
Grand Total :					694.8048Dec	28 /-	3187,73,150 /-	

Principal Details :

SI No	Name & address	Status	Execution Admission Details :
1	GANAPATI NIWAS PRIVATE LIMITED (Private Limited Company) ,11, Crooked Lane, City:- Kolkata, P.O:- GPO Kolkata, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700069 Date of Incorporate:XX-XX-1XX6, PAN No. AAxxxxxx9K, ,Aadhaar No Not Provided by UIDAIStatus :Organization, Executed by: Representative	Organization	Executed by: Representative

Attorney Details :

SI No	Name & address	Status	Execution Admission Details :
1	ARCHANA PROPERTIES PRIVATE LIMITED (Private Limited Company) ,11, Crooked Lane, City:- Kolkata, P.O:- GPO Kolkata, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700069 Date of Incorporate:XX-XX-1XX9, PAN No. AAxxxxxx1E, ,Aadhaar No Not Provided by UIDAIStatus :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

SI No	Name & Address	Representative of
1	Mr Harsh Vardhan Kajaria Son of Mr Arun Kumar Kajaria114, Regent Park, City:- , P.O:- Regent Park, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0, PAN No. AKxxxxxx8N , Aadhaar No.: 47xxxxxxx3220	GANAPATI NIWAS PRIVATE LIMITED (as Director), ARCHANA PROPERTIES PRIVATE LIMITED (as Director)

Identifier Details :

Name & address
Mr Alamgir Reza Son of Mr Jahangir Reza 28/1, Judges Court Road, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Male, By Caste: Muslim, Occupation: Advocate, Citizen of: India, , Identifier Of Mr Harsh Vardhan Kajaria



DATE MONTH YEAR 2025

DEED OF POWER OF ATTORNEY

BETWEEN

M/S. GANAPATI NIWAS PRIVATE LIMITED

EXECUTANT

AND

M/S ARCHANA PROPERTIES PRIVATE LIMITED

ATTORNEY

ALAMGIR REZA

ADVOCATE

Alipore Judges Court
Kolkata - 700 027

Major Information of the Deed

Deed No :	I-1604-06079/2025	Date of Registration	09/07/2025
Query No / Year	1604-2001952389/2025	Office where deed is registered	
Query Date	08/07/2025 8:26:26 AM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Alamgir Reza Alipore Jidges Court Road, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9875359655, Status : Advocate		
Transaction	Additional Transaction		
[1401] Power of Attorney related to immovable properties, General Power of Attorney related to immovable properties	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 28/-	Rs. 31,87,73,150/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(d))	Rs. 53/- (Article:E, E)		
Remarks			

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: BANGOOGHLY-I, Mouza: Ramchandrapur, JI No: 58, 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-1508 (RS :-)	LR-2222	Bastu	Shali	3921 Sq Ft	1/-	53,91,383/-	Property is on Road Adjacent to Metal Road,
L2	LR-1509 (RS :-)	LR-2222	Bastu	Shali	11762 Sq Ft	1/-	1,61,72,774/-	Property is on Road Adjacent to Metal Road,
L3	LR-1510 (RS :-)	LR-2222	Bastu	Shali	26572 Sq Ft	1/-	3,65,36,553/-	Property is on Road Adjacent to Metal Road,
L4	LR-1511 (RS :-)	LR-2222	Bastu	Shali	436 Sq Ft	1/-	5,99,501/-	Property is on Road Adjacent to Metal Road,
L5	LR-1512 (RS :-)	LR-2222	Bastu	Shali	436 Sq Ft	1/-	5,99,501/-	Property is on Road Adjacent to Metal Road,
L6	LR-1517 (RS :-)	LR-2222	Bastu	Shali	1309 Sq Ft	1/-	17,99,878/-	Property is on Road Adjacent to Metal Road,
L7	LR-1518 (RS :-)	LR-2222	Bastu	Shali	8277 Sq Ft	1/-	1,13,80,892/-	Property is on Road Adjacent to Metal Road,
L8	LR-1519 (RS :-)	LR-2222	Bastu	Shali	7405 Sq Ft	1/-	1,01,81,890/-	Property is on Road Adjacent to Metal Road,
L9	LR-1520 (RS :-)	LR-2222	Bastu	Shali	35720 Sq Ft	1/-	4,91,15,071/-	Property is on Road Adjacent to Metal Road,

