



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

37AB 893113

copy- 69 / 2020



F (I) 2/-
F (II) 2/-
G (a) 247/-
G (b)
Plan
Xerox
Sta 10/-
C. Fees 10/-

Total

[Signature]
D.S.R.
South 2

09 JAN 2020

010683/19

I-10340, 19



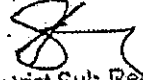
পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL
 31/12/19

Z 086864

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that We, (1) AJOY KUMAR DAS (PAN AISPD6542N) (AADHAR NO. 2396 5657 2886), son of Late Dulal Das alias Chittaranjan Das, by faith Hindu, by occupation Business, Nationality Indian, (2) (MS.) RITA DAS (PAN AZCPD0151A) (AADHAR NO. 8900 7049 6930), daughter of Late Chittaranjan Das alias Dulal Das, by faith Hindu, by occupation Homemaker, Nationality Indian, (3) (SMT.) RINA DAS (PAN ANEPD4323N) (AADHAR NO. 6265 7266 2555), daughter of Late Dulal Das alias Chittaranjan Das, by faith Hindu, by occupation Homemaker, Nationality Indian, Nos. (1) to (3) are all residing at 189C, Kasba Road, (also known as 189C, Banku Behari Chatterjee Road and B.B. Chatterjee Road), P.S. Kasba, P.O. Kasba, Kolkata 700 032 (4) (SMT.) RUMA ROY (alias RUMA DAS), (PAN AJAPR0886N) (AADHAR NO. 9730 9777 4459), wife of Sri Bhanu Das and daughter of Late Chittaranjan Das alias Dulal Das, by faith Hindu, by occupation Homemaker, Nationality Indian, residing at A-125, Arjun Park, Mukundapur, P.S. Purba Jadavpur, P.O. Kalikapur, Kolkata 700099,

Certified that the document is admitted to registration. The signature sheets and the endorsement sheets attached with this document are the part of this document.


 District Sub-Registrar-II
 Alicore, South 24 Parganas

31 DEC 2019

26277
B. CHAUDHURI, Advocate
Calcutta High Court

NAME.....
ADD.....
Rs.....
24 JUN 2019
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kol-1

24 JUN 2019

24 JUN 2019



District Sub-Registrar-II
Alhora, South 24 Parganas

31 DEC 2019

Ajit Chowdhury
Identified by me :
AJIT CHOWDHURY
Son of Late Suresh Chandra Chowdhury
F/26, Kaljunagar,
P.S. & P.O.-Jadavpur, Kolkata-700045
Occupation - Law Clerk

AND (5) (SMT.) RUPA DAS (alias NUPUR DEY) (PAN ESHPD4546P) (AADHAR NO. 2697 4290 2059), wife of Sri Arun Dey and daughter of Late Chittaranjan Das alias Dulal Das, by faith Hindu, by occupation Homemaker, Nationality Indian, residing at 8C, Broad Street, P.S. Karaya, P.O. Ballygunge, Kolkata 700019, hereinafter jointly referred to as "the GRANTORS" SEND GREETINGS:

WHEREAS we are jointly the absolute owners and absolutely seized and possessed of ALL THAT the piece or parcel of land together with buildings and structures standing thereon admeasuring 5 (Five) Cottahs 10 (Ten) Chittacks 25 (Twenty five) Sq. ft., a bit more or less situate and lying at the Municipal Premises No. 189C, Kasba Road (also known as B.B. Chatterjee Road), P.S. Kasba, Kolkata 700042 more fully described in the SCHEDULE hereunder written and hereinafter called "SAID PREMISES".

