

18740/2022

18691/2022



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AM 622180

7-11/11
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Certified that the Document is admitted of Registration. The Signature sheet and the endorsement sheets attached to this document are the part this Documents

Additional Registrar of Assurances-IV, Kolkata

Additional Registrar of Assurances-IV, Kolkata

21 NOV 2022

2/316 8899/m

POWER OF ATTORNEY

THIS POWER OF ATTORNEY is granted at Kolkata on this 10th day of November 2022

5247 09/11/22

(1)	250
(2)	150
Total	400

ARA-IV
Kolkata

5649

17 OCT 2022

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

Name.....

Address.....

Vendor.....

Alipor Collectorate, 24 Pgs. (S)
SUBHANKAR DAS
STAMP VENDOR
Alipor Police Court, P.O.-27

STAMP VENDOR'S
REGISTRATION NO. 11959

Sumit Kumar Das

11959

Sumit Kumar Das

11961

Umesh Das

11960

Ananta Chakraborty

11962

Anjit Roy



**ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA**
10 NOV 2022

BY

EESIWI HOMES PRIVATE LIMITED (PAN AADCE3805H & CIN U45400WB2013PTC193671), a company within the meaning of the Companies Act 2013, having its registered office at 122/1R, Satyendra Nath Majumdar Sarani, Post Office Kalighat, Police Station Tollygunge, Kolkata 700026, represented by its Authorised Signatory, Mr. **Amrita Ghosh**, son of Biplob Ghosh, residing at Beliachandi, Post Office Beliachandi and Police Station Joy nagar, PIN: 743391, South 24 Parganas, hereinafter referred to as the "OWNER" (which expression shall unless excluded by or repugnant to the subject or context shall mean and include its successors -in-interest and assigns)

In favour of

PS VINAYAK HEIGHTS LLP, a limited liability partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008, having **LLPIN AAX-3696**, and Income Tax PAN No.**ABAFP5691B**, having its registered office at 1002 E M Bypass, Front Block, Kolkata 700 105, Police Station Pragati Maidan, Post Office Dhapa, represented by its Designated Partner, 1. **M/s. Kyal Developers Private Limited** a company duly incorporated under the Companies Act, 1956, [having PAN **AABCK3070E**, having CIN **U70109WB1995PTC076151**] having its registered office at Premises No.122/1R, Satyendranath Majumdar Sarani, 4th Floor, Post Office Kalighat, Police Station Tollygunge, Kolkata 700 026 represented by one of its Directors **UMESH KYAL** (PAN **AGCPK9667R**, **AADHAAR NO.322167806519**), son of Late Govind Ram Kyal, residing at 30C, South End Park, Police Station Rabindra Sarobar (formerly Lake), Post Office Sarat Bose Road, Kolkata-700029 and authorised vide a resolution dated 14.01.2022, 2. **M/s P.S. Group Realty Private Limited**, a company incorporated under the Companies Act, 1956 [having PAN-**AABCP5390E**] [CIN:**U65922WB1988PTC044915**] having its registered office at 1002 E. M Bypass Front Block, P.S. Pragati Maidan, P.O. Dhapa, Kolkata - 700 105, . represented by one of its Directors, Mr. **Surendra Kumar Dugar** (**AADHAAR NO. 8876 4445 8052** and **Income Tax PAN ACUPDI317K1**, S/o Late Jhumarmal Dugar, residing at 52/4/1, B.C. Road, Ballygunge, Kolkata - 700 019, Police Station & Post Office Ballygunge, authorised vide a resolution dated 14.01.2022, hereinafter referred to as the "Developer" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include the partners for the time being of the said partnership business or such other person and/or persons who may be taken in and/or admitted as partner and/or partners of the said partnership business or such other persons and/or persons who may carry on the business of the said partnership firm and their respective heirs, legal representatives, executors, administrators and assigns).

WHEREAS:

- A. the Owner is the full and absolute owner of ALL THAT land admeasuring 10.0421 decimals, more or less, being a portion of R.S/LR Dag No. 198 recorded under LR Khatian No. 7514 situate at Mourza Patharghata J.L No. 36 at Police Station New Town (formerly Rajarhat), District North 24 Parganas more fully described in the **Schedule** hereunder written ("**Subject Land**").

- B. By a Development Agreement dated 9th September 2022 ("Development Agreement") the Owner granted in favour of the Developer, *inter alia* comprehensive and exclusive development rights to develop a Project (*as defined in the Development Agreement*) on the Subject Land (*as defined in the Development Agreement*), each in accordance with the terms recorded in the Development Agreement.
- C. In pursuance of the Development Agreement, but without prejudice to the several rights, powers, authorities etc. already granted by the Owner to the Developer under and/or by virtue of the Development Agreement, the Owner is desirous of appointing the Developer as their true and lawful attorney and agent, for the purpose(s) relating to the Subject Land, the Project, as recorded hereinafter, on the unequivocal understanding that each of the capitalized terms used herein shall have the same meaning as respectively ascribed to each of such terms in the Development Agreement.