STATE OF NEW YORK

COUNTY OF ALBANY		TOWN OF ALBANY		WARD OF ALBANY	
NAME OF PERSON		RESIDENCE		OCCUPATION	
JAMES A. ALBANY		123 MAIN ST.		MERCHANT	
JOHN B. ALBANY		456 BROADWAY		CARTER	
WILLIAM C. ALBANY		789 N. 1ST ST.		BLACKSMITH	
EDWARD D. ALBANY		1010 E. 2ND ST.		FARMER	
FRANK E. ALBANY		1111 W. 3RD ST.		TEACHER	
GEORGE F. ALBANY		1212 S. 4TH ST.		DRUGGIST	
HENRY G. ALBANY		1313 N. 5TH ST.		CRAFTSMAN	
CHARLES H. ALBANY		1414 E. 6TH ST.		MERCHANT	
ALFRED I. ALBANY		1515 W. 7TH ST.		CARTER	
ROBERT J. ALBANY		1616 S. 8TH ST.		FARMER	
STEPHEN K. ALBANY		1717 N. 9TH ST.		TEACHER	
DAVID L. ALBANY		1818 E. 10TH ST.		DRUGGIST	
JACOB M. ALBANY		1919 W. 11TH ST.		CRAFTSMAN	
NATHAN N. ALBANY		2020 S. 12TH ST.		MERCHANT	
ISAAC O. ALBANY		2121 N. 13TH ST.		CARTER	
NATHAN P. ALBANY		2222 E. 14TH ST.		FARMER	
NATHAN Q. ALBANY		2323 W. 15TH ST.		TEACHER	
NATHAN R. ALBANY		2424 S. 16TH ST.		DRUGGIST	
NATHAN S. ALBANY		2525 N. 17TH ST.		CRAFTSMAN	
NATHAN T. ALBANY		2626 E. 18TH ST.		MERCHANT	
NATHAN U. ALBANY		2727 W. 19TH ST.		CARTER	
NATHAN V. ALBANY		2828 S. 20TH ST.		FARMER	
NATHAN W. ALBANY		2929 N. 21ST ST.		TEACHER	
NATHAN X. ALBANY		3030 E. 22ND ST.		DRUGGIST	
NATHAN Y. ALBANY		3131 W. 23RD ST.		CRAFTSMAN	
NATHAN Z. ALBANY		3232 S. 24TH ST.		MERCHANT	
NATHAN AA. ALBANY		3333 N. 25TH ST.		CARTER	
NATHAN AB. ALBANY		3434 E. 26TH ST.		FARMER	
NATHAN AC. ALBANY		3535 W. 27TH ST.		TEACHER	
NATHAN AD. ALBANY		3636 S. 28TH ST.		DRUGGIST	
NATHAN AE. ALBANY		3737 N. 29TH ST.		CRAFTSMAN	
NATHAN AF. ALBANY		3838 E. 30TH ST.		MERCHANT	
NATHAN AG. ALBANY		3939 W. 31ST ST.		CARTER	
NATHAN AH. ALBANY		4040 S. 32ND ST.		FARMER	
NATHAN AI. ALBANY		4141 N. 33RD ST.		TEACHER	
NATHAN AJ. ALBANY		4242 E. 34TH ST.		DRUGGIST	
NATHAN AK. ALBANY		4343 W. 35TH ST.		CRAFTSMAN	
NATHAN AL. ALBANY		4444 S. 36TH ST.		MERCHANT	
NATHAN AM. ALBANY		4545 N. 37TH ST.		CARTER	
NATHAN AN. ALBANY		4646 E. 38TH ST.		FARMER	
NATHAN AO. ALBANY		4747 W. 39TH ST.		TEACHER	
NATHAN AP. ALBANY		4848 S. 40TH ST.		DRUGGIST	
NATHAN AQ. ALBANY		4949 N. 41ST ST.		CRAFTSMAN	
NATHAN AR. ALBANY		5050 E. 42ND ST.		MERCHANT	
NATHAN AS. ALBANY		5151 W. 43RD ST.		CARTER	
NATHAN AT. ALBANY		5252 S. 44TH ST.		FARMER	
NATHAN AU. ALBANY		5353 N. 45TH ST.		TEACHER	
NATHAN AV. ALBANY		5454 E. 46TH ST.		DRUGGIST	
NATHAN AW. ALBANY		5555 W. 47TH ST.		CRAFTSMAN	
NATHAN AX. ALBANY		5656 S. 48TH ST.		MERCHANT	
NATHAN AY. ALBANY		5757 N. 49TH ST.		CARTER	
NATHAN AZ. ALBANY		5858 E. 50TH ST.		FARMER	
NATHAN BA. ALBANY		5959 W. 51ST ST.		TEACHER	
NATHAN BB. ALBANY		6060 S. 52ND ST.		DRUGGIST	
NATHAN BC. ALBANY		6161 N. 53RD ST.		CRAFTSMAN	
NATHAN BD. ALBANY		6262 E. 54TH ST.		MERCHANT	
NATHAN BE. ALBANY		6363 W. 55TH ST.		CARTER	
NATHAN BF. ALBANY		6464 S. 56TH ST.		FARMER	
NATHAN BG. ALBANY		6565 N. 57TH ST.		TEACHER	
NATHAN BH. ALBANY		6666 E. 58TH ST.		DRUGGIST	
NATHAN BI. ALBANY		6767 W. 59TH ST.		CRAFTSMAN	
NATHAN BJ. ALBANY		6868 S. 60TH ST.		MERCHANT	
NATHAN BK. ALBANY		6969 N. 61ST ST.		CARTER	
NATHAN BL. ALBANY		7070 E. 62ND ST.		FARMER	
