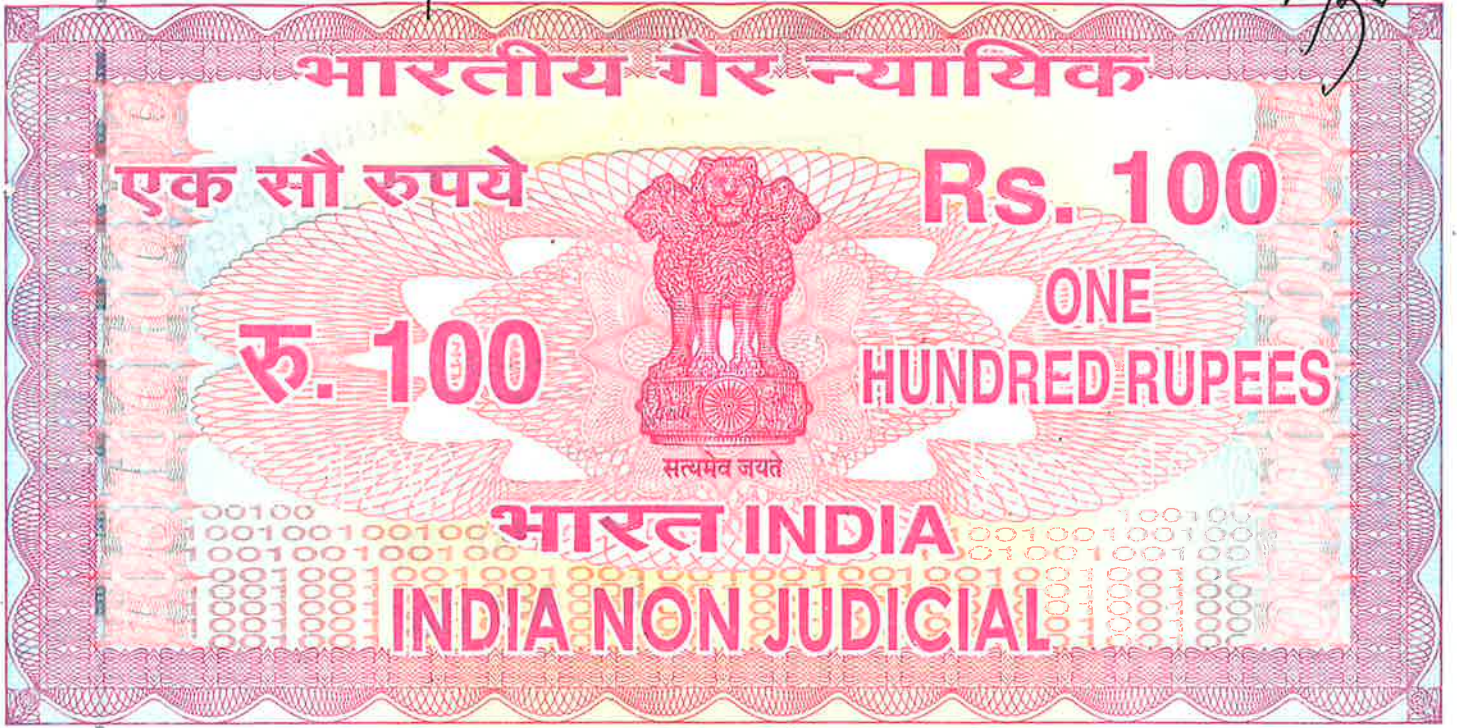


01564/25

I-1569/25



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AR 156124

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

District Sub-Registrar-V
Alipore, South 24 Parganas

27 FEB 2025

DEVELOPMENT POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, WE, (1) (SMT.) AAKRITI SHROFF (PAN: GNFPS6299B), wife of Shri Yashaswi Shroff, and **(2) (SHRI) AJAY KUMAR SHROFF** (PAN: AIMPS9017P), son of Shri Amar Nath Shroff, both by faith Hindu, both by Nationality Indian, both by occupation Business, both residing at No.68/2 Harish Mukherjee Road, P.O. Bhawanipore, Police Station Kalighat, Kolkata-700025, (hereinafter collectively referred to as "the said **Principals**")
SEND GREETINGS:

296378

SARAOGI & COMPANY
ADVOCATE
78, K. S. ROY ROAD
KOLKATA-700001

NAME.....
ADD.....
Rs.....
27 MAR 2024
SURANJAN LUKHERJEE
Licenses Vendor
C. SARAOGI
28, K. S. Roy Road, Kol-1

27 MAR 2024

27 MAR 2024



Identified by me

Sudranil Bhattacharya

Udayan Housing Complex,

Pratapganj, P.O.P.S. Navendrapur,

Kolkata - 700103

Sub-REGISTRAR-V
ALIPORE, SOUTH 24 PGS.

