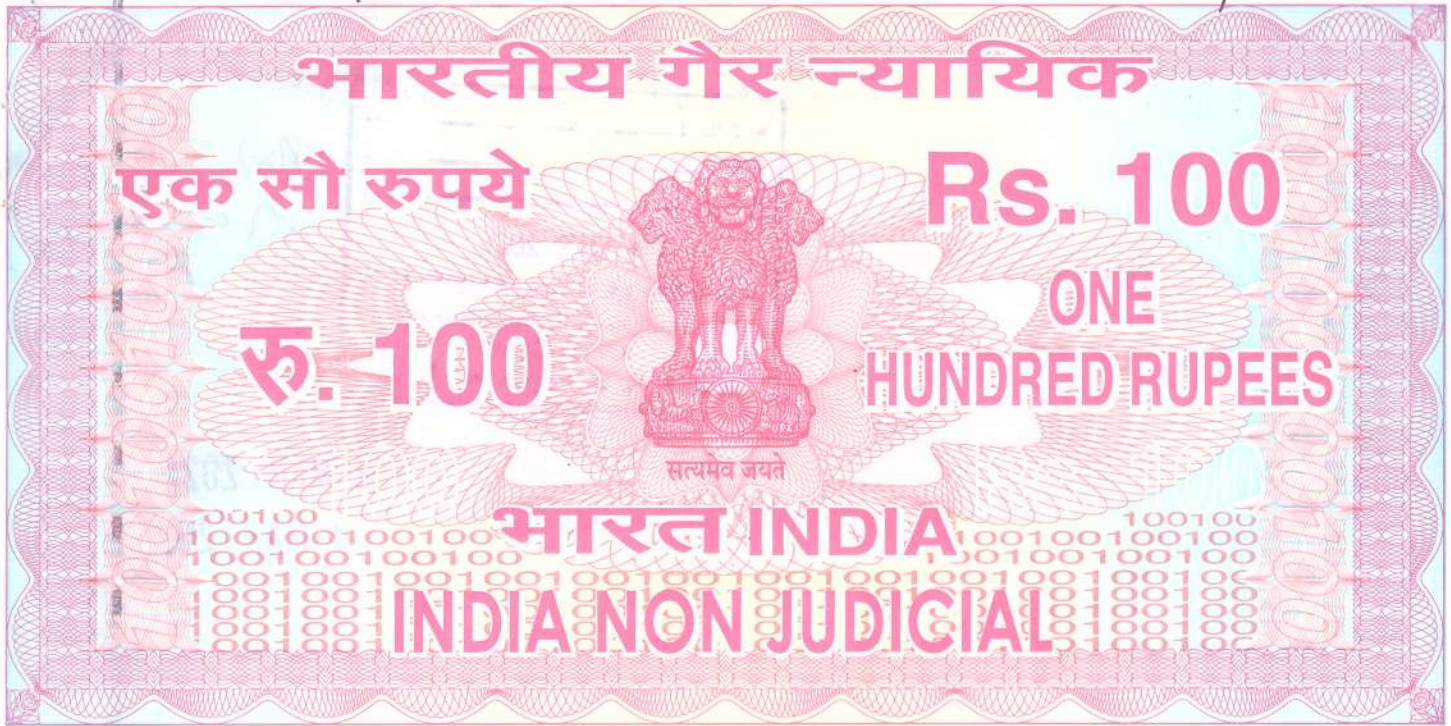


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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AV 113373

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

District Sub-Register-II
Alipore, South 24-Parganas

06 MAR 2025

DEVELOPMENT POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, We, MADGUL PARKS PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956 having its Registered Office at 20 Ballygunge Circular Road, Kolkata – 700 019, Post Office

For MADGUL PARKS PVT. LTD.

[Signature]

Director

[Signature]

317358

NOTE: Amuroint Dent. LLP
ADD: _____
Rs: _____
- 4 MAR 2025
SURANJAN MUKHERJEE
Licensor Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kolkata

AD-1B
New Town
156

- 4 MAR 2025
4 MAR 2025



[Handwritten signature]

District Sub Registrar-II
Alipore, South 24 Parganas
- 6 MAR 2025

Ballygunge, Police Station Ballygunge, having PAN: AACCM0198C represented by its Director Kushal Rungta son of Santosh Kumar Rungta, residing at 20 Ballygunge Circular Road, Kolkata – 700 019, Police Station and Post Office Ballygunge (having PAN ACYPR7591M and Aadhar No. 9707-6732-5405) hereinafter referred to as “the **PRINCIPAL**” (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include its successor or successors-in-office and/or assigns) **SEND GREETINGS:**

