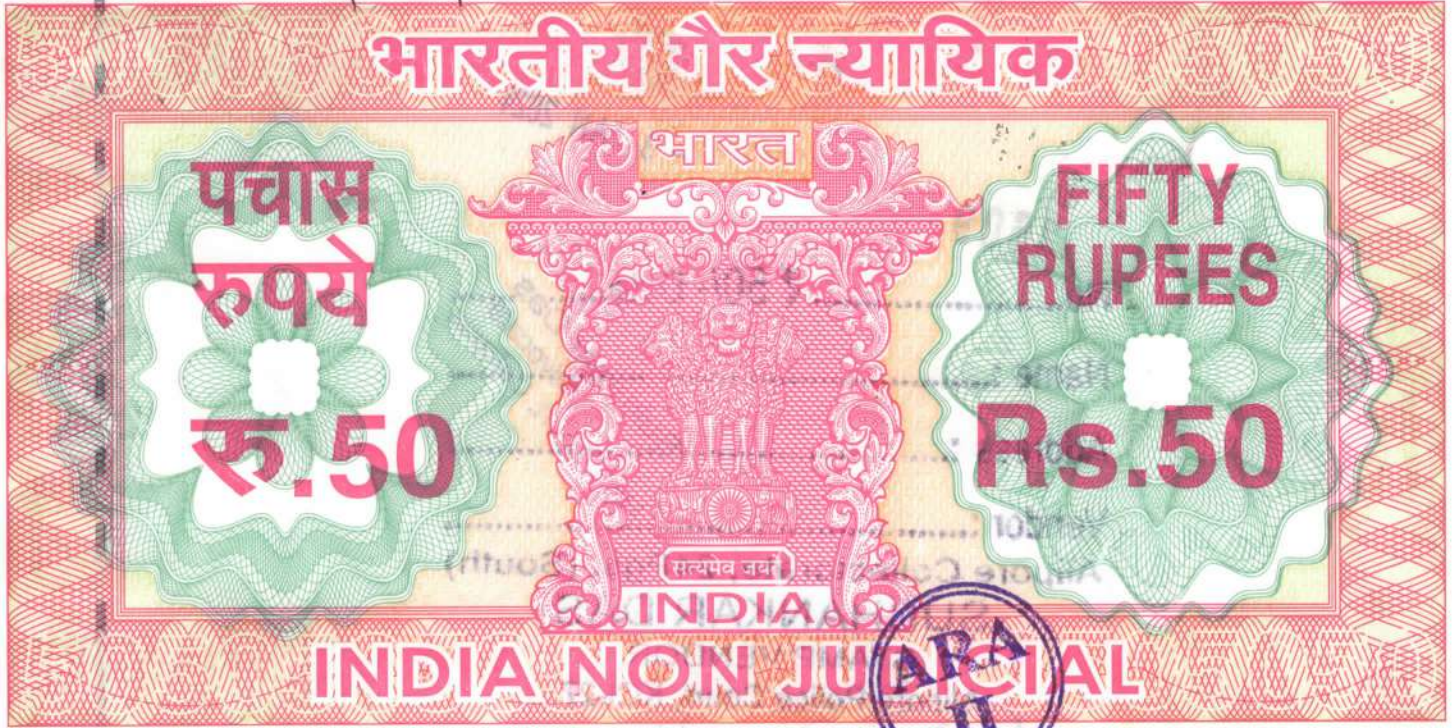


10/09/2024

I-00912/24



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL
11-52
22/01/24

AF 707200

31/12/24

ADDITIONAL REGISTRAR OF
ASSURANCES-II, KOLKATA

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

Additional Registrar
of Assurances II Kolkata

22 JAN 2024

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT WE, (1) M/S. DAKSHINESWAR PROPERTIES (PAN# AATFD1070C), a Partnership Firm having its place of business at 153/1/A, Surendra Mohan Bose Road, Post Office Panihati, Police Station Khardah, Kolkata 700 114, District North 24-Parganas, WEST BENGAL, (2) M/S. TIRUPATI PROPERTIES (PAN# AASFT3468R), a Partnership Firm having its place of business at 153/1/A, Surendra Mohan Bose Road, Post Office Panihati, Police Station Khardah, Kolkata 700 114, District North 24-Parganas, WEST BENGAL, (3) M/S. SALASAR PROPERTIES (PAN# AEOFS6400A), a Partnership Firm having its place of business at 153/1/A, Surendra Mohan Bose Road, Post Office Panihati, Police Station Khardah, Kolkata 700 114, District North 24-Parganas, WEST BENGAL, and (4) M/S. MA TARA CONSTRUCTION (PAN# ABSFM4251G), a Partnership Firm having its place of business



- 3 JAN 2024

2609

No..... ₹ 50/- Date.....

Name :.....

Address :.....

Vendor :.....

Alipore Collectorate, 24Pgs. (South)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, KOI-27

Sukumar Das
Advocate
High Court, Calcutta

[Handwritten signature]

NOTED THAT THE DOCUMENT IS SIGNED BY THE REGISTRAR OF ASSURANCE-II, KOLKATA AND THE SIGNATURE IS VERIFIED BY THE REGISTRAR OF ASSURANCE-II, KOLKATA.

TO REGISTRAR OF ASSURANCE-II, KOLKATA



Identified by me
Prodosh Santra
S/o late Gopal Santra
578, Kashi Chandra Road
Barasat - Kolkata - 700061

ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
22 JAN 2024

at 153/1/A, Surendra Mohan Bose Road, Post Office Panihati, Police Station Khardah, Kolkata 700 114, District North 24-Parganas, WEST BENGAL, **all represented by** its Authorised Signatory/Partner, **SRI VIKASH AGRAWAL** (PAN# AYDPA3642F, AADHAAR# 2378 8235 8985, MOBILE# 9339200807), son of Sri Satyanarayan Agrawal, by faith Hindu, by Nationality Indian, by occupation Business, residing at Ekta Residency, Flat No.3B, 174/A, Manicktala Main Road, Post Office Kankurgachi, Police Station Phool Bagan, Kolkata 700 054, District South 24-Parganas, WEST BENGAL, hereinafter collectively called and referred to as the **"LANDOWNERS/PRINCIPALS" SEND GREETINGS:**

WHEREAS :

