

17/10/22 NC-4439/22

F-16573/22



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AG 755497

21.10.22
545
C-72920803

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

District Sub-Register-III
Alipore, South 24-parganas
28-10-22

POWER OF ATTORNEY

THIS POWER OF ATTORNEY is granted at Kolkata on this 21st day of October 2022,

BY

30364

23 AUG 2022

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

Name:.....

Address:.....

Vendor:.....

BANIKANK ATTORNEYS
85/1, BARAT BOSE ROAD
Kolkata-26

Alipur Collectorate, 24 Pgs. (S)
SUBHANKAR DAS
STAMP VENDOR
Alipur Police Court, Kol-27

Vedanga Rana



13821

PRAGATI AGENCY PVT. LTD.

Vedanga Rana

Authorised Signatory

SUNRISE DEALER PVT. LTD.

Vedanga Rana

Authorised Signatory



KALPATARU AGENCY PVT. LTD.

Director/ Authorised Signatory



13827



13822

Pranku Das

Goshyampur Das

vill- nabagram, P.S- shyampur
P.O.- nabagram, Howrah-711315

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
21 OCT 2022

1. **KALPATARU AGENCY PVT LTD** (PAN: AABCK0964D), a company incorporated under the laws of India and existing under the provisions of the Companies Act, 2013 with CIN: U51109WB1997PTC085750 and having its registered office at 23, Circus Avenue, Unit No. 8A, 8th Floor Kolkata – 700 017 P.O Circus Avenue and P.S. Shakespeare Sarani represented by its Director/ Authorized Signatory, Mr. Vivek Kumar Kathotia (having PAN: AFAPK8653C and Aadhar No.: 9218 8650 5323) son of Late Sampatmal Kathotia residing at 2A, Naveen Apartment, 29 Ballygunge Park Road, Kolkata – 700 019 P.O. Ballygunge and P.S. Ballygunge hereinafter referred to as the “**Appointer**” (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-interest and assigns);

IN FAVOUR OF

2. **PRAGATI AGENCY PVT LTD** (having PAN: AABCP5258M) a company incorporated under the laws of India and existing under the provisions of the Companies Act, 2013 with CIN: U51109WB1997PTC085765 and having its registered office at 435/1 (Old-435), G.T.Road (North), Howrah – 711 101 P.O Howrah and P.S. Golabari represented by its Authorised Representative, Mr. Vedaang Diwan (having PAN: AMDPD7090E and Aadhar No.: 5119 7740 9770) son of Arun Diwan residing at 4th Floor, Gayatri Gardens, 10/2 Elgin Road, L.R Sarani, Kolkata, West Bengal -700020 P.O L.R Sarani and P.S. Bhawanipore (hereinafter referred to as '**Attorney 1/ Owner 1**' which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors, successors-in-interest and permitted assigns);
3. **SUNRISE DEALER PVT LTD**, (having PAN: AADCS7683P) a company incorporated under the laws of India and existing under the provisions of the Companies Act, 2013 with CIN: U51109WB1997PTC085751 and having its registered office at 435/1 (Old-435),G.T.Road(North),Howrah – 711 101 P.O. Howrah and P.S. Golabari represented by its Authorised Representative, Mr. Vedaang Diwan (having PAN: AMDPD7090E and Aadhar No.: 5119 7740 9770) son of Arun Diwan residing at 4th Floor, Gayatri Gardens, 10/2 Elgin Road, L.R



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE

21 OCT 2022

Sarani, Kolkata, West Bengal -700020 P.O L.R Sarani and P.S. Bhawanipore (hereinafter referred to as '**Attorney 2/ Owner 2**' which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors, successors-in-interest and permitted assigns).

(Attorney 1 and Attorney 2 are hereinafter collectively referred to as the "**Attorneys**" and individually as an "**Attorney**".)

WHEREAS:

- A) Each of the Appointer, Owner 1 and the Owner 2 is the absolute owner and well and sufficiently entitled to an undivided 1/3rd share and interests in ALL THAT the Premises No. 4/1 Panditya Road, Ward No-85, Kolkata – 700 029 P.O. Gariahat P.S. Gariahat (hereinafter referred to as the "**Said Premises**" and more fully and particularly described in **SCHEDULE I** hereunder written).
- B) The Appointer, Owner 1 and the Owner 2 have collectively constructed a G+7 storied building at the Said Premises together with common areas and spaces as well as amenities under the name and style of "ELANTA" ("**Project**").
- C) The Owner 1 and Owner 2 have now called upon the Appointer to execute and grant this Power of Attorney in their favour pursuant to the mutual understanding arrived at between them regarding the sale and transfer of the Appointer's right, title and interest in the 14 Nos. of apartments together with the right to use the car parking spaces (hereinafter referred to as the "**Said Apartments and Car Parking Spaces**" and more fully and particularly described in **SCHEDULE II** hereunder written).

