

5591/25

9.04823/25



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

1
28/04/25

certified that the Document is admitted to registration. The Signature Sheet and the endorsement sheet attached to this document are the part of this Document.

8/1163798/25

37AA 743769

29 APR 2025



Additional Registrar
of Assurances II Kolkata

~~28 APR 2025~~

ADDITIONAL REGISTRAR OF
ASSURANCES-II, KOLKATA

POWER OF ATTORNEY

(AFTER REGISTERED DEVELOPMENT AGREEMENT)

KNOW ALL MEN BY THIS POWER OF ATTORNEY

M/S. BGA REALTORS, PAN - AAHFB6714F, a registered Partnership Firm, having its Principal Office at P-399, Hemanta Mukhopadhyay Sarani, P.S. - Lake, P.O. - Sarat Bose Road, Kolkata - 700 029, being represented by one

28 MAR 2025

29525

No.....Rs.-20/- Date.....

Name:-K. P. Majumder
Advocate

Address:-High Court, Calcutta
Alipore Collectorate, 24 Pgs. (S)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, Kol-27



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ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

28 APR 2025

of its Partners, **SHRI RAJIB GHOSE**, PAN - **AJVPG5686J**, son of Late Bimalendu Ghose, by faith - Hindu, by occupation - Business, residing at P-399, Hemanta Mukhopadhyay Sarani, P.S. - Lake, P.O. - Sarat Bose Road, Kolkata - 700 029, District - 24 Parganas (South), West Bengal, hereinafter referred to as the **PRINCIPAL**, **SEND GREETINGS:**

K.J. REALINFRA (P) LTD, PAN - **AAECK3336L**, a Company incorporated under the companies Act, 1956 having its Registered office at No. 19, Lake Avenue (Ft. Lt. Tapan Chowdhury Avenue), P.S. - Tollygunge, P.O. - Sarat Bose Road, Kolkata - 700 026, Dist. - South 24-Parganas, West Bengal, being represented by its Director, **SHRI JOYDEEP MAJUMDER**, PAN - **AEWPM7393E**, son of Late Manik Majumder, by Nationality - Indian, by faith - Hindu, by Occupation - Business, residing at 66, Humayan Kabir Sarani, P.S. & P.O. - New Alipore, Kolkata - 700 053, Dist. - South 24-Parganas, West Bengal, as the Developer and **URBANLITE REALITY LLP**, PAN - **AAIFU0748F**, a body corporate formed and incorporated under the Limited Liability Partnership Act, 2008 having its registered Office at Holding Premises No. N/12, J.N. Avenue, Durgapur, P.O. - Amarabati, P.S. - New Township, District- Paschim Bardhaman, West Bengal, PIN - 713214 and represented by one of its Designated Partner, **MR. GANESH YADAV**, PAN- **AFLPY9050Q**, son of Jiban Yadav, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at Village-Bargaria, P.S. - Durgapur, P.O. - Dhabani, PIN - 713 205, Dist. - Paschim Bardhaman, West Bengal, as the Co-Developer as per the Development Agreement dated day of April, 2025, registered at the office of the A.R.A. II Kolkata, and recorded in Book No. I., Volume No. 1902-2025, Pages from to, Being No. 4765..... for the year 2025, as our true and lawful attorney for us in our names and on our behalf to do and execute inter alia the following acts, deeds and things:

1. To sign and submit all purposes, documents, statement undertakings, declarations and places as may be required for having places for the construction of the New Building/Buildings sanctioned and to have the same sanctioned, modified and/or attached by the Durgapur Municipal Corporation and/or other authorities and in connection therewith to sign, execute and submit necessary applications and declarations, give undertakings necessary fees in connection with the sanction and

Yadav

Ganesh

Reibh

Yadav

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ADDITIONAL REGISTRAR
OF ASSURANCE, KOLKATA

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such orders and permission as may be necessary or expedient and also to appear before necessary authorities in connection with the sanctioning of the plans, construction of New Building/Buildings.