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

- i. **“Agreed Ratio”** shall according to the context mean the ratio of sharing between the parties as mentioned in the Development Agreement.
- ii. **“Appropriate Authorities”** shall mean the concerned authority having jurisdiction over the relevant activity including the Kolkata Municipal Corporation, B.L.& L.R.O., Collector, Commissioner, District Magistrate, ADM, Kolkata Improvement Trust, Kolkata Metropolitan Development Authority, Planning Authority, Development Authority, Fire Brigade, the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976, Real Estate Authorities, Airport Authority, IGBC, Police Authorities, Law Enforcement Authorities, Pollution Control Authorities, Fire Service Authorities, Insurance Companies, Income Tax Authorities, Goods and Service Tax Authorities, Courts, Tribunals, Judicial and Quasi Judicial authorities, other Central or State Government or any department thereof and/or Judicial or Quasi Judicial authorities and/or concerned Service/Utility Providers for electricity, water, drainage, sewerage, lift, generator, telecom, television, wireless connectivity, digital and other utilities.
- iii. **“Attorneys”** shall mean the Developer represented by both or either of by its Authorized Representatives (a) Mr. Rohit Singhania (PAN APLPS9822A and Aadhaar No. 8406-2389-4304) son of Harish Kumar Singhania residing at 3rd Floor, 2, Janki Shah Road, near Air Force Police Station, Post Office and Police Station Hastings, Hastings, Kolkata, West Bengal, Pin – 700022 and (b) Mr. Biswajit Bhattasali (PAN AKXPB8344H and Aadhar No. 2869 6688 2978) son of Late Birendra Chandra Bhattasali residing at Zeosh Kuthir, Kodbetala, Patulia, Khardah, Kolkata-700119, Post Office Patulia, Police Station Khardah, Kolkata-700119 and include any other person whom the Developer may authorize in addition to or as substitute of the above named two persons jointly and/or severally but shall not include the person whose authorization to represent the Principal as attorney is revoked by the Developer.

Rohit Singhania

[Signature]



District Sub Registrar-II
Alipore, South 24 Parganas
- 6 MAR 2025

- iv. **"Building Plans"** shall mean the plan for construction of the New Buildings to be caused to be sanctioned by the Developer in the name of the Principal from the Kolkata Municipal Corporation and include any modifications and/or alterations as may be made thereto in accordance with the terms and conditions contained in the Development Agreement.
- v. **"Developer's Allocation"** shall mean and include the Developer's Realization Share and portions and shares of the Developer in any unsold areas with or without with Appurtenances, as the case may be, remaining upon Building Complex Completion and all other properties and rights of the Developer in the Project in terms or in pursuance of the Development Agreement.
- vi. **"Developer's Realization Share"** shall mean the share of the Developer in the Realizations as per the Agreed Ratio.
- vii. **"Developer"** shall mean **ANURISHI DEVELOPMENT LLP**(LLPIN: ACJ-4148 and PAN ACHFA0261C), a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008 having its Registered Office at Unit 704, 7th Floor, DLF Galleria, premises no. 02-0124, Action Area-1B, New Town, Rajarhat, Police Station Newtown, Post Office Rajarhat, Kolkata - 700156 and include its successors or successors-in-office and/or assigns.
- viii. **"Development Agreement"** shall mean the Development Agreement dated 6/3/2025 and registered with the DSR-II, South 24 Parganas, Kolkata in Book No. I, Volume No. 160203234, Pages to Being No. for the year 2025 and made between the Principal and the Developer and include any modifications and alterations thereof as may be made by the Principal and the Developer in writing.
- ix. **"New Buildings"** shall mean the one or more buildings and/or other structures that may be constructed by the Developer from time to time at the Project Land
- x. **"Project"** shall mean and include (a) development of Building Complex at the Project Land exclusively by the Developer, (b) Transfer of the Transferable Areas to the Transferees and sharing of the Realizations by the parties, (c) division of the unsold areas, if any remaining, and (d) administration of the Building Complex and the Common Purposes until specified period, all as per the terms and conditions of the Development Agreement.
- xi. **"Project Land"** shall mean the pieces or parcels of land situate lying at and being municipal premises No. 53A Raja Rammohan Roy Road, Kolkata morefully and particularly mentioned and described in the **SCHEDULE** hereunder written;

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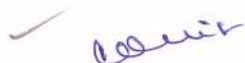
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District Sub Registrar-II
Alipore, South 24 Parganas
- 6 MAR 2025