27 FEB 2025

WHEREAS:

- A. We, the above named Principals, are the joint full and absolute owners of **All That** the piece and parcel of land containing an area of 15 Cottahs 13 Chittacks more or less, together with structures standing thereon or on the part thereof, situate lying at and being Municipal Premises No.62/11, Ballygunge Circular Road (formerly 8/1, Rainey Park), Police Station-Ballygunge, P.O. Ballygunge, Kolkata – 700 019, under Ward No.69, within the Kolkata Municipal Corporation, fully described in the **Schedule** hereunder written and hereinafter for the sake of brevity referred to as “the **said Property /said Premises**”), absolutely and forever.
- B. By a Development Agreement of Even Date and registered in the office of the District Sub-Registrar-~~N~~, South 24 Parganas in Book No.1 Volume No.16~~00~~-2025 Being No. 1564 for the year 2025, made between the Principals herein therein referred to as the Owners of the one part and **ALCOVE CONSTRUCTION PRIVATE LIMITED** (CIN: U70101WB1996PTC079790; PAN: AACCA 5779R), a Company under the provisions of the Companies Act, 2013 having its registered office at No.68/2, Harish Mukherjee Road, P.O. Bhawanipore, Police Station-Kalighat, Kolkata – 700 025 represented by its Director, **Mr. Ajay Kumar Shroff**, son of Shri Amar Nath Shroff, by occupation Business, working for gain at 68/2, Harish Mukherjee Road, P.O. Bhawanipore, P.S. Kalighat, Kolkata – 700 025, therein referred to as the Developer of the other part (hereinafter also referred to as “the **Developer**”), the Principals have appointed the Developer to develop the said Premises inter alia for mutual benefit and consideration and on the terms and conditions therein contained (hereinafter referred to as “the **Development Agreement**”).
- C. In compliance of their obligations under the said Development Agreement and to effectuate the same, the Principals are executing this Power of Attorney in favour of the said Developer, **ALCOVE CONSTRUCTION PRIVATE LIMITED**, and its Director and also its Authorised Signatories jointly and/or severally (hereinafter for the sake of brevity referred to as “the **Attorney / Attorneys**”) as and for the purposes relating to the said Premises as hereinafter contained.

NOW KNOW YE BY THESE PRESENTS, WE, the withinnamed **Principals** jointly and/or severally do and each of them doth hereby nominate constitute and appoint the said **Attorney/Attorneys** jointly and/or severally as our true and lawful attorney or attorneys for in the name and on behalf of ourselves to do execute exercise and perform all or any of the following acts deeds and things relating to the said Premises i.e., to say:

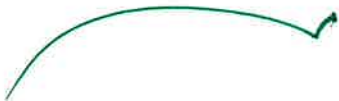
1. To manage, maintain, look after, supervise and administer and defend possession of the said Premises and every part thereof.
2. To do all acts deeds and things in connection with mutation, amalgamation etc., in the records of all concerned authorities, including the Kolkata Municipal Corporation.

Ajay Kumar Shroff



DISTRICT SUB-REGISTRAR-V
ALIPORE, SOUTH 24 PGS.
27 FEB 2025

3. If so required, to cause to be changed the nature of use of the said Premises under the all relevant acts and rules, including with The Kolkata Municipal Corporation, The Government and its departments etc., and all other concerned authorities, so as to render the same fit for development.
4. To apply for and obtain "No Objection Certificate" from the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976 and all other permissions that may be required for sanctioning of plan, modification and/or alteration and/or revalidation, and/or obtaining utilities and other purposes hereinstated.
5. To apply for and obtain all necessary permissions and clearances from the authorities under the pollution laws and all other related authorities.
6. To apply for and obtain registration under the West Bengal Building (Regulation of Promotion of Construction and Transfer by Promoters) Act, 1993 and to obtain all licenses and permissions under the said Act and all other acts and statutes, as applicable.
7. 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 said Premises or portion or portions thereof and also for additions and/or alteration and/or modifications thereto (including those on account of user or change of user thereof or any part thereof) and also for other purposes hereinstated.
8. To have the said Premises surveyed and measured and to have the soil tested.
9. To prepare sign apply for and submit the plans from time to time in respect of one or more buildings at the said Premises or on portion or portions thereof with the Kolkata Municipal Corporation and all other concerned authorities for sanctioning and to have the same sanctioned and if required, to have the same modified and/or altered from time to time.
10. To process the application for the sanctioning of the plan, and pay all fees and expenses and obtain back and receive the sanctioned plan revalidation renewal and such other order or orders or permissions from the Municipal office and other authorities and to gift any part or portion of the said premises and also to cause any alteration and modification in the said sanctioned plan as shall be deemed fit and proper by the Attorneys or any of them and to sign the do all other necessary acts deeds and things as be expedient for sanctioning revalidation renewal modification and/or alteration of plans.
11. 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 rules of the Kolkata Municipal Corporation and all other concerned authorities and to get the same regularised.