2. To demolish the existing Building/Structure, if any and construct a raise a new 05 Blocks of Residential Building as per Sanction Plan with modern amenities and facilities along with Car parking spaces as per the Sanctioned Plan.
3. To appear and to represent us before any office either Government, Semi-Government or any Private Concern, Local Authority, all Police Station, Fire Bridge, Collectorate's Office, Municipality, ADDA and Requisition offices and also in the office of the Competent Authority under Urban Land (ceiling and regulations) Act, 1976 and all other offices concerned and to submit all applications, petitions on our behalf and to sign and verify the same on our behalf in respect of our said land as mentioned in the schedule below.
4. To apply for and obtain such permissions, as may be necessary for obtaining Steel, Cement, Bricks and other constructions and buildings materials and construction equipments and to appoint Architects for the purpose of construction of the New Building on the premises.
5. To warn off and prohibit and if necessary proceed against in due form of law against, any trespasser or trespassers who might come on the said land and to take appropriate steps whether by action distress or otherwise and abate nuisance.
6. To enforce any covenant in any sale deed affecting the said land.
7. To execute all necessary papers and documents that may be required to be submitted to various authorities, statutory and otherwise, for clearances, sanctions, permissions etc., for the purpose of development of the said lands and erection of

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ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

28 APR 2025

buildings thereon.

8. To apply for and obtain such certificates and other permissions and/or clearances including certificates under the provisions under any law of land or other law relating to land or building or under the Income Tax Act or any other law as may be required for execution and/or registration of any Conveyance or other document and/or for transferring any right in respect of the said land.

Comesh Yadav

9. To prepare, sign, declare and file declarations, statements applications and/or returns and otherwise in connection with the holding, possession, and management of the said property and in relation thereto before any appropriate or other authority as may be required under any law or laws now prevailing or as may in future become applicable and to do, exercise, execute and perform all necessary acts, deeds and things required there under. This Power of Attorney is to be read in consonance with the previous continuing registered power of attorney dated 17th day of June, 2015.

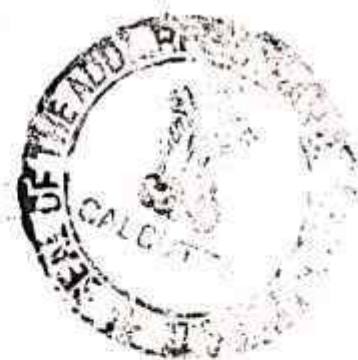
Rishi Khan

10. The Developer can enter into any Agreements for Sale and execute Deed of Conveyance/Sale and/or Indenture or lease out or let out or transfer in any other manner in respect of the Vendor and Developer's Allocation (75 Units & Car Parking Spaces) in the new 05 Blocks of Residential Building as per Sanction Plan with modern amenities and facilities as per the Sanctioned Plan or any part or portion thereof and to receive full consideration thereof, as mentioned in the Development Agreement dated day of April, 2025, registered at the office of the A.R.A. II Kolkata, and recorded in Book No. 1....., Volume No. 1902 - 2025, Pages from to, Being No. 4765..... for the year 2025.

Rajmohan

11. The Co-Developer can enter into any Agreements for Sale and execute Deed of Conveyance/Sale and/or Indenture or lease out or let out or transfer in any other manner in respect of the Co-Developer's Allocation (114 Units & Car Parking Spaces) in the new 05 Blocks of Residential Building as per Sanction Plan with modern amenities and facilities as per the Sanctioned Plan or any part or portion

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ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

28 APR 2025

thereof and to receive full consideration thereof, as mentioned in the Development Agreement dated, day of April, 2025, registered at the office of the A.R.A. II Kolkata, and recorded in Book No. I, Volume No. 1902-2025, Pages from to, Being No. 4765 for the year 2025.

12. To make payment of all municipal rates and taxes and other outgoings in respect of the said land or any building/buildings to be constructed thereon.

13. To appear before any Notary Public Magistrate and other officers' authority or authorities having jurisdiction and to acknowledge, affirm and perfect appropriate deed, instruments and writings executed signed or made by us on our behalf.