- A. By virtue of an **Indenture (Deed of Partition)** made on **2nd day of January, 1959** between (1) Bhagawan Das Shaw, son of Late Kanhaiyalal Shaw, therein referred to as the First Party of the First Part, (2) Bandi Prasad Shaw, son of Bhagawan Das Shaw, therein referred to as the Second Party of the Second Part, (3) Ganga Prasad Shaw, son of Bhagawan Das Shaw, therein referred to as the Third Party of the Third Part, (4) Lachmi Prasad Shaw, son of Bhagawan Das Shaw, therein referred to as the Fourth Party of the Fourth Part and (5) Jamuna Prasad Shaw, son of Bhagawan Das Shaw, therein referred to as the Fifth Party of the Fifth Part, all of 177, Mukhtarab Babu Street, Calcutta, and **registered in the Office of the Registrar of Assurances, Calcutta, and recorded in Book No.I, Volume No. 69, Pages 189 to 214, Being No. 2187 for the year 1959**, the said Bandi Prasad Shaw was allotted several properties including **ALL THAT** piece or parcel of **Premises No. 7, Feeder Road, Ariadaha** in the District of 24-Parganas (a) All that piece or parcel of Ryoti Mokarari interest in land with trees and structures thereon allotted to Sri Bandi Prasad Shaw as delineated in the partition plan thereto annexed and marked (W) therein coloured in light green and marked Lot "A" comprising portion of C.S. Dag Nos. 5916 and 5917 of Khatian No. 878, Touzi No. 173, Mouza Ariadaha, Kamarhati, Police Station Baranagar, Sub-Registry Cossipore, Dum Dum, District 24-Parganas and containing an area of 2 Bighas 9 Cottahs 4 Chittacks and 35 Sq.ft. more or less and butted and bounded on the North by Feeder Road, on the East by 3 feet wide drain beyond which are the lands under C.S. Dag Nos. 5918 and 5920, on the South by the land under C.S. Dag No. 5946 and on the West by the lot allotted to Ganga Prasad Shaw, Annual Khazna of Rs.1/12, payable in respect of entire dags to the Government of West Bengal proportionate Khazna Rs.0.77 and (b) **ALL THAT** piece or parcel of land hereditaments and premises with structures standing thereon allotted to Sri Bandi Prasad Shaw as delineated in the partition plan hereto annexed and marked (X) therein coloured in light green and marked lot A comprising a portion of C.S. Dag No. 5919 and 5920, Khatian No. 1625 and the entire C.S. Dag No. 5918, Khatian No. 1624, Touzi No. 173, Mouza Ariadaha Kamarhati, Police Station Baranagar, Sub-Registration Cossipore, Dum Dum, District 24-Parganas containing an area of 2 Bighas 0 Cottahs 7 Chittacks and 32 Sq.ft. more or less and butted

and bounded on the North by municipal drain beyond which is Feeder Road on the East by 16' Ft. wide common passage on the South by lot allotted to Ganga Prasad Shaw and on the West by land under C.S. Dag No. 9916, Annual Khazna in respect of Dag No. 5920 and 5933 is Rs.6.81 N.P. and in respect of Dag No. 5918, 5919 and 5931 Rs.1.69 N.P. payable to the State of West Bengal proportionate Khazna will be Rs.1.57 N.P. **TOGETHER WITH** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the erstwhile owner/s in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

- B. By virtue of a **Deed of Partition** made on **2nd day of August, 1986** between (1) Bandi Prasad Shaw, son of Late Bhagwan Das Shaw, therein referred to as the First Party of the First Part, (2) Smt. Munnar Debi, wife of Bandi Prasad Shaw, therein referred to as the Second Party of the Second Part, (3) Bharat Kumar Jaiswal, son of Bandi Prasad Shaw, therein referred to as the Third Party of the Third Part, (4) Madan Kumar Jaiswal, son of Bandi Prasad Shaw, therein referred to as the Fourth Party of the Fourth Part, (5) Smt. Shanti Debi Jaiswal, wife of Late Badri Prasad Jaiswal, (6) Sushil Kumar Jaiswal, (7) Sunil Kumar Jaiswal, (8) Subodh Kumar Jaiswal, all sons of Late Badri Prasad Jaiswal and (9) Smt. Sulekha Gupta, wife of Navin Gupta and daughter of Late Badri Prasad Jaiswal, all (5) to (9) therein collectively referred to as the Fifth Party of the Fifth Part, all (1) to (9) of 195A, Muktaram Babu Street, Calcutta and **registered in the Office of the Registrar of Assurances, Calcutta, and recorded in Book No. I, Volume No. 349, Pages 363 to 395, Being No. I-14354 for the year 1986**, the said Madan Kumar Jaiswal was allotted **LOT "D"** i.e. **ALL THAT** the undivided half share in **Premises No. 7, Mahesh Mukherjee Feeder Road** comprising portion of C.S. Dag Nos. 5918 and 5920 at Khatian Nos. 1624 and 1625 respectively, Touzi No. 173, Mouza Ariadaha, Police Station Baranagar, Sub-Registry Cossipore Dum Dum, District 24-Parganas containing an area of 2 Bighas 0 Cottah 7 Chittacks and 32 Sq.ft. more or less and butted and bounded on the North by Municipal drain beyond which is Mahesh Mukherjee Feeder Road on the East by 16 ft wide common passage on the South by the land belonging to Ganga Prasad Shaw and on the East by the land under C.S. Dag No. 5916, morefully described in the Fifth Schedule thereunder written, hereinafter referred to as the **"LARGER PROPERTY"**.
- C. By virtue of the following registered deeds, the said Suravi Devi Agarwal, Manish Agarwal, Ekta Devi Agarwal, Mohit Agarwal and Mohanlal Agarwal became lawful owners and jointly seized and possessed of their respective lands together with R.T. Sheds, all comprised under J. L. No. 1, Touzi No. 173, Sheet No.15, C.S. Dag No. 5918 corresponding to R.S. Dag No. 5918, C.S. Dag No. 5920 corresponding to R.s. Dag No. 5919, C.S. Khatian Nos. 1624, 1625 corresponding

to R.S. Khatian Nos. 2155, 2156 within Mouza Ariadaha Kamarhati, Block Barrackpore-II, Police Station Belghoria, Kolkata 700 057, District North 24-Parganas, West Bengal within the limits of the Kamarhati Municipality having **Holding No. F-65** being a portion of **Municipal Premises No.7, Mahesh Mukherjee Feeder Road, Ward No.11 TOGETHER WITH** 16' Ft. wide common passage on the eastern portion of the said property **TOGETHER WITH** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever along with other lands, hereinafter referred to as the **"ENTIRE PROPERTY"**:

Deed Details	Parties to the Deed	Property details
Deed of Sale dated 14.05.1999, registered at DSR-I, North 24-Parganas, Barasat, and recorded in Book No. I, Vol. No. 093, Pages 133 to 160, Being No. I-4831 for 2000.	Madan Kumar Jaiswal, son of Late Bandi Prasad Shaw (Vendor) and Suravi Devi Agarwal, wife of Manish Agarwal (Purchaser).	C.S. Dags : 5918, 5920 C.S. Khatian : 1624, 1625 Land Area:5K-13CH-6SFT (4191 Sq.ft.)
Deed of Sale dated 14.05.1999, registered at DSR-I, North 24-Parganas, Barasat, and recorded in Book No. I, Vol. No. 122, Pages 368 to 375, Being No. I-6384 for 2000.	Madan Kumar Jaiswal, son of Late Bandi Prasad Shaw (Vendor) and Manish Agarwal, son of Mohan Lal Agarwal (Purchaser).	C. S. Dags : 5918, 5920 C.S. Khatian: 1624, 1625 Land Area:5K-13CH-25SFT (4210Sq.ft.)
Deed of Sale dated 14.05.1999, registered at DSR-I, North 24-Parganas, Barasat, and recorded in Book No. I, Vol. No. 123, Pages 349 to 356, Being No. I-6385 for 2000.	Madan Kumar Jaiswal, son of Late Bandi Prasad Shaw (Vendor) and Smt. Ekta Devi Agarwal, wife of Mohit Agarwal (Purchaser).	C.S. Dags : 5918, 5920 C.S. Khatian: 1624, 1625 Land Area:5K-12CH-33SFT (4173Sq.ft.)
Deed of Sale dated 14.05.1999, registered at DSR-I, North 24-Parganas, Barasat, and recorded in Book No. I, Vol. No. 123, Pages 357 to 366, Being No. I-6386 for 2000.	Madan Kumar Jaiswal, son of Late Bandi Prasad Shaw (Vendor) and Mohit Agarwal, son of Mohan Lal Agarwal (Purchaser).	C.S. Dags : 5918, 5920 C.S. Khatian: 1624, 1625 Land Area:5K-11CH-35SFT (4130Sq.ft.)