NOW THEREFORE KNOW YE ALL AND THESE PRESENTS WITNESSETH that we, the Appointer abovenamed, **KALPATARU AGENCY PVT LTD** do hereby nominate, constitute, appoint and empower the Attorneys i.e., Owner 1 and the Owner 2 jointly, namely **PRAGATI AGENCY PVT LTD** and **SUNRISE DEALER PVT LTD**, both represented by their Authorised Representative, Mr. Vedaang Diwan (having PAN: AMDPD7090E and Aadhar No.: 5119 7740 9770) son of Arun Diwan residing at 4th Floor, Gayatri Gardens, 10/2 Elgin Road, L.R Sarani, Kolkata, West Bengal -700020 P.O L.R Sarani and P.S.



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE

21 OCT 2022

Bhawanipore, as our true and lawful attorneys and agents, for and in our name and on our behalf, to do, exercise, carry out, execute or perform or cause to be done, executed, carried out or performed (by the Attorneys themselves or through their nominee(s), delegatee(s), representative(s) etc.) all or any of the acts, deeds, things, powers or authorities relating to the Appointer's right, title and interest in and to the Said Apartments and Car Parking Spaces, including as contained hereinafter, that is to say:-

1. To approve, finalise and execute the agreement for sale, deed of conveyance and other related documents (including possession letters, attornment letters etc.) to be executed by the Attorneys in favour of purchaser(s) of all the Said Apartments and Car Parking Spaces.
2. To represent us before all authorities or police, courts of law and all Govt. office or offices of the local bodies, and before other appropriate authorities wherever our personal presence is necessary and to sign all application, declarations relating to the Said Apartments and Car Parking Spaces and to deposit taxes and also fees in respect of the Said Apartments and Car Parking Spaces before the appropriate authorities on our behalf.
3. To sign, execute, enter into, modify, cancel, alter, draw, approve, present for registration and admit the execution of all papers, deeds, documents, contract, agreement, sale agreement, conveyance deed, deeds of lease, cancellation of deed of lease, applications, declarations and all other documents in connection with the Said Apartments and Car Parking Spaces for the sale, transfer, mortgage, etc. in/over/in respect of the Said Apartments and Car Parking Spaces.
4. To execute and register the deed of conveyance, in respect of the Said Apartments and Car Parking Spaces and to appear before the Registration Authority having jurisdiction in the matter and present the deed/s for registration, admit execution on our behalf and to lodge the documents for registration with the Registration Authority.
5. To discharge the lodgement receipt issued by the Registration Authority in this connection.



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPURE
21 OCT 2022

6. To receive consideration amount on sale of all or part of the Said Apartments and Car Parking Spaces and grant official receipt in respect thereof.
7. To sign all such papers and documents as may be necessary in connection with the transfer of the right, title and interest in respect of the Said Apartments and Car Parking Spaces.
8. To handover free and vacant possession of the Said Apartments and Car Parking Spaces to the intending purchaser.
9. To sign all such papers as may be necessary in connection with the mutation of the name of purchaser(s) in the records of Kolkata Municipal Corporation (KMC) in respect of the Said Apartments and Car Parking Spaces.
10. To appoint Advocates, Counsels whatsoever and to discharge or dismiss them whenever necessary on our behalf.
11. To sign and execute all necessary papers, Deeds, complaints, petitions, written statements, verifications, vakalatnamas and all other writings whatsoever in connection with the Said Apartments and Car Parking Spaces on our behalf.
12. To sign and execute the completion certificate of the Project proposed to be constructed at the Said Premises and all other related, connected and/or necessary documents on behalf of the Appointer.
13. To defend any suit or suits in respect of the Said Apartments and Car Parking Spaces and/or to file any suit or suits in any court of law against the offenders as the Attorneys may deem fit and proper.
14. To appear and represent us before any and/or all authorities (statutory or otherwise) and/or any government and/or semi-government authorities, revenue authorities, and all licensing authorities and/or any other statutory authority and/or any other authorities appointed under the law for the time being in force, for any matter connected with the Said Apartments and Car Parking Spaces, and further to apply for and obtain any approvals, sanctions, permissions, etc. and for the aforesaid purpose to sign, execute, submit and deliver all letters, applications,



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE

21 OCT 2022

agreements, documents, undertaking, forms, affidavits and papers as may be necessary or required from time to time.