DISTRICT SUB-REGISTRAR-V
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12. To pay all fees and expenses and obtain sanction revalidation renewal and such other order or orders or permissions from the necessary authorities and to gift any part or portion of the said Premises to the authorities concerned, if the situation so demands, and do all other necessary acts deeds and things as be expedient for sanctioning revalidation renewal modification and/or alteration of plans.
13. To pay all rates taxes charges expenses and other outgoings whatsoever (including municipal rates and taxes, land revenue and other charges whatsoever) payable for and on account of the said Premises or any part thereof or any undivided share or shares therein or the building or buildings that may be constructed thereon and receive refund of the excess amounts paid from the concerned authorities and to grant receipts and discharges in respect thereof.
14. To accept or object to the assessments made from time to time of Annual Valuations in respect of the said Premises or the building or buildings that may be constructed thereon or any part or share thereof by the Kolkata Municipal Corporation and have the same finalised.
15. To construct new building or buildings at the said Premises and for that to demolish the existing buildings and/or other structures of whatsoever nature thereon or as may be constructed in future and also demolish, erect, construct and/or repair the boundary walls.
16. To sign and apply for and obtain electricity, gas, water, sewerage, drainage, lift, and/or other connections of any other utility or facility in the said Premises from the CESC Limited, The Kolkata Municipal Corporation and other appropriate authorities and/or to make alterations therein and to close down and/or have disconnected the same and for that to sign execute and submit all papers applications documents and plans and to do all other acts, deeds and things as be deemed fit and proper by the said attorneys or any of them.
17. To sign and apply for and obtain such permissions as be necessary for obtaining steel, cement, bricks and other building materials and construction equipments for the purpose of construction of the new building/s at the said Premises.
18. To apply for and obtain permissions and licenses from the appropriate authorities to erect and run/operate one or more lifts, generator, Dish Antenna and other utilities at the said Premises and to place orders for supply and erection / installation of the same on the manufacturer thereof and also to give contract to the manufacturer for maintenance of lift or lifts, generator, Dish Antenna and other utilities and its concerned machineries.
19. To sign and apply for and obtain the Completion or Occupancy or other certificates from the Kolkata Municipal Corporation and/or other concerned authorities in respect of construction and/or occupation of the new building/s to be constructed at the said Premises or any part thereof



DISTRICT SUB-REGISTRAR-V
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and also to sign and apply for and have No Objection Certificate from the Fire Department / authorities if necessary and police department.

20. To apply for and obtain registration under the Real Estate (Regulation and Development) Act, 2016 and to obtain all licenses and permissions under the said Act, West Bengal Real Estate (Regulation and Development) Rules, 2021 and all other acts and statutes, as applicable.
21. To create security or charge on the said Premises and/or constructions thereat (both present and future) by creating such charges and mortgages, including mortgaging of the said Premises and/or constructions thereat (both present and future) by way of registered mortgage and/or equitable mortgage by depositing of Title Deeds of the said Premises, and for the said purposes to give and deposit the title deeds and issue instructions to Escrow Agents appointed under the said Development Agreement and to sign execute and make Bills of Exchange, Security Deeds, Mortgage Deeds, Indemnities, deed of pledge hypothecation and hundies, promissory notes, guarantees and agree to all terms and conditions, covenant stipulations as shall be thought fit and proper by our said Attorneys or any of them and enter into and enter into and sign all documents agreements declarations confirmations and instruments, in accordance with the said Development Agreement.
22. To enforce any covenant in any agreement, or any other document and if any right to re-enter arises under such covenants or under notice to determine or quit then to exercise such right, amongst others.
23. To warn off and prohibit and if necessary proceed in due form of law against all or any trespassers or occupants at the said Premises or any part thereof 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.
24. To appear before the Kolkata Municipal Corporation and all other authorities, authorities under the any local land / tenancy law, act or statute applicable to the said Premises, statutory bodies and government departments and/or its officers and also all other State or Central Executives, Judicial or Quasi Judicial, Municipal and other authorities and also all courts and Tribunals for all matters connected with construction of the new building/s at the said Premises or any part thereof and obtaining connection of utilities and other matters relating to the said Premises.
25. To insure and keep insured the new building/s at the said Premises or any part thereof against loss or damage by fire earthquake and/or other risks as be deemed necessary and/or desirable by the said attorney or any of them and to pay all premium for such insurance.
26. To negotiate with the person or persons interested in owning, purchasing and/or otherwise acquiring such flats, shops, showrooms, offices, car parking spaces or rights and other constructed areas or saleable spaces in

