

08121/2025

T-8033/2025 D-8033/2025



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AU 979051

2- 27/9/25

12/3/25  
25/9/25

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

*[Signature]*  
 Sub-Registrar-IV  
 Registrar U/S 7 (2) of  
 Registration 1908  
 Alipora, South 24 Parganas  
 25-SEP-2025  
 16 OCT 2025

DEVELOPMENT POWER OF ATTORNEY

made this 25<sup>th</sup> day of September

Two Thousand and Twenty Five

20 JUN 2025

22720

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

Name : .....

Address : .....

Vendor : .....

Alipore Collectorate, 24 Pgs. (South)

**SUBHANKAR DAS**

STAMP VENDOR  
Alipore Police Court, Kol-27

AMITABHA RAY  
Advocate  
ALIPORE POLICE COURT  
KOL-27



District Sub-Registrar IV  
Registrar (S) 7 (2) of  
Registration 1908  
Alipore, South 24 Parganas

25 SEP 2025

*Amrita Ghosh*  
c/o B.P. Ghosh  
122/12, S. M. Saran

*Submitted by me*

*Alaung Razgar*

*40, Jahangir Bazar*

*28/1, Judge Court*

*P.O. R.P.S. Alipore*

*Kol-27*

*Kolkata 700026*

*Vill- Belgachandi*

*P.O - Gocharoh*

*P.S - Joy nagar*

*Dist - 24 PGS/SJ*

*743331*

**TO ALL TO WHOM THESE PRESENTS SHALL COME, WE,**

1. **UMESH KYAL**, son of Late Govind Ram Kyal, by faith Hindu, by occupation Business, nationality Indian, residing at 30C, South End Park, Post Office Sarat Bose Road, Police Station Rabindra Sarabar (formerly Lake), Kolkata-700029 [PAN AGCPK9667R] [Aadhaar No. 3221 6780 6519]
2. **UMA KYAL**, wife of Umesh Kyal, by faith Hindu, by occupation Business, nationality Indian, residing at 30C, South End Park, Post Office Sarat Bose Road, Police Station Rabindra Sarabar (formerly Lake), Kolkata-700029 [PAN ABDPK2889B] [Aadhaar No. 7198 7662 5923]
3. **ANURAG KYAL**, son of Umesh Kyal, by faith Hindu, by occupation Business, nationality Indian, residing at 30C, South End Park, Post Office Sarat Bose Road, Police Station Rabindra Sarabar (formerly Lake), Kolkata-700029 [PAN AGIPK4906H] [Aadhaar No. 5217 2735 8314]
4. **SWETA KYAL**, wife of Anurag Kyal, by faith Hindu, by occupation Business, nationality Indian, residing at 30C, South End Park, Post Office Sarat Bose Road, Police Station Rabindra Sarabar (formerly Lake), Kolkata-700029 [PAN AFXPG8803P] [Aadhaar No. 2440-3320-0783]
5. **UMESH KYAL & OTHERS [HUF]**, [PAN AAAHU2146P], a hindu undivided family, represented by its Karta Umesh Kyal, son of Late Govind Ram Kyal, by faith Hindu, by occupation Business, nationality Indian, residing at 30C, South End Park, Kolkata-700029 [PAN AGCPK9667R] [Aadhaar No. 3221 6780 6519]
6. **ANURAG KYAL HUF**, [PAN AALHA4202P], a hindu undivided family, represented by its Karta Anurag Kyal, son of Umesh Kyal, by faith Hindu, by occupation Business, nationality Indian, residing at 30C, South End Park, Kolkata-700029 [PAN AGIPK4906H] [Aadhaar No. 5217 2735 8314]
7. **SEEMA KYAL**, wife of Balkrishan Kyal, by faith Hindu, by occupation Business, nationality Indian, residing at 30C, South end Park, Post Office Sarat Bose Road, Police Station Rabindra Sarabar (formerly Lake), Kolkata-700029 [PAN ADPPD3013J] [Aadhaar No. 6735 3975 9286]
8. **BALKRISHAN KYAL**, son of Late Govindram Kyal, by faith Hindu, by occupation Business, nationality Indian, residing at 30C, South end Park, Post Office Sarat Bose Road, Police Station Rabindra Sarabar (formerly Lake), Kolkata-700029 [PAN ABDPK2892E] [Aadhaar No. 2627-7669-6204]
9. **BALKRISHAN KYAL & OTHERS HUF**, [PAN AACHB2734G], represented by its Karta **Balkrishan Kyal**, son of Late Govind Ram Kyal, by faith Hindu, by occupation Business, nationality Indian, residing at 30C, South end Park, Kolkata-700029 [PAN ABDPK2892E] [Aadhaar No. 2627 7669 6204]
10. **PRITI KYAL**, wife of Rishi Kyal, by faith Hindu, by occupation Business, nationality Indian, residing at 30C, South End Park, Post Office Sarat Bose Road, Police Station



স্বাক্ষরিত  
Registrar US 7 (2) of  
Registration 1908  
Alipore, South 24 Parganas

**25 SEP 2025**

স্বাক্ষরিত

- Rabindra Sarabar (formerly Lake), Kolkata-700029 [PAN AJKPK7575P] [Aadhaar No. 8175 1883 0898],
11. **RISHI KYAL**, son of Balkrishan Kyal, by faith Hindu, by occupation Business, nationality Indian, residing at 30C, South End Park, Post Office Sarat Bose Road, Police Station Rabindra Sarabar (formerly Lake), Kolkata-700029 [PAN AFTPK7464G] [Aadhaar No. 6009 1283 0434],
  12. **UNNATH KYAL**, son of Rishi Kyal, by faith Hindu, by occupation Business, nationality Indian, residing at 30C, South End Park, Post Office Sarat Bose Road, Police Station Rabindra Sarabar (formerly Lake), Kolkata-700029 [PAN IANPK7176J] [Aadhaar No. 7348-3834-3751]
  13. **RISHI KYAL HUF**, [PAN AAFHR7188R], a hindu undivided family, represented by its Karta Rishi Kyal, son of Balkrishan Kyal, by faith Hindu, by occupation Business, nationality Indian, residing at 30C, South End Park, Kolkata-700029 [PAN AFTPK7464G] [Aadhaar No. 6009 1283 0434]
  14. **RAHUL KYAL**, son of Balkrishan Kyal, by faith Hindu, by occupation Business, nationality Indian, residing at 30C, South End Park, Post Office Sarat Bose Road, Police Station Rabindra Sarabar (formerly Lake), Kolkata-700029 [PAN AGHPK1359F] [Aadhaar No. 7487 0793 4912]
  15. **SAKSHI KYAL**, wife of Rahul Kyal, by faith Hindu, by occupation Business, nationality Indian, residing at 30C, South End Park, Kolkata-700029 Post Office Sarat Bose Road, Police Station Rabindra Sarabar (formerly Lake), [PAN APKPK3417Q] [Aadhaar No. 3007 7888 5993]
  16. **RAHUL KYAL HUF**, [PAN AAPHR7018J], a hindu undivided family, represented by its Karta Rahul Kyal, son of Balkrishan Kyal, by faith Hindu, by occupation Business, nationality Indian, residing at 30C, South end Park, Kolkata-700029 [PAN AGHPK1359F] [Aadhaar No. 7487 0793 4912] ("Owner 16") and
  17. **GOVINDRAM KYAL & OTHERS HUF**, [PAN AABHG6891A], a hindu undivided family, represented by its Karta Balkrishan Kyal, son of Late Govindram Kyal, by faith Hindu, by occupation Business, nationality Indian, residing at 30C, South end Park, Kolkata-700029 [PAN ABDPK2892E] [Aadhaar No. 2627 7669 6204]
  18. **KYAL DEVELOPERS PRIVATE LIMITED** [PAN: AABCK3070E and CIN: U70109WB1995PTC076151], a company incorporated under the provisions of the Companies Act, 2013 having its registered office Premises No.122/1R, Satyendra Nath Majumder Sarani, 4<sup>th</sup> Floor, Post Office Kalighat, Police Station Tollygunge, Kolkata 700026, represented by its Director **UMESH KYAL**, son of Late Govind Ram Kyal, by faith Hindu, by occupation Business, nationality Indian, residing at 30C, South End Park, Post Office Sarat Bose Road, Police Station Rabindra Sarabar (formerly Lake), Kolkata-700029 [PAN AGCPK9667R] [Aadhaar No. 3221 6780 6519]



Office of the Dist Sub-Registrar-IV  
Registrar W/S 7 (2) of  
Registration 1908  
Alipore, South 24 Parganas

25 SEP 2015

All 1 to 18 are hereinafter collectively referred to as the "Owners /Principal".

(which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include our respective successors in office, successors in interest, agents and permitted assigns) SEND GREETINGS.

#### WHEREAS

By a registered Development Agreement dated 10.06.25, which is registered in the Office of the DSR-IV, Alipore, in Book No. 1, Volume No. 1604-2025 Being No. 160408032 of 2025, executed by and between the Principal herein and KYAL DEVELOPERS PRIVATE LIMITED (PAN AABCK3070E), having CIN U70109WB1995PTC076151, a company duly incorporated under the Companies Act, 1956, having its registered office at Premises No.122/1R, Satyendra Nath Majumder Sarani, 4th Floor, Post Office Kalighat, Police Station Tollygunge, Kolkata - 700026, (the "Developer"), the Principal and the Developer have agreed, inter alia, that the Developer shall be entitled to the exclusive right and authority to develop a Project which shall include ALL THAT pieces and parcels of Bastu/ Bastu Commercial land admeasuring 1876 (One Thousand Eight Hundred Seventy Six) decimals, more or less, comprised in R.S. Dag Nos. 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120 & 121 corresponding to L.R. Dag Nos. 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 83, 84, 85, 86, 87, 88, 89, 93, 90, 91, 92, 94, 95, 96, 97, 100, 98, 99, 102, 101, 104, 103, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114 & 115 respectively, R.S. Khatian Nos. 654, 367, 555, 532, 615, 661, 223, 643, 132, 128, 184, 185, 181, 562, 182, 186/1, 512, 391, 416, 403, 629, 188, 189, 630, 521, 629, 630, 187, 409, 557, 391, appertaining to several L.R. Khatian Nos. 4105, 4106, 4119, 4120, 4121, 4122, 4176, 4177, 4205, 4276, 4277, 4331, 4351, 4352, 4353, 4354, 4355, 4356, 4357, 4404, 4405, 4408, 4418, 4419, 4625, 4626, 4628, 4632, 4761, 4768, 4769, 4770, 4771, 4772, 4773, 4774, 4775, 4776, 4777, 4778, 4779, 4780, 4781, 4782, 4783, 4784, 4785, 4786, 4787, 4788, 4795, 4972, 4974, 4780, 4978, 4961, 4962, 4963, 4964, 4965, 4966, 4967, 4968, 4969, 4970, 4971, 4972, 4974, 4975, 4978 and 5319, situate at Mouza Jirangacha, Police Station Kashipur, District South 24 Parganas, (hereinafter referred to as the "said Land" and as more fully and particularly described in Schedule hereunder written) and the Principal and the Developer have agreed upon the terms and conditions as morefully contained therein.