15. To pay the fees, obtain approvals and/or consents and such other orders and/or permissions from the concerned authorities as may be necessary and/or expedient for the sale, transfer and disposal of the Said Apartments and Car Parking Spaces.
16. To apply for and obtain electricity, gas, water, telephone and any other facility and/or utility in respect of the Said Apartments and Car Parking Spaces and/or to make alterations therein, and to close down and/or to have the same disconnected, and for such purpose to sign, execute, submit and deliver all deeds, papers, applications, documents and plans, and do all others acts, deeds and things as may be deemed fit and proper by the Attorneys.
17. To appear and represent us before all authorities for fixation and/or finalization of the municipal taxes of the Said Apartments and Car Parking Spaces and for such purpose to sign, execute, submit and deliver necessary papers and documents, and to do, execute and perform all other acts, deeds and things.
18. To do, execute and carry out all acts, deeds, matters and things as may be found necessary and expedient for the purpose of effective sale, transfer and disposal of the Said Apartments and Car Parking Spaces.
19. For the better doing and more effectually executing the powers and authorities stated herein, to retain, employ and appoint advocates, pleaders, mukhtiar, agents etc., to terminate their appointment from time to time and to appoint others.
20. To do all acts, deeds and things concerning the authorities granted herein.
21. Be it further specially stated:
 - a) that neither we are selling nor transferring any ownership right, title and interest of the Said Apartments and Car Parking Spaces, by way of this General Power of Attorney and the Attorney cannot mortgage the Said Apartments and Car Parking Spaces and cannot claim any ownership right, title and interest;



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE

21 OCT 2022

- b) that by dint of this General Power of Attorney the Attorney cannot withdraw money from my bank account; and
- c) that the Attorney cannot change the nature and character of the property and the Attorney cannot develop the property by virtue of this Power of Attorney.

22. This power of attorney is always Revocable in nature at our will without servicing any notice to Attorney.

AND Generally to do all other acts, deeds and things concerning the Said Apartments and Car Parking Spaces, which the Appointer could have done under its respective hands and seals.

AND the Appointer doth hereby ratify and confirm and agree to ratify and confirm all and whatsoever the aforesaid Attorneys shall lawfully do or cause to be done in relation to the Said Apartment.

SCHEDULE I

("Said Premises")

ALL THAT the piece and parcel of land containing an area of 18 (eighteen) Cottahs 6 (six) Chittacks 4 (four) Square Feet together with a G+ 7 multistoried building being and situated at municipal premises No. 4/1, Panditya Road, Mouza-Beltala, Police Station – Gariahat, Sub Registry – Sealdah in the District of 24 Parganas, Touzi No. 2833, Dihi Panchanangram, Division VI, Sub Division-P; Holding No. 243 and 244.

SCHEDULE II

("Said Apartments and Car Parking Spaces")

1. ALL THAT Flat No. 1A containing a super built up area of 2993 Square Feet on the 1st floor of the Project.
2. ALL THAT Flat No. 1B containing a super built up area of 2801 Square Feet on the 1st floor of the Project.



DISTRICT SUB REGIS (PAR-III)
SOUTH 24 PGS., ALIPORE

21 OCT 2022

3. **ALL THAT** Flat No. 3B containing a super built up area of 2801 Square Feet on the 3rd floor of the Project
4. **ALL THAT** Flat No. 4B containing a super built up area of 2801 Square Feet on the 4th floor of the Project
5. **ALL THAT** Flat No. 5A containing a super built up area of 2993 Square Feet on the 5th floor of the Project
6. **ALL THAT** Flat No. 5B containing a super built up area of 2801 Square Feet on the 5th floor of the Project
7. **ALL THAT** Flat No. 6A containing a super built up area of 2993 Square Feet on the 6th floor of the Project
8. **ALL THAT** Flat No. 6B containing a super built up area of 2801 Square Feet on the 6th floor of the Project
9. **ALL THAT** Flat No. 7A containing a super built up area of 2993 Square Feet on the 7th floor of the Project
10. **ALL THAT** Flat No. 7B containing a super built up area of 2801 Square Feet on the 7th floor of the Project
11. **ALL THAT** 10 Nos. of multilevel car parking spaces being Nos. 1A,1B, 3B, 4B, 5A, 5B, 6A, 6B, 7A and 7B on the ground floor of the Project each having two nos. of multilevel car parking spaces.