- xii. **"Principal's Allocation"** shall mean and include the Principal's Realization Share and portions and shares of the Principal in any unsold areas with or without with Appurtenances, as the case may be, remaining upon Building Complex Completion and all other properties and rights of the Principal in the Project in terms or in pursuance of the Development Agreement.
- xiii. **"Principal's Realization Share"** shall mean the share of the Principal's in the Realizations as per the Agreed Ratio.
- xiv. **"Realization"** shall mean and include the amounts received on any account whatsoever against or in respect of the Building Complex including the Transfer of or otherwise in respect of the Units, Parking Spaces, Appurtenances and/or other Transferable Areas in the Building Complex (other than unsold areas, if any allocated to the parties) and include the part or full consideration for any Transfer, any amounts on account of Nomination/Transfer Charges, Floor Rise Escalation and PLC, Extras, interest, cancellation charges, forfeiture amounts and/or compensation received from any Transferee, **but shall not include** any amounts received on account of GST and Deposits.
- xv. **"Transfer"** shall include transfers by sale at the Building Complex.
- xvi. **"Transferable Areas"** shall mean the Units, Parking Spaces, other constructed spaces, private/reserved terraces/roofs with or without any facilities and all other areas at the Building Complex and Project Land capable of being transferred independently or by being added to the area of any Unit or making appurtenant to any Unit or otherwise and shall also include any right, benefit or privilege at the Building Complex and Project Land capable of being commercially exploited and wherever the context so permits shall include the Shares in land.
- xvii. **"Transferees"** shall mean the persons to whom any Transferable Areas in the Project is Transferred or agreed to be Transferred.
- xviii. **"Shares in land"** shall mean the proportionate undivided indivisible share in the land of whole or part of the Project Land attributable to any Unit.
- xix. **"Units"** shall mean the independent and self-contained residential flats and/or apartments, and other constructed spaces capable of being exclusively held used or occupied by person/s
- xx. Any other term or expression used herein shall, unless there be something contrary or repugnant to the subject or context, have the same meaning as assigned in the Development Agreement.

II. RECITALS:






District Sub Registrar-II
Alipore, South 24 Parganas
- 6 MAR 2025

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

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

1. To manage, maintain, look after and supervise the Project Land and do all acts deeds and things in connection therewith.
2. To deal with fully and in all manner and to warn off and prohibit and if necessary proceed in due form of law against all or any trespassers and to take appropriate steps whether by action or distress or otherwise and to abate all nuisance and for that to enter into all contracts agreements and arrangements with them or any of them or otherwise and to abate all nuisance.
3. To cause survey, measurement, soil test, excavation and other works at the Project Land.
4. To apply for and obtain the status of mutation and conversion and to apply for and obtain any updation, insertions, correction of area or boundary or dimension or other description or any other correction, modification, alteration or other recording in respect of the Project Land or any part thereof or the boundary of the Project Land in the records of the concerned Appropriate Authority having jurisdiction over the relevant activity and to do all other acts, deeds and things with regard thereto as may be deemed fit and proper by the said Attorney or Attorneys.
5. To demolish, construct, reconstruct boundary walls, fencing, dividers etc., at the Project Land and/or any portion thereof for the purposes connected to

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District Sub Registrar-II
Alipore, South 24 Parganas
- 6 MAR 2025

development in terms of the Development Agreement and to construct or put up temporary sheds, structures etc., for storage of building materials or site offices.

6. To accept or object to the assessments made from time to time of land revenue or municipal taxes or valuation or taxes in respect of the Project Land or the building or buildings that may be constructed thereon or any part or share thereof by the land authorities, municipality and other authorities and to attend all hearings and have the same finalized.
7. To pay all rates, taxes, land revenue, electricity charges, utility charges, other charges expenses and other outgoings whatsoever payable in respect of the Project Land or any part thereof or New Buildings for the time being thereon or any part or parts thereof and receive refund of the excess amounts, if paid, from the and/or concerned authorities and to grant receipts and discharges in respect thereof.
8. To prepare apply for sign and submit plans, maps, specifications and sketches for approval or sanctioning by the Kolkata Municipal Corporation, Municipal authority, Planning Authority, Development Authority or other concerned Appropriate Authorities having jurisdiction and to have the same approved and/or sanctioned and if required, to have the same modified revalidated revised altered and/or renewed.
9. To process the application for the sanctioning of the plan, pay fees and obtain sanction revalidation modification revision alteration and/or renewal and/or such other orders and permissions of the plans for any construction at the Project Land in accordance with the Development Agreement.
10. To sign and submit all declarations, undertakings, affidavits, gifts of strips or splayed corners required by any authority for the purpose of sanction/ modification/alteration/renewal of the plans for any construction at the Project Land.
11. To give notice to the Kolkata Municipal Corporation, Pollution control authorities and all other concerned Appropriate Authorities regarding commencement of construction and/or demolition of any structure(s) and/or other purposes as required or deemed fit and proper.
12. To apply for and obtain consent to establish or operate or other consents and permissions as required in law for commencing, carrying out or completing the

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District Sub Registrar-II
Alipore, South 24 Parganas
- 6 MAR 2025

construction of the New Buildings and/or for delivering the Transferable Areas to the respective Transferees.