- A. In terms of the said Development Agreement, the Principal herein are required to execute a Power of Attorney in favour of the Developer and thus the Principal herein are now executing this Power of Attorney in favour of the Developer.

**NOW KNOW YE BY THESE PRESENTS,** WE the Principal abovenamed do hereby nominate constitute and appoint the Developer i.e., KYAL DEVELOPERS PRIVATE LIMITED (PAN AABCK3070E), having CIN U70109WB1995PTC076151, a company duly incorporated under the Companies Act, 1956, having its registered office at Premises



7

District Sub-Registrar-IV  
Registrar U/S 7 (2) of  
Registration 1908  
Alipore, South 24 Parganas

25 SEP 2020

---

No.122/1R, Satyendra Nath Majumder Sarani, 4th Floor, Post Office Kalighat, Police Station Tollygunge, Kolkata – 700026, (hereinafter referred to as the “Attorney”) as our true and lawful Attorney for and in our name and on our behalf to do execute exercise and perform all or any of the following acts, deeds, matters and things:-

1. To look after and manage the Said Land and every part thereof, in all respects as our Said Attorney shall deem fit and proper.
2. To defend possession of each of the Land Parcels and also the Said Land and every part thereof, and also to manage, maintain and administer the Project and all buildings and constructions to be constructed thereon and every part thereof.
3. To ward off, prohibit, and if necessary, proceed in/before the appropriate forum of law against trespassers and/or encroachers, if any, and to take appropriate legal steps.
4. To have the soil tested and to measure/survey each of the Land Parcels and/or any part or portion thereof.
5. To appoint and engage architects, engineers, specialists, consultants, valuers, surveyors, contractors, agencies, service providers, etc. and other Person or Persons as may be required from time to time, and to revoke his/their/its appointment and re-appoint any other Person in his/their/its place and stead for the aforesaid purposes, and to settle and pay their fees and/or compensation.
6. To prepare or cause to be prepared plans for construction of building(s) on any Land Parcels together with any modifications/ amendments /revisions /alterations from time to time, to submit the same before the concerned authorities including but not limited to the concerned municipality/ municipal corporation and/or Zilla Parishad and/or panchayat/NKDA/HIDCO, as the case may be, and to have the same sanctioned and modified and/or amended and/or revised and/or altered, and for the aforesaid purpose to sign, execute, deliver and submit all applications, papers, documents, statements, affidavits, forms, undertakings, declarations etc. as may be necessary and/or required from time to time.



7

Registrar U/S 7 (2) IX  
Registration 1908  
Alipore, South 24 Parganas

25 SEP 2025

7. To give notice to all other concerned authorities regarding commencement of construction works and/or demolition of any structure(s) on the Said Land.
  
8. For all or any of the purposes hereinstated to apply for, sign, appear and represent the Principal before all authorities (statutory or otherwise) and/or any government and/or semi-government authorities, revenue authorities, including but not limited to the concerned municipality/ municipal corporation/ panchayat/ NKDA, West Bengal Housing Infrastructure Development Corporation Limited ("HIDCO"), Kolkata Metropolitan Development Authority and other authorities / officers under the Land laws, Thika Controller, Rent Controller, Fire Brigade, Planning Authority, Development Authority, the Authorised Officers / Authorities under the RERA, the Authorities under the West Bengal Apartment Ownership Act, Companies Act, Societies Registration Act, West Bengal Co-operative Societies Act, 2006, the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976, the authorities under the West Bengal Land Reforms Act, West Bengal Estate Acquisition Act, Town and Country (Planning & Development) Act, Khas Mahal Department, Development Authority, Airport Authorities, all Revenue Authorities, Pollution Control Authorities and other authorities connected to pollution matters, Environment Authorities, Collector, Additional Collector Survey Authorities, Licensing Authorities, Development Plan Authorities of the Government of West Bengal and/or India, Kolkata Port Trust, Insurance Companies, Police Authorities, Traffic Department, Directorate of Fire Services and all Fire Authorities, Directorate of Lifts, Directorate of Electricity and Chief Electrical Inspector and other Electricity Authorities, Government of West Bengal, Insurance Companies, Microwave Authorities of Department of Telecommunication, Electricity, Water, drainage, sewerage, lift, generator, telecom, television, wireless connectivity, digital and other service provider organizations, Land Acquisition Collector 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 for execution of the Project in accordance with the Development Agreement and to make sign, execute, register, submit register and/or deliver and/or receive all documents, declarations, affidavits,



Registrar U/S 7 (2) of  
Registration 1908  
Alipore, South 24 Parganas

**25 SEP 2025**

- applications, undertakings, objections, notices etc (including those relating to boundary verification) as be required by the necessary authorities.
9. To apply for and obtain in the name of the Developer the registration under all real estate development laws [including the Real Estate (Regulation and Development) Act, 2016 (as applicable to the State of West Bengal)] and any other similar laws if and applicable to obtain all licenses and permissions under the said Act and concerned Rules and Regulations and all other acts and statutes, as applicable, in relation to the Project.
  10. To cause demolition of any existing structures on the Said Land.
  11. To pay the fees, obtain sanctions and/or approvals and/or consents and such other orders and/or permissions from the concerned authorities as may be necessary and/or expedient for the sanction and/or modification, alteration etc. of the building plan, to receive refund of the excess amount of fees, if any paid for the same, and/or receive deposits for the same and also to apply for and obtain from the concerned authorities, the occupancy certificate(s) and/or the completion certificate(s).
  12. To submit and take delivery of all the deeds, documents etc. evidencing the respective ownership, right, title and interest of the concerned Owners to, over and in respect of their respective Land Parcels including those as identified by the Developer ("Title Deeds") and all papers and documents as be required by any of the necessary authorities including but not limited to for any of the aforesaid purposes.
  13. To apply for, obtain, accept and receive any original or copies of clearances, certificates, permissions, no objections and licenses.
  14. To Gift any part or portion of the land to any statutory authority and present the such deed of gift for registration before the appropriate authority.
  15. To apply for and obtain electricity, gas, water, sewerage, drainage, tube-well, generator, lift and/or connections of any other facility and/or utility in and/or to the Said Land and/or the Project 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



✓

Sub-Registrar-IV  
Registrar U/S 7 (2) of  
Registration 1908  
Alipore, South 24 Parganas

25 SEP 2025

deeds, papers, applications, documents and plans, and do all others acts, deeds and things as may be deemed fit and proper by the Developer.

16. To obtain and/or give right of way, access, right to lay drains, water mains, electric cables, telephone, fax lines and telegraph cables etc., underground and over-head (as the case may be) on such terms and conditions as may be determined by the Developer at its sole and absolute discretion, and for such purpose to obtain and give, sign, execute and deliver all deeds, undertakings, writings, etc. as may be necessary or required from time to time.
17. To ask, demand, sue for recovery and receive, of and from all Persons and/or Governmental Authorities and/or bodies/authorities (statutory or otherwise), any claims or demands or actions or rights or otherwise, of or relating to or concerning any of the Land Parcels and/or the proposed development thereof howsoever.
18. To file, initiate, prosecute, enforce, defend, oppose etc. all suits, writ petitions, actions, demands, legal proceedings (whether civil or criminal), appeals etc. in any court of law and/or tribunal and/or any quasi-judicial authority and/or any other forum in any manner concerning any of the Land Parcels, including acquisition/requisition/vesting of any part or portion of the Subject Land, and if deemed fit by the Developer, to make a counter claim and/or compromise and/or settle and/or abandon each of such suits, writ petitions, actions, legal proceedings etc. upon such terms and conditions as the Developer may deem fit and proper and/or to refer any dispute to arbitration as the Developer may deem fit and proper, and further to depose, give evidence and make submissions for and on behalf of each of the Owners and the Assignor in each of such legal proceedings etc.
19. To sign, execute, verify, affirm, file, submit, serve etc. all statements, affidavits, applications, undertakings, complaints, petitions, written statement, memo of appeal etc. and all and any other papers, deeds, documents as may be necessary to be executed for and/or on behalf of each of the Owners and the Assignor in pursuance of the powers granted herein.



Registrar U/S 7 (2) of  
Registration Act  
Alipore, South 24 Parganas

25 SEP 2025

20. To compromise and settle all or any of the actions, suits and other proceedings whether legal or not as the Said Attorney may deem fit and proper in connection with the Said Land, in accordance with the provisions and terms and conditions as recorded in the said Development Agreement.
21. To sign, issue, deliver, serve, receive, accept, acknowledge, as the case may be, all notices, letters, correspondences, reply notices, subpoenas, summons from time to time in connection with the matters herein contained.
22. To apply before the office of the concerned authorities for mutation / correction of mutation records and conversion of the Said Land in the name of the Owner and for that purpose to pay necessary fees and charges in connection therewith and to apply for revaluation and/or fresh valuation of the Said Land.
23. To sign, issue, deliver, serve, receive and accept all notices, writ of summons, letters and correspondence as may be required from time to time in connection with all or any of the matters contained herein and/or agreed between the Owners, the Assignor and the Developer.
24. To negotiate and sell and/or transfer and/or convey and/or assign and/or lease and/or let out and/or deal with and/or pledge and/or mortgage and/or charge and/or hypothecate and/or create a security interest and/or encumber and/or place in trust and/or exchange and/or gift and/or transfer by operation of law and/or in any other manner any part or portion of any of the Land Parcels and/or any undivided share and/or interest thereof/therein and/or any part or portion of the said Land and/or the Project and/or the building(s)/improvement(s) etc. which may be constructed thereon and/or any part or portion thereof and/or any of the several areas/spaces (open and/or covered) thereat, on such terms and to such persons as the Developer may deem fit and proper, and to receive and appropriate the entirety of the consideration in lieu thereof and/or for such other purpose as may be deemed fit by the Developer.
25. To do, execute and perform all acts, deeds and things pertaining to any encumbrance to/over and/or title defect and/or any other defect, issue etc. in any of the Land Parcels as identified by the Developer, at the cost and expense of the Owners/Assignor, such



District Sub-Registrar-IV  
Registrar U/S 7 (2) of  
Registration 1908  
Alipore, South 24 Parganas

25 SEP 2025

that the rights and interests of the Developer to/over the Said Land as also the right of the Developer to develop and deal with the Project is and remains unhindered and without any encumbrance.