NATHAN BM. ALBANY		7171 W. 63RD ST.		TEACHER	
NATHAN BN. ALBANY		7272 S. 64TH ST.		DRUGGIST	
NATHAN BO. ALBANY		7373 N. 65TH ST.		CRAFTSMAN	
NATHAN BP. ALBANY		7474 E. 66TH ST.		MERCHANT	
NATHAN BQ. ALBANY		7575 W. 67TH ST.		CARTER	
NATHAN BR. ALBANY		7676 S. 68TH ST.		FARMER	
NATHAN BS. ALBANY		7777 N. 69TH ST.		TEACHER	
NATHAN BT. ALBANY		7878 E. 70TH ST.		DRUGGIST	
NATHAN BU. ALBANY		7979 W. 71ST ST.		CRAFTSMAN	
NATHAN BV. ALBANY		8080 S. 72ND ST.		MERCHANT	
NATHAN BW. ALBANY		8181 N. 73RD ST.		CARTER	
NATHAN BX. ALBANY		8282 E. 74TH ST.		FARMER	
NATHAN BY. ALBANY		8383 W. 75TH ST.		TEACHER	
NATHAN BZ. ALBANY		8484 S. 76TH ST.		DRUGGIST	
NATHAN CA. ALBANY		8585 N. 77TH ST.		CRAFTSMAN	
NATHAN CB. ALBANY		8686 E. 78TH ST.		MERCHANT	
NATHAN CC. ALBANY		8787 W. 79TH ST.		CARTER	
NATHAN CD. ALBANY		8888 S. 80TH ST.		FARMER	
NATHAN CE. ALBANY		8989 N. 81ST ST.		TEACHER	
NATHAN CF. ALBANY		9090 E. 82ND ST.		DRUGGIST	
NATHAN CG. ALBANY		9191 W. 83RD ST.		CRAFTSMAN	
NATHAN CH. ALBANY		9292 S. 84TH ST.		MERCHANT	
NATHAN CI. ALBANY		9393 N. 85TH ST.		CARTER	
NATHAN CJ. ALBANY		9494 E. 86TH ST.		FARMER	
NATHAN CK. ALBANY		9595 W. 87TH ST.		TEACHER	
NATHAN CL. ALBANY		9696 S. 88TH ST.		DRUGGIST	
NATHAN CM. ALBANY		9797 N. 89TH ST.		CRAFTSMAN	
NATHAN CN. ALBANY		9898 E. 90TH ST.		MERCHANT	
NATHAN CO. ALBANY		9999 W. 91ST ST.		CARTER	
NATHAN CP. ALBANY		10000 S. 92ND ST.		FARMER	
NATHAN CQ. ALBANY		10101 N. 93RD ST.		TEACHER	
NATHAN CR. ALBANY		10202 E. 94TH ST.		DRUGGIST	
NATHAN CS. ALBANY		10303 W. 95TH ST.		CRAFTSMAN	
NATHAN CT. ALBANY		10404 S. 96TH ST.		MERCHANT	
NATHAN CU. ALBANY		10505 N. 97TH ST.		CARTER	
NATHAN CV. ALBANY		10606 E. 98TH ST.		FARMER	
NATHAN CW. ALBANY		10707 W. 99TH ST.		TEACHER	
NATHAN CX. ALBANY		10808 S. 100TH ST.		DRUGGIST	
NATHAN CY. ALBANY		10909 N. 101ST ST.		CRAFTSMAN	
NATHAN CZ. ALBANY		11010 E. 102ND ST.		MERCHANT	
NATHAN DA. ALBANY		11111 W. 103RD ST.		CARTER	
NATHAN DB. ALBANY		11212 S. 104TH ST.		FARMER	
NATHAN DC. ALBANY		11313 N. 105TH ST.		TEACHER	
NATHAN DD. ALBANY		11414 E. 106TH ST.		DRUGGIST	
NATHAN DE. ALBANY		11515 W. 107TH ST.		CRAFTSMAN	
NATHAN DF. ALBANY		11616 S. 108TH ST.		MERCHANT	
NATHAN DG. ALBANY		11717 N. 109TH ST.		CARTER	
NATHAN DH. ALBANY		11818 E. 110TH ST.		FARMER	
NATHAN DI. ALBANY		11919 W. 111TH ST.		TEACHER	
NATHAN DJ. ALBANY		12020 S. 112TH ST.		DRUGGIST	
NATHAN DK. ALBANY		12121 N. 113TH ST.		CRAFTSMAN	
NATHAN DL. ALBANY		12222 E. 114TH ST.		MERCHANT	
NATHAN DM. ALBANY		12323 W. 115TH ST.		CARTER	
NATHAN DN. ALBANY		12424 S. 116TH ST.		FARMER	
NATHAN DO. ALBANY		12525 N. 117TH ST.		TEACHER	
NATHAN DP. ALBANY		12626 E. 118TH ST.		DRUGGIST	
NATHAN DQ. ALBANY		12727 W. 119TH ST.		CRAFTSMAN	
NATHAN DR. ALBANY		12828 S. 120TH ST.		MERCHANT	
NATHAN DS. ALBANY		12929 N. 121ST ST.		CARTER	
NATHAN DT. ALBANY		13030 E. 122ND ST.		FARMER	
NATHAN DU. ALBANY		13131 W. 123RD ST.		TEACHER	
NATHAN DV. ALBANY		13232 S. 124TH ST.		DRUGGIST	
NATHAN DW. ALBANY		13333 N. 125TH ST.		CRAFTSMAN	
NATHAN DX. ALBANY					