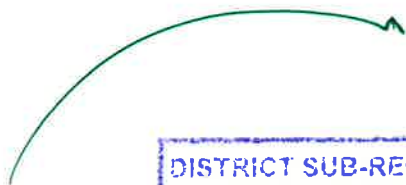


**DISTRICT SUB-REGISTRAR-V
ALIPORE, SOUTH 24 PQS.**

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the new building/s to be constructed at the said Premises and accept bookings from such intending buyer or buyers and to make commitments to and sell, convey, lease, transfer or otherwise dispose of the same alongwith or independent of or independently the land comprised in the said Premises attributable thereto or any portion thereof or any undivided share therein to such person or persons at such consideration and on such terms and conditions as the said attorney or attorneys may deem fit and proper and to receive and appropriate all proceeds consideration deposit and other amounts received/realised out of such sale conveyance and/or transfer and grant valid receipts and discharges which shall fully exonerate the person paying the same.

27. To terminate any contract agreement right of occupancy user and/or enjoyment with any person or persons intending to acquire flats, shops, showrooms, offices, car parking spaces and other constructed areas/saleable spaces and/or undivided shares in the land comprised in the said Premises and to deal with the space and rights of such person or persons in such manner as the said attorney or attorneys may deem fit and proper.
28. To join in as party to agreements for sale, lease or otherwise transfer of the flats, shops, showrooms, offices, car parking spaces or rights and other constructed areas or saleable spaces in the new building/s to be constructed at the said Premises and/or undivided share in the land comprised in the said Premises or part thereof, and also confirming thereunder the rights and entitlements of the Developer under the said Development Agreement and agreeing to execute the Deeds of conveyance, lease or otherwise transfer to be executed in pursuance thereof.
29. For all or any of the powers and authorities herein contained to sign execute enter into modify, cancel, alter, draw, approve rectify and/or register and/or give consent and confirmation to all papers, documents, agreements, supplementary agreements, consents, confirmations, deeds, sale deeds, transfer deeds, conveyances, nominations, assignments, rectifications, declarations, affidavits, applications, undertakings, indemnities and other documents.
30. To appear and represent us before any Registrar, Sub Registrar, Additional Registrar, District Registrar, Registrar of Assurances and other officer or officers or authority or authorities having jurisdiction and to present for registration and admit execution and to acknowledge and register or have registered and perfected all documents deeds instruments and writings signed by the said Attorney or any of them by virtue of the powers hereby conferred.
31. To finalise and accept or dispute the market value assessed by the concerned Registrar or the concerned Collector or other concerned authority or authorities and for that to do all acts deeds and things and sign execute deliver and submit all papers documents applications objections notices etc. and also to submit and take delivery of all



DISTRICT SUB-REGISTRAR-V
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documents of title, clearances, plans etc. as may be required and found necessary or expedient by the said attorney or attorneys.