26. To sign, execute, enter into, modify, cancel, alter, draw, approve, present for registration and admit the execution of all papers, deeds, documents, contracts, agreements, conveyance deeds, leases, grants, gifts, assurances, applications, declarations and all other documents in connection with any of the Land Parcels or any part or portion thereof, *inter alia*, for the sale, lease, license, assignment, mortgage, creation of any Encumbrance etc. in/over/in respect of any of the Land Parcels and/or any part or portion thereof and/or any undivided share and/or interest therein and/or any buildings/improvements etc. which may be constructed thereon and/or any part or portion thereof and/or any of the several areas/spaces (open and/or covered) thereat, in accordance with the terms of the Development Agreement, on such terms and to such Persons as the Developer may deem fit and proper, and/or for such other purpose as may be deemed fit by the Developer.
27. To arrange for financing from any banks and/or financial institutions upon such terms and conditions as may be deem fit to the Developer and to secure such finance by mortgaging the said Land and/or parts/portions thereof and each of the Land Parcels and/or parts/portions thereof in favour of any bank/financial institution by deposit of original title deeds (including the Title Deed) of the each Land Parcel comprising the Said Land and the originals of other deeds and documents by way of equitable mortgage and/or by executing simple mortgage and/or by creating English mortgage as also by creating a charge in respect of the developer's share, and thus to execute any document or documents in furtherance of the above objective including executing letters evidencing deposit of title deeds, confirmation of deposit of title deeds, delivery of the title deeds and to receive back the title deeds, etc.
28. To execute and enter into agreements with the prospective purchasers and/or transferees for sale and transfer of Transferable areas as also the undivided and impartible share in the Said Land in terms of the Said Development Agreement and to receive the consideration amount for and in respect of the aforesaid agreements and to give receipt for the same.



District Sub-Registrar-IV  
Registrar U/S 7 (2) of  
Registration 1908  
Alipore, South 24 Parganas

25 SEP 2025

29. To execute agreement for sale and deed of conveyance and other related deeds, documents, writings, assurances as the Said Attorney may deem fit and proper and to apply for registration and admit execution thereof as the Said Attorney may desire and deem fit, to execute deeds by any mode and other documents in respect of the Transferable Areas in the Project to be constructed at the Said Land and also the undivided share in the Said Land as the Said Attorney shall deem fit and proper.
30. To receive Stamp duty, Registration Fees, incidental charges and registration charges for sale/transfer of Transferable Areas if collected from the prospective Allottee/Transferees/Purchasers of Transferable Areas in the said Project and to operate the same for such purposes.
31. To grant consent and No Objection Certificate and to sign agreements as confirming party with the transferee and purchasers of constructed areas and undivided share in the Said Land for enabling such transferees to apply for and obtain loans/financial accommodation from banks and/or financial institutions without in any manner affecting or prejudicing the right, title and interest of the Owner.
32. To enforce any covenant in any agreement, sale deed, transfer deed, conveyance, assignment deed or any other documents of transfer executed by the Principal or by the said attorney 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.
33. 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 Agreements from any person or persons or authority or authorities on any account whatsoever and to give effectual receipts and discharges for the same.
34. To cancel any booking/blocking and terminate any contract/ agreement with any person or persons intending to acquire any Transferable Areas and/or undivided shares in the land comprised in the said Land as the said attorney or attorneys may deem fit and



District Sub-Registrar IV  
Registrar U/S 7 (2) of  
Registration 1908  
Alipore, South 24 Parganas

25 SEP 2025

- proper and to enter into nomination agreement to accept any other person as nominee of any Allottee / Buyer/ Purchaser and collect cancellation charges and nomination fees together with applicable taxes in pursuance of that.
35. To hand over and/or deliver the various parts and/or portions of the Project and/or the building(s)/improvements to be constructed on any of the Land Parcels including the units, parking spaces, etc. therein, to such Person(s), in terms of the Development Agreement, as the Developer may at its absolute discretion deem fit and proper.
  36. To transfer the common areas in the Project Complex to the Association of the apartment owners and for that purpose to execute and register all transfer documents in the name and on behalf of the Owner in favour of such Association.
  37. To appear and represent each of the Owners and the Assignor before all authorities for fixation and/or finalisation of the land revenue and/or valuation of each of the Land Parcels, 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 as the Developer may deem fit and proper.
  38. To make necessary representations including filing of complaints and appeals before all the concerned authorities including the courts of competent jurisdiction for/regarding the fixation of the land revenue and/or valuation of each of the Land Parcels and/or the rateable value of the new building(s) to be constructed thereon, and to file appeals, applications and other proceedings in any court, forum or tribunal.
  39. To do, execute and carry out all acts, deeds, matters and things as may be found necessary and expedient for the purpose of effective development of each of the Land Parcels and/or the Project and/or dealing with each of the Land Parcels and/or the constructions thereon.
  40. For all or any of the purposes hereinbefore stated to appear and represent the Owner and/or the Assignor before the Notary Public, Registrar of Assurances, Additional Registrar, District Registrar, Additional District Sub-Registrar, Metropolitan Magistrate and other officers or authorities having authority to accept such deeds and



১

District Sub-Registrar IV  
Registrar U/S 7 (2) of  
Registration 1908  
Aurore, South 24 Parganas

25 SEP 2025

documents including agreements for sale and deed of conveyance of Transferable Areas with undivided share in Said Land on and to execute all the deeds as aforesaid for and in the name of and on behalf of the Principal and present such deeds so executed for registration and to complete all registration formalities by admitting execution thereof and discharge the registration receipts.

41. For the better doing and more effectually executing the powers and authorities aforesaid or any of them, to retain, employ and appoint advocates, pleaders, mukhtars, agents etc., to terminate their appointment from time to time and to appoint other(s).
42. To enter into and execute agreement for allocation and other related deeds, documents, writings, assurances and to apply for registration and admit execution thereof as the Said Attorney may desire and deem fit and proper regarding the Allocation of the respective Principals in the Project to be constructed at the Said Land.
43. To do all acts, deeds and things concerning the authorities granted herein and/or in/under the Development Agreement in respect of each of the Land Parcels.
44. To make representations and warranties for and on behalf of the Principal, in respect of the Owners and each of the Land Parcels including restating and reiterating the representations and warranties made by the Owners in/under the Development Agreement.
45. To appoint substitute or substitutes and delegate the powers and authorities granted hereby in part or in whole and to revoke any of such appointments.

**AND GENERALLY** to do any and all acts deeds and things for better and complete exercise of the authorities herein contained relating to the Said Land or any part thereof or the building/s to be constructed at the Said Land which the Principal itself could have lawfully done under its own hand and seal, if personally present



7

District Sub-Registrar's  
Registrar US 7 (2) of  
Registration 1908  
Alipore, South 24 Parganas

25 SEP 2025

AND the Principal doth hereby ratify and confirm and agree to ratify and confirm all and whatever the said Attorney shall lawfully do or cause to be done in or about the Said Land and every part thereof as aforesaid.

**THE SCHEDULE ABOVE REFERRED TO:**

(Description of the Said Land)

ALL THAT pieces and parcels of Bastu/ Bastu Commercial land admeasuring 1876 (One Thousand Eight Hundred Seventy Six) decimals, more or less, comprised in R.S. Dag Nos. 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120 & 121 corresponding to L.R. Dag Nos. 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 83, 84, 85, 86, 87, 88, 89, 93, 90, 91, 92, 94, 95, 96, 97, 100, 98, 99, 102, 101, 104, 103, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114 & 115 respectively, R.S. Khatian Nos. 654, 367, 555, 532, 615, 661, 223, 643, 132, 128, 184, 185, 181, 562, 182, 186/1, 512, 391, 416, 403, 629, 188, 189, 630, 521, 629, 630, 187, 409, 557, 391, appertaining to several L.R. Khatian Nos. 4105, 4106, 4119, 4120, 4121, 4122, 4176, 4177, 4205, 4276, 4277, 4331, 4351, 4352, 4353, 4354, 4355, 4356, 4357, 4404, 4405, 4408, 4418, 4419, 4625, 4626, 4628, 4632, 4761, 4768, 4769, 4770, 4771, 4772, 4773, 4774, 4775, 4776, 4777, 4778, 4779, 4780, 4781, 4782, 4783, 4784, 4785, 4786, 4787, 4788, 4795, 4972, 4974, 4780, 4978, 4961, 4962, 4963, 4964, 4965, 4966, 4967, 4968, 4969, 4970, 4971, 4972, 4974, 4975, 4978 and 5319, situate at Mouza Jirangacha, Police Station Kashipur, District South 24 Parganas.



Sub-Registrar-I  
Registrar U.S. 7 (2) of  
Registration 1908  
Alipore, South 24 Parganas

25 SEP 2025

IN WITNESS WHEREOF the Principal have hereunto set and subscribed their respective hands and seal on this 25<sup>th</sup> day of September, Two Thousand and Twenty-Five.

EXECUTED AND DELIVERED

by the Principal at Kolkata in presence of:

1. Alamgir Reza Adv  
28/1 Judge Court Road  
KOL-27

2. Ananta Chakraborty  
122/1 R. S. M. Sastri  
Kolkata - 700026

Govind  
S. Kyal  
Uma Kyal  
Rishi Kyal  
Priti Kyal

Anurag  
Umesh Kyal  
Rahul Kyal  
Rishi Kyal

Govind  
For Govind Ram Kyal & Others (H.U.F.)

Govind  
KARTA  
For Balkrishna Kyal & Others (H.U.F.)

Govind  
KARTA  
UMESH KYAL & OTHERS (H.U.F.)

Uma Kyal  
KARTA

ANURAG KYAL HUF

Anurag  
KARTA  
For RISHI KYAL (H. U. F.)

Rishi Kyal  
KARTA  
RAHUL KYAL HUF

Rahul Kyal  
Karta

KYAL DEVELOPERS PRIVATE LIMITED

Uma Kyal  
Director / Authorised Signatory

Owners /Principal


































Witnessed by me  
Alamgir Reza Adv  
28/1 Judge Court  
KOL-27  
WB/1366/02



District Sub-Registrar's  
Registrar U/S 7 (2) of  
Registration 1908  
Alipore, South 24 Parganas

25 SEP 2025

**SPECIMEN FORM FOR TEN FINGER PRINTS**

	<i>Chand</i>					
		<b>Little      Ring      Middle      Fore      Thumb</b> <b>(Left Hand)</b>				
						
		<b>Thumb      Fore      Middle      Ring      Little</b> <b>(Right Hand)</b>				
	<i>P.S.</i>					
		<b>Little      Ring      Middle      Fore      Thumb</b> <b>(Left Hand)</b>				
						
		<b>Thumb      Fore      Middle      Ring      Little</b> <b>(Right Hand)</b>				
	<i>Jay Kumar</i>					
		<b>Little      Ring      Middle      Fore      Thumb</b> <b>(Left Hand)</b>				
						
		<b>Thumb      Fore      Middle      Ring      Little</b> <b>(Right Hand)</b>				



District Sub-Registrar-IV  
Registrar U/S 7 (2) of  
Registration 1908  
Alipore, South 24 Parganas

25 SEP 2025

**SPECIMEN FORM FOR TEN FINGER PRINTS**

	Uma Kyal					
		<b>Little      Ring      Middle      Fore      Thumb</b>				
		<b>(Left Hand)</b>				
						
<b>Thumb      Fore      Middle      Ring      Little</b>						
<b>(Right Hand)</b>						
	Ganesh					
		<b>Little      Ring      Middle      Fore      Thumb</b>				
		<b>(Left Hand)</b>				
						