14. The Developer and Co-Developer can present any such deed or deeds of sale, conveyance or conveyances or other documents or documents in respect of their respective allocation, for registration when executed by them, to admit execution thereof and receipt of consideration money before the Sub- Registrar, District Registrar or Registrar of Assurance, having authority for and to have them registered according to law and to do all other acts, deeds and things which our said Attorney shall consider necessary for transforming and/or conveying the said property to such purchaser or purchasers as fully and effectually in all respects as we could do the same. All agreements for sale of the Developer shall be signed on demand by the Co-Developer, if required. However, the Co-Developer that is the is fully authorized to execute all Agreement for Sale and Deeds of Conveyance pertaining to their allotments as authorized by us to do so vide this Registered Power of Attorney.

15. The Developer is entitled to seek Bank Finance and/or Mortgage Loan from any financial institution, Bank and etc. by creating charge on the Vendor and Developer's Allocation. Such finance can be secured on the strength of the Vendor and Developer's Allocation being developed and construction work-in-progress/receivables to the extent pertaining to the Vendor and Developer's

[Signature]

Rajib Khan

Ganesh Yadav

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ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

28 APR 2005

Allocation by creating a charge on the Vendor and Developer's Allocation only. In any event no charge shall be created on the Co-Developer's Allocations and the Co-Developer shall not be required to furnish any Guarantee for such loan. As this Power of Attorney has been issued against consideration.

16. The Co-Developer is entitled to seek financing of the Project (Project Finance and/or Mortgage Loan) by a Bank/Financial Institution (Banker). Such Project Finance can be secured on the strength of the Co-Developer's Allocation being developed and construction work-in-progress/receivables to the extent pertaining to the Co-Developer's Allocation by creating a charge on the Co-Developer's Allocation only. In any event no charge shall be created on the Vendor's and the Developer's Allocations and the Vendor and Developer shall not be required to furnish any Guarantee for such loan.

Raibhor

17. To apply for all sorts of electrical connections, water connections, telephone connections in the said land and Attorney shall have all right to sign and verify all the applications, forms etc. on our behalf.

Shyam

18. ~~This Power of Attorney is revocable in nature.~~

AND GENERALLY the said Attorney shall have the power to do all such other acts, deeds and things relating to the said land in all manner whatsoever, as we could have lawfully done if personally present.

AND we do hereby ratify and confirm and agree to ratify and confirm all acts and deeds whatsoever our said Attorney shall lawfully do or cause to be done in or about the said land as aforesaid.

Ganesh Yadav

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REGIONAL REGISTRAR
OF ASSURANCE, KOLKATA

28 APR 2025

THE SCHEDULE ABOVE REFERRED TO:

**(SAID TOTAL PROJECT LAND) SPARKLIN PHASE-I & SPARKLIN PHASE-II
(RESIDENTIAL AND COMMERCIAL)**

ALL THAT the pieces and parcels or plots of land comprised in (1) R.S. Dag No. 614 appertaining to R.S. Khatian No 78, corresponding L.R. Dag No. 1124 appertaining to L.R. Khatian No. 2665, containing an area by estimation 191.275 Decimals be the same a little more or less out of total area being 296 Decimals, (2) R.S. Dag No. 615 appertaining to R.S. Khatian No. 76, corresponding L.R. Dag No. 1125 appertaining to L.R. Khatian No. 2665, containing an area by estimation 145 Decimals be the same a little more or less out of total area being 162 Decimals, (3) R.S. Dag No. 624 appertaining to R.S. Khatian No 422, corresponding L.R. Dag No 1105 appertaining to L.R. Khatian No 2665, containing an area by estimation 54 Decimals be the same a little more or less out of total area being 54 Decimals, (4) R.S. Dag No. 658 (5) R.S. Dag No. 660 appertaining; both corresponding to L.R. Dag No. 1131 appertaining to L.R. Khatian No. 3436, containing an area by estimation 4 Decimals be the same a little more or less out of total area being 50 Decimals, (6) R.S. Dag No. 661, corresponding L.R. Dag No. 1132 appertaining to L.R. Khatian No. 3436, containing an area by estimation 3 Decimals be the same a little more or less out of total area being 7 Decimals, and (7) R.S. Dag No. 662, corresponding L.R. Dag No. 1130 appertaining to L.R. Khatian No. 3436, containing an area by estimation 17 Decimals be the same a little more or less out of total area being 43 Decimals, thus, altogether, an area admeasuring 4 Acres 9 Cottahs 4 Chittacks 8.6 Square Feet, all lying and situate at Mouza Dhandabag, Old J.L. No. 66, Present J.L. No.-118, under Police Station : Durgapur, falls within the Local Limit of Durgapur Municipal Corporation, District : previously Burdwan and presently Paschim Bardhaman and butted and bounded in following manner:-