DISTRICT SUP REGISTRAR-III
SOUTH 24 PGS., ALIPORE
21 OCT 2022

IN WITNESS WHEREOF, the Appointer and the Attorneys have set and subscribed their respective hands and seals on the date, month and year first above written.

EXECUTED AND DELIVERED by the
APPOINTER at Kolkata in the
presence of:

1. *Bhuvajda De*

KALPATARU AGENCY PVT. LTD.

[Signature]
(NIVER KATHOIN)

Director/ Authorised Signatory

2. *Hemant Khetan*

ACCEPTED by the ATTORNEYS at
Kolkata in the presence of:

1. *Bhuvajda De*
85 A Sarat Bose Road
Kolkata - 26

PRAGATI AGENCY PVT. LTD.

[Signature]

Authorised Signatory

2. *Hemant Khetan*
301, E Block Tarini
Apnr. Chiranjeev
Kolkata - 136

SUNRISE DEALER PVT. LTD.

[Signature]

Authorised Signatory

Drafted by:

Subhadip Choudhuri

Subhadip Choudhuri
Advocate
High Court, Calcutta
Enol- D/5942/2021



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
21 OCT 2022

SPECIMEN FORM FOR TEN FINGERPRINTS



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb	
Left Hand						
Right Hand	Thumb		Fore Finger	Middle Finger	Ring Finger	Little Finger



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb	
Left Hand						
Right Hand	Thumb		Fore Finger	Middle Finger	Ring Finger	Little Finger



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb	
Left Hand						
Right Hand	Thumb		Fore Finger	Middle Finger	Ring Finger	Little Finger



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb	
Left Hand						
Right Hand	Thumb		Fore Finger	Middle Finger	Ring Finger	Little Finger



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
21 OCT 2022



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

YTZ1096429



নির্বাচকের নাম : প্রভাকর দাস
Elector's Name : Prahakar Das
পিতার নাম : শংকর দাস
Father's Name : Sankar Das
লিঙ্গ/Sex : পুং/ M
জন্ম তারিখ
Date of Birth : 01/05/1991

YTZ1096429

ঠিকানা:
নবগ্রাম পূর্ব, নবগ্রাম, শ্যামপুর, হাওড়া, 711315

Address:
NABAGRAM PURBA, NABAGRAM,
SHYAMPUR, HOWRAH, 711315

Date: 28/09/2010

178-উলুবেড়িয়া দক্ষিণ নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন
আধিকারিকের স্বাক্ষরের অনুলিপি
Facsimile Signature of the Electoral
Registration Officer for
178-Uluberia Dakshin Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় জোটাং সিনেট গতে জোলে ও একটি
নম্বরের নতুন পত্র পরিচয়পত্র পাওয়ার জন্য নিম্নলিখিত ফর্মে এই
পরিবর্তনের সংক্রান্ত উল্লেখ করুন।
In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

1308221

Kalpataru Agency Pvt Ltd

23, CIRCUS AVENUE, UNIT NO. 8A, 8TH FLOOR KOLKATA – 700 017

CIN : U51109WB1997PTC085750

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF KALPATRU AGENCY PRIVATE LIMITED ("COMPANY") HELD ON 23rd SEPTEMBER, 2022 , AT 15:00HRS AT ITS REGISTERED OFFICE 23, CIRCUS AVENUE, UNIT NO. 8A, 8TH FLOOR KOLKATA – 700 017.