<b>Thumb      Fore      Middle      Ring      Little</b>						
<b>(Right Hand)</b>						
	Pithi Ksel					
		<b>Little      Ring      Middle      Fore      Thumb</b>				
		<b>(Left Hand)</b>				
						
<b>Thumb      Fore      Middle      Ring      Little</b>						
<b>(Right Hand)</b>						




































1

District Sub-Registrar-IV  
Registrar U/S 7 (2) of  
Registration 1908  
Alipore, South 24 Parganas

25 SEP 2025

**SPECIMEN FORM FOR TEN FINGER PRINTS**

	<i>Amrinder</i>					
		<b>Little      Ring      Middle      Fore      Thumb</b> (Left Hand)				
						
		<b>Thumb      Fore      Middle      Ring      Little</b> (Right Hand)				
	<i>Amelia Raj</i>					
		<b>Little      Ring      Middle      Fore      Thumb</b> (Left Hand)				
						
		<b>Thumb      Fore      Middle      Ring      Little</b> (Right Hand)				
	<i>Rehan Jha</i>					
		<b>Little      Ring      Middle      Fore      Thumb</b> (Left Hand)				
						
		<b>Thumb      Fore      Middle      Ring      Little</b> (Right Hand)				

























District : 40-Registrar-IV  
Registrar U/S 7 (2) of  
Registration 1908  
Alipore, South 24 Parganas

25 SEP 2025



**SPECIMEN FORM FOR TEN FINGER PRINTS**

	<i>Soyal</i>					
		<b>Little      Ring      Middle      Fore      Thumb</b> <b>(Left Hand)</b>				
						
		<b>Thumb      Fore      Middle      Ring      Little</b> <b>(Right Hand)</b>				
	<i>Sharma</i>					
		<b>Little      Ring      Middle      Fore      Thumb</b> <b>(Left Hand)</b>				
						
		<b>Thumb      Fore      Middle      Ring      Little</b> <b>(Right Hand)</b>				
<p align="center">PHOTO</p>						
	<b>Little      Ring      Middle      Fore      Thumb</b> <b>(Left Hand)</b>					
	<b>Thumb      Fore      Middle      Ring      Little</b> <b>(Right Hand)</b>					



1

District Sub-Registrar-IV  
Registrar U/S 7 (2) of  
Registration 1908  
Alipore, South 24 Parganas

25 SEP 2025



Govt. of West Bengal  
Directorate of Registration & Stamp  
Revenue  
GRIPS eChallan



192025260287909428

GRN Details

GRN:	192025260287909428	Payment Mode:	SBI Epay
GRN Date:	25/09/2025 11:12:01	Bank/Gateway:	SBIePay Payment Gateway
BRN :	9722005484137	BRN Date:	25/09/2025 11:12:07
Gateway Ref ID:	1083118504	Method:	ICICI Bank - Corporate NB
GRIPS Payment ID:	250920252028790941	Payment Init. Date:	25/09/2025 11:12:01
Payment Status:	Successful	Payment Ref. No:	2002741374/1/2025

[Query No\*/Query Year]

Depositor Details

Depositor's Name:	Mr KYAL DEVELOPERS PVT LTD
Address:	122/1R S N M SARANI, KOLKATA-700026
Mobile:	9330394689
Period From (dd/mm/yyyy):	25/09/2025
Period To (dd/mm/yyyy):	25/09/2025
Payment Ref ID:	2002741374/1/2025
Dept Ref ID/DRN:	2002741374/1/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002741374/1/2025	Property Registration- Stamp duty	0030-02-103-003-02	74920
2	2002741374/1/2025	Property Registration- Registration Fees	0030-03-104-001-16	600
3	2002741374/1/2025	Receipts on account of Standard User Charge-Other fees	0030-02-102-008-16	300
			<b>Total</b>	<b>75820</b>

IN WORDS: SEVENTY FIVE THOUSAND EIGHT HUNDRED TWENTY ONLY.

PAID





# Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



250920252028790941

## GRIPS Payment Detail

GRIPS Payment ID:	250920252028790941	Payment Init. Date:	25/09/2025 11:12:01
Total Amount:	75820	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	9722005484137	BRN Date:	25/09/2025 11:12:07
Payment Status:	Successful	Payment Init. From:	Department Portal

## Depositor Details

Depositor's Name: Mr KYAL DEVELOPERS PVT LTD  
Mobile: 9330394689

## Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192025260287909428	Directorate of Registration & Stamp Revenue	75820
<b>Total</b>			<b>75820</b>

IN WORDS: SEVENTY FIVE THOUSAND EIGHT HUNDRED TWENTY ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.

PAID



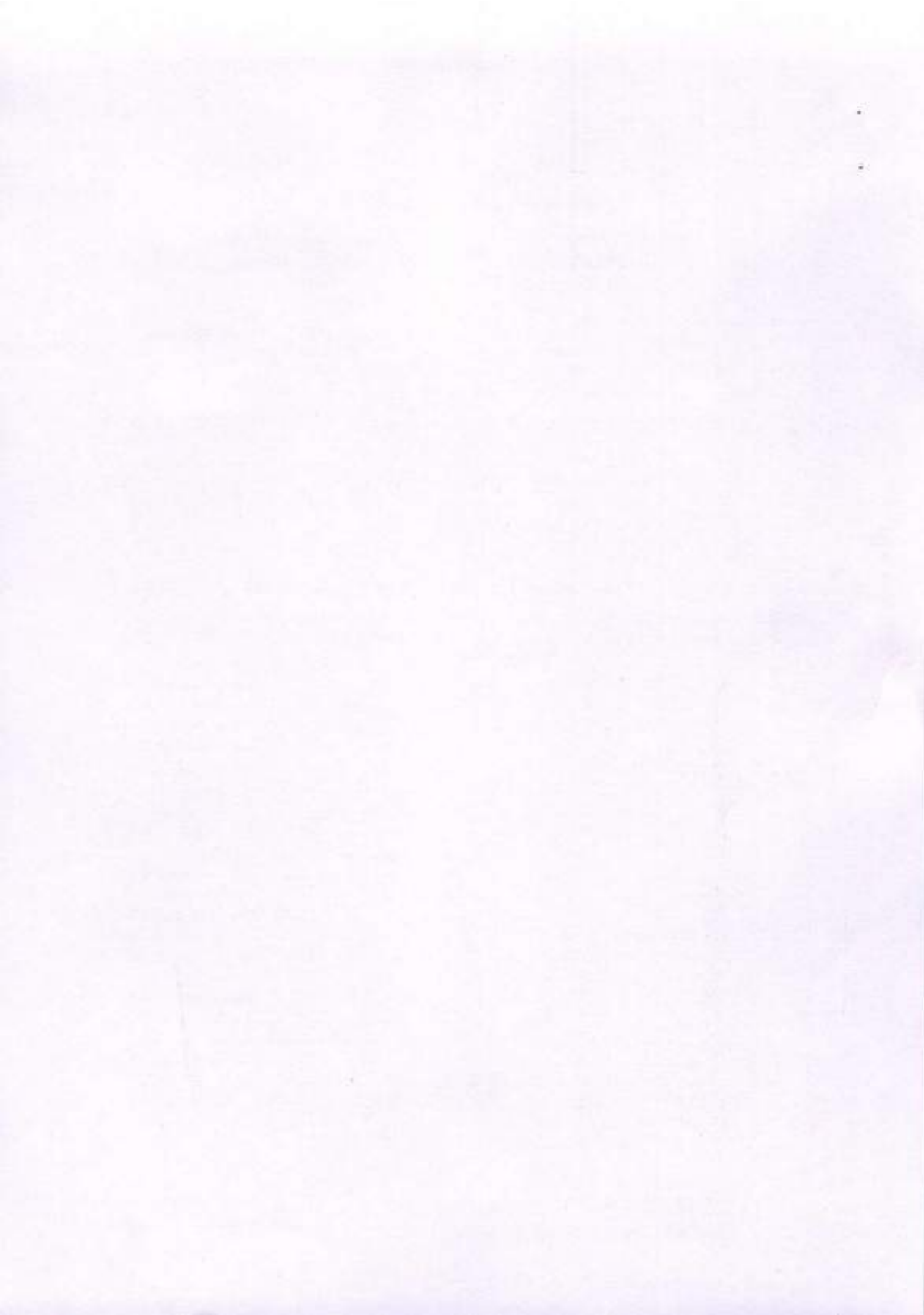
### Major Information of the Deed

Deed No :	I-1604-08033/2025	Date of Registration	16/10/2025
Query No / Year	1604-2002741374/2025	Office where deed is registered	
Query Date	25/09/2025 10:42:10 AM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	DIPANKAR SARDAR Village And Post Office Gokarnee, Thana : Magrahat, District : South 24-Parganas, WEST BENGAL, PIN - 743601, Mobile No. : 9330394689, Status :Deed Writer		
Transaction	Additional Transaction		
[0139] Sale, Development Power of Attorney	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 45/-	Rs. 14,07,00,002/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,020/- (Article:48(g))	Rs. 632/- (Article:E, E)		
Remarks			

### Land Details :



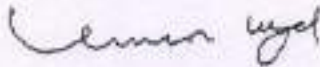
District: South 24-Parganas, P.S:- Kashipur, Gram Panchayat: BHAGAWANPUR, Mouza: Jirangacha, JI No: 25, Pin Code : 700135

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-60	RS-654	Bastu	Shali	33.6205 Dec	1/-	25,21,538/-	
L2	RS-61	RS-555	Bastu	Shali	31 Dec	1/-	23,25,000/-	
L3	RS-62	RS-615	Bastu	Shali	29.4013 Dec	1/-	22,05,098/-	
L4	RS-63	RS-615	Bastu	Shali	31 Dec	1/-	23,25,000/-	
L5	RS-64	RS-654	Bastu	Shali	26 Dec	1/-	18,50,000/-	
L6	RS-65	RS-661	Bastu	Shali	36 Dec	1/-	27,00,000/-	
L7	RS-66	RS-223	Bastu	Shali	29 Dec	1/-	21,75,000/-	
L8	RS-67	RS-643	Bastu	Shali	46 Dec	1/-	34,50,000/-	
L9	RS-68	RS-643	Bastu	Danga	48 Dec	1/-	36,00,000/-	
L10	RS-69	RS-643	Bastu	Shali	44 Dec	1/-	33,00,000/-	
L11	RS-70	RS-132	Bastu	Danga	38 Dec	1/-	28,50,000/-	
L12	RS-71	RS-128	Bastu	Danga	44.127 Dec	1/-	33,09,525/-	
L13	RS-89	RS-184	Bastu	Danga	63 Dec	1/-	47,25,000/-	
L14	RS-90	RS-643	Bastu	Danga	58 Dec	1/-	43,50,000/-	
L15	RS-91	RS-185	Bastu	Danga	56 Dec	1/-	42,00,000/-	
L16	RS-92	RS-562	Bastu	Shali	150 Dec	1/-	1,12,50,000/-	
L17	RS-93	RS-162	Bastu	Shali	31 Dec	1/-	23,25,000/-	
L18	RS-94	RS-181	Bastu	Danga	42 Dec	1/-	31,50,000/-	
L19	RS-95	RS-162	Bastu	Danga	24 Dec	1/-	16,00,000/-	
L20	RS-96	RS-166	Bastu	Shali	25 Dec	1/-	18,75,000/-	
L21	RS-97	RS-391	Bastu	Shali	69 Dec	1/-	51,75,000/-	
L22	RS-98	RS-416	Bastu	Shali	66 Dec	1/-	49,50,000/-	
L23	RS-99	RS-403	Bastu	Shali	55 Dec	1/-	41,25,000/-	
L24	RS-100	RS-629	Bastu	Shali	101 Dec	1/-	75,75,000/-	