ON THE NORTH : By Part of the Plot No. 625, 626, 614, 662, 661, 660;

ON THE SOUTH : By Part of the Plot No. 623, 622, 621, 615, 613, 666, 664, 662;

ON THE WEST : By Part of the Plot No. 658, 1285 & Drain, Culvert; and

ON THE EAST : By 200 ft wide link Road & Dag No. 625, 623, 622, 621.

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ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

28 APR 2025

IN WITNESS WHEREOF the parties hereunto have set and subscribed their respective hands and seals at Kolkata on this ^{28th} day of April, 2025.

SIGNED SEALED & DELIVERED in presence

of:

WITNESSES:

1. Dipankar Dhan
19, Lake Avenue
Kolkata-26
2. Sanil Karmacharya
Bans Barui
KOLKATA
700026

BGA REALTORS
Rajib Ghosh
PARTNER

SIGNATURE OF THE EXECUTOR

K J Realinfra Pvt. Ltd.
Rajmishra
Director

URBANLITE REALITY LLP

Ganesh Yadav
Partner

SIGNATURE OF THE ATTORNEY

Drafted by me and prepared
at my office

Sourav Deb
9/409/2014

Mr. Sourav Deb, Advocate
Alipore Judges' Court, Kol-27

BGA REALTORS

PARTNER



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ADDITIONAL REGISTRAR
OF ASSURANCE - KOLKATA

28 APR 2025

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the executants/- presentants					
Rail from						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
Rajm...						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
Ganesh Yadav						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				



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ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

28 APR 2025



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



290420252004104551

GRIPS Payment Detail

GRIPS Payment ID:	290420252004104551	Payment Init. Date:	29/04/2025 16:00:46
Total Amount:	78	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	3787128988833	BRN Date:	29/04/2025 16:01:21
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name:	Mr R Das
Mobile:	8961940256

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192025260041045528	Directorate of Registration & Stamp Revenue	78
Total			78

IN WORDS: SEVENTY EIGHT ONLY.

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

PAID



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



192025260041045528

GRN Details

GRN:	192025260041045528	Payment Mode:	SBI Epay
GRN Date:	29/04/2025 16:00:46	Bank/Gateway:	SBIcPay Payment Gateway
BRN :	3787128988833	BRN Date:	29/04/2025 16:01:21
Gateway Ref ID:	100157538611	Method:	State Bank of India UPI
GRIPS Payment ID:	290420252004104551	Payment Init. Date:	29/04/2025 16:00:46
Payment Status:	Successful	Payment Ref. No:	8001163798/5/2025
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Mr R Das
Address:	Kolkata
Mobile:	8961940256
Period From (dd/mm/yyyy):	29/04/2025
Period To (dd/mm/yyyy):	29/04/2025
Payment Ref ID:	8001163798/5/2025
Dept Ref ID/DRN:	8001163798/5/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	8001163798/5/2025	Property Registration- Stamp duty	0030-02-103-003-02	50
2	8001163798/5/2025	Property Registration- Registration Fees	0030-03-104-001-16	28
Total				78

IN WORDS: SEVENTY EIGHT ONLY.