"RESOLVED THAT Mr. Vedaang Diwan (having PAN: AMDPD7090E and Aadhar No.: 5119 7740 9770) son of Arun Diwan residing at 4th Floor, Gayatri Gardens, 10/2 Elgin Road, L.R Sarani, Kolkata, West Bengal -700020 P.O L.R Sarani and P.S. Bhawanipore be and is hereby authorized by the Company to sign, execute and deliver all the documents on behalf of the Company in respect of the Company's one-third undivided share and interest in and to ALL THAT the piece and parcel of land containing an area of 18 (eighteen) Cottahs 6 (six) Chittacks 4 (four) Square Feet together with a G+ 7 multistoried building known as "ELANTA" being and situated at municipal premises No. 4/1, Panditya Road, Mouza-Beltala, Police Station – Gariahat, Sub Registry – Sealdah in the District of 24 Parganas, Touzi No. 2833, Dih Panchanagram, Division VI, Sub Division-P, Holding No. 243 and 244 ("**Said Premises**")."

"FURTHER RESOLVED THAT in consideration of the above, the Board hereby approves execution and registration of a power of attorney in favour of Mr. Vedaang Diwan (having PAN: AMDPD7090E and Aadhar No.: 5119 7740 9770) son of Arun Diwan residing at 4th Floor, Gayatri Gardens, 10/2 Elgin Road, L.R Sarani, Kolkata, West Bengal -700020 P.O L.R Sarani and P.S. Bhawanipore to do all acts, matters, deeds and things as the said attorney may deem fit with respect to the Said Premises"

CERTIFIED TRUE COPY

KALPATARU AGENCY PVT. LTD.



Director/ Authorised Signatory

Director

Sunrise Dealer Pvt Ltd

435/1, G.T. ROAD (NORTH), HOWRAH – 711 101

CIN : U51109WB1997PTC085751

Email Id : hemaar.111@gmail.com

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF SUNRISE DEALER PRIVATE LIMITED ("COMPANY") HELD ON 23rd SEPTEMBER, 2022 , AT 15:00HRS AT ITS REGISTERED OFFICE 435/1 (OLD-435) G.T. ROAD (NORTH) HOWRAH – 711 101.

"RESOLVED THAT Mr. Vedaang Diwan (having PAN: AMDPD7090E and Aadhar No.: 5119 7740 9770) son of Arun Diwan residing at 4th Floor, Gayatri Gardens, 10/2 Elgin Road, L.R Sarani, Kolkata, West Bengal -700020 P.O L.R Sarani and P.S. Bhawanipore be and is hereby authorized by the Company to sign, execute and deliver all the documents on behalf of the Company in respect of the Company's one-third undivided share and interest in and to ALL THAT the piece and parcel of land containing an area of 18 (eighteen) Cottahs 6 (six) Chittacks 4 (four) Square Feet together with a G+ 7 multistoried building known as "ELANTA" being and situated at municipal premises No. 4/1, Panditya Road, Mouza-Beltala, Police Station – Gariahat, Sub Registry – Sealdah in the District of 24 Parganas, Touzi No. 2833, Dihi Panchanangram, Division VI, Sub Division-P, Holding No. 243 and 244."

CERTIFIED TRUE COPY

SUNRISE DEALER PVT. LTD,



Director

Director

PRAGATI AGENCY PVT LTD

435/1, G.T. ROAD (NORTH), HOWRAH – 711 101

CIN:U51109WB1997PTC085765

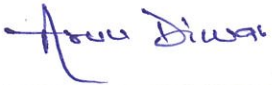
Email Id: hemaar.111@gmail.com

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF PRAGATI AGENCY PRIVATE LIMITED ("COMPANY") HELD ON 23rd SEPTEMBER, 2022 , AT 15:00HRS AT ITS REGISTERED OFFICE 435/1 (OLD-435) G.T. ROAD (NORTH) HOWRAH – 711 101.

"RESOLVED THAT Mr. Vedaang Diwan (having PAN: AMDPD7090E and Aadhar No.: 5119 7740 9770) son of Arun Diwan residing at 4th Floor, Gayatri Gardens, 10/2 Elgin Road, L.R Sarani, Kolkata, West Bengal -700020 P.O L.R Sarani and P.S. Bhawanipore be and is hereby authorized by the Company to sign, execute and deliver all the documents on behalf of the Company in respect of the Company's one-third undivided share and interest in and to ALL THAT the piece and parcel of land containing an area of 18 (eighteen) Cottahs 6 (six) Chittacks 4 (four) Square Feet together with a G+ 7 multistoried building known as "ELANTA" being and situated at municipal premises No. 4/1, Panditya Road, Mouza-Beltala, Police Station – Gariahat, Sub Registry – Sealdah in the District of 24 Parganas, Touzi No. 2833, Dihhi Panchanangram, Division VI, Sub Division-P, Holding No. 243 and 244."