13. To carry out demolition, construction, reconstruction, addition, alteration, erection, re-erection and any other related activity at the Project Land in respect of the Building Complex.
14. To inform the Kolkata Municipal Corporation and all other concerned authorities of all internal alterations within the sanctioned covered space and to incorporate all such deviations in the Completion Plan in terms of the applicable rules and to get the same regularized.
15. To apply for and obtain temporary and/or permanent connections of all services, water, electricity, telephone, gas, power, drainage, sewerage, borewell, generator, transformers, lifts, septic tanks, security systems, dish antenna, towers, electronic or technical connections, mechanical parking system, MLCP etc., and/or other utilities inputs and facilities from the appropriate authorities and statutory bodies or private bodies or service providers and/or to make alterations therein and to close down and/or have disconnected the same.
16. To apply for and obtain any permission clearance and license to erect and run/operate and/or maintain lift, mechanized parking, generator, dish antenna and any other utility, input or facility in the Building Complex or any part thereof including those mentioned in the last mentioned clause hereinabove and also to give contract to the manufacturer for maintenance of lift or lifts, generator, dish antenna and other utilities and its concerned machineries.
17. To apply for and obtain all permissions that may be required for sanctioning of plan, modification and/or alteration and/or revalidation, and/or obtaining utilities and any development activity or other purposes connected with the Building Complex.
18. To apply for and obtain all permissions, approvals, licenses, registrations, clearances, no objection certificates, quotas, subsidies, incentives, exemptions, discounts, waivers, entitlements and allocations of cement, steel, bricks and other building materials, in respect of the Building Complex and/or in respect of any input, utility or facility to be installed, run, made operative and managed thereat from all State or Central Government Authorities and statutory or other bodies and authorities concerned and any service providers.





District Sub Registrar-II
Alipore, South 24 Parganas
- 6 MAR 2025

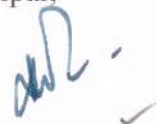
19. To apply for and obtain all necessary permissions and clearances from the authorities under the pollution and environment laws and all other related authorities.
20. To apply for and obtain in the name of the Developer the registration under all Real Estate Laws and to obtain all licenses and permissions under the said Laws and do all other acts and statutes, as applicable.
21. To appoint and terminate the appointment of Architects, Engineers, Surveyors and others for survey and soil testing and also for preparation of plans in respect of building or buildings at the Project Land or portion or portions thereof and also for additions and/or alteration and/or modifications thereto and also for other purposes connected with the Building Complex.
22. To appoint, employ, engage or hire, contractors, sub-contractors, structural engineers, civil engineers, surveyors, overseers, experts, consultants, vastu consultants, chartered accountants, security guards, personnel and/or such other persons or agents as may be required in respect of the Building Complex or any aspect or part thereof on such terms and conditions as the attorneys may deem fit and proper and to cancel, alter or revoke any such appointment or collaboration.
23. To appoint organizations and persons in connection with Building Management, Facility Management, Common Area management on such terms and conditions as the attorneys may deem fit and proper and to cancel, alter or revoke any such appointment or collaboration.
24. To do all necessary acts deeds and things for complying all laws rules regulations bye-laws ordinance etc., for the time being in force with regard to the Building Complex.
25. To apply for and obtain Completion Certificate and other certificates as may be required from the concerned authorities.
26. To insure and keep insured the New Buildings and other Developments or any part thereof or any materials equipments or machineries against loss or damage by fire earthquake and/or other risks, if and as be deemed necessary and/or desirable by the said attorneys or any of them and to pay all premium therefor.