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



192025260040630628

GRN Details

GRN:	192025260040630628	Payment Mode:	SBI Epay
GRN Date:	29/04/2025 13:39:48	Bank/Gateway:	SBlePay Payment Gateway
BRN :	5590573588319	BRN Date:	29/04/2025 13:40:31
Gateway Ref ID:	100157439687	Method:	State Bank of India UPI
GRIPS Payment ID:	290420252004063061	Payment Init. Date:	29/04/2025 13:39:48
Payment Status:	Successful	Payment Ref. No:	8001163798/3/2025
[Query No/**/Query Year]			

Depositor Details

Depositor's Name:	Mr S Deb
Address:	Alipore
Mobile:	8961940256
Period From (dd/mm/yyyy):	29/04/2025
Period To (dd/mm/yyyy):	29/04/2025
Payment Ref ID:	8001163798/3/2025
Dept Ref ID/DRN:	8001163798/3/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	8001163798/3/2025	Property Registration- Registration Fees	0030-03-104-001-16	73
Total				73

IN WORDS: SEVENTY THREE ONLY.

Major Information of the Deed

Deed No :	I-1902-04823/2025	Date of Registration	29/04/2025
Query No / Year	1902-8001163798/2025	Office where deed is registered	
Query Date	28/04/2025 6:33:38 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Rahul Das Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 8961940256, Status :Solicitor firm		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
	Rs. 18,12,45,313/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 70/- (Article:48(g))	Rs. 101/- (Article:E, E, M(a), M(b), I)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190204765/2025 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Paschim Bardhaman, P.S:- Durgapur, Municipality: DURGAPUR MC, Road: Unassessed Road (Dhandabagh),
Mouza: Dhandabagh, Pin Code : 713203

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1124	LR-2665	Bastu	Baid	191.275 Dec		8,36,82,813/-	Width of Approach Road: 200 Ft., , Project Name :
L2	LR-1125	LR-2665	Bastu	Baid	145 Dec		6,34,37,500/-	Width of Approach Road: 200 Ft., , Project Name :
L3	LR-1105	LR-2665	Bastu	Baid	54 Dec		2,36,25,000/-	Width of Approach Road: 200 Ft., , Project Name :
L4	LR-1131	LR-3436	Bastu	Baid	4 Dec		17,50,000/-	Width of Approach Road: 200 Ft., , Project Name :
L5	LR-1132	LR-3436	Bastu	Baid	3 Dec		13,12,500/-	Width of Approach Road: 200 Ft., , Project Name :
L6	LR-1130	LR-3436	Bastu	Baid	17 Dec		74,37,500/-	Width of Approach Road: 200 Ft., , Project Name :
		TOTAL :			414.275Dec	0 /-	1812,45,313 /-	
		Grand Total :			414.275Dec	0 /-	1812,45,313 /-	

Principal Details :

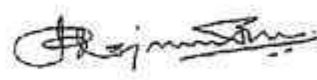
SI No	Name,Address,Photo,Finger print and Signature
1	B G A Realtors P-399, Hemanta Mukhopadhyay Sarani, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 , PAN No.:: aaxxxxxx4f,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
2	Joy Majumder & Co 19, Lake Avenue, City:- , P.O:- Sarat Bose Road, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.:: aaxxxxxx3e,Aadhaar No Not Provided, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	KJ Realinfra Private Limited 19, Lake Avenue, City:- , P.O:- Sarat Bose Road, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.:: aaxxxxxx6l,Aadhaar No Not Provided, Status :Organization, Executed by: Representative
2	Urbanlite Reality LLP N/12, J N Avenue, City:- , P.O:- Amarabati, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713214 , PAN No.:: aaxxxxxx8f,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Rajib Ghose Son of Late Bimlendu Ghose Date of Execution - 28/04/2025, , Admitted by: Self, Date of Admission: 28/04/2025, Place of Admission of Execution: Office	 Apr 28 2025 6:50PM	 Captured LTI 28/04/2025	 28/04/2025
P-399, Hemanta Mukhopadhyay Sarani, 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, , PAN No.:: ajxxxxxx6j,Aadhaar No Not Provided Status : Representative, Representative of : B G A Realtors (as Partner)				
2	Name	Photo	Finger Print	Signature
	Shri Joydeep Majumder Son of Late Manik Majumder Date of Execution - 28/04/2025, , Admitted by: Self, Date of Admission: 28/04/2025, Place of Admission of Execution: Office	 Apr 28 2025 6:48PM	 Captured LTI 28/04/2025	 28/04/2025