AND WHEREAS on ~~31st~~ December, 2019 we have entered into a Joint Venture Development Agreement with PAI INFRA REALTY LLP (PAN AAWFP8727H), a Limited Liability Partnership Company incorporated under the Limited Liability Partnership Act, 2008, having its Principal Office at 3A, Madan Street, P.S. New Market, P.O. New Market, Kolkata 700072, being represented by its Partners (1) INDER CHADHA (PAN ACDPC5460D) (AADHAR NO. 4231 5091 2092), son of Late Jagannath Chadha, by faith Hindu, by occupation Business, Nationality Indian, residing at 8, Chapel Road, P.S. Hastings, P.O. Hastings, Kolkata 700022 AND (2) PREM M ROHIRA (PAN ADJPR1348A) (AADHAR NO. 4697 1867 7110), son of Sri Manohar Ganeshmal Rohira, by faith Hindu, by occupation Business, Nationality Indian, residing at Flat No. 8C, Bally High, 1, Ballygunge Park Road, P.S. Karaya, P.O. Ballygunge, Kolkata 700019 for developing and commercially exploiting the Said Premises by constructing a new building in the Said Premises which has been registered in the office of the District Sub-Registrar II at Alipore and recorded in Book No. I, Volume No. 1602-2019, Being No. 1602 10337 for the year 2019.

NOW YE' KNOW ALL MEN BY THESE PRESENTS that we, (1) AJOY KUMAR DAS, (2) (MS.) RITA DAS, (3) (SMT.) RINA DAS, (4) (SMT.) RUMA DAS AND (5) (SMT.) RUPA DAS (alias Nupur Dey do hereby nominate, constitute and appoint (1) INDER CHADHA (PAN ACDPC5460D) (AADHAR NO. 4231 5091 2092), son of Late Jagannath Chadha, by faith Hindu, by occupation Business, Nationality Indian, residing at 8, Chapel Road, P.S. Hastings, P.O. Hastings, Kolkata 700022 AND (2) PREM M ROHIRA (PAN ADJPR1348A) (AADHAR NO. 4697 1867 7110), son of Sri Manohar Ganeshmal Rohira, by faith Hindu, by occupation Business, Nationality Indian, residing at Flat No. 8C, Bally High, 1, Ballygunge Park Road, P.S. Karaya, P.O. Ballygunge, Kolkata 700019, both Partners of PAI INFRA REALTY LLP (PAN AAWFP8727H), a Limited Liability Partnership Company incorporated under the Limited Liability Partnership Act, 2008 having its Principal Office at 3A, Madan Street, P.S. New Market, P.O. New Market, Kolkata 700072 as our true and lawful Attorneys and Agents for us in our name and on our behalf to do, execute and perform all acts, deeds, things and matters as mentioned below at the cost of the Developer:



District Sub-Registrar-II
Alipore, South 24 Parganas

31 DEC 2019

1. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the Said Premises or any part thereof and to mutate the name of the present owners, amalgamate and/or separate the two or more premises in the Assessment records of the Kolkata Municipal Corporation and to sign and execute all deeds, documents etc..
2. To appoint architects, contractors, sub-contractors and surveyors as may be required for the preparation of the building plan and to supervise the development and construction work of the Said Building on the Said Premises or part thereof.
3. To enter upon the Said Premises with men and material as may be required for the purpose of development work and erect the Said Building as per the Building Plan to be sanctioned by the Kolkata Municipal Corporation.
4. To apply for and obtain sanction of a building plan from the Kolkata Municipal Corporation in respect of the Said Premises and to further apply for and obtain any modification and/or additions and/or alterations thereto from time to time and at all times hereafter in terms of the said Development Agreement at its own costs and expenses.
5. To sign and execute all plans, sketches, maps, declarations, including Boundary Declaration, forms, petitions, letters or any other documents relating to or in connection with the applying for and obtaining sanction of plan in respect of the development of the Said Premises.
6. To make deposits with the Planning Authorities and other authorities for the purpose of carrying out the development work and construction of the Said Building on the Said Premises and to claim refunds of such deposits and to give valid and effectual receipt and discharge for the same.
7. To apply for and obtain necessary permissions, and/or approvals and/or sanctions and/or licence and/or no objection from any statutory authority including the Kolkata Municipal Corporation, Kolkata Metropolitan Development Authority, Kolkata Improvement Trust, Fire Brigade, Kolkata Police, West Bengal Pollution Control Board, Environment Department, Competent Authority under the West Bengal Apartment Ownership Act, 1972 and all other licencing and statutory authorities for obtaining no objection, approvals, permission, sanction, modification and/or alteration of plans for the Said Building.
8. To pay fees for obtaining sanction and such other orders and permissions from the necessary authorities as be expedient for modification and/or alteration of the sanctioned plans and also to submit and take delivery of title deeds concerning the Said Premises and also other papers and documents as may be required by the necessary authorities and to appoint Architects and other Agents for the aforesaid purposes as the said Attorney shall think, fit and proper.