District Sub Registrar-II
Alipore, South 24 Parganas
- 6 MAR 2025

27. To obtain construction finance for construction of the New Buildings and Building Complex Completion from any Banks and/or Financial Institutions and to offer security by creating charge upon the share Developer's Allocation and 59.5% (fifty nine decimal fifty percent) of the Project Land and to produce, deposit or take back the original Title Deeds to the Financer and in the manner permitted and without violating the terms and conditions contained under clause 10.6.1 and its sub-clauses of the Development Agreement.
28. To grant consent and No Objection Certificate and permit the Transferees of Units, Parking Spaces and other Transferable Areas (including proportionate land share) to take loans or finances from any Banks or Financial Institutions.
29. To deal with banks and financiers and/or their officers and/or assigns in connection with the repayment of dues and to obtain any no objection certificates, consents, conditional consents, clearances, releases, redemptions from them.
30. To advertise and publicize the Building Complex or any part thereof in any media and to appoint marketing agents, brokers, sub-brokers, sole selling or other agents for sale or otherwise transfer of the same in terms of the Development Agreement.
31. Upon sanction of the building plans and subject to the terms and conditions contained in clauses 11 and 12 and their respective sub-clauses of the Development Agreement:-
 - a. to manage the Transfer of the Transferable Areas and conduct the day to day management of Transfer in respect of the Transferable Areas;
 - b. to negotiate with the person or persons interested in obtaining Transfer of the Transferable Areas and to take and accept bookings and applications and make allotments thereof;
 - c. to enter upon, execute and/or register contracts or agreements for Transfer of the Transferable Areas with the Transferees and/or their nominees/assignees in which, inter alia, the Principal's Share in Land attributable thereto shall be agreed to be sold by the Principal;
 - d. To sign, execute and/or register the deeds of conveyance in respect of the Transferable Areas in which, inter alia, the Principal's Share in Land attributable thereto shall be sold by the Principal;





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District Sub-Registrar-II
Alipore, South 24 Parganas
- 6 MAR 2025

- e. to join in as party to agreements and deeds of conveyance for Transfer of the Transferable Areas and agreeing or completing the sale, as the case may be, of the attributable Principal's Shares in Land.
 - f. To agree to and Transfer the Principal's Shares in Land to any Transferees or Association of allottees as required by law.
 - g. To confirm the delivery of possession of the Transferable Areas to the respective Transferees;
 - h. To ask, demand, recover, realize and collect the entire Realizations in respect of the Transferable Areas and also Extras and Deposits and Pass Through Charges and any other amounts receivable from the Transferees and issue receipts and acknowledgements to the Transferees;
 - i. To cancel or terminate any booking and terminate any contract or agreement with any Transferee if the situation so warrants;
 - j. It being clarified that the powers under clause 31 and its sub-clauses shall not be exercised in respect of any Transferable Areas allocated separately to the Principal upon Building Complex Completion as contained in clause 13 and its sub-clauses of the Development Agreement.
32. Upon Building Complex Completion and identification and allocation of any Transferable Areas separately to the Developer as contained in clause 13 and its sub-clauses of the Development Agreement, to agree to and Transfer such Transferable Areas with the Shares in Land attributable thereto and other appurtenances thereof to such person or persons and at such consideration as the Attorneys or any of them may deem fit and proper in accordance with the terms and conditions contained in the Development Agreement, and to receive the amounts receivable in respect thereof and issue receipts, acknowledgements and discharges therefor to fully exonerate the person or persons paying the same;
33. For all or any of the purposes hereinstated, to prepare sign execute modify, alter, draw, approve rectify and/or register and/or give consent and confirmation and/or deliver all papers, documents, agreements, sale deeds, conveyances, leases, supplementary agreements, nominations, assignments, licenses, mortgages, charges, declarations, forms, receipts and such other documents and writings as in any way be required to be so done.

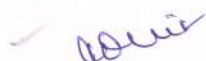





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District Sub Registrar-II
Alipore, South 24 Parganas
- 6 MAR 2025

34. To enforce any covenant in any agreement, deed or any other contracts or documents in respect of Transfer of Transferable Areas executed in pursuance hereof and to exercise all rights and remedies available to the Principal and the Developer against any Transferee thereunder.
35. To have the Units Transferred to the Transferees to be separately assessed and mutated in the name of the respective Transferees in all public records and with all authorities and/or persons having jurisdiction and to deal with such authority and/or authorities in such manner as the said Attorney or Attorneys may deem fit and proper.
36. To look after all or any of the acts relating to Common Purposes including the management, maintenance and administration of the Building Complex as Maintenance In-Charge.
37. To form or enable the formation of a non profit making company or association or society or syndicate amongst the owners and/or buyers of the Transferable Areas (including Association under the Apartment Ownership Act).
38. To deal with the Government of West Bengal or any department or authority in connection with the compliance of any existing or new laws or provisions affecting the Building Complex.
39. For all or any of the purposes hereinstated to apply for, sign, appear and represent the Principal before the concerned Appropriate Authorities and also all other authorities and Government Departments and/or its officers and also all other State Executives Judicial or Quasi Judicial, Municipal, land and other authorities and all private bodies and service providers and all other persons and also all courts tribunals and appellate authorities and do all acts deeds and things as the attorney may deem fit and proper and to make sign execute register submit register and/or deliver all documents, declarations, affidavits, applications, undertakings, objections, notices etc (including those relating to boundary verification) and also to submit and take delivery of all title deeds concerning the Project Land and other papers and documents (including cause papers and orders passed in any suit or litigation or proceeding, if any) as be required by the necessary authorities or as may in any way be found necessary or expedient by the said Attorney.
40. To appear and represent the Principal before any Notary Public, Registrar of Assurance, District Registrar, Sub Registrar, Additional Registrar, Metropolitan