Deed of Sale dated 14.05.1999, registered at DSR-I, North 24-Parganas, Barasat, and recorded in Book No. I, Vol. No. 123, Pages 367 to 374, Being No. I-6387 for 2000.	Madan Kumar Jaiswal, son of Late Bandi Prasad Shaw (Vendor) and Mohan Lal Agarwal, son of Bansidhar Agarwal (Purchaser).	Dags : 5918, 5920 Khatian : 1624, 1625 Land Area: 5K-9CH-38SFT (4043Sq.ft.)
--	--	---

- D. After purchase of the entire property, the said Suravi Devi Agarwal, Manish Agarwal, Ekta Devi Agarwal, Mohit Agarwal and Mohanlal Agarwal got their respective names mutated before the Kamarhati Municipality in respect of the entire property being **Premises No.7, M. M. Feeder Road, Kolkata 700 057, Ward No.11** under separate Holding Numbers in the following manner:

Name of Owner	Holding Number
Suravi Devi Agarwal	Holding No. F-65/1
Manish Agarwal	Holding No. F-65/5
Ekta Devi Agarwal	Holding No. F-65/4
Mohit Agarwal	Holding No. F-65/6
Mohan Lal Agarwal	Holding No. F-65/3

- E. By virtue of the following registered Deed of Gift, the said Mohan Lal Agarwal transferred the portion of Holding No. F-65/3, M. M. Feeder Road, Kolkata unto and in favour of the said Mohit Agarwal absolutely and forever in consideration of natural love and affection:

Deed Details	Parties to the Deed	Property details
Deed of Gift dated 23.02.2018, registered at ARA-IV, Kolkata, and recorded in Book No. I, Vol. No.1904-2018, Pages 97491 to 97511, Being No. I-190402017 for 2018.	Mohan Lal Agarwal, son of Late Bansidhar Agarwal (Donor) and Mohit Agarwal, son of Mohan Lal Agarwal (Donee).	C.S. Dags: 5918, 5920 C.S.Khatian:1624, 1625 Land Area: 4043 Sq.ft.

- F. While seized and possessed of the portion of entire property, the said Mohit Agarwal died testate on 3rd May, 2019 leaving behind himself surviving his legal heirs namely, (1) Smt. Ekta Agarwal (Wife), (2) Sri Utkarsh Agarwal (Son), (3) Lalita Devi Agarwalla (Mother), and consequent upon his death, his legal

heirs inherited, entitled to and became co-owners of the portion of the entire property left by the deceased as per the Hindu Law of Succession.

- G. During lifetime of the said Mohit Agarwal (since deceased) made and published his last will and testament on 28th day of December, 2018, giving, devising and bequeathing thereby all his movable and immovable assets including the First Schedule property hereunder written unto and in favour of his son, Utkarsh Agarwal, who is also the Sole Executor to the Estate of Mohit Agarwal.
- H. The said Utkarsh Agarwal applied for grant of probate registered under Probate Case No.21 of 2020 before the Learned Court of Chief Judge, City Civil Court, Kolkata, but since grant of probate was pending before the Learned Court, shares of the portion of entire property left by the deceased were distributed amongst legal heirs of Late Mohit Agarwal in equal share.
- I. Amidst such situation, the said (1) Utkarsh Agarwal, (2) Ekta Devi Agarwal, (3) Lalita Devi Agarwalla, (4) Manish Agarwal and (5) Surbhi Agarwal @ Suravi Devi Agarwal, all being the owners of the entire property, jointly decided to sell a portion out of the entire property to any intending purchasers.
- J. By a **Deed of Conveyance dated 8th day of December, 2021** made between (1) Sri Utkarsh Agarwal, (2) Smt. Ekta Devi Agarwal, both (1) & (2) son and wife respectively of Late Mohit Agarwal, (3) Smt. Lalita Devi Agarwalla, wife of Late Mohan Lal Agarwal, (4) Sri Manish Agarwal, son of Sri Mohan Lal Agarwalla @ Mohan Lal Agarwal and (5) Smt. Surbhi Agarwal @ Suravi Devi Agarwal, wife of Sri Manish Agarwal, all of 24, Girish Avenue, Kolkata 700 003, therein jointly referred to as the Vendors of the One Part and (1) M/s. Dakshineswar Properties, (2) M/s. Tirupati Properties, both Partnership Firms having their office at 153/1/A, S. M. Bose Road, Kolkata 700 114 and both represented by its Authorised Signatory/Partner, Sri Sanjay Kumar Kothari alias Sanjay Kothari, son of Late Jagdish Prasad Kothari of 9, Ashutosh Mukherjee Lane, Howrah 711 106, (3) M/s. Salasar Properties and (4) M/s. Ma Tara Construction, both Partnership Firms having their office at 153/1/A, S. M. Bose Road, Kolkata 700 114 and both represented by their Authorised Signatory/Partner, Sri Vikash Agrawal, son of Sri S. N. Agrawal of Ekta Residency, Flat No.3B, 174/A, Manicktala Main Road, Kolkata 700 054, therein jointly referred to as the Purchasers of the Other Part, and **registered in the Office of the Additional Registrar of Assurances, Kolkata, and recorded in Book No.I, Volume No. 1903-2021, Pages 554307 to 554363, Being No. 190314634 for the year 2021**, the Vendors therein granted sold conveyed transferred alienated assured and assigned unto and in favour of the Purchasers therein Landowners herein at or for a consideration mentioned thereat subject to free from all encumbrances and vacant possession thereof absolutely and forever **ALL THAT** piece or parcel of Bastu land measuring an area about **30 (Thirty) Cottahs** equivalent to **21600 Sq.ft. (Twentyone Thousand Six Hundred)** more or less

(including common passage having an area about 3867.2 Sq.ft.) more or less (11 Cottah 4 Chittack equivalent to 8100 Sq.ft. more or less under R.S. Dag No. 5918 & 18 Cottah 12 Chittack equivalent to 13500 Sq.ft. more or less under R.S. Dag No.5919), all comprised under J. L. No. 1, Touzi No. 173, Sheet No.15, C.S. Dag No. 5918 corresponding to R.S. Dag No. 5918, C.S. Dag No. 5920 corresponding to R.S. Dag No.5919, C.S. Khatian Nos. 1624, 1625 corresponding to R.S. Khatian Nos.2155, 2156 within Mouza Ariadaha Kamarhati, Block Barrackpore-II, Police Station Belghoria, Kolkata 700 057, District North 24-Parganas, West Bengal within the limits of the Kamarhati Municipality having **Holding No. F-65 (Old), F-65/1, F-65/3, F-65/4, F-65/5 and F-65/6 (All New)** being a portion of **Municipal Premises No.7, Mahesh Mukherjee Feeder Road, Ward No.11 TOGETHER WITH 16' Ft. wide common passage on the eastern portion of the said property TOGETHER WITH all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Landowners in the entire property and appurtenances and inheritances for access and user thereof, free from all encumbrances OUT OF the Entire Property**, morefully described in the **SCHEDULE** hereunder written, (hereinafter referred to as the **"SAID PREMISES"**).

