3/04/2023 3253/2023

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL AL 764177

A.R.A. IV

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

Additional Registrar of Assurances-IV, Kolkata

Additional Registrar of Assurances-IV, Kolkata

Vol Case No. 758 dt 28/4/23

J (1)- 250
J (2)- 200
Total 450
Received on

- 3 MAR 2023

ARA-IV Kolkata

DEVELOPER'S POWER OF ATTORNEY UNDER REGISTERED DEVELOPMENT AGREEMENT

KNOW ALL TO WHOM THESE PRESENTS SHALL COME (1) CARDINAL PROJECTS LLP (having PAN – AAQFC0554R) Vide LLP ID No.: AAU-7602 Converted from CARDINAL PROJECTS PVT. LTD. (2) GANESHDHAM PROJECTS LLP (having PAN: AAWFG4324K) Vide LLP ID No.: AAV-9900, Converted from GANESHDHAM PROJECTS PVT. LTD. (3) LEGACY TOWNSHIP LLP (having PAN– AAJFL3716D) Vide LLP ID No.: AAW-3040 Converted from LEGACY TOWNSHIP PVT. LTD. all above named are registered on due Conversion of Private Limited Companies to Limited Liability Partnership Firm and all Incorporated in Ministry of Corporate Affairs, having all

5296

13 JAN 2023

ক্রেতার নাম ও নাম

ট্যাক্স ভেন্ডার স্বাক্ষর

বিধান নগর

মোট ট্যাক্স

চালান নং

মোট কত টাকা বরিষ

ট্রেজারী-বারাকপুর, ভেন্ডার-মিতা দত্ত

148

Astdurga Construction Pvt Ltd
AD-169, Sec-I, Salt Lake City
Pin-700064

04 JAN 2023

998000

1618

1622

Sumit Sinha
S/o. Late Sandip Sinha
171/B, A.P.C. Road
Shyambazar
Kolkata-700004

ADDITIONAL REGISTRAR OF ASSURANCES-IV KOLKATA

28 FEB 2023

OFFICE OF THE ADDL. REGISTRAR OF ASSURANCES-IV KOLKATA

its' registered office at Dwarka Vedmani, AD–169, Salt Lake City, Sector–1, Kolkata – 700 064 and are represented by a Common Partner namely **MR. SANJAY GUPTA** (having **PAN No. ADRPG6327Q** AND **AADHAAR No. 7089 5093 7284**), son of Sri Gopal Prasad Gupta, by Faith-Hindu, by Nationality-Indian, **(4) TRILOK VINIMAY PVT. LTD.** (having **PAN – AADCT0988J**) a Company incorporated under Indian Companies Act, 1956 having it's registered office at Dwarka Vedmani, AD – 169, Salt Lake City, Sector – 1, Kolkata – 700 064, represented by it's Director **MR. SANJAY GUPTA** son of Sri Gopal Prasad Gupta, **(5) MR. SANJAY GUPTA (having PAN No. ADRPG6327Q** AND **AADHAAR No. 7089 5093 7284**), son of Sri Gopal Prasad Gupta, by Faith-Hindu, residing at Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, Kolkata - 700064, and are jointly and or collectively hereinafter referred to as the "**PRINCIPALS**" doth hereby **SEND GREETINGS THAT:**

The Principals are the owners of **ALL THAT** consist of 5 (five) plots all which are contiguous and adjacent total containing or admeasuring a net land **area about 10 cottahs 04 Chitacks, 05 Sq.ft.,** be the same a little more or less comprised in part of **R.S as well L.R Dag Nos. 591, 595, 601 & 620,** R.S. Khatian No: 228 & 201, corresponding to L.R Khatian Nos. 420, 1056, 1857, 2169, 86 & 2916, at present severally recorded in the respective names of the First Parties comprised under **L.R. Khatian Nos. 3121, 3205, 3267, 2923, 2859 & 3113,** lying and situated at **Mauza: Sulanguri, J.L. No.22**, Police Station: Rajarhat at present P.S.: New Town, under Jyangra-Hatiyara Gram Panchyat-II, District: North 24 Parganas morefully and particularly described in the Schedule hereunder written and hereinafter for the sake of brevity referred to as the "**SAID LAND" / "SAID PROPERTY"**.