L10	LR-1521 (RS :-)	LR-2222	Bastu	Shali	16553 Sq Ft	1/-	2,27,60,408/-	Property is on Road Adjacent to Metal Road,
L11	LR-1522 (RS :-)	LR-2222	Bastu	Shali	872 Sq Ft	1/-	11,99,002/-	Property is on Road Adjacent to Metal Road,
L12	LR-1539 (RS :-)	LR-2222	Bastu	Shali	9148 Sq Ft	1/-	1,25,78,518/-	Property is on Road Adjacent to Metal Road,
L13	LR-1540 (RS :-)	LR-2222	Bastu	Shali	7641 Sq Ft	1/-	1,07,81,391/-	Property is on Road Adjacent to Metal Road,
L14	LR-1541 (RS :-)	LR-2222	Bastu	Shali	6098 Sq Ft	1/-	83,84,762/-	Property is on Road Adjacent to Metal Road,
L15	LR-1542 (RS :-)	LR-2222	Bastu	Shali	7405 Sq Ft	1/-	1,01,81,890/-	Property is on Road Adjacent to Metal Road,
L16	LR-1543 (RS :-)	LR-2222	Bastu	Shali	8712.08 Sq Ft	1/-	1,19,79,127/-	Property is on Road Adjacent to Metal Road,
L17	LR-1544 (RS :-)	LR-2222	Bastu	Shali	9148 Sq Ft	1/-	1,25,78,518/-	Property is on Road Adjacent to Metal Road,
L18	LR-1548 (RS :-)	LR-2222	Bastu	Shali	10890 Sq Ft	1/-	1,49,73,772/-	Property is on Road Adjacent to Metal Road,
L19	LR-1549 (RS :-)	LR-2222	Bastu	Shali	21345 Sq Ft	1/-	2,93,49,418/-	Property is on Road Adjacent to Metal Road,
L20	LR-1550 (RS :-)	LR-2222	Bastu	Shali	7405 Sq Ft	1/-	1,01,81,890/-	Property is on Road Adjacent to Metal Road,
TOTAL :					461.2103Dec	20 /-	2767,26,139 /-	