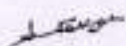


L25	RS-101	RS-186	Bastu	Shali	38 Dec	1/-	28,50,000/-
L26	RS-102	RS-629	Bastu	Danga	154 Dec	1/-	1,15,50,000/-
L27	RS-103	RS-188	Bastu	Danga	27 Dec	1/-	20,25,000/-
L28	RS-104	RS-189	Bastu	Danga	27 Dec	1/-	20,25,000/-
L29	RS-105	RS-188	Bastu	Danga	3 Dec	1/-	2,25,000/-
L30	RS-106	RS-189	Bastu	Danga	3 Dec	1/-	2,25,000/-
L31	RS-107	RS-630	Bastu	Danga	5 Dec	1/-	3,75,000/-
L32	RS-108	RS-630	Bastu	Danga	52 Dec	1/-	39,00,000/-
L33	RS-109	RS-630	Bastu	Danga	53 Dec	1/-	39,75,000/-
L34	RS-110	RS-630	Bastu	Danga	4 Dec	1/-	3,00,000/-
L35	RS-111	RS-629	Bastu	Danga	9.88 Dec	1/-	7,41,000/-
L36	RS-112	RS-629	Bastu	Danga	40.2975 Dec	1/-	30,22,313/-
L37	RS-113	RS-629	Bastu	Shali	9.6737 Dec	1/-	7,25,528/-
L38	RS-114	RS-630	Bastu	Shali	20 Dec	1/-	15,00,000/-
L39	RS-115	RS-630	Bastu	Shali	21 Dec	1/-	15,75,000/-
L40	RS-116	RS-630	Bastu	Shali	11 Dec	1/-	8,25,000/-
L41	RS-117	RS-187	Bastu	Shali	11 Dec	1/-	8,25,000/-
L42	RS-118	RS-629	Bastu	Danga	131 Dec	1/-	98,25,000/-
L43	RS-119	RS-409	Bastu	Shali	26 Dec	1/-	19,50,000/-
L44	RS-120	RS-416	Bastu	Shali	21 Dec	1/-	15,75,000/-
L45	RS-121	RS-557	Bastu	Shali	33 Dec	1/-	24,75,000/-
		<b>TOTAL :</b>			<b>1876Dec</b>	<b>45 /-</b>	<b>1407,00,002 /-</b>
		<b>Grand Total :</b>			<b>1876Dec</b>	<b>45 /-</b>	<b>1407,00,002 /-</b>



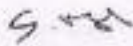





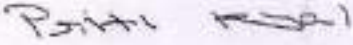
**Principal Details :**

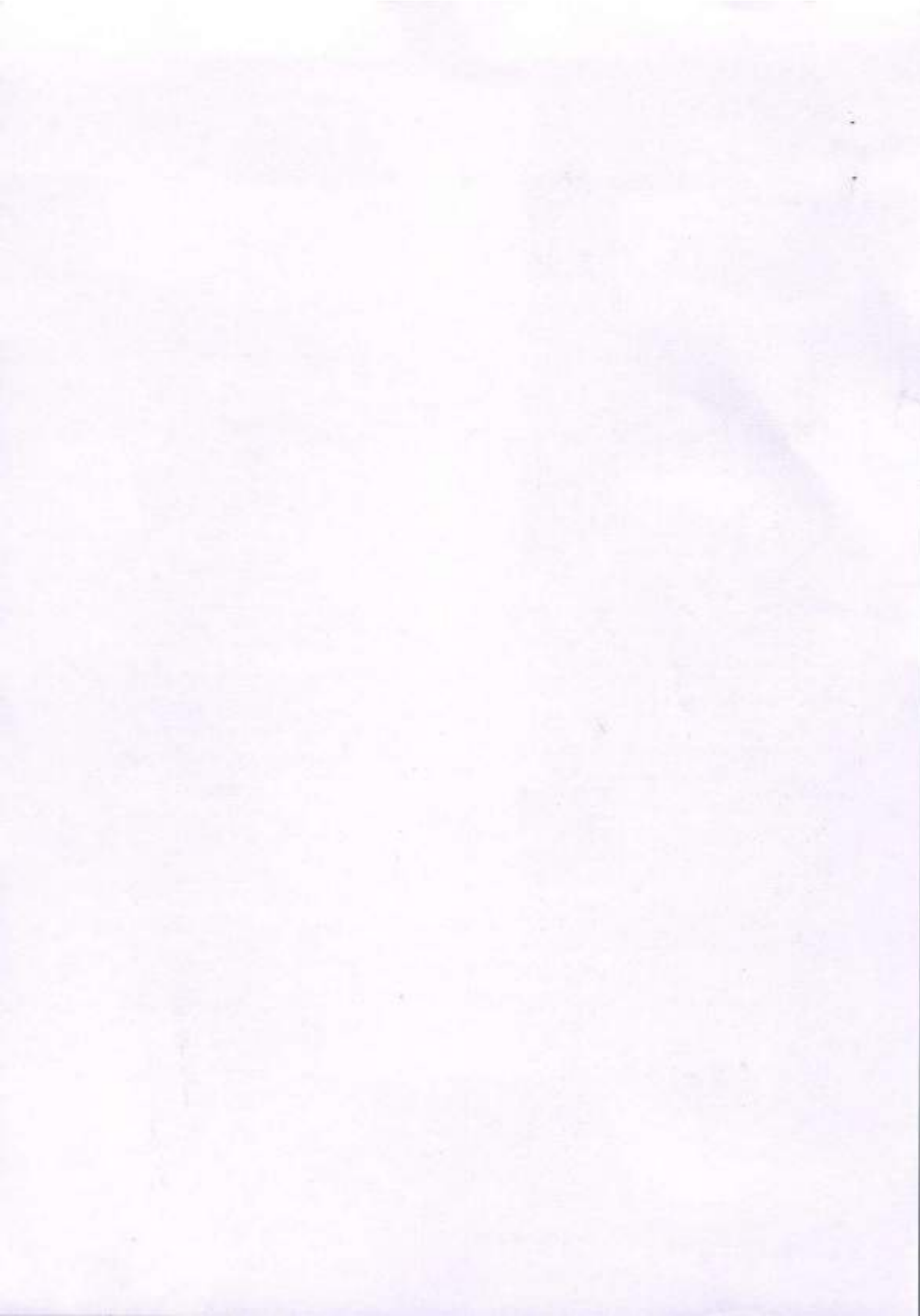
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>UMESH KYAL (Presentant )</b> Son of Late GOVIND RAM KYAL Executed by: Self, Date of Execution: 25/09/2025 , Admitted by: Self, Date of Admission: 25/09/2025 ,Place : Office	 <small>25/09/2025</small>	 <small>LTI</small> <small>25/09/2025</small> <small>Captured</small>	 <small>25/09/2025</small>
	City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX8 , PAN No.:: AGxxxxxx7R, Aadhaar No: 32xxxxxxxx6519, Status :Individual, Executed by: Self, Date of Execution: 25/09/2025 , Admitted by: Self, Date of Admission: 25/09/2025 ,Place : Office			



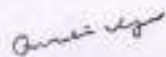





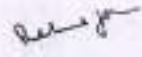


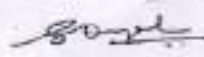


2	Name	Photo	Finger Print	Signature
	<b>UMA KYAL</b> Wife of UMESH KYAL Executed by: Self, Date of Execution: 25/09/2025 , Admitted by: Self, Date of Admission: 25/09/2025 ,Place : Office		 Captured	
	25/09/2025	LTI 25/09/2025	25/09/2025	
	City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX9 , PAN No.:: ABxxxxxx9B, Aadhaar No: 71xxxxxxxx5923, Status :Individual, Executed by: Self, Date of Execution: 25/09/2025 , Admitted by: Self, Date of Admission: 25/09/2025 ,Place : Office			
3	Name	Photo	Finger Print	Signature
	<b>ANURAG KYAL</b> Son of UMESH KYAL Executed by: Self, Date of Execution: 25/09/2025 , Admitted by: Self, Date of Admission: 25/09/2025 ,Place : Office		 Captured	
	25/09/2025	LTI 25/09/2025	25/09/2025	
	City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX1 , PAN No.:: AGxxxxxx6H, Aadhaar No: 52xxxxxxxx8314, Status :Individual, Executed by: Self, Date of Execution: 25/09/2025 , Admitted by: Self, Date of Admission: 25/09/2025 ,Place : Office			
4	Name	Photo	Finger Print	Signature
	<b>SWETA KYAL</b> Wife of ANURAG KYAL Executed by: Self, Date of Execution: 25/09/2025 , Admitted by: Self, Date of Admission: 25/09/2025 ,Place : Office		 Captured	
	25/09/2025	LTI 25/09/2025	25/09/2025	
	City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX3 , PAN No.:: AFxxxxxx3P, Aadhaar No: 24xxxxxxxx0783, Status :Individual, Executed by: Self, Date of Execution: 25/09/2025 , Admitted by: Self, Date of Admission: 25/09/2025 ,Place : Office			
5	<b>UMESH KYAL &amp; OTHERS HUF</b> City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Date of Incorporation:XX-XX-1XX2 , PAN No.:: AAxxxxxx6P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative			
6	<b>ANURAG KYAL HUF</b> City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Date of Incorporation:XX-XX-2XX0 , PAN No.:: AAxxxxxx2P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative			