WHEREAS we the Principals being the absolute Owners of the **"SAID LAND"/ "SAID PROPERTY"** under the Schedule hereto, having our marketable right, title, interest and physical possession thereof, by a **Development Agreement dated 30.01.2023** executed by us as the **LAND OWNERS IN PARTY OF THE FIRST PART** and **ASTDURGA CONSTRUCTION PVT. LTD.**" a Company incorporated under Indian Companies Act, 1956 having its registered office at Dwarka Vedmani, AD-169, Sector-1, Salt Lake City, P.O.: Bidhannagar, P.S.: Bidhannagar North, being represented by one of its Director's **SRI SANJAY GUPTA,** son of Sri Gopal Prasad Gupta, by faith Hindu, by Occupation: Business, by Nationality: Indian, residing at Dwarka Vedmani, AD-169, Sector-1, Salt Lake City, P.O.: Bidhannagar, P.S.: Bidhannagar North, Kolkata 700 064, as the **DEVELOPER/BUILDER IN PARTY OF THE SECOND PART** therein, we have jointly and severally agreed to develop our said property through the said **DEVELOPER/BUILDER** on terms and conditions contained in the said Development or otherwise Joint Venture Agreement executed by and between us, i.e. the Executants/Land Owners in First Part and the said Developer/Builder on the Second Part.

Continue.....

OFFICE OF THE ADDL. REGISTRAR OF ASSURANCES

ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA

28 FEB 2023

AND WHEREAS to give true effect to the said Development Agreement and for proper implementation to the terms and conditions thereof, it is necessary to give a Power of Attorney to the said DEVELOPER/BUILDER to enable it to get the requisite exemption, permission, sanction etc. from the appropriate and/or competent authorities for smooth execution of the Development work in the "Schedule Property" and also for selling of the units, flats, car parking spaces and other portions in the new buildings proposed to be constructed on the land under the schedule hereto and also for all other practical purposes in terms of the said Development Agreement executed in between us and the said Developer duly registered at the Office of the **A.R.A.- IV KOLKATA vide Deed No. 190401975 for the year 2023.**

AND ALSO WHEREAS in terms of the said Registered Development Agreement executed by us as being the Land Owners in First Part and said "**ASTDURGA CONSTRUCTION PVT. LTD.**" as being the Developer on the Second Part, it is condition precedent to authorize the said DEVELOPER/BUILDER i.e. the said "**ASTDURGA CONSTRUCTION PVT. LTD**" for proper execution of construction work in the Schedule hereunder written and as such we, **(1) CARDINAL PROJECTS LLP (2) GANESHDHAM PROJECTS LLP (3) LEGACY TOWNSHIP LLP (4) TRILOK VINIMAY PVT. LTD. (5) SANJAY GUPTA** the **PRINCIPALS** herein doth hereby jointly and severally nominate, constitute and appoint **ASTDURGA CONSTRUCTION PVT. LTD.**, a Company incorporated under Indian Companies Act, 1956 having it's registered office at Dwarka Vedmani, AD-169, Sector-1, Salt Lake City, Post Office: Bidhannagar, Police Station: Bidhannagar North, Kolkata- 700 064 (hereinafter referred to as the Developers/ Builders), and being represented by it's Director **SRI SANJAY GUPTA**, son of Sri Gopal Prasad Gupta, by faith Hindu, by Occupation Business, by nationality: Indian, residing at Dwarka Vedmani, AD-169, Sector-1, Salt Lake City, Post Office Bidhannagar, Police Station Bidhannagar North, Kolkata- 700 064, to be our true and lawful Attorney/s to do, execute and perform all or any of the following acts, deeds, matters and things namely : -

1. To enter into hold and defend possession of the said land and every part thereof also to manage maintain and administer the Said Land/Said Property and every part thereof.

2. To sign, execute and submit all plans documents statements papers undertaking, declarations and plans as may be required for having the plan sanctioned and/or the sanction plans modified and/or altered by the Authority Concerned.