CERTIFIED TRUE COPY

PRAGATI AGENCY PVT. LTD.



Director

Director

Major Information of the Deed

Deed No :	I-1603-16573/2022	Date of Registration	28/10/2022
Query No / Year	1603-2002920803/2022	Office where deed is registered	
Query Date	27/09/2022 1:54:41 PM	D.S.R. - III SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	RANJAN ROUT 85A, Sarat Bose Road, Thana : Bhawanipore, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 6291414185, Status :Solicitor firm		
Transaction	Additional Transaction		
[1401] Power of Attorney related to immovable properties, General Power of Attorney related to immovable properties			
Set Forth value	Market Value		
	Rs. 21,91,02,300/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(d))	Rs. 39/- (Article:E, M(b).)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Apartment Details :

District: South 24-Parganas, P.S:- Gariahat, Corporation: KOLKATA MUNICIPAL CORPORATION, Premises No: 4/1, Ward No: 085, ,Touzi No: 2833,Road: Panditia Road, Pin Code : 700029

Sch No.	Mouza/Road Zone	Plot	Khatian	Floor Area (in Sq.Ft.)	Set Forth Value (in Rs.)	Market value (in Rs.)	Other Details
A1				Super Built-up Area: 2993	0/-	2,18,18,97 0/-	Flat No: 1A, Floor No: 1, Apartment Type: Flat/Apartment Residential Use , Floor Type: Tiles, Age of Flat: 1 Year ,Property is on Road, Other Amenities: Lift Facility ,Swimming Pool, New Flat ,Status of Completion : Completed
A2				Super Built-up Area: 2801	0/-	1,94,10,93 0/-	Flat No: 1B, Floor No: 1, Apartment Type: Flat/Apartment Residential Use , Floor Type: Tiles, Age of Flat: 1 Year ,Property is on Road, Other Amenities: Lift Facility, New Flat ,Status of Completion : Completed
A5				Super Built-up Area: 2801	0/-	1,94,10,93 0/-	Flat No: 3B, Floor No: 3, Apartment Type: Flat/Apartment Residential Use , Floor Type: Tiles, Age of Flat: 1 Year ,Property is on Road, Other Amenities: Lift Facility, New Flat ,Status of Completion : Completed
A6				Super Built-up Area: 2801	0/-	1,94,10,93 0/-	Flat No: 4B, Floor No: 4, Apartment Type: Flat/Apartment Residential Use , Floor Type: Tiles, Age of Flat: 1 Year ,Property is on Road, Other Amenities: Lift Facility, New Flat ,Status of Completion : Completed

A7		Super Built-up Area: 2993	0/-	2,07,41,49 0/-	Flat No: 5A, Floor No: 5, Apartment Type: Flat/Apartment Residential Use , Floor Type: Tiles, Age of Flat: 1 Year ,Property is on Road, Other Amenities: Lift Facility, New Flat ,Status of Completion : Completed
A8		Super Built-up Area: 2801	0/-	1,94,10,93 0/-	Flat No: 5B, Floor No: 5, Apartment Type: Flat/Apartment Residential Use , Floor Type: Tiles, Age of Flat: 1 Year ,Property is on Road, Other Amenities: Lift Facility, New Flat ,Status of Completion : Completed
A9		Super Built-up Area: 2993	0/-	2,07,41,49 0/-	Flat No: 6A, Floor No: 6, Apartment Type: Flat/Apartment Residential Use , Floor Type: Tiles, Age of Flat: 1 Year ,Property is on Road, Other Amenities: Lift Facility, New Flat ,
A10		Super Built-up Area: 2801	0/-	1,94,10,93 0/-	Flat No: 6B, Floor No: 6, Apartment Type: Flat/Apartment Residential Use , Floor Type: Tiles, Age of Flat: 1 Year ,Property is on Road, Other Amenities: Lift Facility, New Flat ,Status of Completion : Completed
A11		Super Built-up Area: 2993	0/-	2,07,41,49 0/-	Flat No: 7A, Floor No: 7, Apartment Type: Flat/Apartment Residential Use , Floor Type: Tiles, Age of Flat: 1 Year ,Property is on Road, Other Amenities: Lift Facility, New Flat ,Status of Completion : Completed
A12		Super Built-up Area: 2993	0/-	2,07,41,49 0/-	Flat No: 7A, Floor No: 7, Apartment Type: Flat/Apartment Residential Use , Floor Type: Tiles, Age of Flat: 1 Year ,Property is on Road, Other Amenities: Lift Facility, New Flat ,Status of Completion : Completed
A13		Area of Covered Garage: 3240	0/-	1,72,62,72 0/-	, Apartment Type: Covered Garage Residential Use , Floor Type: Cemented, Age of Flat: 1 Year ,Property is on Road, Other Amenities: Lift Facility, New Flat ,Status of Completion : Completed