9. To receive the excess amount of fees, if any, paid for the purpose of sanction, modification and/or alteration of the plans to any authority or authorities.
10. To obtain delivery of the sanction plan and the completion certificate of the building from the Kolkata Municipal Corporation or any other authority or authorities.
11. To apply for and obtain electricity, water, sewerage, drainage, telephone or other connections of any other utility to the Said Premises and/or to make alterations therein and to close down and/or have disconnected the same and for that purpose to sign, execute and submit all papers, applications, documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the said Attorney.
12. To appear and represent us before all authorities including the Kolkata Municipal Corporation for fixation and/or finalization of the annual valuation of the Said Premises and for that purpose to sign, execute and submit necessary papers and documents and to do all other acts, deeds and things as the said Attorneys may deem fit and proper.
13. To commence prosecute enforce, defend, answer and oppose all actions and other legal proceedings and demands touching any of the matters concerning the Said Premises or any part thereof including relating to acquisition and/or requisition in respect of the Said Premises or any part thereof and if think fit to compromise settle, refer to arbitration, abandon, any such action or proceeding as aforesaid before any Court, Civil or Criminal or Revenue.
14. To sign, declare and/or affirm any plaint, written statement, petition, affidavit, verification, vakalatnama, warrant of Attorney, Memo of Appeal or any other documents or papers in any proceedings or in any way connected with the Said Premises or part thereof.
15. To deposit and withdraw fees, documents and moneys in and from any Court or Courts and/or any other person or authority and give valid receipts and discharges therefore.
16. To accept any service of writ of summons or other legal process and to appear in any court of authority as our Attorney deems appropriate and to commence any action or legal proceedings in any court or before any authority and to prosecute, discontinue or become non-suited and to settle, compromise or refer any dispute to arbitration as our Attorney may think fit and proper and for such purpose to appoint any Solicitor, Advocate and pay the costs, expenses, fee and other outgoings. Further to depose in the court of law or authority, sign, declare and/or affirm any plaint, written statement, petition, affidavit, verification, vakalatnama, and warrant of Attorney, Memo of Appeal or any other documents or papers in any proceedings or in any way connected therewith.

17. To make, sign and submit applications and Petitions, letters and other documents to the appropriate Government (State and Central) Departments, Local Authorities or other competent or Appropriate Authorities or bodies for all and any licenses, permissions, consents, approvals, no objection certificates and clearances as may be required by any Central or State legislation for the time being in force, in connection with the Said Premises for construction of buildings and structures thereon and pay such fees, charges, deposits and give security that may be required in respect thereof and for that purpose to give all necessary writings, instruments, affidavits, declarations, indemnities, undertakings, as may be required to be given to the various authorities concerned.
18. After completion of the construction of the Said Building, to apply for and obtain part-occupation and completion certificate in respect of the Said Building or parts thereof from the Planning Authorities.
19. To negotiate for sale/transfer in respect of the saleable spaces of the Developer's Allocation in the Said Building as defined in the said Agreement to be constructed on the Said Premises or part thereof.
20. To enter into agreement for sale, transfer, lease out, let out or to grant any other right in respect of various portions of saleable spaces of the Developer's Allocation as mentioned in the said Agreement on agreed terms and conditions with the intending Purchaser or Transferee in respect thereof and to receive earnest money or consideration from time to time and to sign and give valid and effectual receipts or discharges thereof.
21. To execute and register from time to time Agreement for Sale, Deed/s of Gift for amalgamation of two premises, Lease or any other document in connection with the transfer of the undivided proportionate share in the land comprised in the Said Premises in respect of the of saleable spaces of the Developer's Allocation and to receive consideration therefore and present the above documents for registration and admit the execution of such documents before the appropriate authorities registration authority/ies and/or other authorities having jurisdiction in the matter.
22. To execute conveyance/conveyances in respect of the saleable spaces of the Developer's Allocation of the Said Building to be constructed on the Said Premises or part thereof either in favour of the Purchaser or its nominee or nominees in such part or parts as the Purchaser may desire and to receive consideration money and sign and give valid and effectual receipts or discharges thereof and to present such conveyance or conveyances for registration before the registering authority and admit execution thereof.
23. To present such conveyance or conveyances in respect of the Developer's allocation of the Said Building to be constructed on the Said Premises or part thereof for registration before the registering authority and to admit execution thereof.