3. To appear and represent us before all above necessary authorities including Jyangra Hatiara Gram Panchayet-II, Zilla Parishad North 24 Parganas,

Continue.....

OFFICE OF THE ADDL. REGISTRAR OF ASSURANCES-IV
KOLKATA

ADDITIONAL REGISTRAR
OF ASSURANCES-IV KOLKATA
28 FEB 2023

Metropolitan Development Authority, N.K.D.A, HIDCO, Fire Brigade, West Bengal Police, the Competent Authority under the Urban Land (Ceiling and regulation) Act, 1976 and Government of West Bengal in connection with the sanction and modification and/or alteration of plans.

4. To pay fees, obtain 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 property and also other papers and documents as may be required by the necessary authorities and to appoint Engineers, Architects and other Agents Sub-Contractors for the aforesaid purpose as the said Attorney/s shall think fit and proper.

5. To Develop the **'Said Property'** by making construction of such type of building or building thereon as the said Attorney/s may deem fit and proper and for that purpose to take down demolish and/or remove any house building and/or structure of whatsoever nature on the premises.

6. To appoint and engage on our behalves Surveyors, Pleaders, Advocates or Solicitors wherever and whenever our said Attorney shall think fit and proper to do so discharge and/or terminate his or their appointments at his/her own discretion.

7. To apply for and obtain electricity, gas, water, sewerage, drainage telephone or other connections of any other utility to the said property and/or to make alterations therein and to close down and/or have dis-connected the same and for that purpose to sign execute and submit all papers applications documents and plans to do all other acts, deeds and things as may be deemed fit and proper by the said Attorney.

8. To give undertakings, assurances and indemnities, so may be required for the purposes aforesaid.

9. To apply for and obtain mutation, conversion, amalgamation, separation, updation, correction, modification, alteration or other recording in respect of the Subject Property or any part thereof and from the B.L. & L.R.O., the D.L. & L.R.O., Jyangra Hatiara Gram Panchayet-II, Zilla Parishad North 24 Parganas, Metropolitan Development Authority, Collector, District Magistrate, including (ADM), Airport Authority of India and any other appropriate authorities as may be deemed fit and proper by the said Attorney/s.

10. To commence prosecute, enforce, defend, answer and oppose all actions and other legal proceedings and demands touching any of the matters concerning

Continue.....

OFFICE OF THE ADDL. REGISTRAR OF ASSURANCES

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

28 FEB 2023

said property or any part thereof including relating to acquisition and/or requisition and/or in respect of the said property or any part thereof and if think 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, Criminal or Revenue, Tribunals including the Hon'ble High Court Kolkata.

11. To receive compensation payable in respect of any acquisition and/or requisition of the said property or any part thereof.

12. To file and defend suits, cases, appeals, applications and whatever nature for and on behalf of or to be instituted preferred by or against any person or persons in respect of the **'Said Property'** and also to present and prosecute writ application in respect thereof.

13. 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 therewith.

14. To deposit and withdraw fees documents and moneys in and from any court or courts and/or other person or persons or authority and give valid receipts and discharge therefor.

15. To negotiate for sale, lease and or transfer of the Developer's Allocation of the 'Said Property' and/ or undivided share or specified shares thereof and to enter into an agreement, at any price and with such purchaser/s and/or other persons our said Attorney/s shall deem fit and proper and to receive earnest money and/or part and/or full consideration thereunder and also to fulfill and enforce mutual obligations thereto.

16. To grant "Consent" and "No Objection Certificate" and permit to Transferees of Units, Parking Spaces and other Transferable Areas to take loans from any Banks or Financial Institutions.

17. To settle the price against suitable terms at our Attorney's sole discretion and to sign and execute any Agreement for Sale, Deed of Mortgage, Deed of Lease for any part or portion of the said properties in favour of any intending purchaser or purchasers, financial institute and/or of lessee or lessees and upon entering into such agreement to receive consideration money partly or fully and to give valid receipt and discharge for the same at the exclusive discretion of our said Attorney/s but only in respect of the flats, units and the portions under the "Developer's Allocations" in the proposed building/s within the proposed Housing Enclave togetherwith undivided proportionate share of the Said Land under the

Continue.....