- K. After such purchase, the Landowners herein jointly applied for mutation of their respective names before Kamarhati Municipality on **30th day of December, 2021**, and accordingly, upon considering their applications for mutation, the Kamarhati Municipality recorded their respective names in respect of the said premises under five separate **Holding Nos. F-65/1/3, F-65/3, F-65/4, F-65/5 & F-65/6, all under Premises No.7, Mahesh Mukherjee Feeder Road, Ariadaha, Ward No.11, Kolkata 700 057**, and thereafter, amalgamated five separate Holding Numbers into **single Holding No. F-65/6 as per Amalgamation Certificate under Sl. No.A/000065 issued on 29th day of January, 2022 by the Kamarhati Municipality**, and paying rates and taxes on regular basis.
- L. With a view to develop the said premises by constructing new multistoried buildings on the same, the Landowners herein jointly got a building plan sanctioned from Kamarhati Municipality vide **Sanction Site Plan No. 250/21-22 dated 8th day of February, 2022** for construction of G+V storied building on the said premises.
- M. One **M/s. Happy Moments Properties**, a Partnership Firm having its Registered Office at 7, Mahesh Mukherjee Feeder Road, Kolkata 700 057 represented by its Authorised Signatory/Partner, Sri Sanjay Kumar Kothari being a Developer approached the Landowners/Principals with an offer to develop the said premises at its own cost in accordance with the building plan and modified plan duly sanctioned by Kamarhati Municipality.

- N. The Landowners herein have jointly agreed to appoint the said **Happy Moments Properties** as their Developer to develop the said premises, morefully described in the **SCHEDULE** hereunder written.
- O. By a Development Agreement of even date entered into by and between the Landowners/Principals herein, therein referred to as the Landowners of the One Part and **M/s. HAPPY MOMENTS PROPERTIES** (PAN# AAOFH8179H) a Partnership firm under the Partnership Act, 1932, having its Registered Office at, 7, Mahesh Mukherjee Feeder Road, Post Office Ariadaha, Police Station Belgharia, Kolkata 700 057, District North 24-Parganas, West Bengal, being represented by its Authorised Signatory/Partner, **SRI SANJAY KUMAR KOTHARI** (PAN# AFOPK9131P, AADHAAR# 6509 5128 0006, MOBILE#9830281422), son of Late Jagdish Prasad Kothari, by faith Hindu, by Nationality Indian, by Occupation Business, residing at 9, Ashutosh Mukherjee Lane, Post Office Salkia, Police Station Golabari, District Howrah, PIN 711 106, therein referred to as the Developer of the Other Part, and registered in the **Office of the Additional Registrar of Assurances-II, Kolkata**, and recorded as **Deed No. I-00907 of 2024**, the Landowners engaged the said M/s. Happy Moments Properties for development of the said premises by constructing multi-storied buildings on the said premises being the **SCHEDULE** property, inter alia on the terms, conditions, covenants and stipulation as more fully contained therein.
- P. To enable and facilitate the aforesaid work of construction of the said building on the said premises in terms of the said Development Agreement of even date, the Principals are desirous of appointing **M/s. HAPPY MOMENTS PROPERTIES** as their Constituted Attorney to look after and manage all construction works at the said premises on their behalf.

NOW BY THIS DEVELOPMENT POWER OF ATTORNEY the Principals herein do hereby nominate, constitute and appoint **M/s. HAPPY MOMENTS PROPERTIES** (PAN# AAOFH8179H), a Partnership firm under the Partnership Act, 1932, having its Registered Office at, 7, Mahesh Mukherjee Feeder Road, Post Office Ariadaha, Police Station Belgharia, Kolkata 700 057, District North 24-Parganas, West Bengal, being represented by its Authorised Signatory/Partner, **SRI SANJAY KUMAR KOTHARI** (PAN# AFOPK9131P, AADHAAR# 6509 5128 0006, MOBILE#9830281422), son of Late Jagdish Prasad Kothari, by faith Hindu, by Nationality Indian, by Occupation Business, residing at 9, Ashutosh Mukherjee Lane, Post Office Salkia, Police Station Golabari, District Howrah, PIN 711 106 (hereinafter referred to as the "**SAID ATTORNEY**") as their true and lawful attorney for them, in their names and on their behalf to do the following acts, deeds and things and to exercise the following powers of authorities in respect of the said premises:-

1. To look after, manage and control the said premises hereunder written on their behalf.
2. To prepare building plan for construction of building on the said premises and to sign on their behalf the said building plan and modification thereof and all drawings and specifications and all other papers and documents declarations etc. as would be necessary for obtaining sanction of the building plan or any revisions thereof from the Kamarhati Municipality and to apply for and to collect and receive such plan after sanction from the said Municipal Authority.
3. To contact with the Officials of the Kamarhati Municipality and/or any other concerned officials for the purpose of sanction of the plan and/or revised plan in respect of the said premises and pursue the same and also to receive the sanctioned plan of the same from the concerned authority on the Principals' behalf.
4. To construct G+V storied structure with good and standard quality of building materials as stated in Development Agreement at the cost of the Developer namely M/s. Happy Moments Properties on the said premises as per the sanctioned plan.
5. To procure all building materials viz. Bricks, cement, sand, stone chips, MS rod and all other materials as may be required for construction of the said building and also allied items which are necessary for completion of buildings according to the sanctioned plan.
6. To arrange for labour force, engineers, supervisors, electrical personal, water line personnel and all other personnel as may be required for the purpose of construction of the buildings on such terms, and conditions as the said Attorney shall deem fit and proper and to discharge him as and when the exigencies of the circumstances shall so demand.
7. To get the signature of the Principals on any occasion whenever and wherever required for the purpose of construction of building and also for other purpose thereafter.
8. To receive documents, letters, notices, from various authorities in connection with the construction of the building on the Principals' behalf.
9. To apply for water connection, electricity connection and all other acts agreements and things relating to development of construction of the said buildings.
10. To apply for permit and license to the authorities for cement, steel and other building materials for construction of the said buildings on the said premises, if so required.
11. To arrange, apply for telephone connection, electricity sewerage/drainage and similar services to the said buildings for use of the occupier/s and make it comfortably habitable.

12. To appoint Lawyers, Attorneys, Advocates whenever necessary for the purpose of defending the case if there is any dispute arising relating to the said premises and the said buildings.
13. To sign, execute, submit or deliver all complaints, written statement objection, memorandum of appeal, affidavits, application, revision, injunction, petitions, and all other appeals and papers, document and exhibits for the aforesaid purposes.
14. To visit and represent the Principals before all the West Bengal Govt. Office or Offices concerned and/or Central Govt. Office or Offices concerned and all other offices concerned smooth management of the said premises as per stated and written in the Schedule hereunder on Principals' behalf.
15. To sign and execute any sale agreement, contract, Deed of Sale, Deed of Gift, Conveyances or any agreement or documents in respect of portion/s or space/s of the Developer's Allocation in the buildings which is fully mentioned and described in the aforesaid registered Development Agreement of even date, to be constructed in favour of any intending purchaser or purchasers and to receive from the purchaser or purchasers any sum, earnest money and/or full consideration and to give valid receipt for the same and to give possession thereof together with undivided proportionate share in land thereto in respect of Developer's Allocation.
16. To make, present, endorse and execute any Deed of Conveyance or Conveyances, Deed of Lease, Deed of Declaration or other documents for registration when to be executed by Principals' said Attorney and to sign, admit execution and registration thereof before the registering authority or authorities concerned at Kolkata and North 24-Parganas or any such other registering office or offices concerned in West Bengal on Principals' behalf in respect of Developer's Allocation.
17. To deposit all fees, moneys before any authorities concerned and to pay Tax or taxes to the authority or authorities on the Principals' behalf till delivery of possession of the respective floors/flats to the occupiers.