32. To appear and represent us before any Notary Public, Metropolitan or other Magistrates and other officer or officers and authorities in connection with affirmation of any deed instrument declaration or writing signed or made by the said attorney or attorneys by virtue of the powers hereby conferred.
33. To enforce any covenant in any agreement, sale deed, transfer deed, conveyance, assignment deed or any other documents of transfer executed by us or by the said attorney or any of them by virtue of the powers hereby conferred and if any right to re-enter arises under such covenants or under notice to determine or quit then to exercise such right, amongst others.
34. To ask, demand, sue for, recover, realise and collect money, earnest money, consideration, construction costs, deposits, advances, compensation, interest, damages, payments whatsoever etc., which are or may be due payable or recoverable under any such Agreement from any person or persons or authority or authorities on any account whatsoever and to give effectual receipts and discharges for the same.
35. To sign and submit all papers applications and documents for having and to have the flats, shops, showrooms, offices and other constructed areas in the new building/s that may be constructed at the said Premises separately assessed and mutated in the names of the respective persons desirous of acquiring the same as hereinbefore stated in all public records and with all authorities and/or persons (including the Kolkata Municipal Corporation) having jurisdiction over the said Premises and to deal with such authority and/or authorities in such manner as the said attorney or any of them may deem fit and proper.
36. For all or any of the purposes hereinbefore stated and also hereinafter contained to appear and represent the Principals before the Collector, the Commissioner, the Kolkata Municipal Corporation, The Kolkata Improvement Trust, the Kolkata Metropolitan Development Authority, Fire Brigade, Fire Authorities, the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976, the Authorised Officer under the West Bengal (Regulation of Promotion of Construction and Transfer by Promoters) Act, 1993 and/or the Real Estate (Regulation and Development) Act, 2016, and to obtain all licenses and permissions under the said Act, West Bengal Real Estate (Regulation and Development) Rules, 2021 and all other acts and statutes, as applicable, Town And Country Planning Authorities, all Revenue Authorities, Pollution Control Board and other authorities connected to pollution matters, Development Plan Authorities of the Government of West Bengal and/or India, Insurance Companies and authorities and Police Authorities and also all other authorities and Government Departments and/or its officers and also all other State and Central Executives Judicial or Quasi-Judicial, Municipal and other authorities and persons and also all courts tribunals and appellate authorities and to do all acts deeds and things and to make, sign, execute, affirm, notarize, register, submit, present for registration, admit, execution,



DISTRICT SUB-REGISTRAR-V
ALIPORE, SOUTH 24 PGS.
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acknowledge, register or have register or have perfected and/or deliver all documents, declarations, affidavits, deeds of gift, applications, undertakings, indemnities, objections, notices etc. (including those relating to boundary verification) and also to submit and take delivery of all title deeds concerning the said Premises and other papers and documents as be required by the necessary authorities or as may in any way be found necessary or expedient by the said attorneys or any of them.

37. To commence prosecute enforce defend answer and oppose all actions and other legal proceedings and demands touching any of the matters herein contained concerning the said Premises or any part thereof in which we are in any way or manner now or may hereafter be interested or concerned and if thought fit to compromise settle, refer to arbitration, abandon, submit to judgement or become non suited in any such action or proceedings as aforesaid before any Court, Civil or Criminal or Revenue (including the Collector, Tribunal etc.).
38. To sign declare verify and/or affirm any plaint, written statement, petition, consent petition, affidavit, vakalatnama, warrant of attorney, memorandum of appeal or any other document or cause paper in any proceeding in any way and/or the said Premises. And if necessary to adduce evidence for and on behalf of the Principals.
39. To accept notices, summons and service or papers from any Court, Tribunal, Postal authorities and/or other authority and/or person.
40. 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.
41. To receive or pay and/or deposit all moneys including stamp duty, court fees, registration fees, legal fees etc. and to pay and/or receive refunds thereof or the excess amount and give valid receipts and discharges therefor.
42. To appear and represent us before all authorities make commitments and give undertakings as be required for all or any of the purposes herein contained.

AND GENERALLY to do all acts deeds and things for better exercise of the authorities herein contained relating to the said Premises or any part thereof or any undivided share therein and/or in the building/s to be constructed at the said Premises which we ourselves could have lawfully done under our own hand and seal, if personally present.

AND we do hereby ratify and confirm and agree to ratify and confirm all and whatever the said Attorneys or any of them shall lawfully do or cause to be done in or about the premises aforesaid.



DISTRICT SUB-REGISTRAR-V
ALIPORE, SOUTH 24 PGS.

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SCHEDULE
(said Property / said Premises)

ALL THAT the piece and parcel of land containing an area of **15 Cottahs 13 Chittacks** more or less, Together With 1 (One) two storied building and 6 (Six) one storied building and 1 (One) Corrugated Shed standing thereon or on the parts thereof (having a total area of 10,788 Square Feet, out of which 9,888 Square Feet is on the Ground floor and 900 Square Feet is on the First floor), situate lying at and being Municipal Premises No.62/11, Ballygunge Circular Road (formerly 8/1, Rainey), Police Station-Ballygunge, P.O. Ballygunge, Kolkata - 700 019, under Ward No.69, within the Kolkata Municipal Corporation, as delineated in the **Plan** annexed hereto duly bordered thereon in "**Red**" and butted and bounded as follows:-

On the **North** : By the junction of Ballygunge Circular Road and Gurusaday Road;
 On the **South** : By Premises No.22, Gurusaday Road;
 On the **West** : By Ballygunge Circular Road; and
 On the **East** : By Gurusaday Road.