7	Name	Photo	Finger Print	Signature
	<b>SEEMA KYAL</b> Wife of BALKRISHAN KYAL Executed by: Self, Date of Execution: 25/09/2025 , Admitted by: Self, Date of Admission: 25/09/2025 ,Place : Office		 Captured	
	25/09/2025	LTI 25/09/2025	25/09/2025	
	City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX7 , PAN No.:: ADxxxxxx3J, Aadhaar No: 67xxxxxxxx9286, Status :Individual, Executed by: Self, Date of Execution: 25/09/2025 , Admitted by: Self, Date of Admission: 25/09/2025 ,Place : Office			
8	Name	Photo	Finger Print	Signature
	<b>BALKRISHAN KYAL</b> Son of Late GOVINDRAM KYAL Executed by: Self, Date of Execution: 25/09/2025 , Admitted by: Self, Date of Admission: 25/09/2025 ,Place : Office		 Captured	
	25/09/2025	LTI 25/09/2025	25/09/2025	
	City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.:: ABxxxxxx2E, Aadhaar No: 26xxxxxxxx6204, Status :Individual, Executed by: Self, Date of Execution: 25/09/2025 , Admitted by: Self, Date of Admission: 25/09/2025 ,Place : Office			
9	Name	Photo	Finger Print	Signature
	<b>BALKRISHAN KYAL &amp; OTHERS HUF</b> City:- , P.O:- SART BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Date of Incorporation:XX-XX-1XX2 , PAN No.:: AAxxxxxx4G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative			
10	Name	Photo	Finger Print	Signature
	<b>PRITI KYAL</b> Wife of RISHI KYAL Executed by: Self, Date of Execution: 25/09/2025 , Admitted by: Self, Date of Admission: 25/09/2025 ,Place : Office		 Captured	
	25/09/2025	LTI 25/09/2025	25/09/2025	
	City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX6 , PAN No.:: AJxxxxxx5P, Aadhaar No: 81xxxxxxxx0898, Status :Individual, Executed by: Self, Date of Execution: 25/09/2025 , Admitted by: Self, Date of Admission: 25/09/2025 ,Place : Office			



11	Name	Photo	Finger Print	Signature
	<b>RISHI KYAL</b> Son of BALKRISHAN KYAL Executed by: Self, Date of Execution: 25/09/2025 , Admitted by: Self, Date of Admission: 25/09/2025 ,Place : Office		 Captured	
	25/09/2025	LTI 25/09/2025	25/09/2025	
	City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX6 , PAN No.:: AFxxxxxx4G, Aadhaar No: 60xxxxxxxx0434, Status :Individual, Executed by: Self, Date of Execution: 25/09/2025 , Admitted by: Self, Date of Admission: 25/09/2025 ,Place : Office			
12	Name	Photo	Finger Print	Signature
	<b>UNNATH KYAL</b> Son of RISHI KYAL Executed by: Self, Date of Execution: 25/09/2025 , Admitted by: Self, Date of Admission: 25/09/2025 ,Place : Office		 Captured	
	25/09/2025	LTI 25/09/2025	25/09/2025	
	City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-2XX1 , PAN No.:: 1Axxxxxx6J, Aadhaar No: 73xxxxxxxx3751, Status :Individual, Executed by: Self, Date of Execution: 25/09/2025 , Admitted by: Self, Date of Admission: 25/09/2025 ,Place : Office			
13	Name	Photo	Finger Print	Signature
	<b>RISHI KYAL HUF</b> City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Date of Incorporation:XX-XX-2XX1 , PAN No.:: AAxxxxxx8R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative			
14	Name	Photo	Finger Print	Signature
	<b>RAHUL KYAL</b> Son of BALKRISHAN KYAL Executed by: Self, Date of Execution: 25/09/2025 , Admitted by: Self, Date of Admission: 25/09/2025 ,Place : Office		 Captured	
	09/10/2025	LTI 09/10/2025	09/10/2025	
	City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.:: AGxxxxxx9F, Aadhaar No: 74xxxxxxxx4912, Status :Individual, Executed by: Self, Date of Execution: 25/09/2025 , Admitted by: Self, Date of Admission: 25/09/2025 ,Place : Office			
15	Name	Photo	Finger Print	Signature
	<b>SAKHSI KYAL</b> Wife of RAHUL KYAL Executed by: Self, Date of Execution: 25/09/2025 , Admitted by: Self, Date of Admission: 25/09/2025 ,Place : Office		 Captured	
	25/09/2025	LTI 25/09/2025	25/09/2025	



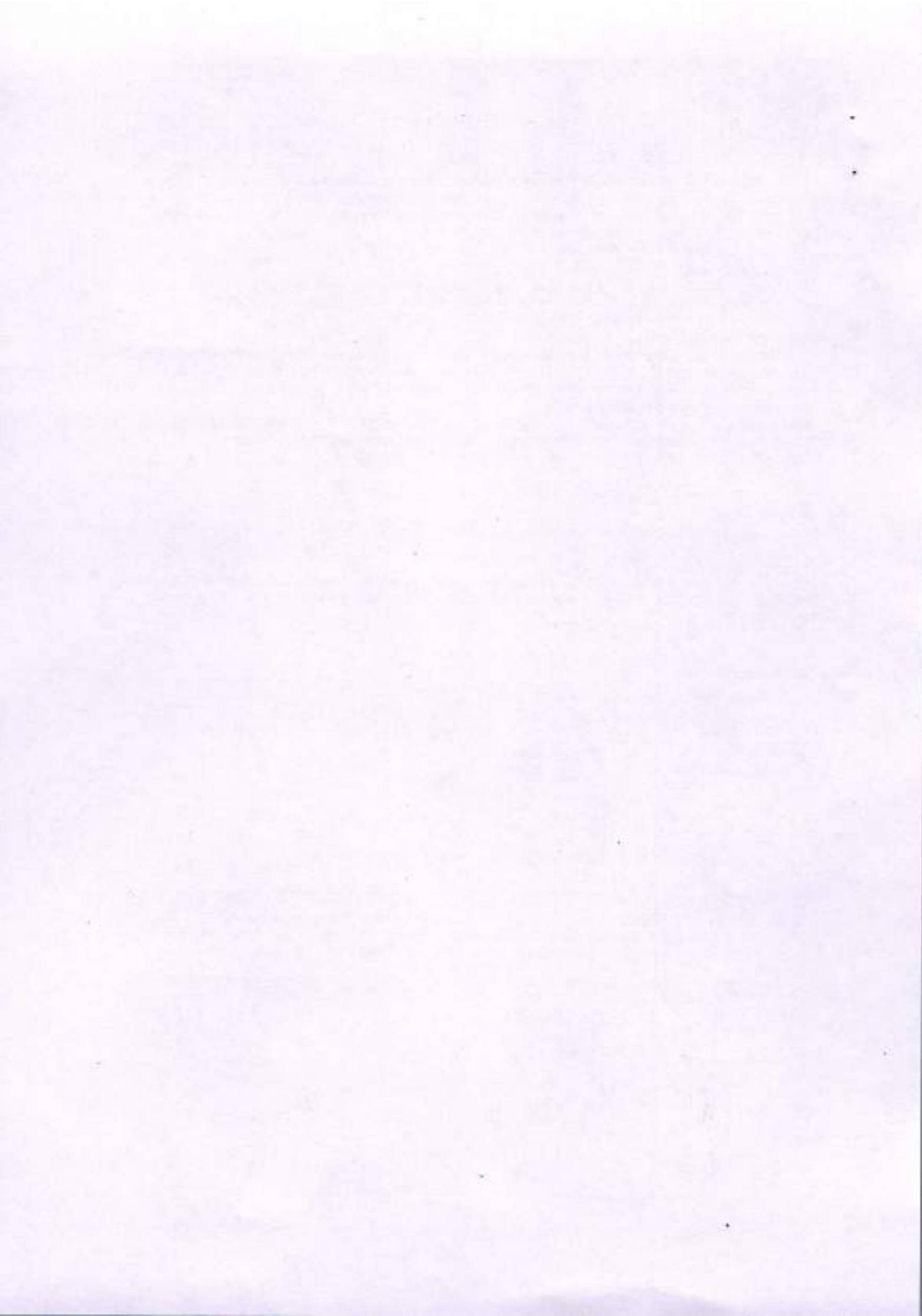
	City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX5 , PAN No.:: APxxxxxx7Q, Aadhaar No: 30xxxxxxxx5993, Status :Individual, Executed by: Self, Date of Execution: 25/09/2025 , Admitted by: Self, Date of Admission: 25/09/2025 ,Place : Office
16	<b>RAHUL KYAL HUF</b> City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Date of Incorporation:XX-XX-2XX2 , PAN No.:: AAxxxxxx8J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
17	<b>GOVINDRAM KYAL &amp; OTHERS HUF</b> City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Date of Incorporation:XX-XX-1XX6 , PAN No.:: AAxxxxxx1A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
18	<b>KYAL DEVELOPERS PRIVATE LIMITED</b> City:- Not Specified, P.O:- KALIGHAT, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Date of Incorporation:XX-XX-1XX5 , PAN No.:: AAxxxxxx0E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

**Attorney Details :**



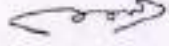





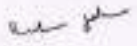
Sl No	Name,Address,Photo,Finger print and Signature
1	<b>KYAL DEVELOPERS PRIVATE LIMITED</b> City:- , P.O:- KALIGHAT, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Date of Incorporation:XX-XX-1XX5 , PAN No.:: AAxxxxxx0E,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>UMESH KYAL</b> Son of Late GOVINDRAM KYAL Date of Execution - 25/09/2025, , Admitted by: Self, Date of Admission: 25/09/2025, Place of Admission of Execution: Office	 <small>Sep 25 2025 2:43PM</small>	 <small>LTI 2509/2025</small> Captured	 <small>25/09/2025</small>
	City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.:: AGxxxxxx7R, Aadhaar No: 32xxxxxxxx6519 Status : Representative, Representative of : UMESH KYAL & OTHERS HUF (as KARTA), KYAL DEVELOPERS PRIVATE LIMITED (as DIRECTOR)			
2	<b>Name</b> <b>ANURAG KYAL</b> Son of UMESH KYAL Date of Execution - 25/09/2025, , Admitted by: Self, Date of Admission: 25/09/2025, Place of Admission of Execution: Office	 <small>Sep 25 2025 1:31PM</small>	 <small>LTI 2509/2025</small> Captured	 <small>25/09/2025</small>