AND GENERALLY to do exercise, execute and perform all and every other act, deed and thing in relation to all matters as fully and effectually as the Principals could do if personally present.

AND the Principals do hereby ratify and confirm and agrees at all times to ratify and confirm all and whatsoever the Attorney shall lawfully do or cause to be done in the premises by virtue of these presents.

THE SCHEDULE AS ABOVE REFERRED TO:(THE SAID PREMISES)

ALL THAT piece or parcel of **Bastu land** measuring an area about **30 (Thirty) Cottahs** equivalent to **21600 Sq.ft. (Twentyone Thousand Six Hundred)** more or less (including common passage having an area about **3867.2 Sq.ft.**) more or less (11 Cottah 4 Chittack equivalent to 8100 Sq.ft. more or less under R.S. Dag No. 5918 & 18 Cottah 12 Chittack equivalent to 13500 Sq.ft. more or less under R.S. Dag No. 5919), all comprised under J. L. No. 1, Touzi No. 173, Sheet No.15, C.S. Dag No. 5918 corresponding to R.S. Dag No. 5918, C.S. Dag No. 5920 corresponding to R.S. Dag No. 5919, C.S. Khatian Nos. 1624, 1625 corresponding to R.S. Khatian Nos. 2155, 2156 within Mouza Ariadaha Kamarhati, Block Barrackpore-II, Police Station Belghoria, Kolkata 700 057, District North 24-Parganas, West Bengal within the limits of the Kamarhati Municipality having **Old Holding Nos. F-65/1/3, F-65/3, F-65/4, F-65/5 & F-65/6, New Holding No.F-65/6 (after amalgamation) under Premises No.7, Mahesh Mukherjee Feeder Road, Ariadaha, Ward No.11, Kolkata 700 057 Police Station Belghoria, Post Office Ariadaha, comprised under Mouza Ariadaha Kamarhati, J.L. No. 1, Touzi No. 173, Sheet No.15, comprised in R.S. Dag No. 5918, 5919, under R.S. Khatian Nos. 2155, 2156, District North 24-Parganas under the local limit of Kamarhati Municipality TOGETHER WITH 16' Ft. wide common passage on the Eastern portion of the said property TOGETHER WITH all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Owners in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances, the details of area of land are given below:**

Holding No.	C.S./R.S.Dag No.	C.S./R.S. Khatian No.	Area of land (Sq.Ft.)	Proportionate share of Common Area (Sq.ft.)	Total Area (Land+ Common Area) (Sq.Ft.)
F-65/1	C.S./R.S. 5918 & C.S. 5920/R.S.5919	C.S. 1624, 1625, R.S. 2155, 2156	1176.8	256.6	1433.4
F-65/5	C.S./R.S. 5918 & C.S. 5920/R.S.5919	C.S. 1624, 1625, R.S. 2155, 2156	4210.0	918.2	5128.2
F-65/4	C.S./R.S. 5918 & C.S. 5920/R.S.5919	C.S. 1624, 1625, R.S. 2155, 2156	4173.0	910.1	5083.1
F-65/6	C.S./R.S. 5918 & C.S. 5920/R.S.5919	C.S. 1624, 1625, R.S. 2155, 2156	4130.0	900.7	5030.7
F-65/3	C.S./R.S. 5918 & C.S. 5920/R.S.5919	C.S. 1624, 1625, R.S. 2155, 2156	4043.0	881.6	4924.6
TOTAL :			17732.8	3867.2	21600.0

The said land is butted and bounded as under:

On the North : By M. M. Feeder Road;

On the South : Partly by land of Survi Agarwal under Holding No. F-65/1 and partly by land of Lalita Devi Agarwal under Holding No.F-65/2, both under C. S. Dag Nos.5918, 5920;

On the East : By 16' Ft. wide common passage under C.S. Dag No. 5920;

On the West : By land under C.S. Dag No. 5916.

IN WITNESS WHEREOF we, the said Landowners/Principals herein, have hereunto set our hands this the 22nd day of January, Two Thousand and Twentyfour (A.D.).

SIGNED SEALED AND DELIVERED
by the withinnamed LANDOWNERS/
PRINCIPALS at Kolkata in the
presence of :-

Dakshineswar Properties

Uman Anand

Partner

Tirupati Properties

Uman Anand

Partner

1. Prodosha Santra
578, Kashtodanga Road
Kolkata - 700061

Salasar Properties

Uman Anand

Partner

MATARA CONSTRUCTION

Uman Anand

Partner

2. Anil Kumar Bhowmik
60/D, S.M.P.S.
West - 61

We ACCEPT IT

Happy Moments Properties

S.K. Kothari

Partner

Constituted Attorney

Drafted by:

Sukumar Das

Sukumar Das
Advocate
High Court, Calcutta
Enrol. No. F/916/2008

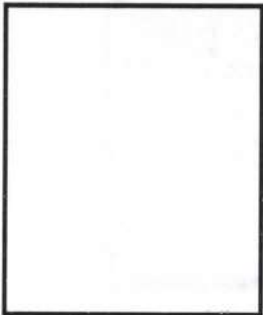
SPECIMEN FORM FOR TEN FINGERPRINTS



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

DAKSHINESWAR PROPERTIES

153/1/A, SURENDRA MOHAN BOSE ROAD, PANIHATI, KOLKATA-700114

TO WHOM IT MAY CONCERN

DECLARATION FOR AUTHORISED SIGNATORY

We, , Sohan Lal Baid, Amit Agarwal, and Sanjay Kumar Kothari being Partners of **M/S. DAKSHINESWAR PROPERTIES**, hereby solemnly authorize, **SRI VIKASH AGRAWAL**, son of Sri Satyanarayan Agrawal, residing at Ekta Residency, Flat No.3B, 174/A, Manicktala Main Road, Kolkata 700 054 to act as **Authorised Signatory** of our firm, **M/S. DAKSHINESWAR PROPERTIES** for execution and registration of any Deed or Deeds including Development Agreement, Development Power of Attorney, Deed of Sale and other documents for and on behalf of **M/S. DAKSHINESWAR PROPERTIES** in respect of a **Bastu land** measuring an area about **30 (Thirty) Cottahs** equivalent to **21600 Sq.ft. (Twentyone Thousand Six Hundred)** more or less (**including common passage having an area about 3867.2 Sq.ft.**) more or less (11 Cottah 4 Chittack equivalent to 8100 Sq.ft. more or less under R.S. Dag No. 5918 & 18 Cottah 12 Chittack equivalent to 13500 Sq.ft. more or less under R.S. Dag No. 5919), all comprised under J. L. No. 1, Touzi No. 173, Sheet No.15, C.S. Dag No. 5918 corresponding to R.S. Dag No. 5918, C.S. Dag No. 5920 corresponding to R.S. Dag No. 5919, C.S. Khatian Nos. 1624, 1625 corresponding to R.S. Khatian Nos. 2155, 2156 within Mouza Ariadaha Kamarhati, Block Barrackpore-II, Police Station Belghoria, Kolkata 700 057, District North 24-Parganas, West Bengal within the limits of the Kamarhati Municipality having **Old Holding Nos. F-65/1/3, F-65/3, F-65/4, F-65/5 & F-65/6, New Holding No.F-65/6 (after amalgamation) under Premises No.7, Mahesh Mukherjee Feeder Road, Ariadaha, Ward No.11, Kolkata 700 057 Police Station Belghoria, Post Office Ariadaha**, comprised under **Mouza Ariadaha Kamarhati, J.L. No. 1, Touzi No. 173, Sheet No.15**, comprised in **R.S. Dag No. 5918, 5919**, under **R.S. Khatian Nos. 2155, 2156**, District North 24-Parganas under the local limit of **Kamarhati Municipality TOGETHER WITH 16' Ft. wide common passage on the Eastern portion of the said property.**

.All his actions in relation to this business will be binding on us.