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District Sub Registrar-II
Alipore, South 24 Parganas
- 6 MAR 2025

Magistrate and/or other officer or officers or authority or authorities having jurisdiction and to present for registration before them and admit execution and to acknowledge and register and have registered and perfected and/or notarized and/or affirm or declare all Agreements for transfer, Deeds and documents instruments and writings executed by the said Attorneys by virtue of the powers hereby conferred.

41. To commence prosecute enforce defend answer and oppose all actions suits writs appeals revisions, review, arbitration proceedings, and other legal proceedings and demands civil criminal or revenue concerning and/or touching any of the matters hereinstated and if thought fit to compromise settle, refer to arbitration, abandon, submit to judgment or become non suited in any such action or proceedings as aforesaid before any Court, Civil or Criminal or Revenue, Arbitration Tribunal, any other Tribunal, Collector, Judicial or Quasi Judicial authorities and forums, Statutory authorities, presiding officers, authorized officers, etc. and to sign declare verify and/or affirm any plaint, written statement, petition, application, consent petition, affidavit, vakalatnama, warrant of attorney, memorandum of appeal or any other document or cause paper in any proceeding and to adduce oral and documentary evidences as the occasions shall require and/or as the said attorney or attorneys may think fit and proper.
42. To apply for, obtain, accept and receive notices summons and services of papers from any Court, Tribunal, postal authorities and/or other authorities and/or persons.
43. To receive refund of the excess amount of fee or other amounts, if any, paid for the purposes hereinstated and to give valid and effectual receipts in respect thereof.
44. To receive all letters parcels or other postal articles and documents in respect of the Project Land and to grant proper and effectual receipt thereof.
45. For better and more effectually exercising the powers and authorities aforesaid to retain appoint and employ Advocates, Pleaders, Solicitors, Mukhtears and to revoke such appointments.

IV. **AND GENERALLY** to do all acts deeds and things for better exercise of the authorities herein contained relating to the Project Land and the Building Complex and related purposes as per the terms and conditions of the Development Agreement which

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District Sub Registrar-II
Alipore, South 24 Parganas
- 6 MAR 2025

the Principal itself could have lawfully done under its own hands and seal, if personally present.

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

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

THE SCHEDULE ABOVE REFERRED TO:

(PROJECT LAND)

ALL THAT the piece and parcel of land measuring about 0.93 acres more or less abutting on Raja Rammohan Roy Road (formerly Biren Roy Road East), Behala, Kolkata with 80 feet frontage alongside and situate lying at and being a divided and demarcated north-west portion of premises No. 53A Raja Ram Mohan Roy Road, Kolkata-700008 and comprised in entire L.R. Dag Nos. 467, 468, 469, 470 and demarcated portion of L.R. Dag No. 488 recorded in L.R. Khatian No. 6544 (formerly R.S. Dag Nos. 327, 328, 329, 330 and 341(portion) recorded in R.S. Khatian No. 309 (C.S. Khatian Nos. 309, 310 and 312) in Mouza Muradpur, JL No.13, Police Station Behala, within the Kolkata Municipal Corporation together with messuages tenements hereditaments several residential structures and constructions (with cemented flooring), such as, one old one storied building admeasuring 705 Sq.ft. more or less, one old shed admeasuring 6893 Sq.ft. more or less, one old asbestos shed admeasuring 2772 Sq.ft. more or less and toilet admeasuring 353 Sq.ft. more or less, iron structures, etc. constructed for more than 38 years and butted and bounded as follows:-

ON THE NORTH : Partly by Raja Ram Mohan Roy Road and
partly by L.R. Dag Nos. 465 and 466;

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District Sub Registrar-II
Alipore, South 24 Parganas
- 6 MAR 2025

ON THE EAST : By L.R. Dag Nos. 482, 481, 479, 476 and 474;

ON THE WEST : Partly by L.R. Dag Nos. 466 and partly by L.R. Dag No. 489; and

ON THE SOUTH : By L.R. Dag Nos. 488 and 471;

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

IN WITNESS WHEREOF the Principal have hereunto set and subscribed their respective hands and seal on this 6th day of MARCH Two Thousand and Twenty Five.