24. To insure the Said Building and fittings and fixtures against damages, fire, tempest, riots, civil commotion, floods, earthquakes, malicious damage or destruction and against other risks as our Attorney may think sufficient to protect the interests of all concerned therein.
25. To ask for, receive and recover from all the transferees/purchasers all consideration, charges, service charges and other charges and sums of moneys in respect of transfer of the saleable spaces in the said building comprised in the said Development Agreement and the spaces to be constructed thereon, in any manner whatsoever and also on non-payment thereof to enter upon and restrain and/or and take legal steps for the recovery thereof as our Attorney may think fit.
26. To hand over and deliver possession of the saleable spaces including units, parking spaces, etc. of the Said Building at the Said Premises to such person or persons including the nominee/s and/or assign/s of the Attorney as it may in its absolute discretion think fit and proper *provided however* that the Grantors shall be handed over possession of their share in the new building first and thereafter possession will be handed over to any third party or parties.
27. To make necessary representations including filing of complaints and appeals before the Assessor & Collector, Kolkata Municipal Corporation and other concerned authorities including the Court of Competent Jurisdiction or Forum in regard the fixation of rateable value of buildings (Said Building) under construction on the Said Premises by the Assessor and Collector and to file Appeals applications and other proceedings in any Court, forum or Tribunal.
28. To do and perform all acts, deeds, matters and things necessary for all or any of the purposes aforesaid and for giving full effect to the powers and authorities herein before contained, as fully and effectually as we could do in person.
29. This Power of Attorney is revocable in nature.

AND GENERALLY to act as the Attorney in relation to the Said Premises for and on behalf of us and to do and execute all instruments, acts, deeds, matters and things as fully and effectually as we could have done if personally present.

And we do hereby agree to ratify and confirm whatever said Attorney shall do or purport to be done by virtue of these presents in or about the Said Premises as aforesaid.

The Attorney shall exercise its rights under this power in terms of the said Development Agreement without any liability on us of any nature whatsoever, financial, criminal, civil or otherwise.

**SCHEDULE
(PREMISES)**

ALL THAT the piece or parcel of homestead land admeasuring 5 (Five) Cottahs 10 (Ten) Chittacks 25 (Twenty Five) Sq. ft., a bit more or less whereon or part whereof the said building and structures are standing admeasuring 1000 Sq. ft., a bit more or less situate and lying at the Municipal Premises No. 189C, Kasba Road (also known as B.B. Chatterjee Road), Kolkata 700042, Police Station Kasba, within the limits of the Kolkata Municipal Corporation Ward No. 91 under Assessee No. 21-091-09-0019-5, District Registration office at Alipore, District: South 24 Parganas butted and bounded in the manner as follows:

ON THE NORTH : Partly by Premises No. 189/C/11, B.B. Chatterjee Road, partly by Premises No. 189/F/3, B.B. Chatterjee Road & partly by Premises No. 189/C//1C, B.B. Chatterjee Road;

ON THE SOUTH : By the K.M.C. Road named B.B. Chatterjee Road;

ON THE EAST : Partly by Premises No. 189/C/1, B.B. Chatterjee Road & partly by Premises No. 189/C/1A, B.B. Chatterjee Road;

ON THE WEST : Partly by Premises No. 189/E/7, B.B. Chatterjee Road, partly by Premises No. 189/E, B.B. Chatterjee Road & partly by Premises No. 189/D, B.B. Chatterjee Road;

OR HOWSOEVER OTHERWISE the same hereditaments and premises are situated bounded called known described or distinguished together with building and structure for the time being thereon and which the said piece or parcel of land.

IN WITNESS WHEREOF we hereby execute this General Power of Attorney on this the 31st day of December, 2019

SIGNED SEALED AND DELIVERED by the GRANTORS herein at Kolkata in the presence of:

Anupam Choudhury
 19919 Anandapada Road.
 Anandapada Road.