66, Humayan Kabir Sarani, City:- , P.O:- New Alipore, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700053, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: aexxxxxx3e,Aadhaar No Not Provided Status : Representative, Representative of : KJ Realinfra Private Limited (as Director)

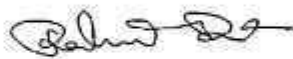
3	Name	Photo	Finger Print	Signature
	Mr Ganesh Yadav Son of Jiban Yadav Date of Execution - 28/04/2025, , Admitted by: Self, Date of Admission: 28/04/2025, Place of Admission of Execution: Office	 Apr 28 2025 6:50PM	 LTI 28/04/2025	 28/04/2025

Bargaria, City:- , P.O:- Dhabani, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713205, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: afxxxxxx0q,Aadhaar No Not Provided Status : Representative, Representative of : Urbanlite Reality LLP (as Partner)

4	Name	Photo	Finger Print	Signature
	Shri Joydeep Majumder (Presentant) Son of Late Manik Majumder Date of Execution - 28/04/2025, , Admitted by: Self, Date of Admission: 28/04/2025, Place of Admission of Execution: Office	 Apr 28 2025 6:48PM	 LTI 28/04/2025	 28/04/2025

66, Humayan Kabir Sarani, City:- , P.O:- New Alipore, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700053, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: aexxxxxx3e,Aadhaar No Not Provided Status : Representative, Representative of : Joy Majumder & Co

Identifier Details :

Name	Photo	Finger Print	Signature
Rahul Das Son of N Chandra Das Alipore Judges Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 28/04/2025	 LTI 28/04/2025	 28/04/2025

Identifier Of Shri Rajib Ghose, Shri Joydeep Majumder, Mr Ganesh Yadav, Shri Joydeep Majumder

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	B G A Realtors	KJ Realinfra Private Limited-95.6375 Dec,Urbalite Reality LLP-95.6375 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	B G A Realtors	KJ Realinfra Private Limited-72.5 Dec,Urbalite Reality LLP-72.5 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	B G A Realtors	KJ Realinfra Private Limited-27 Dec,Urbalite Reality LLP-27 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	B G A Realtors	KJ Realinfra Private Limited-2 Dec,Urbalite Reality LLP-2 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	B G A Realtors	KJ Realinfra Private Limited-1.5 Dec,Urbalite Reality LLP-1.5 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	B G A Realtors	KJ Realinfra Private Limited-8.5 Dec,Urbalite Reality LLP-8.5 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Durgapur, Municipality: DURGAPUR MC, Road: Unassessed Road (Dhandabagh),
Mouza: Dhandabagh, Pin Code : 713203

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1124, LR Khatian No:- 2665	Owner:বি.জে.এ.রিয়েলটরস্ পার্টনার, Gurdian:বিমলেন্দু ঘোষ , পিং-এস পি ঘোষ., Address:হেমন্ত মুখার্জী সরনী , কলিকাতা-২৯ , Classification:বাইদ, Area:2.02000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 1125, LR Khatian No:- 2665	Owner:বি.জে.এ.রিয়েলটরস্ পার্টনার, Gurdian:বিমলেন্দু ঘোষ , পিং-এস পি ঘোষ., Address:হেমন্ত মুখার্জী সরনী , কলিকাতা-২৯ , Classification:বাইদ, Area:1.45000000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 1105, LR Khatian No:- 2665	Owner:বি.জে.এ.রিয়েলটরস্ পার্টনার, Gurdian:বিমলেন্দু ঘোষ , পিং-এস পি ঘোষ., Address:হেমন্ত মুখার্জী সরনী , কলিকাতা-২৯ , Classification:বাইদ, Area:0.54000000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 1131, LR Khatian No:- 3436	Owner:বিজিএ রিয়েলটরস্, Gurdian:বিমলেন্দু ঘোষ, Address:নিজ , Classification:বাইদ, Area:0.04000000 Acre,	Owner Name not selected by applicant.
L5	LR Plot No:- 1132, LR Khatian No:- 3436	Owner:বিজিএ রিয়েলটরস্, Gurdian:বিমলেন্দু ঘোষ, Address:নিজ , Classification:বাইদ, Area:0.03000000 Acre,	Owner Name not selected by applicant.