OF THE ADDL. REGISTRAR OF ASSURANCES

KOLKATA

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

28 FEB 2023

Schedule hereto as per terms and conditions of the aforesaid Development Agreement.

18. Upon such receipt of consideration in full to prepare, sign, execute and register all such Conveyance and/or Conveyances, Deed of Transfer, Deed of Lease and/or any such Deeds and Documents in favour of any such purchasers, mortgagees and/or lessees as the case may be and execution and registration of such Deeds to Transfer and convey the rights, title and interest of the Scheduled Property and / or any portion thereof, within Developer's Allocation only.

19. To present any or all such Conveyances, Deed of Transfers, and to rectify by Deed of Rectifications and / or any other Deeds or Documents in respect of the Said Properties before the Registrar of Assurances, Kolkata, concerning Sub-Registrar, District Registrar, Additional District Sub-Registrar for registration, to admit and execution and upon receipt of consideration to sign and execute such Deed or Deeds and have the said Conveyances and/or said Deeds and Documents registered and to do all such acts Deeds, things and matters which our said attorneys shall consider proper and necessary for conveying our said properties or any portion thereof.

20. To raise necessary finances including finance from any financial institution or any other authority or authorities or Financial Institution/s and/or Banks and to create mortgage or any other lien over the land or developed properties by executing registered Deed of Mortgage and/or keeping the title documents of land as security in favour of the Lender.

21. For any of the purposes hereinbefore stated to appear and represent us before all authorities having jurisdiction and to sign, execute and submit papers and documents.

AND GENERALLY to acts as our Sole Attorney or Agent in relation to all matters touching our said land and proposed building/s and on our behalves to do and execute all, instruments, acts, matters, deeds and things as fully and effectually as we would do if personally present; AND we the abovenamed Principals Companies being the absolute owners of the "SAID LAND/SAID PROPERTY" under the SCHEDULE hereto doth hereby ratify and confirm and agreed to ratify and confirm all and whatsoever our said Attorney/s shall lawfully do or cause to be done in or about the "SAID PROPERTY" described in the Schedule hereunder.

We hereby declare that the powers and authorities hereby granted are valid and enforceable till the entire "SAID PROPERTY" is fully and properly developed as per terms and conditions contained in the said Development Agreement by the Developers/Builders and that the transfer and/or conveyance of the flats, car

Continue.....

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

28 FEB 2023

parking spaces, shops and others together with undivided proportionate share of the land under the Developer's Allocations are conveyed to the purchasers and Association of Apartment Owners is registered and starts functioning. This Power of Attorney is executed and presented for registration after registration of the Development Agreement executed by us.

Be it mentioned hereto that this Power of attorney in relation to the aforesaid registered Development agreement shall be read and interpreted analogously considering both the documents a single document and transaction for its legal interpretation.

THE SCHEDULE ABOVE REFERRED TO:
(THE SAID DEMISED LAND/SAID PROPERTIES)

ALL THAT SAID LAND consist of **5** (five) plots which are contiguous and adjacent total containing or admeasuring a net land **area about 10 Cottahs 04 Chitacks, 05 Sq.ft.,** be the same a little more or less out of which **2 Cottahs** comprised in part of **R.S/L.R Dag No. 591 under present L.R Khatian No. 3121**, **3 Cottahs 05 Chhitacks** comprised in part of **R.S/L.R Dag No. 595 under present L.R Khatian No. 2859, 02 Cottahs 15 Chhitacks 22 Sq.ft.** comprised in part of **R.S/L.R Dag No. 601 under present L.R Khatian Nos. 3267 & 2923** and **01 Cottah 15 Chhitacks 28 Sq.ft.** comprised in part of **R.S/L.R Dag No. 620 under present L.R Khatian Nos. 3205 & 3113**, all arising out of **R.S. Khatian Nos.: 228 & 201**, togetherwith rights of ingress and egress through common passages abutting the "Said Land" and all the rights, properties, benefits, easements and appurtenances in connection thereto, lying and situates at **Mouza: Sulanguri**, **J.L. No. 22**, R.S. No. 196, Touji No.178, Police Station: Rajarhat at present New Town, under Jyangra-Hatiara Gram Panchayet–II, within the ambit of B.L. & L.R.O. Rajarhat, Sub-Registry Office: Addl. Dist. Sub-Registrar Rajarhat, New Town, District: North 24 Parganas. The Said Land butted and bounded by:

ON THE NORTH : By part of R.S./L.R. Dag Nos. 601, 620 10' wide kuncha common passage;

ON THE SOUTH : By 10' wide kuncha common passage;

ON THE EAST : By land in R.S./L.R. Dag No. 594;

ON THE WEST : By land in R.S./L.R. Dag No. 619;

Continue.....

THE ADDL. REGISTRAR OF ASS. & ANCES-IV
KOLKATA

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

28 FEB 2023

IN WITNESSES WHEREOF we the abovenamed **PRINCIPALS** have executed these presents on this the ..28th.. day of February..... in the year Two Thousand Twenty Three.

WITNESSES:-

1. Sumit Sinha
S/o. Late Sandip Sinha
171/B, A.P.C. Road
P.O. - Shyambazar
P.S. - Shyampukur
Kolkata - 700004

2. Arpan chakraborty
S/o. Tapan chakraborty
H.B Road, P.O+P.S- Nimta,
Kol- 700049.

Cardinal Projects LLP

Partner

Ganeshdham Projects LLP

Partner

Legacy Township LLP

Partner

M/S. TRILOK VINIMAY PVT. LTD.

Director

PRINCIPALS

ASTDURGA CONSTRUCTION PVT. LTD.

Director

ATTORNEY

Drafted by: as per declaration in document by the parties.
K. C. Karmoker
Advocate
High Court Calcutta
WB/867/83.

Continue.....

THE ADDL. REGISTRAR OF ASSURANCES
KOLKATA

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

28 FEB 2023

SPECIMEN FORM FOR TEN FINGER PRINRTS

Signature of the Executants/Presentants	LEFT HAND				
	Little	Ring	Middle	Fore	Thumb
	RIGHT HAND				
	Thumb	Fore	Middle	Ring	Little
	LEFT HAND				
	Little	Ring	Middle	Fore	Thumb
	RIGHT HAND				
	Thumb	Fore	Middle	Ring	Little
	LEFT HAND				
	Little	Ring	Middle	Fore	Thumb
	RIGHT HAND				
	Thumb	Fore	Middle	Ring	Little

SEAL OF THE ADDL. REGISTRAR OF ASSURANCES
KOLKATA

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

28 FEB 2023

Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 19048000372721/2023

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

Sl No.	Name of the Executant	Category	Photo	Finger Print 1618	Signature with date
1	Mr SANJAY GUPTA Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, City:- , P.O:- Bidhannagar, P.S:-North Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700064	Representative of Attorney [ASTDURGA CONSTRUCTION PRIVATE LIMITED] ,[CARDINAL PROJECTS LLP] ,[GANESH DHAM PROJECTS LLP] ,[LEGACY TOWNSHIP LLP] ,[TRILOK VINIMAY PRIVATE LIMITED]			28/2/23

OF THE ADDL. REGISTRAR OF ASSURANCES
KOLKATA

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mr SANJAY GUPTA Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, City:- , P.O:- Bidhannagar, P.S:-North Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700064	Principal			Sanjay 28/2/23

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print 1622	Signature with date
1	Mr SUMIT SINHA Son of Late SANDIP SINHA , 171/B, APC ROAD, City:- Kolkata, P.O:- SHYAMBAZAR, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700004	Mr SANJAY GUPTA, Mr SANJAY GUPTA			Sumit Sinha 28/02/2023