Raj Kumar Das.
 Smt. Nupur Das.
 Rina Das.
 Ruma Roy
 Rita Das.

Tanuj Das
14, B.N.T. Road
K01-60

Ramsharan Prasad
Signature of the Attorney:

PAI INFRA REALTY LLP
[Signature]
Designated Partner

PAI INFRA REALTY LLP
[Signature]
Designated Partner

[Signature]
Drafted and prepared by:
BITAN CHAUDHURI, Advocate
Calcutta High Court.
Registration No. WB/310/1989

Thumb 1st finger Middle Finger Ring Finger Small Finger 33

PHOTO	left hand					
	right hand					

Name

Signature



Thumb 1st finger Middle Finger Ring Finger Small Finger 33

left hand					
right hand					

Name

Signature ... *Ajit Kumar Das* ...



Thumb 1st finger Middle Finger Ring Finger Small Finger 33

left hand					
right hand					

Name

Signature ... *Rina Das* ...






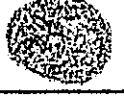







Thumb 1st finger Middle Finger Ring Finger Small Finger 33









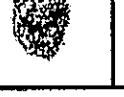


left hand					
right hand					

Name












Signature ... *Rita Das* ...

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					


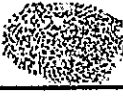









Name ENDER CHADHA
 Signature *ender chadha*

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name ROJNA ROY
 Signature *rojna roy*

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name
 Signature *Sub. N. S. Roy*

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name .. PREM M. BOHRA
 Signature .. *Bohra*

Major Information of the Deed

Deed No.:	I-1602-10340/2019	Date of Registration	31/12/2019
Query No./Year	1602-1000273645/2019	Office where deed is registered	
Query Date	31/12/2019 3:45:12 PM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	BITAN CHAUDHURI HIGH COURT CALCUTTA, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9051483366, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 2/-	Rs. 2,56,39,690/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 39/- (Article:E, M(b), H)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160210337/2019 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

WEST BENGAL PIN



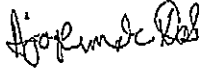


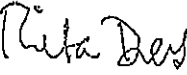


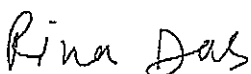
District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road:-Kasba Road, Road Zone : ((Ward-91) -- (Ward-91)) , Premises No: 189C, , Ward No: 091 Pin Code : 700042


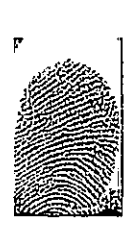
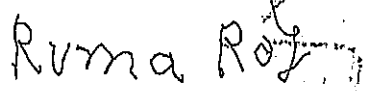


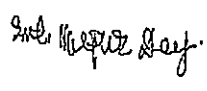
Sch No	Plot Number	Khatian Number	Land Use Proposed	Area of Land ROR	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	5 Katha 10 Chatak 25 Sq Ft	1/-	2,49,08,440/-	Property is on Road ; Project Name :
Grand Total :				9.3385Dec	1 /-	249,08,440 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1000 Sq Ft.	1/-	7,31,250/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1000 sq ft	1 /-	7,31,250 /-	

Principal Details :










Sl No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Ajoy Kumar Das Son of Late Dulal Das Alias Chittaranjan Das Executed by: Self, Date of Execution: 31/12/2019 , Admitted by: Self, Date of Admission: 31/12/2019 ,Place : Office	 31/12/2019	 LTI 31/12/2019	 31/12/2019
189C, B.B. Chatterjee Road, P.O:- Kasba, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700042 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No:: AISPD6542N, Aadhaar No: 23xxxxxxxx2886, Status :Individual, Executed by: Self, Date of Execution: 31/12/2019 , Admitted by: Self, Date of Admission: 31/12/2019 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Ms Rita Das Daugther of Late Dulal Das Alias Chittaranjan Das Executed by: Self, Date of Execution: 31/12/2019 , Admitted by: Self, Date of Admission: 31/12/2019 ,Place : Office	 31/12/2019	 LTI 31/12/2019	 31/12/2019
189C, B.B. Chatterjee Road, P.O:- Kasba, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700042 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AZCPD0151A, Aadhaar No: 89xxxxxxxx6930, Status :Individual, Executed by: Self, Date of Execution: 31/12/2019 , Admitted by: Self, Date of Admission: 31/12/2019 ,Place : Office				
3	Name	Photo	Finger Print	Signature
	Miss Rina Das Daugther of Late Dulal Das Alias Chittaranjan Das Executed by: Self, Date of Execution: 31/12/2019 , Admitted by: Self, Date of Admission: 31/12/2019 ,Place : Office	 31/12/2019	 LTI 31/12/2019	 31/12/2019
189C, B.B. Chatterjee Road, P.O:- Kasba, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700042 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: ANEPD4323N, Aadhaar No: 62xxxxxxxx2555, Status :Individual, Executed by: Self, Date of Execution: 31/12/2019 , Admitted by: Self, Date of Admission: 31/12/2019 ,Place : Office				