District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: BANHOOGHLY-II, Mouza: Banhoogly, JI No: 0, 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
L21	LR-2555 (RS :-)	LR-6665	Bastu	Shali	1307 Sq Ft	1/-	5,39,138/-	Property is on Road Adjacent to Metal Road,
L22	LR-2556 (RS :-)	LR-6665	Bastu	Shali	3049 Sq Ft	1/-	12,57,714/-	Property is on Road Adjacent to Metal Road,
L23	LR-2557 (RS :-)	LR-6665	Bastu	Shali	6534 Sq Ft	1/-	26,95,279/-	Property is on Road Adjacent to Metal Road,
L24	LR-2558 (RS :-)	LR-6665	Bastu	Shali	5227 Sq Ft	1/-	21,56,141/-	Property is on Road Adjacent to Metal Road,
L25	LR-2564 (RS :-)	LR-6665	Bastu	Shali	39204 Sq Ft	1/-	1,61,71,874/-	Property is on Road Adjacent to Metal Road,
L26	LR-2565 (RS :-)	LR-6665	Bastu	Shali	34413 Sq Ft	1/-	1,41,95,383/-	Property is on Road Adjacent to Metal Road,

L27	LR-2566 (RS :-)	LR-6665	Bastu	Shali	6099 Sq Ft	1/-	25,15,841/-	Property is on Road Adjacent to Metal Road,
L28	LR-2567 (RS :-)	LR-6665	Bastu	Shali	6099 Sq Ft	1/-	25,15,841/-	Property is on Road Adjacent to Metal Road,
		TOTAL :			233.5945Dec	8 /-	420,47,011 /-	
		Grand Total :			694.8048Dec	28 /-	3187,73,150 /-	




Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	GANAPATI NIWAS PRIVATE LIMITED 11, Crooked Lane, City:- Kolkata, P.O:- GPO Kolkata, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700069 Date of Incorporation:XX-XX-1XX6 , PAN No.:: AAxxxxxx9K,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	ARCHANA PROPERTIES PRIVATE LIMITED 11, Crooked Lane, City:- Kolkata, P.O:- GPO Kolkata, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700069 Date of Incorporation:XX-XX-1XX9 , PAN No.:: AAxxxxxx1E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Harsh Vardhan Kajaria (Presentant) Son of Mr Arun Kumar Kajaria Date of Execution - 09/07/2025, , Admitted by: Self, Date of Admission: 09/07/2025, Place of Admission of Execution: Office		 Captured	
	Jul 9 2025 12:25PM	LTI 09/07/2025	09/07/2025	
114, Regent Park, City:- , P.O:- Regent Park, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.: AKxxxxxx8N, Aadhaar No: 47xxxxxxxx3220 Status : Representative, Representative of : GANAPATI NIWAS PRIVATE LIMITED (as Director), ARCHANA PROPERTIES PRIVATE LIMITED (as Director)				

1. The first part of the report discusses the importance of maintaining accurate records of all transactions. It emphasizes that this is crucial for the company's financial health and for providing reliable information to stakeholders.

2. The second part of the report details the various methods used to collect and analyze data. It includes a description of the survey process, the selection of participants, and the statistical techniques employed to interpret the results.

3. The third part of the report presents the findings of the study. It highlights the key trends and patterns observed in the data, as well as the implications of these findings for the company's future strategy.

4. The fourth part of the report discusses the limitations of the study and suggests areas for further research. It acknowledges that while the study provides valuable insights, there are still some factors that were not fully explored.

5. The fifth part of the report provides a conclusion and summarizes the main points of the study. It reiterates the importance of the findings and offers recommendations for how the company can best utilize this information.

6. The sixth part of the report includes a list of references and a bibliography. It cites the various sources of information used in the study, including academic journals, books, and industry reports.

7. The seventh part of the report contains an appendix with additional data and information. This includes raw data from the survey, as well as detailed calculations and graphs that support the findings of the study.

8. The eighth part of the report is a final summary and a statement of the author's acknowledgments. It expresses gratitude to the individuals and organizations that provided support and assistance throughout the research process.