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

THE ADDL. REGISTRAR OF AS

Major Information of the Deed

Deed No :	**I-1904-03253/2023**	**Date of Registration**	**03/03/2023**
Query No / Year	**1904-8000372721/2023**	**Office where deed is registered**	
Query Date	**11/02/2023 11:52:19 AM**	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	SANJAY GUPTA AD-169, SEC- I, SALT LAKE CITY,Thana : North Bidhannagar, District : North24-Parganas, WEST BENGAL, PIN - 700064, Mobile No. : 9932023029, Status :Seller/Executant		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
		Rs. 67,34,270/-	
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]:- 190401975/2023		

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: JANGRAHATIARA-II, Mouza: Sulanguri, Pin Code : 700162

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-591	LR-3121	Bastu	Shali	2 Katha		14,85,000/-	Width of Approach Road: 10 Ft., , Project Name :
L2	LR-595	LR-2859	Bastu	Shali	3 Katha 5 Chatak		24,59,532/-	Width of Approach Road: 10 Ft., , Project Name :
L3	LR-601	LR-3267	Bastu	Shali	1 Katha 7 Chatak 33 Sq Ft		6,60,825/-	Width of Approach Road: 10 Ft., , Project Name :
L4	LR-601	LR-2923	Bastu	Shali	1 Katha 7 Chatak 34 Sq Ft		6,61,444/-	Width of Approach Road: 10 Ft., , Project Name :
L5	LR-620	LR-3205	Bastu	Shali	15 Chatak 36 Sq Ft		7,33,219/-	Width of Approach Road: 10 Ft., , Project Name :
L6	LR-620	LR-3113	Bastu	Shali	15 Chatak 37 Sq Ft		7,34,250/-	Width of Approach Road: 10 Ft., , Project Name :
		TOTAL :			**16.924Dec**	**0 /-**	**67,34,270 /-**	
	Grand Total :				**16.924Dec**	**0 /-**	**67,34,270 /-**	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**CARDINAL PROJECTS LLP** Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, City:- , P.O:- Bidhannagar, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064 , PAN No.:: aaxxxxxx4r,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	**GANESHDHAM PROJECTS LLP** Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, City:- , P.O:- Bidhannagar, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064 , PAN No.:: aaxxxxxx4k,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
3	**LEGACY TOWNSHIP LLP** Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, City:- , P.O:- Bidhannagar, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064 , PAN No.:: aaxxxxxx6d,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
4	**TRILOK VINIMAY PRIVATE LIMITED** Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, City:- , P.O:- Bidhannagar, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064 , PAN No.:: aaxxxxxx8j,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
5	**Mr SANJAY GUPTA** Son of Mr Gopal Prasad Gupta Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, City:- , P.O:- Bidhannagar, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: adxxxxxx7q,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 28/02/2023 , Admitted by: Self, Date of Admission: 28/02/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/02/2023 , Admitted by: Self, Date of Admission: 28/02/2023 ,Place : Pvt. Residence

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**ASTDURGA CONSTRUCTION PRIVATE LIMITED** Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, City:- , P.O:- Bidhannagar, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064 , PAN No.:: AAxxxxxx6M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Mr SANJAY GUPTA (Presentant)** Son of Mr Gopal Prasad Gupta Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, City:- , P.O:- Bidhannagar, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx7Q,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : ASTDURGA CONSTRUCTION PRIVATE LIMITED (as Director), CARDINAL PROJECTS LLP (as Partner), GANESHDHAM PROJECTS LLP (as Partner), LEGACY TOWNSHIP LLP (as Partner), TRILOK VINIMAY PRIVATE LIMITED (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUMIT SINHA Son of Late SANDIP SINHA , 171/B, APC ROAD, City:- Kolkata, P.O:- SHYAMBAZAR, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700004			