4	Name Mrs Ruma Roy, (Alias: Mrs Ruma Das) Wife of Mr Bhanu Das Executed by: Self, Date of Execution: 31/12/2019 , Admitted by: Self, Date of Admission: 31/12/2019 ,Place : Office	Photo 	Finger Print 	Signature 
	31/12/2019	LTI 31/12/2019	31/12/2019	
A-125, Arjun Park, Mukundapur, P.O:- Kalikapur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700099 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AJAPR0886N, Aadhaar No: 97xxxxxxx4459, Status :Individual, Executed by: Self, Date of Execution: 31/12/2019 , Admitted by: Self, Date of Admission: 31/12/2019 ,Place : Office				
5	Name Mrs Rupa Das, (Alias: Mrs Nupur Dey) Wife of Mr Arun Dey Executed by: Self, Date of Execution: 31/12/2019 , Admitted by: Self, Date of Admission: 31/12/2019 ,Place : Office	Photo 	Finger Print 	Signature 
	31/12/2019	LTI 31/12/2019	31/12/2019	
8C, Broad Street, P.O:- Ballygunge, P.S:- Karaya, District:-South 24-Parganas, West Bengal, India, PIN - 700019 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: ESHPD4546P, Aadhaar No: 26xxxxxxx2059, Status :Individual, Executed by: Self, Date of Execution: 31/12/2019 , Admitted by: Self, Date of Admission: 31/12/2019 ,Place : Office				



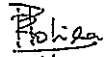
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Pai Infra Realty LLP 3A, Madan Street, P.O:- New Market, P.S:- New Market, District:-Kolkata, West Bengal, India, PIN-700072, PAN No.: AAWFP8727H, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative



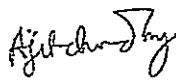
Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature								
1	Mr Inder Chadha Son of Late Jagannath Chadha Date of Execution - 31/12/2019, , Admitted by: Self, Date of Admission: 31/12/2019, Place of Admission of Execution: Office								
	<table border="1"> <tr> <td>Name</td> <td>Photo </td> <td>Finger Print </td> <td>Signature </td> </tr> <tr> <td>Dec 31 2019 4:21PM</td> <td>LTI 31/12/2019</td> <td>31/12/2019</td> <td></td> </tr> </table>	Name	Photo 	Finger Print 	Signature 	Dec 31 2019 4:21PM	LTI 31/12/2019	31/12/2019	
Name	Photo 	Finger Print 	Signature 						
Dec 31 2019 4:21PM	LTI 31/12/2019	31/12/2019							

8, Chapel Road, P.O:- Hastings, P.S:- Metiaburutz, District:-South 24-Parganas, West Bengal, India, PIN - 700022, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACDPC5460D, Aadhaar No: 42xxxxxxxx2092 Status : Representative, Representative of : Pai Infra Realty LLP (as PARTNER)