OR HOWSOEVER OTHERWISE the same now are or is or may hereafter be butted, bounded, called, known, numbered, described or distinguished.



DISTRICT SUB-REGISTRAR-V
ALIPORE, SOUTH 24 PGS.
27 FEB 2025

IN WITNESS WHEREOF we have executed this Power of Attorney on this 27th day of February 2025.

EXECUTED AND DELIVERED by us, the withinnamed **PRINCIPALS** at **Kolkata** in the presence of:

1. Indranil Bhattacharya
Udayan Homing Complex, Pratapsark,
Kolkata - 700103
2. Konsum Saha
Uttanayanpally, Sonarpur
KOL - 700150

Indranil Bhattacharya
Konsum Saha

ACCEPTED by the withinnamed **ATTORNEY** at **Kolkata**

1. Indranil Bhattacharya
2. Konsum Saha

ALCOVE CONSTRUCTION PVT. LTD.

[Signature]
Director

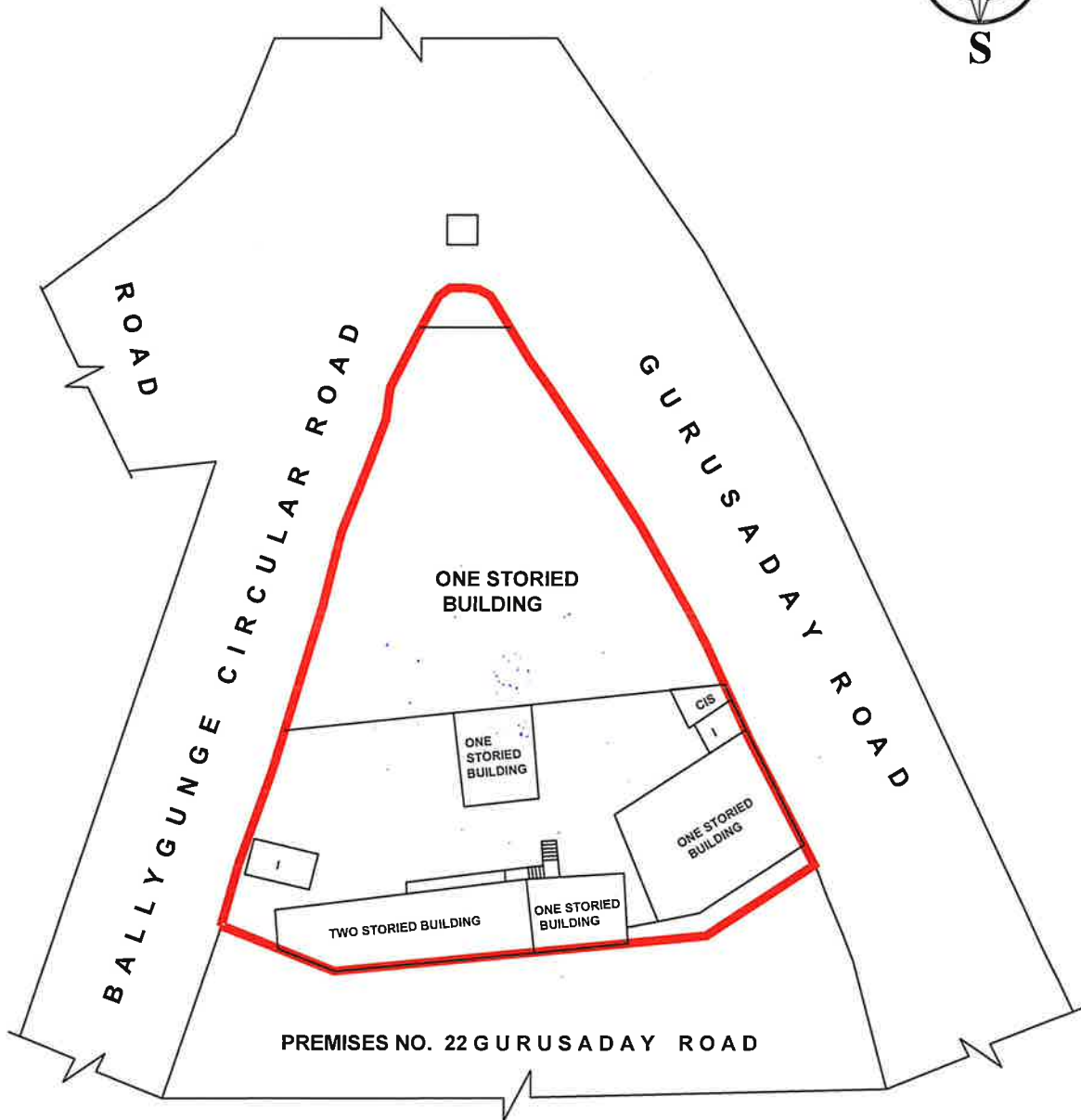
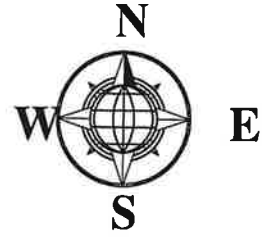
Drafted by