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	KALPATARU AGENCY PVT. LTD 23, CIRCUS AVENUE, City:- Not Specified, P.O:- CIRCUS AVENUE, P.S:-Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxx4D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	PRAGATI AGENCY PRIVATE LIMITED 435/1,G.T. Road, City:- Not Specified, P.O:- Howrah, P.S:-Golabari, District:-Howrah, West Bengal, India, PIN:- 711101, PAN No.:: AAxxxxxx8M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
2	SUNRISE DEALER PRIVATE LIMITED 435/1,G.T.Road, City:- Not Specified, P.O:- Howrah, P.S:-Golabari, District:-Howrah, West Bengal, India, PIN:- 711101, PAN No.:: AAxxxxxx3P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr VIVEK KUMAR KATHOTIA Son of Late SAMPATMAL KATHOTIA2A, NAVEEN APARTMENT, 29 BALLYGUNGE PARK, City:- Not Specified, P.O:- BALLYGUNGE, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx3C, Aadhaar No: 92xxxxxxxx5323 Status : Representative, Representative of : KALPATARU AGENCY PVT. LTD (as Directore / Authorized Signatory)
2	Mr VEDAANG DIWAN (Presentant) Son of Mr ARUN DIWAN 10/2, Elgin Road, City:- Not Specified, P.O:- L R Sarani, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AMxxxxxx0E, Aadhaar No: 51xxxxxxxx9770 Status : Representative, Representative of : PRAGATI AGENCY PRIVATE LIMITED (as Authorized Representative), SUNRISE DEALER PRIVATE LIMITED (as Authorized Representative)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr PRAVAKAR DAS Son of Mr SANKAR DAS NABAGRAM, City:- , P.O:- NABAGRAM, P.S:-Shyampur, District:-Howrah, West Bengal, India, PIN:- 711315			
Identifier Of Mr VIVEK KUMAR KATHOTIA, Mr VEDAANG DIWAN			

On 21-10-2022

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

Presented for registration at 17:45 hrs on 21-10-2022, at the Private residence by Mr VEDAANG DIWAN ,

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

Execution is admitted on 21-10-2022 by Mr VIVEK KUMAR KATHOTIA, Directore / Authorized Signatory, KALPATARL AGENCY PVT. LTD, 23, CIRCUS AVENUE, City:- Not Specified, P.O:- CIRCUS AVENUE, P.S:-Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN:- 700017

Indetified by Mr PRAVAKAR DAS, , Son of Mr SANKAR DAS, NABAGRAM, P.O: NABAGRAM, Thana: Shyampur, , Howrah, WEST BENGAL, India, PIN - 711315, by caste Hindu, by profession Service

Execution is admitted on 21-10-2022 by Mr VEDAANG DIWAN, Authorized Representative, PRAGATI AGENCY PRIVATE LIMITED, 435/1,G.T. Road, City:- Not Specified, P.O:- Howrah, P.S:-Golabari, District:-Howrah, West Bengal, India, PIN:- 711101; Authorized Representative, SUNRISE DEALER PRIVATE LIMITED, 435/1.G.T.Road, City:- Not Specified, P.O:- Howrah, P.S:-Golabari, District:-Howrah, West Bengal, India, PIN:- 711101

Indetified by Mr PRAVAKAR DAS, , Son of Mr SANKAR DAS, NABAGRAM, P.O: NABAGRAM, Thana: Shyampur, , Howrah, WEST BENGAL, India, PIN - 711315, by caste Hindu, by profession Service

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

On 28-10-2022

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39.00/- (E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 39.00/-

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 30364, Amount: Rs.100.00/-, Date of Purchase: 23/08/2022, Vendor name: Subhankar Das

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2022, Page from 532558 to 532577

being No 160316573 for the year 2022.



Dhar

Digitally signed by Debasish Dhar
Date: 2022.10.28 16:33:28 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2022/10/28 04:33:28 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)