2	Name	Photo	Finger Print	Signature
	Mr Prem M Rohira (Presentant) Son of Mr Manohar Ganeshmal Rohira Date of Execution - 31/12/2019, , Admitted by: Self, Date of Admission: 31/12/2019, Place of Admission of Execution: Office			 West Bengal, India No. ... Pai Infra
		Dec 31 2019 4:21PM	LTI 31/12/2019	31/12/2019
Bally High, 1, Ballygunge Park Road, Flat No: 8C, P.O:- Ballygunge, P.S:- Karaya, District:-South 24-Parganas, West Bengal, India, PIN - 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADJPR1348A, Aadhaar No: 46xxxxxxxx7110 Status : Representative, Representative of : Pai Infra Realty LLP (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr AJIT CHODHURY Son of Late SURESH CHANDRA CHOWDHURY F/26 KATJUNAGAR, P.O:- JADAVPUR, P.S:- Jadavpur, Kolkata, District:-South 24 -Parganas, West Bengal, India, PIN - 700032			 West Bengal, India No. ... Pai Infra
	31/12/2019	31/12/2019	31/12/2019
Identifier Of Mr Ajoy Kumar Das, Ms Rita Das, Mr Inder Chadha, Miss Rina Das, Mrs Ruma Roy, Mrs Rupa Das, Mr Prem M Rohira			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Ajoy Kumar Das	Pai Infra Realty LLP-4.66927 Dec
2	Ms Rita Das	Pai Infra Realty LLP-4.66927 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Ajoy Kumar Das	Pai Infra Realty LLP-500.00000000 Sq Ft
2	Ms Rita Das	Pai Infra Realty LLP-500.00000000 Sq Ft

Endorsement For Deed Number : I - 160210340 / 2019

On 31-12-2019

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

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

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

Presented for registration at 16:14 hrs on 31-12-2019, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by Mr Prem M Rohira .

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 2,56,39,690/-

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

Execution is admitted on 31/12/2019 by 1. Mr Ajoy Kumar Das, Son of Late Dulal Das Alias Chittaranjan Das , 189C, B.B. Chatterjee Road, P.O: Kasba, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by Profession Business, 2. Ms Rita Das, Daughter of Late Dulal Das Alias Chittaranjan Das , 189C, B.B. Chatterjee Road, P.O: Kasba, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by Profession House wife, 3. Miss Rina Das, Daughter of Late Dulal Das Alias Chittaranjan Das , 189C, B.B. Chatterjee Road, P.O: Kasba, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by Profession House wife, 4. Mrs Ruma Roy, Alias Mrs Ruma Das, Wife of Mr Bhanu Das, A-125, Arjun Park, Mukundapur, P.O: Kalikapur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700099, by caste Hindu, by Profession House wife, 5. Mrs Rupa Das, Alias Mrs Nupur Dey, Wife of Mr Arun Dey, 8C, Broad Street, P.O: Ballygunge, Thana: Karaya, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession House wife

Identified by Mr AJIT CHODHURY, , Son of Late SURESH CHANDRA CHOWDHURY, F/26 KATJUNAGAR, P.O: JADAVPUR, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 31-12-2019 by Mr Prem M Rohira, PARTNER, Pai Infra Realty LLP (Partnership Firm), 98A, Madan Street, P.O:- New Market, P.S:- New Market, District:-Kolkata, West Bengal, India, PIN - 700072

Identified by Mr AJIT CHODHURY, , Son of Late SURESH CHANDRA CHOWDHURY, F/26 KATJUNAGAR, P.O: JADAVPUR, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by profession Law Clerk

Execution is admitted on 31-12-2019 by Mr Inder Chadha, PARTNER, Pai Infra Realty LLP (Partnership Firm), 98A, Madan Street, P.O:- New Market, P.S:- New Market, District:-Kolkata, West Bengal, India, PIN - 700072

Identified by Mr AJIT CHODHURY, , Son of Late SURESH CHANDRA CHOWDHURY, F/26 KATJUNAGAR, P.O: JADAVPUR, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39/- (E = Rs 7/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 39/-

Payment of Stamp Duty

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

Description of Stamp

1. Stamp: Type: Impressed, Serial no 46274, Amount: Rs.50/-, Date of Purchase: 24/06/2019, Vendor name: MUKHERJEE

[Signature]

Samar Kumar Pramanick
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS
South 24-Parganas, West Bengal

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...TRAR
...OUTRZA-

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2020, Page from 6560 to 6592

being No 160210340 for the year 2019.



Digitally signed by SAMAR KUMAR PRAMANICK
Date: 2020.01.08 14:23:49 +05:30
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2020/01/08 02:23:49 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS
West Bengal.



Certified to be a true copy

District Sub-Registrar-II
Alipora, South 24 Parganas

Checked by me

(This document is digitally signed.)

09 JAN 2020