[Signature]
Advocate
High Court, Calcutta



DISTRICT SUB-REGISTRAR-V
ALIPORE, SOUTH 24 PGS.
27 FEB 2025

**PLAN OF PREMISES NO. 62 / 11, BALLYGUNGE
CIRCULAR ROAD KOLKATA - 700019**



**□ TOTAL LAND AREA : 15 COTTAH - 13 CHITTACKS (1057.692 SQMT)
STRUCTURE AREA : 10788 SQFT.**

ALCOVE CONSTRUCTION PVT. LTD.

Calvin Smith

[Signature]

[Signature]
Director



**DISTRICT SUB-REGISTRAR-V
ALIPORE, SOUTH 24 PGS.**

27 FEB 2025

SPECIMEN FORM FOR TEN FINGERPRINTS



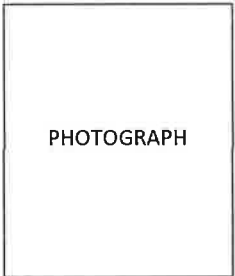
Devi Anand

LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

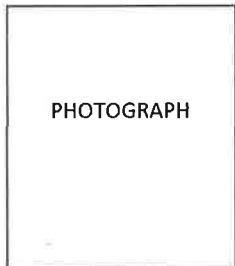


Devi Anand

LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



**DISTRICT SUB-REGISTRAR-V
ALIPORE, SOUTH 24 PGS.**

27 FEB 2025

Major Information of the Deed

Deed No :	I-1630-01569/2025	Date of Registration	27/02/2025
Query No / Year	1630-8000593930/2025	Office where deed is registered	
Query Date	27/02/2025 2:43:41 PM	D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Mani Shankar Roy Chowdhury Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 9433359436, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 3/-	Rs. 17,42,99,903/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b), H)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 163001564/2025 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



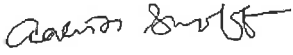



District: South 24-Parganas, P.S:- Ballygunge, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Ballygunge Circular Road, Road Zone : (A. J. C. Bose Rd -- Rainy Park On Road) , , Premises No: 62/11, , Ward No: 069 Pin Code : 700019

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	7 Katha 13 Chatak	1/-	8,35,78,121/-	Property is on Road , Project Name :
L2			Bastu	8 Katha	1/-	8,55,83,997/-	Property is on Road , Project Name :
		TOTAL :		26.0906Dec	2 /-	1691,62,118 /-	
	Grand Total :			26.0906Dec	2 /-	1691,62,118 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	10788 Sq Ft.	1/-	51,37,785/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 9888 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 54 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 900 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 54 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
	Total :	10788 sq ft	1 /-	51,37,785 /-	




Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mrs AAKRITI SHROFF Wife of Mr Yashaswi Shroff Executed by: Self, Date of Execution: 27/02/2025 , Admitted by: Self, Date of Admission: 27/02/2025 ,Place : Office		 Captured	
	27/02/2025	LTI 27/02/2025	27/02/2025	
68/2, HARISH MUKHERJEE ROAD,, City:- Kolkata, P.O:- BHAWANIPORE, P.S:-Kalighat, District:- South 24-Parganas, West Bengal, India, PIN:- 700025 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX9 , PAN No.:: GNxxxxxx9B,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 27/02/2025 , Admitted by: Self, Date of Admission: 27/02/2025 ,Place : Office				
2	Name Mr AJAY KUMAR SHROFF (Presentant) Son of Mr Amar Nath Shroff Executed by: Self, Date of Execution: 27/02/2025 , Admitted by: Self, Date of Admission: 27/02/2025 ,Place : Office		 Captured	
	27/02/2025	LTI 27/02/2025	27/02/2025	
68/2, HARISH MUKHERJEE ROAD, KOLKATA, City:- Kolkata, P.O:- Bhawanipore, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700025 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX2 , PAN No.:: AIxxxxxx7P,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 27/02/2025 , Admitted by: Self, Date of Admission: 27/02/2025 ,Place : Office				




Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	ALCOVE CONSTRUCTION PRIVATE LIMITED 68/2, Harish Mukherjee Road, Kolkata, City:- Kolkata, P.O:- Bhawanipore, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700025 Date of Incorporation:XX-XX-1XX6 , PAN No.:: AAxxxxxx9R,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
	Mr AJAY KUMAR SHROFF Son of Mr Amar Nath Shroff Date of Execution - 27/02/2025, , Admitted by: Self, Date of Admission: 27/02/2025, Place of Admission of Execution: Office	 Feb 27 2025 3:12PM	 Captured LTI 27/02/2025	 27/02/2025
68/2, Harish Mukherjee Road, Kolkata, City:- Kolkata, P.O:- Bhawanipore, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700025, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No.:: Alxxxxxx7P,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : ALCOVE CONSTRUCTION PRIVATE LIMITED (as DIRECTOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Indranil Bhattacharya Son of Mr Asish Bhattacharya Kamal Apartment, Udayan Housing Complex, City:- , P.O:- Narendrapur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103	 27/02/2025	 Captured 27/02/2025	 27/02/2025
Identifier Of Mrs AAKRITI SHROFF, Mr AJAY KUMAR SHROFF, Mr AJAY KUMAR SHROFF			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mrs AAKRITI SHROFF	ALCOVE CONSTRUCTION PRIVATE LIMITED-6.44531 Dec
2	Mr AJAY KUMAR SHROFF	ALCOVE CONSTRUCTION PRIVATE LIMITED-6.44531 Dec

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Mrs AAKRITI SHROFF	ALCOVE CONSTRUCTION PRIVATE LIMITED-6.6 Dec
2	Mr AJAY KUMAR SHROFF	ALCOVE CONSTRUCTION PRIVATE LIMITED-6.6 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Mrs AAKRITI SHROFF	ALCOVE CONSTRUCTION PRIVATE LIMITED-5394.00000000 Sq Ft
2	Mr AJAY KUMAR SHROFF	ALCOVE CONSTRUCTION PRIVATE LIMITED-5394.00000000 Sq Ft

Endorsement For Deed Number : I - 163001569 / 2025

On 27-02-2025

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 14:52 hrs on 27-02-2025, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by Mr AJAY KUMAR SHROFF , one of the Executants.

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 17,42,99,903/-

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

Execution is admitted on 27/02/2025 by 1. Mrs AAKRITI SHROFF, Wife of Mr Yashaswi Shroff, 68/2, HARISH MUKHERJEE ROAD,, P.O: BHAWANIPORE, Thana: Kalighat, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700025, by caste Hindu, by Profession Business, 2. Mr AJAY KUMAR SHROFF, Son of Mr Amar Nath Shroff, 68/2, HARISH MUKHERJEE ROAD, KOLKATA, P.O: Bhawanipore, Thana: Kalighat, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700025, by caste Hindu, by Profession Business

Indetified by Mr Indranil Bhattacharya, , , Son of Mr Asish Bhattacharya, Kamal Apartment, Udayan Housing Complex, P.O: Narendrapur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Hindu, by profession Others

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

Execution is admitted on 27-02-2025 by Mr AJAY KUMAR SHROFF, DIRECTOR, ALCOVE CONSTRUCTION PRIVATE LIMITED, 68/2, Harish Mukherjee Road, Kolkata, City:- Kolkata, P.O:- Bhawanipore, P.S:-Kalighat, District:- South 24-Parganas, West Bengal, India, PIN:- 700025

Indetified by Mr Indranil Bhattacharya, , , Son of Mr Asish Bhattacharya, Kamal Apartment, Udayan Housing Complex, P.O: Narendrapur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Hindu, by profession Others

Payment of Fees

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

Payment of Stamp Duty

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

1. Stamp: Type: Impressed, Serial no 296378, Amount: Rs.100.00/-, Date of Purchase: 27/03/2025, Vendor name: SURANJAN MUKHERJEE

Amondal.

Dilip Kumar Mondal
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2025, Page from 39601 to 39618

being No 163001569 for the year 2025.



Dilip K. Mondal

Digitally signed by DILIP KUMAR MONDAL

Date: 2025.03.06 14:31:13 +05:30

Reason: Digital Signing of Deed.

(Dilip Kumar Mondal) 06/03/2025

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS

West Bengal.