Identifier Of Mr SANJAY GUPTA, Mr SANJAY GUPTA

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	CARDINAL PROJECTS LLP	ASTDURGA CONSTRUCTION PRIVATE LIMITED-0.66 Dec
2	GANESHDHAM PROJECTS LLP	ASTDURGA CONSTRUCTION PRIVATE LIMITED-0.66 Dec
3	LEGACY TOWNSHIP LLP	ASTDURGA CONSTRUCTION PRIVATE LIMITED-0.66 Dec
4	TRILOK VINIMAY PRIVATE LIMITED	ASTDURGA CONSTRUCTION PRIVATE LIMITED-0.66 Dec
5	Mr SANJAY GUPTA	ASTDURGA CONSTRUCTION PRIVATE LIMITED-0.66 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	CARDINAL PROJECTS LLP	ASTDURGA CONSTRUCTION PRIVATE LIMITED-1.09312 Dec
2	GANESHDHAM PROJECTS LLP	ASTDURGA CONSTRUCTION PRIVATE LIMITED-1.09312 Dec
3	LEGACY TOWNSHIP LLP	ASTDURGA CONSTRUCTION PRIVATE LIMITED-1.09312 Dec
4	TRILOK VINIMAY PRIVATE LIMITED	ASTDURGA CONSTRUCTION PRIVATE LIMITED-1.09312 Dec
5	Mr SANJAY GUPTA	ASTDURGA CONSTRUCTION PRIVATE LIMITED-1.09312 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	CARDINAL PROJECTS LLP	ASTDURGA CONSTRUCTION PRIVATE LIMITED-0.4895 Dec
2	GANESHDHAM PROJECTS LLP	ASTDURGA CONSTRUCTION PRIVATE LIMITED-0.4895 Dec
3	LEGACY TOWNSHIP LLP	ASTDURGA CONSTRUCTION PRIVATE LIMITED-0.4895 Dec
4	TRILOK VINIMAY PRIVATE LIMITED	ASTDURGA CONSTRUCTION PRIVATE LIMITED-0.4895 Dec
5	Mr SANJAY GUPTA	ASTDURGA CONSTRUCTION PRIVATE LIMITED-0.4895 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	CARDINAL PROJECTS LLP	ASTDURGA CONSTRUCTION PRIVATE LIMITED-0.489958 Dec
2	GANESHDHAM PROJECTS LLP	ASTDURGA CONSTRUCTION PRIVATE LIMITED-0.489958 Dec
3	LEGACY TOWNSHIP LLP	ASTDURGA CONSTRUCTION PRIVATE LIMITED-0.489958 Dec

4	TRILOK V NIMAY PRIVATE LIMITED	ASTDURGA CONSTRUCTION PRIVATE LIMITED-0.489958 Dec
5	Mr SANJAY GUPTA	ASTDURGA CONSTRUCTION PRIVATE LIMITED-0.489958 Dec
Transfer of property for L5		
Sl.No	**From**	**To. with area (Name-Area)**
1	CARDINAL PROJECTS LLP	ASTDURGA CONSTRUCTION PRIVATE LIMITED-0.325875 Dec
2	GANESHDHAM PROJECTS LLP	ASTDURGA CONSTRUCTION PRIVATE LIMITED-0.325875 Dec
3	LEGACY TOWNSHIP LLP	ASTDURGA CONSTRUCTION PRIVATE LIMITED-0.325875 Dec
4	TRILOK VINIMAY PRIVATE LIMITED	ASTDURGA CONSTRUCTION PRIVATE LIMITED-0.325875 Dec
5	Mr SANJAY GUPTA	ASTDURGA CONSTRUCTION PRIVATE LIMITED-0 325875 Dec
Transfer of property for L6		
Sl.No	**From**	**To. with area (Name-Area)**
1	CARDINAL PROJECTS LLP	ASTDURGA CONSTRUCTION PRIVATE LIMITED-0.326333 Dec
2	GANESHDHAM PROJECTS LLP	ASTDURGA CONSTRUCTION PRIVATE LIMITED-0.326333 Dec
3	LEGACY TOWNSHIP LLP	ASTDURGA CONSTRUCTION PRIVATE LIMITED-0.326333 Dec
4	TRILOK VINIMAY PRIVATE LIMITED	ASTDURGA CONSTRUCTION PRIVATE LIMITED-0.326333 Dec
5	Mr SANJAY GUPTA	ASTDURGA CONSTRUCTION PRIVATE LIMITED-0.326333 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: JANGRAHATIARA-II, Mouza: Sulanguri, Pin Code : 700162