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

Banu Bagoni
Adv.

Anilam Bhattacharya
D.E.F. Galleria
Flat No. 306.
Kd-156

For MADGUL PARKS PVT. LTD.

Kushal Rungta
Director

KUSHAL RUNGTA,

Drafted by me:-

DRAFTED BY ME
Banu Bagoni
Advocate

C/O DSP LAW ASSOCIATES
4D, NICCO HOUSE
18&2, HARE STREET
KOLKATA-700001

2/14/2020

We accept

For ANURISHI DEVELOPMENT LLP
Anurishigandha
Authorised Signatory

For ANURISHI DEVELOPMENT LLP
Bhraj Bhattacharya
Authorised Signatory



District Sub Registrar-II
Alipore, South 24 Parganas
- 6 MAR 2025

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

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

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



District Sub Registrar-II
Alipore, South 24 Parganas
- 6 MAR 2025

Major Information of the Deed

Deed No :	I-1602-03288/2025	Date of Registration	06/03/2025
Query No / Year	1602-8000669860/2025	Office where deed is registered	
Query Date	06/03/2025 11:49:44 AM	D.S.R. -I I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Subhash Naskar Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 9123314639, Status :Solicitor firm		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
		Rs. 12,95,50,582/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 39/- (Article:E, M(b),)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160203284/2025 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raja Ram Mohan Roy Road, Road Zone : (J.L.Sarani -- Netaji Sarak Crossing Premises located on Raja Ram Mohan Roy Road (Ward No. 115,121,122)) , , Premises No: 53A, , Ward No: 122 Pin Code : 700008

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	0.93 Acre		12,41,82,652/-	Property is on Road , Project Name :
Grand Total :				93Dec	0 /-	1241,82,652 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	705 Sq Ft.	0/-	4,17,712/-	Structure Type: Structure
Gr. Floor, Area of floor : 705 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 38 Years, Roof Type: Pucca, Extent of Completion: Complete					
S2	On Land L1	6893 Sq Ft.	0/-	40,84,102/-	Structure Type: Structure
Gr. Floor, Area of floor : 6893 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 38 Years, Roof Type: Pucca, Extent of Completion: Complete					

S3	On Land L1	2772 Sq Ft.	0/-	6,56,964/-	Structure Type: Structure
Gr. Floor, Area of floor : 2772 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 38 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
S4	On Land L1	353 Sq Ft.	0/-	2,09,152/-	Structure Type: Structure
Gr. Floor, Area of floor : 353 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 38 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		10723 sq ft	0 /-	53,67,930 /-	

Principal Details :

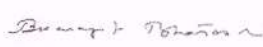
SI No	Name,Address,Photo,Finger print and Signature
1	MADGUL PARKS PVT LTD (OWNER), 20, Ballygunge Circular Road, City:- Kolkata, P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Date of Incorporation:XX-XX-1XX5 , PAN No.: AAxxxxxx8C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	ANURISHI DEVELOPMENT LLP Unit 704, 7th Floor, DLF Galleria, Premises No. 02-0124, Action Area-1B, New Town, Rajarhat, City:- Rajarhat-gopalpore, P.O:- Rajarhat, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700156 Date of Incorporation:XX-XX-2XX4 , PAN No.: ACxxxxxx1C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
Kushal Rungta Son of Sontosh Kumar Rungta Date of Execution - 06/03/2025, , Admitted by: Self, Date of Admission: 06/03/2025, Place of Admission of Execution: Office		 Mar 6 2025 12:16PM	 Captured LTI 06/03/2025	 06/03/2025
, 20, Ballygunge Circular Road, City:- Kolkata, 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, Date of Birth:XX-XX-1XX1 , PAN No.: ACxxxxxx1M,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MADGUL PARKS PVT LTD (as DIRECTOR)				