Dakshineswar Properties

Sohan Lal Baid
Partner
Partner

Dakshineswar Properties

Amit Agarwal
Partner
Partner

Dakshineswar Properties

S. K. Kothari
Partner
Partner

ACCEPTED AS AN AUTHORISED SIGNATORY

I, **SRI VIKASH AGRAWAL**, Partner of **M/S. DAKSHINESWAR PROPERTIES** do hereby solemnly accord my acceptance to act as **Authorized Signatory** for the above referred business and all my acts shall be binding on the business.

Dakshineswar Properties

Vikash Agrawal
Partner
(VIKASH AGRAWAL)

Dated, 04/01/2024

SALASAR PROPERTIES

153/1/A, SURENDRA MOHAN BOSE ROAD, PANIHATI, KOLKATA-700114

TO WHOM IT MAY CONCERN

DECLARATION FOR AUTHORISED SIGNATORY

We, Sohan Lal Baid, Amit Agarwal, and Sanjay Kumar Kothari being Partners of **M/S. SALASAR PROPERTIES** hereby solemnly authorize, **SRI VIKASH AGRAWAL**, son of Sri Satyanarayan Agrawal, residing at Ekta Residency, Flat No.3B, 174/A, Manicktala Main Road, Kolkata 700 054 to act as **Authorised Signatory** of our firm, **SALASAR PROPERTIES** for execution and registration of any Deed or Deeds including Development Agreement, Development Power of Attorney, Deed of Sale and other documents for and on behalf of **M/S. SALASAR PROPERTIES** in respect of a **Bastu land** measuring an area about **30 (Thirty) Cottahs** equivalent to **21600 Sq.ft. (Twentyone Thousand Six Hundred)** more or less (**including common passage having an area about 3867.2 Sq.ft.**) more or less (11 Cottah 4 Chittack equivalent to 8100 Sq.ft. more or less under R.S. Dag No. 5918 & 18 Cottah 12 Chittack equivalent to 13500 Sq.ft. more or less under R.S. Dag No. 5919), all comprised under J. L. No. 1, Touzi No. 173, Sheet No.15, C.S. Dag No. 5918 corresponding to R.S. Dag No. 5918, C.S. Dag No. 5920 corresponding to R.S. Dag No. 5919, C.S. Khatian Nos. 1624, 1625 corresponding to R.S. Khatian Nos. 2155, 2156 within Mouza Ariadaha Kamarhati, Block Barrackpore-II, Police Station Belghoria, Kolkata 700 057, District North 24-Parganas, West Bengal within the limits of the Kamarhati Municipality having **Old Holding Nos. F-65/1/3, F-65/3, F-65/4, F-65/5 & F-65/6, New Holding No.F-65/6 (after amalgamation) under Premises No.7, Mahesh Mukherjee Feeder Road, Ariadaha, Ward No.11, Kolkata 700 057 Police Station Belghoria, Post Office Ariadaha, comprised under Mouza Ariadaha Kamarhati, J.L. No. 1, Touzi No. 173, Sheet No.15, comprised in R.S. Dag No. 5918, 5919, under R.S. Khatian Nos. 2155, 2156, District North 24-Parganas under the local limit of Kamarhati Municipality TOGETHER WITH 16' Ft. wide common passage on the Eastern portion of the said property.**

.All his actions in relation to this business will be binding on us.

Salasar Properties

Sohan Lal Baid

Partner

Partner

Salasar Properties

Amit Agarwal

Partner

Partner

Salasar Properties

S.K. Kothari

Partner

Partner

ACCEPTED AS AN AUTHORISED SIGNATORY

I, **SRI VIKASH AGRAWAL**, Partner of **M/S. SALASAR PROPERTIES** do hereby solemnly accord my acceptance to act as **Authorized Signatory** for the above referred business and all my acts shall be binding on the business.

Salasar Properties

Vikash Agrawal

Partner

(VIKASH AGRAWAL)

Dated, 04/01/2024

MA TARA CONSTRUCTION

153/1/A, SURENDRA MOHAN BOSE ROAD, PANIHATI, KOLKATA-700114

TO WHOM IT MAY CONCERN

DECLARATION FOR AUTHORISED SIGNATORY

We, , Sohan Lal Baid, Amit Agarwal, and Sanjay Kumar Kothari being Partners of **M/s MA TARA CONSTRUCTION**, hereby solemnly authorize, **SRI VIKASH AGRAWAL**, son of Sri Satyanarayan Agrawal, residing at Ekta Residency, Flat No.3B, 174/A, Manicktala Main Road, Kolkata 700 054 to act as **Authorised Signatory** of our firm, M/s **MA TARA CONSTRUCTION** for execution and registration of any Deed or Deeds including Development Agreement, Development Power of Attorney, Deed of Sale and other documents for and on behalf of **M/S. MA TARA CONSTRUCTION** in respect of a **Bastu land** measuring an area about **30 (Thirty) Cottahs** equivalent to **21600 Sq.ft. (Twentyone Thousand Six Hundred)** more or less (**including common passage having an area about 3867.2 Sq.ft.**) more or less (11 Cottah 4 Chittack equivalent to 8100 Sq.ft. more or less under R.S. Dag No. 5918 & 18 Cottah 12 Chittack equivalent to 13500 Sq.ft. more or less under R.S. Dag No. 5919), all comprised under J. L. No. 1, Touzi No. 173, Sheet No.15, C.S. Dag No. 5918 corresponding to R.S. Dag No. 5918, C.S. Dag No. 5920 corresponding to R.S. Dag No. 5919, C.S. Khatian Nos. 1624, 1625 corresponding to R.S. Khatian Nos. 2155, 2156 within Mouza Ariadaha Kamarhati, Block Barrackpore-II, Police Station Belghoria, Kolkata 700 057, District North 24-Parganas, West Bengal within the limits of the Kamarhati Municipality having **Old Holding Nos. F-65/1/3, F-65/3, F-65/4, F-65/5 & F-65/6, New Holding No.F-65/6 (after amalgamation) under Premises No.7, Mahesh Mukherjee Feeder Road, Ariadaha, Ward No.11, Kolkata 700 057 Police Station Belghoria, Post Office Ariadaha**, comprised under **Mouza Ariadaha Kamarhati, J.L. No. 1, Touzi No. 173, Sheet No.15, comprised in R.S. Dag No. 5918, 5919, under R.S. Khatian Nos. 2155, 2156, District North 24-Parganas** under the local limit of **Kamarhati Municipality TOGETHER WITH 16' Ft. wide common passage on the Eastern portion of the said property.**

All his actions in relation to this business will be binding on us.