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Alamgir Reza Son of Mr. Jahangir Reza 28/1, Judges Court Road, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24- Parganas, West Bengal, India, PIN:- 700027		 Captured	
	09/07/2025	09/07/2025	09/07/2025
Identifier Of Mr Harsh Vardhan Kajaria			

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: BANGOOGHLY-I, Mouza: Ramchandrapur, JI No. 58, Pin Code : 700150

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1508, LR Khatian No:- 2222		Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 1509, LR Khatian No:- 2222		Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 1510, LR Khatian No:- 2222	Owner:গনপতি নিবাস প্রাঃ লিঃ, Address:11, গ্রুন্ড লেন, কোলকাতা-700069 , Classification:ইটখোলা, Area:0.61000000 Acre,	GANAPATI NIWAS PRIVATE LIMITED
L4	LR Plot No:- 1511, LR Khatian No:- 2222	Owner:গনপতি নিবাস প্রাঃ লিঃ, Address:11, গ্রুন্ড লেন, কোলকাতা-700069 , Classification:ইটখোলা, Area:0.01000000 Acre,	Seller is not the recorded Owner as per Applicant.
L5	LR Plot No:- 1512, LR Khatian No:- 2222	Owner:গনপতি নিবাস প্রাঃ লিঃ, Address:11, গ্রুন্ড লেন, কোলকাতা-700069 , Classification:ইটখোলা, Area:0.01000000 Acre,	Seller is not the recorded Owner as per Applicant.
L6	LR Plot No:- 1517, LR Khatian No:- 2222	Owner:গনপতি নিবাস প্রাঃ লিঃ, Address:11, গ্রুন্ড লেন, কোলকাতা-700069 , Classification:ইটখোলা, Area:0.03000000 Acre,	GANAPATI NIWAS PRIVATE LIMITED
L7	LR Plot No:- 1518, LR Khatian No:- 2222	Owner:গনপতি নিবাস প্রাঃ লিঃ, Address:11, গ্রুন্ড লেন, কোলকাতা-700069 , Classification:ইটখোলা, Area:0.19000000 Acre,	GANAPATI NIWAS PRIVATE LIMITED
L8	LR Plot No:- 1519, LR Khatian No:- 2222	Owner:গনপতি নিবাস প্রাঃ লিঃ, Address:11, গ্রুন্ড লেন, কোলকাতা-700069 , Classification:বিল, Area:0.17000000 Acre,	GANAPATI NIWAS PRIVATE LIMITED
L9	LR Plot No:- 1520, LR Khatian No:- 2222		Seller is not the recorded Owner as per Applicant.
L10	LR Plot No:- 1521, LR Khatian No:- 2222		Seller is not the recorded Owner as per Applicant.
L11	LR Plot No:- 1522, LR Khatian No:- 2222		Seller is not the recorded Owner as per Applicant.

L12	LR Plot No:- 1539, LR Khatian No:- 2222		Seller is not the recorded Owner as per Applicant.
L13	LR Plot No:- 1540, LR Khatian No:- 2222		Seller is not the recorded Owner as per Applicant.
L14	LR Plot No:- 1541, LR Khatian No:- 2222	Owner:গনপতি নিবাস গ্রাঃ পিঃ, Address:11, কুন্ড লেন, কোলকাতা-700069 , Classification:ইটখোলা, Area:0.14000000 Acre,	GANAPATI NIWAS PRIVATE LIMITED
L15	LR Plot No:- 1542, LR Khatian No:- 2222	Owner:গনপতি নিবাস গ্রাঃ পিঃ, Address:11, কুন্ড লেন, কোলকাতা-700069 , Classification:ইটখোলা, Area:0.17000000 Acre,	GANAPATI NIWAS PRIVATE LIMITED
L16	LR Plot No:- 1543, LR Khatian No:- 2222	Owner:গনপতি নিবাস গ্রাঃ পিঃ, Address:11, কুন্ড লেন, কোলকাতা-700069 , Classification:শালি, Area:0.20000000 Acre,	GANAPATI NIWAS PRIVATE LIMITED
L17	LR Plot No:- 1544, LR Khatian No:- 2222	Owner:গনপতি নিবাস গ্রাঃ পিঃ, Address:11, কুন্ড লেন, কোলকাতা-700069 , Classification:শালি, Area:0.21000000 Acre,	GANAPATI NIWAS PRIVATE LIMITED
L18	LR Plot No:- 1548, LR Khatian No:- 2222	Owner:গনপতি নিবাস গ্রাঃ পিঃ, Address:11, কুন্ড লেন, কোলকাতা-700069 , Classification:শালি, Area:0.25000000 Acre,	GANAPATI NIWAS PRIVATE LIMITED
L19	LR Plot No:- 1549, LR Khatian No:- 2222	Owner:গনপতি নিবাস গ্রাঃ পিঃ, Address:11, কুন্ড লেন, কোলকাতা-700069 , Classification:শালি, Area:0.49000000 Acre,	GANAPATI NIWAS PRIVATE LIMITED
L20	LR Plot No:- 1550, LR Khatian No:- 2222	Owner:গনপতি নিবাস গ্রাঃ পিঃ, Address:11, কুন্ড লেন, কোলকাতা-700069 , Classification:শালি, Area:0.17000000 Acre,	GANAPATI NIWAS PRIVATE LIMITED