[illegible]

Endorsement For Deed Number : I - 190204823 / 2025

On 28-04-2025

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

Presented for registration at 18:37 hrs on 28-04-2025, at the Office of the A.R.A. - II KOLKATA by Shri Joydeep Majumder .

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 18,12,45,313/-

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

Execution is admitted on 28-04-2025 by Shri Rajib Ghose, Partner, B G A Realtors, P-399, Hemanta Mukhopadhyay Sarani, City:-, P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029

Indetified by Rahul Das, , Son of N Chandra Das, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Business

Execution is admitted on 28-04-2025 by Shri Joydeep Majumder, Director, KJ Realinfra Private Limited, 19, Lake Avenue, City:-, P.O:- Sarat Bose Road, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026

Indetified by Rahul Das, , Son of N Chandra Das, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Business

Execution is admitted on 28-04-2025 by Mr Ganesh Yadav, Partner, Urbanlite Reality LLP, N/12, J N Avenue, City:-, P.O:- Amarabati, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713214

Indetified by Rahul Das, , Son of N Chandra Das, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Business

Execution is admitted on 28-04-2025 by Shri Joydeep Majumder, Proprietor, Joy Majumder & Co, 19, Lake Avenue, City:-, P.O:- Sarat Bose Road, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026

Indetified by Rahul Das, , Son of N Chandra Das, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Business



Satyajit Biswas

ADDITIONAL REGISTRAR OF ASSURANCE

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

Kolkata, West Bengal

On 29-04-2025

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 101.00/- (E = Rs 21.00/- ,I = Rs 55.00/- ,M(a) = Rs 21.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 101/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 29/04/2025 1:40PM with Govt. Ref. No: 192025260040630628 on 29-04-2025, Amount Rs: 73/-, Bank: SBI EPay (SBlePay), Ref. No. 5590573588319 on 29-04-2025, Head of Account 0030-03-104-001-16

Online on 29/04/2025 4:01PM with Govt. Ref. No: 192025260041045528 on 29-04-2025, Amount Rs: 28/-, Bank: SBI EPay (SBlePay), Ref. No. 3787128988833 on 29-04-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 20.00/-, by online = Rs 50/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 29525, Amount: Rs.20.00/-, Date of Purchase: 28/03/2025, Vendor name: S Das
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 29/04/2025 1:40PM with Govt. Ref. No: 192025260040630628 on 29-04-2025, Amount Rs: 0/-, Bank: SBI
EPay (SBlePay), Ref. No. 5590573588319 on 29-04-2025, Head of Account
Online on 29/04/2025 4:01PM with Govt. Ref. No: 192025260041045528 on 29-04-2025, Amount Rs: 50/-, Bank: SBI
EPay (SBlePay), Ref. No. 3787128988833 on 29-04-2025, Head of Account 0030-02-103-003-02



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 1902-2025, Page from 218667 to 218686
being No 190204823 for the year 2025.



Digitally signed by SATYAJIT BISWAS
Date: 2025.05.05 13:51:10 +05:30
Reason: Digital Signing of Deed.

(Satyajit Biswas) 05/05/2025

ADDITIONAL REGISTRAR OF ASSURANCE

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

West Bengal.