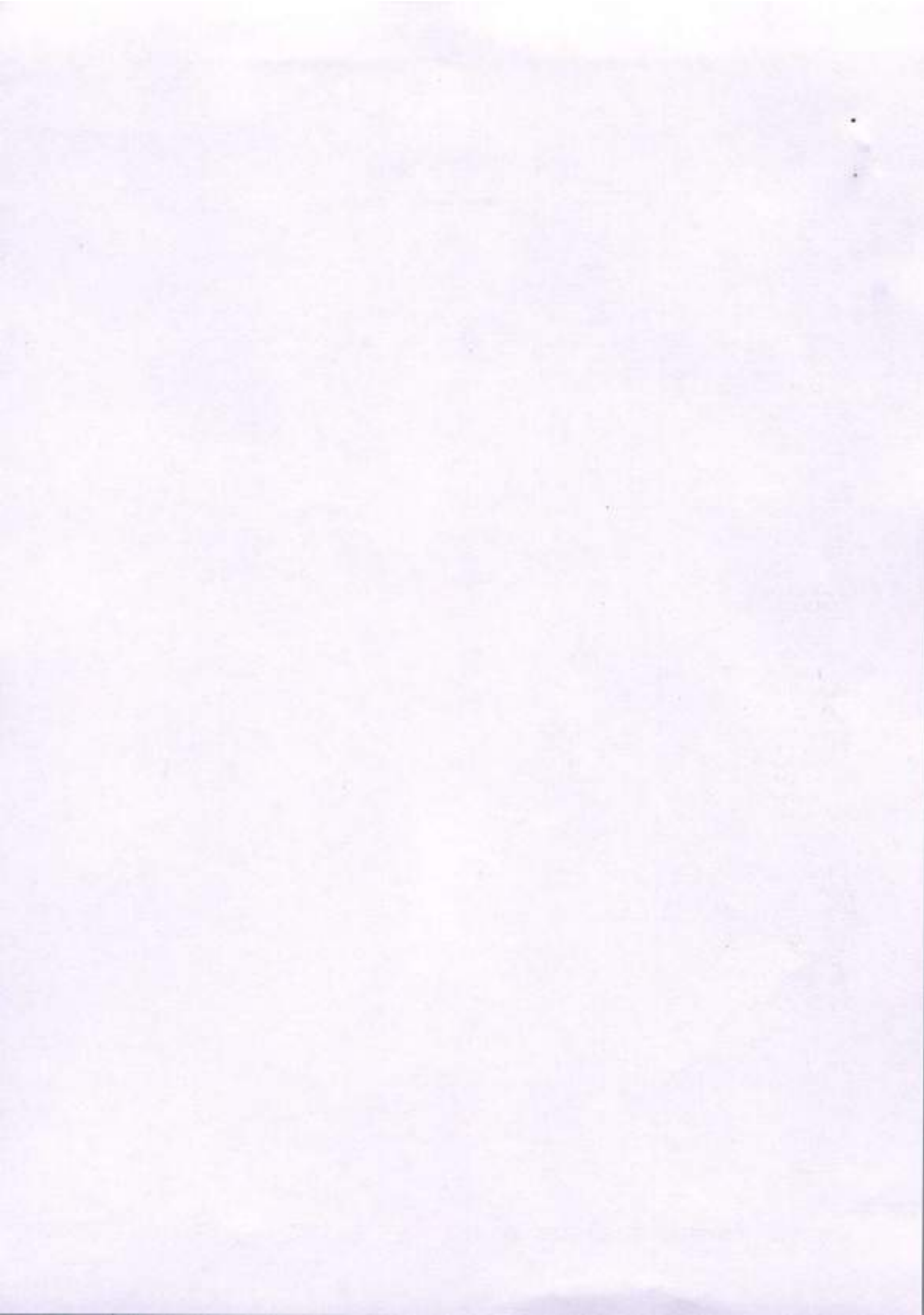
City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX1 , PAN No.:: AGxxxxxx6H, Aadhaar No: 52xxxxxxxx8314 Status : Representative, Representative of : ANURAG KYAL HUF (as KARTA)

3	Name	Photo	Finger Print	Signature
	<b>BALKRISHAN KYAL</b> Son of Late GOVINDRAM KYAL Date of Execution - 25/09/2025, , Admitted by: Self, Date of Admission: 25/09/2025, Place of Admission of Execution: Office	 <small>Sep 25 2025 1:28PM</small>	 Captured <small>LTI 26092025</small>	 <small>25/09/2025</small>
	City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.:: ABxxxxxx2E, Aadhaar No: 26xxxxxxxx6204 Status : Representative, Representative of : BALKRISHAN KYAL & OTHERS HUF (as KARTA), GOVINDRAM KYAL & OTHERS HUF (as KRTA)			
4	Name	Photo	Finger Print	Signature
	<b>RISHI KYAL</b> Son of BALKRISHAN KYAL Date of Execution - 25/09/2025, , Admitted by: Self, Date of Admission: 25/09/2025, Place of Admission of Execution: Office	 <small>Sep 25 2025 1:28PM</small>	 Captured <small>LTI 26092025</small>	 <small>25/09/2025</small>
	City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX6 , PAN No.:: AFxxxxxx4G, Aadhaar No: 60xxxxxxxx0434 Status : Representative, Representative of : RISHI KYAL HUF (as KARTA)			
5	Name	Photo	Finger Print	Signature
	<b>RAHUL KYAL</b> Son of BALKRISHAN KYAL Date of Execution - 25/09/2025, , Admitted by: Self, Date of Admission: 25/09/2025, Place of Admission of Execution: Office	 <small>Oct 9 2025 2:49PM</small>	 Captured <small>LTI 08/10/2025</small>	 <small>08/10/2025</small>
	City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.:: AGxxxxxx9F, Aadhaar No: 74xxxxxxxx4912 Status : Representative, Representative of : RAHUL KYAL HUF			



**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>AMRITA GHOSH</b> Son of BIPLAB GHOSH City:- , P.O:- GOCHARAN, P.S:-Joynagar, District:-South 24-Parganas, West Bengal, India, PIN:- 743391			
	25/08/2025	25/08/2025	25/09/2025
Identifier Of UMESH KYAL, UMA KYAL, ANURAG KYAL, SWETA KYAL, SEEMA KYAL, BALKRISHAN KYAL, PRITI KYAL, RISHI KYAL, UNNATH KYAL, RAHUL KYAL, SAKHSHI KYAL, UMESH KYAL, ANURAG KYAL, BALKRISHAN KYAL, RISHI KYAL, RAHUL KYAL			



**Endorsement For Deed Number : I - 160408033 / 2025**

On 25-09-2025

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

Presented for registration at 12:41 hrs on 25-09-2025, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by UMESH KYAL, 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 14,07,00,002/-

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

Execution is admitted on 25/09/2025 by 1. UMESH KYAL, Son of Late GOVIND RAM KYAL, P.O: SARAT BOSE ROAD, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Business, 2. UMA KYAL, Wife of UMESH KYAL, P.O: SARAT BOSE ROAD, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Business, 3. ANURAG KYAL, Son of UMESH KYAL, P.O: SARAT BOSE ROAD, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Business, 4. SWETA KYAL, Wife of ANURAG KYAL, P.O: SARAT BOSE ROAD, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Business, 5. SEEMA KYAL, Wife of BALKRISHAN KYAL, P.O: SARAT BOSE ROAD, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Business, 6. BALKRISHAN KYAL, Son of Late GOVINDRAM KYAL, P.O: SARAT BOSE ROAD, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Business, 7. PRITI KYAL, Wife of RISHI KYAL, P.O: SARAT BOSE ROAD, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Business, 8. RISHI KYAL, Son of BALKRISHAN KYAL, P.O: SARAT BOSE ROAD, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Business, 9. UNNATH KYAL, Son of RISHI KYAL, P.O: SARAT BOSE ROAD, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Business, 10. RAHUL KYAL, Son of BALKRISHAN KYAL, P.O: SARAT BOSE ROAD, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Business, 11. SAKHSHI KYAL, Wife of RAHUL KYAL, P.O: SARAT BOSE ROAD, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Business

Identified by AMRITA GHOSH, , Son of BIPOB GHOSH, P.O: GOCHARAN, Thana: Joynagar, , South 24-Parganas, WEST BENGAL, India, PIN - 743391, by caste Hindu, by profession Service

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

Execution is admitted on 25-09-2025 by UMESH KYAL, DIRECTOR, KYAL DEVELOPERS PRIVATE LIMITED (Private Limited Company), City:- Not Specified, P.O:- KALIGHAT, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026; KARTA, UMESH KYAL & OTHERS HUF (HUF), City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029

Identified by AMRITA GHOSH, , Son of BIPOB GHOSH, P.O: GOCHARAN, Thana: Joynagar, , South 24-Parganas, WEST BENGAL, India, PIN - 743391, by caste Hindu, by profession Service

Execution is admitted on 25-09-2025 by ANURAG KYAL, KARTA, ANURAG KYAL HUF (HUF), City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029

Identified by AMRITA GHOSH, , Son of BIPOB GHOSH, P.O: GOCHARAN, Thana: Joynagar, , South 24-Parganas, WEST BENGAL, India, PIN - 743391, by caste Hindu, by profession Service

Execution is admitted on 25-09-2025 by BALKRISHAN KYAL, KARTA, BALKRISHAN KYAL & OTHERS HUF (HUF), City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029; KARTA, GOVINDRAM KYAL & OTHERS HUF (HUF), City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029

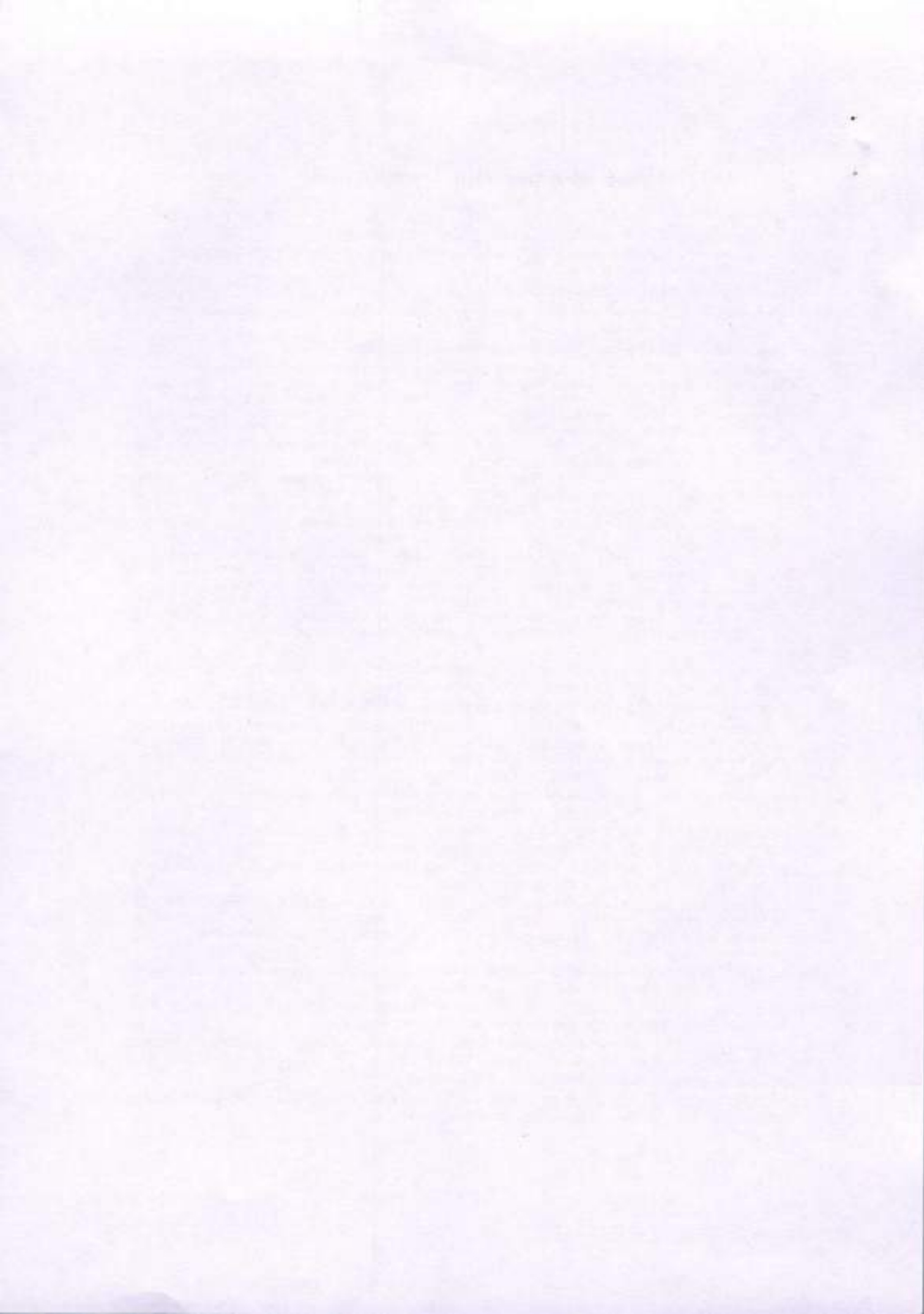
Identified by AMRITA GHOSH, , Son of BIPOB GHOSH, P.O: GOCHARAN, Thana: Joynagar, , South 24-Parganas, WEST BENGAL, India, PIN - 743391, by caste Hindu, by profession Service