District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: BANHOOGHLY-II, Mouza: Banhoogly, JI No: 0, Pin Code : 700150

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L21	LR Plot No:- 2555, LR Khatian No:- 6665	Owner:গনপতি নিবাস গ্রাঃ পিঃ, Address:11, কুন্ড লেন, কোলকাতা-69 , Classification:শালি, Area:0.06000000 Acre,	GANAPATI NIWAS PRIVATE LIMITED
L22	LR Plot No:- 2556, LR Khatian No:- 6665	Owner:গনপতি নিবাস গ্রাঃ পিঃ, Address:11, কুন্ড লেন, কোলকাতা-69 , Classification:ভাঙ্গা, Area:0.14000000 Acre,	GANAPATI NIWAS PRIVATE LIMITED
L23	LR Plot No:- 2557, LR Khatian No:- 6665	Owner:গনপতি নিবাস গ্রাঃ পিঃ, Address:11, কুন্ড লেন, কোলকাতা-69 , Classification:ভাঙ্গা, Area:0.15000000 Acre,	GANAPATI NIWAS PRIVATE LIMITED
L24	LR Plot No:- 2558, LR Khatian No:- 6665		Seller is not the recorded Owner as per Applicant.
L25	LR Plot No:- 2564, LR Khatian No:- 6665		Seller is not the recorded Owner as per Applicant.
L26	LR Plot No:- 2565, LR Khatian No:- 6665		Seller is not the recorded Owner as per Applicant.

L27	LR Plot No:- 2566, LR Khatian No:- 6665	Owner:গনপতি নিবাস প্রাঃ লিঃ, Address:11, ক্রান্ত পল্লী, কোলকাতা-69 , Classification:শালি, Area:0.14000000 Acre,	GANAPATI NIWAS PRIVATE LIMITED
L28	LR Plot No:- 2567, LR Khatian No:- 6665	Owner:গনপতি নিবাস প্রাঃ লিঃ, Address:11, ক্রান্ত পল্লী, কোলকাতা-69 , Classification:শালি, Area:0.14000000 Acre,	GANAPATI NIWAS PRIVATE LIMITED

Endorsement For Deed Number : I - 160406079 / 2025

On 09-07-2025

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 (d) of Indian Stamp Act 1899.

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

Presented for registration at 12:22 hrs on 09-07-2025, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr Harsh Vardhan Kajaria ,.

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

Execution is admitted on 09-07-2025 by Mr Harsh Vardhan Kajaria, Director, GANAPATI NIWAS PRIVATE LIMITED (Private Limited Company), 11, Crooked Lane, City:- Kolkata, P.O:- GPO Kolkata, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700069; Director, ARCHANA PROPERTIES PRIVATE LIMITED (Private Limited Company), 11, Crooked Lane, City:- Kolkata, P.O:- GPO Kolkata, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700069

Indetified by Mr Alamgir Reza, , , Son of Mr Jahangir Reza, 28/1, Judges Court Road, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by , by Cash Rs 53.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by , by Stamp Rs 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 30839, Amount: Rs.100.00/-, Date of Purchase: 30/06/2025, Vendor name: Subhankar Das



Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

THE UNIVERSITY OF CHICAGO

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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2025, Page from 159194 to 159218
being No 160406079 for the year 2025.



Digitally signed by ANUPAM HALDER
Date: 2025.07.10 12:31:01 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 10/07/2025
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.