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 591, LR Khatian No:- 3121	Owner:মেসার্স কার্ডিনাল প্রোজেক্টস প্রাঃ লিঃ, Gurdian:জ্যোতি গুপ্তা (ডাইরেক্টর), Address:নিজ , Classification:শালি, Area:0.03200000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 595, LR Khatian No:- 2859	Owner:ত্রিলোক বিনিময় প্রাইভেট লিমিটেড, Gurdian:পক্ষে ডিরেক্টর, Address:১৬৯ সেক্টর ১ সল্টলেক কোল ৬৪, Classification:শালি, Area:0.07000000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 601, LR Khatian No:- 3267	Owner:গনেশধাম প্রোজেক্ট প্রাইভেট লিমিটেড, Gurdian:পক্ষে ডিরেক্টর, Address:নিজ , Classification:শালি, Area:0.01000000 Acre,	Owner Name not selected by applicant.

L4	LR Plot No:- 601, LR Khatian No:- 2923	Owner:মেসার্স লিগ্যাসি টাউনশিপ প্রাইভেট লিমিটেড, Gurdian:পক্ষে ডিরেক্টর, Address:নিজ , Classification:শালি, Area:0.04000000 Acre,	Owner Name not selected by applicant.
L5	LR Plot No:- 620, LR Khatian No:- 3205	Owner:গনেশধাম প্রোজেক্ট প্রাইভেট লিমিটেড, Gurdian:পক্ষে ডিরেক্টর, Address:নিজ , Classification:শালি,	Owner Name not selected by applicant.
L6	LR Plot No:- 620, LR Khatian No:- 3113	Owner:সঞ্জয় গুপ্তা, Gurdian:গোপাল প্রসাদ গুপ্তা, Address:সল্টলেক সেক্টর ১ , Classification:শালি, Area:0.03000000 Acre,	Owner Name not selected by applicant.

On 14-02-2023

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 67,34,270/-

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

On 28-02-2023

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

Presented for registration at 08:39 hrs on 28-02-2023, at the Private residence by Mr SANJAY GUPTA ,.

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

Execution is admitted on 28/02/2023 by Mr SANJAY GUPTA, Son of Mr Gopal Prasad Gupta, Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, P.O: Bidhannagar, Thana: North Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700064, by caste Hindu, by Profession Business

Indetified by Mr SUMIT SINHA, , , Son of Late SANDIP SINHA, , 171/B, APC ROAD, P.O: SHYAMBAZAR, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700004, by caste Hindu, by profession Others

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

Execution is admitted on 28-02-2023 by Mr SANJAY GUPTA, Director, ASTDURGA CONSTRUCTION PRIVATE LIMITED, Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, City:- , P.O:- Bidhannagar, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064; Director, TRILOK VINIMAY PRIVATE LIMITED, Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, City:- , P.O:- Bidhannagar, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064; Partner, CARDINAL PROJECTS LLP, Dwarka Vedmani, AD-169, Sector-I Salt Lake City, City:- , P.O:- Bidhannagar, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064; Partner, GANESHDHAM PROJECTS LLP, Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, City:- , P.O:- Bidhannagar, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064; Partner, LEGACY TOWNSHIP LLP, Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, City:- , P.O:- Bidhannagar, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064

Indetified by Mr SUMIT SINHA, , , Son of Late SANDIP SINHA, , 171/B, APC ROAD, P.C: SHYAMBAZAR, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700004, by caste Hindu, by profession Others

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

On 03-03-2023

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

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

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 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 Stamp Rs 100.00/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 3296, Amount: Rs.100.00/-, Date of Purchase: 13/01/2023, Vendor name: M Dutta

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2023, Page from 184391 to 184413

being No 190403253 for the year 2023.

Seal of the Additional Registrar of Assurances-IV, Kolkata

Digitally signed by MOHUL MUKHOPADHYAY
Date: 2023.03.14 11:43:48 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2023/03/14 11:43:48 AM

ADDITIONAL REGISTRAR OF ASSURANCE

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

West Bengal.

(This document is digitally signed.)