Execution is admitted on 25-09-2025 by RISHI KYAL, KARTA, RISHI KYAL HUF (HUF), City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029

Identified by AMRITA GHOSH, , Son of BIPOB GHOSH, P.O: GOCHARAN, Thana: Joynagar, , South 24-Parganas, WEST BENGAL, India, PIN - 743391, by caste Hindu, by profession Service

Execution is admitted on 25-09-2025 by RAHUL KYAL,

Identified by AMRITA GHOSH, , Son of BIPOB GHOSH, P.O: GOCHARAN, Thana: Joynagar, , South 24-Parganas, WEST BENGAL, India, PIN - 743391, by caste Hindu, by profession Service



#### Payment of Fees

Certified that required Registration Fees payable for this document is Rs 632.00/- ( E = Rs 600.00/- ,H = Rs 28.00/- ,M (b) = Rs 4.00/- ) and Registration Fees paid by , by Cash Rs 32.00/-, by online = Rs 600/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 25/09/2025 11:12AM with Govt. Ref. No: 192025260287909428 on 25-09-2025, Amount Rs: 600/-, Bank: SBI EPay ( SBlePay), Ref. No. 9722005484137 on 25-09-2025, Head of Account 0030-03-104-001-16

#### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,020/- and Stamp Duty paid by , by Stamp Rs 100.00/-, by online = Rs 74,920/-

#### Description of Stamp

1. Stamp: Type: Impressed, Serial no 22720, Amount: Rs.100.00/-, Date of Purchase: 20/06/2025, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 25/09/2025 11:12AM with Govt. Ref. No: 192025260287909428 on 25-09-2025, Amount Rs: 74,920/-, Bank: SBI EPay ( SBlePay), Ref. No. 9722005484137 on 25-09-2025, Head of Account 0030-02-103-003-02

*B. Dasgupta*

**Baishali Dasgupta**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - IV SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

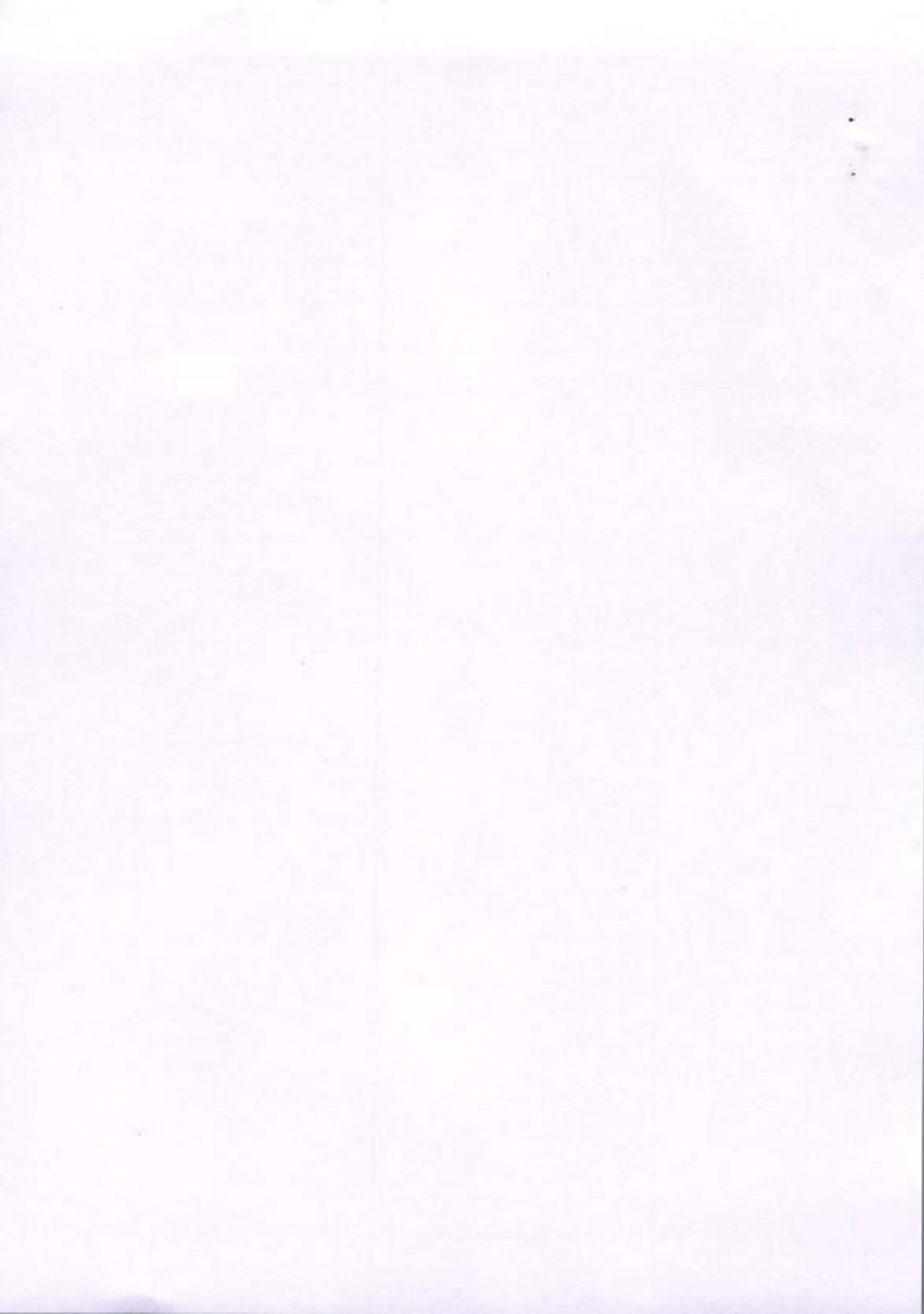
On 16-10-2025

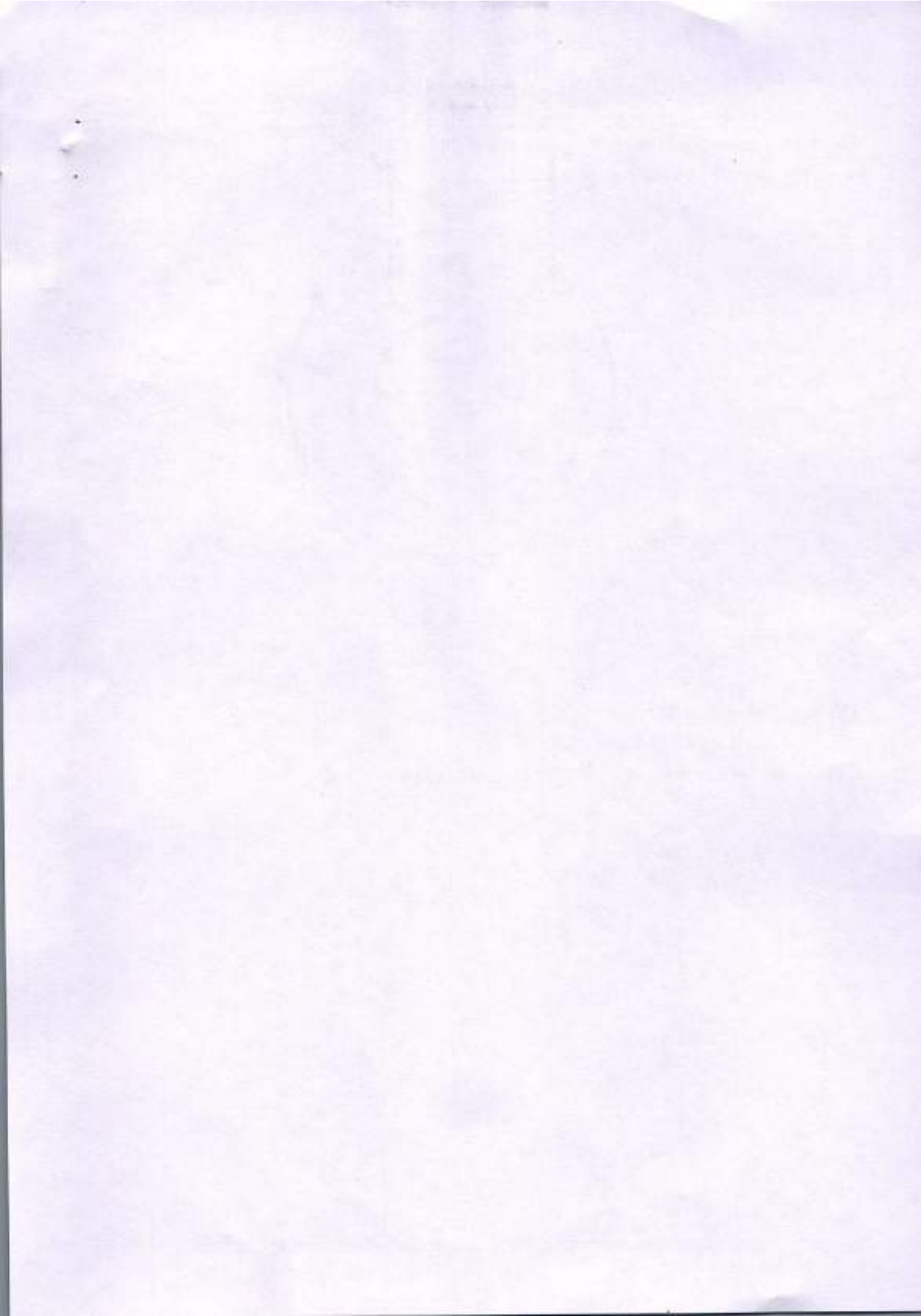
#### Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

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

*B. Dasgupta*

**Baishali Dasgupta**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - IV SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2025, Page from 229002 to 229034

being No 160408033 for the year 2025.



*Baishali Dasgupta*

Digitally signed by Baishali Dasgupta  
Date: 2025.10.17 15:53:02 +05:30  
Reason: Digital Signing of Deed.

(Baishali Dasgupta) 17/10/2025

DISTRICT SUB-REGISTRAR

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

West Bengal.