MA TARA CONSTRUCTION

Sohan Lal Baid
Partner

MA TARA CONSTRUCTION

Amit Agarwal
Partner

MA TARA CONSTRUCTION

S. K. Kothari
Partner

Partner

ACCEPTED AS AN AUTHORISED SIGNATORY

I, **SRI VIKASH AGRAWAL**, Partner of **M/S. MA TARA CONSTRUCTION** do hereby solemnly accord my acceptance to act as **Authorized Signatory** for the above referred business and all my acts shall be binding on the business.

MA TARA CONSTRUCTION

Vikash Agrawal

Partner
(VIKASH AGRAWAL)

Dated, 04/01/2024

TIRUPATI PROPERTIES

153/1/A, SURENDRA MOHAN BOSE ROAD, PANIHATI, KOLKATA-700114

TO WHOM IT MAY CONCERN

DECLARATION FOR AUTHORISED SIGNATORY

We, Sohan Lal Baid, Amit Agarwal, and Sanjay Kumar Kothari being Partners of **M/S. TIRUPATI PROPERTIES** hereby solemnly authorize, **SRI VIKASH AGRAWAL**, son of Sri Satyanarayan Agrawal, residing at Ekta Residency, Flat No.3B, 174/A, Manicktala Main Road, Kolkata 700 054 to act as **Authorised Signatory** of our firm, **TIRUPATI PROPERTIES** for execution and registration of any Deed or Deeds including Development Agreement, Development Power of Attorney, Deed of Sale and other documents for and on behalf of **M/S. TIRUPATI PROPERTIES** in respect of a **Bastu land** measuring an area about **30 (Thirty) Cottahs** equivalent to **21600 Sq.ft. (Twentyone Thousand Six Hundred)** more or less (**including common passage having an area about 3867.2 Sq.ft.**) more or less (11 Cottah 4 Chittack equivalent to 8100 Sq.ft. more or less under R.S. Dag No. 5918 & 18 Cottah 12 Chittack equivalent to 13500 Sq.ft. more or less under R.S. Dag No. 5919), all comprised under J. L. No. 1, Touzi No. 173, Sheet No.15, C.S. Dag No. 5918 corresponding to R.S. Dag No. 5918, C.S. Dag No. 5920 corresponding to R.S. Dag No. 5919, C.S. Khatian Nos. 1624, 1625 corresponding to R.S. Khatian Nos. 2155, 2156 within Mouza Ariadaha Kamarhati, Block Barrackpore-II, Police Station Belghoria, Kolkata 700 057, District North 24-Parganas, West Bengal within the limits of the Kamarhati Municipality having **Old Holding Nos. F-65/1/3, F-65/3, F-65/4, F-65/5 & F-65/6, New Holding No.F-65/6 (after amalgamation) under Premises No.7, Mahesh Mukherjee Feeder Road, Ariadaha, Ward No.11, Kolkata 700 057 Police Station Belghoria, Post Office Ariadaha**, comprised under **Mouza Ariadaha Kamarhati, J.L. No. 1, Touzi No. 173, Sheet No.15**, comprised in **R.S. Dag No. 5918, 5919**, under **R.S. Khatian Nos. 2155, 2156**, District North 24-Parganas under the local limit of **Kamarhati Municipality TOGETHER WITH 16' Ft. wide common passage on the Eastern portion of the said property.**

.All his actions in relation to this business will be binding on us.

Tirupati Properties

Sohan Lal Baid

Partner

Partner

Tirupati Properties

Amit Agarwal

Partner

Partner

Tirupati Properties

S.K. Kothari

Partner

Partner

ACCEPTED AS AN AUTHORISED SIGNATORY

I, **SRI VIKASH AGRAWAL**, Partner of **M/S TIRUPATI PROPERTIES** do hereby solemnly accord my acceptance to act as **Authorized Signatory** for the above referred business and all my acts shall be binding on the business.

Tirupati Properties

Vikash Agrawal

Partner

(VIKASH AGRAWAL)

Dated, 04/01/2024

HAPPY MOMENTS PROPERTIES

7, MAHESH MUKHERJEE FEEDER ROAD, BELGHARIA, NORTH 24 PARGANAS,
KOLKATA-700057

TO WHOM IT MAY CONCERN

DECLARATION FOR AUTHORISED SIGNATORY

We, Sohan Lal Baid, Amit Agarwal, and Vikash Agarwal being Partners of **M/S. HAPPY MOMENTS PROPERTIES**, hereby solemnly authorize, **SRI SANJAY KUMAR KOTHARI**, son of Late Jagdish Prasad Kothari, residing at 9, Ashutosh Mukherjee Lane, Howrah 711 106 to act as **Authorised Signatory** of our firm, **M/S. HAPPY MOMENTS PROPERTIES** for execution and registration of any Deed or Deeds including Development Agreement, Development Power of Attorney, Deed of Sale and other documents for and on behalf of **M/S. HAPPY MOMENTS PROPERTIES** in respect of a **Bastu land** measuring an area about **30 (Thirty) Cottahs** equivalent to **21600 Sq.ft. (Twentyone Thousand Six Hundred)** more or less (including common passage having an area about **3867.2 Sq.ft.**) more or less (11 Cottah 4 Chittack equivalent to 8100 Sq.ft. more or less under R.S. Dag No. 5918 & 18 Cottah 12 Chittack equivalent to 13500 Sq.ft. more or less under R.S. Dag No. 5919), all comprised under J. L. No. 1, Touzi No. 173, Sheet No.15, C.S. Dag No. 5918 corresponding to R.S. Dag No. 5918, C.S. Dag No. 5920 corresponding to R.S. Dag No. 5919, C.S. Khatian Nos. 1624, 1625 corresponding to R.S. Khatian Nos. 2155, 2156 within Mouza Ariadaha Kamarhati, Block Barrackpore-II, Police Station Belghoria, Kolkata 700 057, District North 24-Parganas, West Bengal within the limits of the Kamarhati Municipality having **Old Holding Nos. F-65/1/3, F-65/3, F-65/4, F-65/5 & F-65/6, New Holding No.F-65/6 (after amalgamation) under Premises No.7, Mahesh Mukherjee Feeder Road, Ariadaha, Ward No.11, Kolkata 700 057 Police Station Belghoria, Post Office Ariadaha**, comprised under **Mouza Ariadaha Kamarhati, J.L. No. 1, Touzi No. 173, Sheet No.15**, comprised in **R.S. Dag No. 5918, 5919**, under **R.S. Khatian Nos. 2155, 2156**, District North 24-Parganas under the local limit of **Kamarhati Municipality TOGETHER WITH 16' Ft. wide common passage on the Eastern portion of the said property.**

.All his actions in relation to this business will be binding on us.

Happy Moments Properties

Sohan Lal Baid

Partner

Partner

Happy Moments Properties

Amit Agarwal

Partner
Partner

Happy Moments Properties

Vikash Agarwal

Partner

Partner

ACCEPTED AS AN AUTHORISED SIGNATORY

I, **SRI SANJAY KUMAR KOTHARI**, Partner of **M/S. HAPPY MOMENTS PROPERTIES** do hereby solemnly accord my acceptance to act as **Authorized Signatory** for the above referred business and all my acts shall be binding on the business.