2	Name Biswajit Bhattasali (Presentant) Son of Birendra Chandra Bhattasali Date of Execution - 06/03/2025, , Admitted by: Self, Date of Admission: 06/03/2025, Place of Admission of Execution: Office	Photo  Mar 6 2025 12:16PM	Finger Print  Captured LTI 06/03/2025	Signature  06/03/2025
, Zeosh Kuthir Kodbetala, Patulia, Khardah, City:- Bidhannagar, P.O:- Patulia, P.S:-Khardaha, District:- North 24-Parganas, West Bengal, India, PIN:- 700119, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX7 , PAN No.:: AKxxxxxx4H, Aadhaar No: 28xxxxxxxxx2978 Status : Representative, Representative of : ANURISHI DEVELOPMENT LLP (as authorized representatives)				
3	Name Rohit Singhania Son of Harish Kumar Singhania Date of Execution - 06/03/2025, , Admitted by: Self, Date of Admission: 06/03/2025, Place of Admission of Execution: Office	Photo  Mar 6 2025 12:17PM	Finger Print  Captured LTI 06/03/2025	Signature  06/03/2025
, 3rd Floor, 2, Janki Shah Road, Near Air Force Police Station, City:- Kolkata, P.O:- Hastings, P.S:- Hastings, District:-Kolkata, West Bengal, India, PIN:- 700022, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX1 , PAN No.:: APxxxxxx2A, Aadhaar No: 84xxxxxxxxx4304 Status : Representative, Representative of : ANURISHI DEVELOPMENT LLP (as authorized representatives)				

Identifier Details :

Name Mr Anirban Bhattacharya Son of Mr G Bhattacharya Jaynagar , Mazilpur, City:- , P.O:- Jaynagar Mazilpur, P.S:-Joynagar, District:-South 24-Parganas, West Bengal, India, PIN:- 743337	Photo  06/03/2025	Finger Print  Captured 06/03/2025	Signature  06/03/2025
Identifier Of Kushal Rungta, Biswajit Bhattasali, Rohit Singhania			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	MADGUL PARKS PVT LTD	ANURISHI DEVELOPMENT LLP-93 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	MADGUL PARKS PVT LTD	ANURISHI DEVELOPMENT LLP-705.00000000 Sq Ft
Transfer of property for S2		
Sl.No	From	To. with area (Name-Area)
1	MADGUL PARKS PVT LTD	ANURISHI DEVELOPMENT LLP-6893.00000000 Sq Ft
Transfer of property for S3		
Sl.No	From	To. with area (Name-Area)
1	MADGUL PARKS PVT LTD	ANURISHI DEVELOPMENT LLP-2772.00000000 Sq Ft
Transfer of property for S4		
Sl.No	From	To. with area (Name-Area)
1	MADGUL PARKS PVT LTD	ANURISHI DEVELOPMENT LLP-353.00000000 Sq Ft

Endorsement For Deed Number : I - 160203288 / 2025

On 06-03-2025

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

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

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

Presented for registration at 12:12 hrs on 06-03-2025, at the Office of the D.S.R. -I I SOUTH 24-PARGANAS by Biswajit Bhattasali ,.

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 12,95,50,582/-

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

Execution is admitted on 06-03-2025 by Kushal Rungta, DIRECTOR, MADGUL PARKS PVT LTD, (OWNER), 20, Ballygunge Circular Road, City:- Kolkata, P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019

Indetified by Mr Anirban Bhattacharya, , Son of Mr G Bhattacharya, Jaynagar , Mazilpur, P.O: Jaynagar Mazilpur, Thana: Joynagar, , South 24-Parganas, WEST BENGAL, India, PIN - 743337, by caste Hindu, by profession Advocate

Execution is admitted on 06-03-2025 by Biswajit Bhattasali, authorized representatives, ANURISHI DEVELOPMENT LLP, Unit 704, 7th Floor, DLF Galleria, Premises No. 02-0124, Action Area-1B, New Town, Rajarhat, City:- Rajarhat-gopalpore, P.O:- Rajarhat, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700156

Indetified by Mr Anirban Bhattacharya, , Son of Mr G Bhattacharya, Jaynagar , Mazilpur, P.O: Jaynagar Mazilpur, Thana: Joynagar, , South 24-Parganas, WEST BENGAL, India, PIN - 743337, by caste Hindu, by profession Advocate

Execution is admitted on 06-03-2025 by Rohit Singhania, authorized representatives, ANURISHI DEVELOPMENT LLP, Unit 704, 7th Floor, DLF Galleria, Premises No. 02-0124, Action Area-1B, New Town, Rajarhat, City:- Rajarhat-gopalpore, P.O:- Rajarhat, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700156

Indetified by Mr Anirban Bhattacharya, , Son of Mr G Bhattacharya, Jaynagar , Mazilpur, P.O: Jaynagar Mazilpur, Thana: Joynagar, , South 24-Parganas, WEST BENGAL, India, PIN - 743337, by caste Hindu, by profession Advocate

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 113373, Amount: Rs.100.00/-, Date of Purchase: 04/03/2025, Vendor name: Suranjan Mukherjee



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2025, Page from 113281 to 113304

being No 160203288 for the year 2025.



Suman

Digitally signed by SUMAN BASU
Date: 2025.03.06 15:03:30 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 06/03/2025

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS

West Bengal.