Happy Moments Properties

S.K. Kothari

(SANJAY KUMAR KOTHARI)

Dated, 04/01/2024

Major Information of the Deed

Deed No :	I-1902-00912/2024	Date of Registration	22/01/2024
Query No / Year	1902-8000191191/2024	Office where deed is registered	
Query Date	22/01/2024 5:20:55 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Sukumar Das 1, Netaji Subhas Road, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9903456814, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 5,10,00,000/-	Rs. 5,26,71,590/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 73/- (Article:E, M(a).)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190200907/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Belgharia, Municipality: ARIADHA KAMARHATI, Road: M.M. Feeder Road, Mouza: Ariadaha, Premises No: 7, , Ward No: 011, Holding No:F 65 BY 6 Pin Code : 700057

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-5918	RS-2155	BASTU WITH AREA >10 COTTAH	Bastu	11 Katha 4 Chatak	1,95,00,000/-	1,97,51,846/-	Property is on Road , Project Name :
L2	RS-5919	RS-2156	BASTU WITH AREA >10 COTTAH	Bastu	18 Katha 12 Chatak	3,15,00,000/-	3,29,19,744/-	Property is on Road , Project Name :
		TOTAL :			49.5Dec	510,00,000 /-	526,71,590 /-	
	Grand Total :				49.5Dec	510,00,000 /-	526,71,590 /-	

Principal Details :

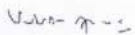
Sl No	Name,Address,Photo,Finger print and Signature
1	DAKSHINESWAR PROPERTIES 153/1/A, S M BOSE ROAD, KOLKATA, City:- , P.O:- PANIHATI, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700114 , PAN No.:: AAxxxxxx0C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	TIRUPATI PROPERTIES 153/1/A, S M BOSE ROAD, KOLKATA, City:- , P.O:- PANIHATI, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700114 , PAN No.:: AAxxxxxx8R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

3	SALASAR PROPERTIES 153/1/A, S M BOSE ROAD, KOLKATA, City:- , P.O:- PANIHATI, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700114 , PAN No.:: AExxxxxx0A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
4	MA TARA CONSTRUCTION 153/1/A, S M BOSE ROAD, KOLKATA, City:- , P.O:- PANIHATI, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700114 , PAN No.:: ABxxxxxx1G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

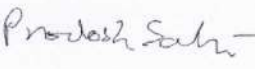
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	HAPPY MOMENTS PROPERTIES 7, MAHESH MUKHERJEE FEEDER ROAD, KOLKATA, City:- , P.O:- ARIADAH, P.S:-Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700057 , PAN No.:: AAxxxxxx9h,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri VIKASH AGRAWAL Son of Shri SATYANARAYAN AGRAWAL Date of Execution - 22/01/2024, , Admitted by: Self, Date of Admission: 22/01/2024, Place of Admission of Execution: Office	 Jan 22 2024 5:32PM	 LTI 22/01/2024	 22/01/2024
	EKTA RESIDENCY, FLAT 3B, 174/A, MANICKTALA MAIN ROAD, KOLKATA, City:- , P.O:- KANKURGACHI, P.S:-Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN:- 700054, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AYxxxxxx2F, Aadhaar No: 23xxxxxxxx8985 Status : Representative, Representative of : DAKSHINESWAR PROPERTIES (as AUTHORISED SIGNATORY), TIRUPATI PROPERTIES (as AUTHORISED SIGNATORY), SALASAR PROPERTIES (as AUTHORISED SIGNATORY), MA TARA CONSTRUCTION (as AUTHORISED SIGNATORY)			
2	Name	Photo	Finger Print	Signature
	Shri SANJAY KUMAR KOTHARI (Presentant) Son of Late JAGDISH PRASAD KOTHARI Date of Execution - 22/01/2024, , Admitted by: Self, Date of Admission: 22/01/2024, Place of Admission of Execution: Office	 Jan 22 2024 5:31PM	 LTI 22/01/2024	 22/01/2024
	9, ASHUTOSH MUKHERJEE LANE, City:- , P.O:- SALKIA, P.S:-Golabari, District:-Howrah, West Bengal, India, PIN:- 711106, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx1P, Aadhaar No: 65xxxxxxxx0006 Status : Representative, Representative of : HAPPY MOMENTS PROPERTIES (as AUTHORISED SIGNATORY)			

Identifier Details :

Name	Photo	Finger Print	Signature
Prodosh Santra Son of Late Gopal Santra 578, Kasthodanga Road, City:- , P.O:- Kasthodanga, P.S:-Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN:- 700061		 Captured	
	22/01/2024	22/01/2024	22/01/2024
Identifier Of Shri VIKASH AGRAWAL, Shri SANJAY KUMAR KOTHARI			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	DAKSHINESWAR PROPERTIES	HAPPY MOMENTS PROPERTIES-4.64063 Dec
2	TIRUPATI PROPERTIES	HAPPY MOMENTS PROPERTIES-4.64063 Dec
3	SALASAR PROPERTIES	HAPPY MOMENTS PROPERTIES-4.64063 Dec
4	MA TARA CONSTRUCTION	HAPPY MOMENTS PROPERTIES-4.64063 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	DAKSHINESWAR PROPERTIES	HAPPY MOMENTS PROPERTIES-7.73438 Dec
2	TIRUPATI PROPERTIES	HAPPY MOMENTS PROPERTIES-7.73438 Dec
3	SALASAR PROPERTIES	HAPPY MOMENTS PROPERTIES-7.73438 Dec
4	MA TARA CONSTRUCTION	HAPPY MOMENTS PROPERTIES-7.73438 Dec

Endorsement For Deed Number : I - 190200912 / 2024

On 22-01-2024

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 11:52 hrs on 22-01-2024, at the Office of the A.R.A. - II KOLKATA by Shri SANJAY KUMAR KOTHARI ,.

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 5,26,71,590/-

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

Execution is admitted on 22-01-2024 by Shri VIKASH AGRAWAL, AUTHORISED SIGNATORY, DAKSHINESWAR PROPERTIES, 153/1/A, S M BOSE ROAD, KOLKATA, City:- , P.O:- PANIHATI, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700114; AUTHORISED SIGNATORY, TIRUPATI PROPERTIES, 153/1/A, S M BOSE ROAD, KOLKATA, City:- , P.O:- PANIHATI, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700114; AUTHORISED SIGNATORY, SALASAR PROPERTIES, 153/1/A, S M BOSE ROAD, KOLKATA, City:- , P.O:- PANIHATI, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700114; AUTHORISED SIGNATORY, MA TARA CONSTRUCTION, 153/1/A, S M BOSE ROAD, KOLKATA, City:- , P.O:- PANIHATI, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700114

Identified by Prodosh Santra, , Son of Late Gopal Santra, 578, Kasthodanga Road, P.O: Kasthodanga, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by profession Service

Execution is admitted on 22-01-2024 by Shri SANJAY KUMAR KOTHARI, AUTHORISED SIGNATORY, HAPPY MOMENTS PROPERTIES, 7, MAHESH MUKHERJEE FEEDER ROAD, KOLKATA, City:- , P.O:- ARIADAH, P.S:- Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700057

Identified by Prodosh Santra, , Son of Late Gopal Santra, 578, Kasthodanga Road, P.O: Kasthodanga, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 73.00/- (E = Rs 7.00/- ,I = Rs 55.00/- ,M(a) = Rs 7.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 73.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50.00/-
Description of Stamp

1. Stamp, Type: Impressed, Serial no 2609, Amount: Rs.50.00/-, Date of Purchase: 03/01/2024, Vendor name: S Das


Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2024, Page from 53716 to 53739

being No 190200912 for the year 2024.



Digitally signed by SATYAJIT BISWAS
Date: 2024.02.06 12:29:49 +05:30
Reason: Digital Signing of Deed.

(Satyajit Biswas) 06/02/2024

ADDITIONAL REGISTRAR OF ASSURANCE

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

West Bengal.