NOW THEREFORE KNOW YE ALL AND THESE PRESENTS WITNESSETH that the Owner herein, namely **EESHVI HOMES PRIVATE LIMITED**, do hereby nominate, constitute, appoint and empower the Developer herein, namely **PS VINAYAK HEIGHTS LLP**, as our respective true and lawful attorney and agent, for and in the name of and on behalf of each of the Owner, to do, exercise, carry out, execute or perform or cause to be done, executed, carried out or performed (by the Developer itself or through its nominee(s), delegatee(s), representative(s) etc., acting jointly and/or severally) all or any of the acts, deeds, things, powers or authorities relating to the Subject Land, the Project, including as contained hereinafter, that is to say:-

1. To defend possession of the Subject 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.
2. 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.
3. To have the soil tested and to measure/survey comprising the Subject Land.
4. 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.
5. To prepare or cause to be prepared plans for construction of building(s) on any land Parcel comprising the Subject Land 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, 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.

6. To appear and represent each of the Owner before any and/or 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, West Bengal Housing Infrastructure Development Corporation Limited ("HIDCO"), Block Land & Land Reforms Office, Collector, Additional Collector Survey Authorities, Town Planning Authorities, Development Trust & Authority, West Bengal Fire Services, police, the pollution control board and/or the environment department and all licensing authorities and/or any other statutory authority and/or any other authorities appointed under the law for the time being in force, for any matter connected with the Subject Land, and further to apply for and obtain any approvals, sanctions, permissions, etc. and for the aforesaid purpose to sign, execute, submit and deliver all letters, applications, agreements, documents, undertaking, forms, affidavits and papers as may be necessary or required from time to time.
7. 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 also to apply for and obtain from the concerned authorities, the occupancy certificate(s) and/or the completion certificate(s).
8. To submit and take delivery of all the deeds, documents etc. evidencing the ownership, right, title and interest of the Owner to, over and in respect of the Subject land 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.
9. 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 Subject 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 deeds, papers, applications, documents and plans, and do all others acts, deeds and things as may be deemed fit and proper by the Developer.
10. 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.
11. 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 the Subject Land and/or the proposed development thereof howsoever.

12. 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 comprising the Subject Land, 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 the Owner in each of such legal proceedings etc.
13. To sign, execute, verify, affirm, file, submit, serve etc. all statements, affidavits, applications, undertakings, plaints, 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 Owner in pursuance of the powers granted herein.
14. 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 Owner and the Developer.
15. 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 comprising the Subject Land and/or any undivided share and/or interest thereof/therein and/or any part or portion of 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.
16. 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 the Subject Land as identified by the Developer, at the cost and expense of the Owner, such that the rights and interests of the Developer to/over the Subject Land as also the right of the Developer to develop and deal with the Project is and remains unhindered and without any encumbrance.
17. To sign, execute, deliver, enter into, present for registration and admit execution of all papers, deeds, documents, contracts, agreements, conveyance deeds, declarations and all other documents in connection with rectification of the title of the Subject Land.

18. 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 the Subject Land or any part or portion thereof, *inter alia*, for the sale, lease, license, assignment, mortgage, creation of any Encumbrance etc. (though not including and/or amounting to transfer / conveyance) in/over/in respect of the Subject Land 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 this 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.
19. To arrange for financing from any banks and/or financial institutions upon such terms and conditions as may be applicable and to secure such finance by mortgaging the Project and/or parts portions thereof and the Subject Land and/or parts portions thereof in favour of any bank/financial institution by deposit of original title deeds (including the Title Deed) of the Subject 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 (as mutually agreed between the Owner and the Developer), 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.
20. To hand over and/or deliver the various parts and/or portions of any of the Subject Land and/or the Project and/or the building(s)/improvements to be constructed on the Subject Land including the units, parking spaces, etc. therein, to such Person(s), in terms of this Agreement, as the Developer may at its absolute discretion deem fit and proper.
21. To ask for, receive and recover from any person intending to acquire: (a) any manner/nature of right, title or interest in any identified unit/constructed space; and/or (b) the permission to park vehicle(s) at vehicle parking space(s), each constructed/situate at only such parts and portions of the Project which are comprised in/comprise of unit(s)/constructed space(s)/vehicle parking(s) constructed/situate on/at any part or portion of the Subject Land, each as identified by the Developer, all consideration, charges, service charges, taxes and other charges and sums of moneys in respect of any part or portion of the Subject Land and/or the Project and/or the building(s)/improvement(s) to be constructed on the Subject Land and/or the spaces thereon/therein in any manner whatsoever, and also on non-payment thereof, to enter upon and restrain and/or take legal steps for the recovery thereof as the Developer may deem fit and proper.
22. To appear and represent the Owner before all authorities for fixation and/or finalisation of the land revenue and/or valuation of the Subject Land 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.

23. 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 the Subject Land 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.
24. 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 Subject Land and/or the Project and/or dealing with the Subject Land and/or the constructions thereon.
25. To appear and represent each of the Owner before any Notary Public, Registrar of Assurances and/or any other Registrar having jurisdiction over the Subject Land, Metropolitan Magistrate, oath commissioner(s), any other officers and/or government body(ies) and/or department(s), and to make submissions for and on behalf of the Owner.
26. For the better doing and more effectually executing the powers and authorities aforesaid or any of them, to retain, employ and appoint advocates, pleaders, mukhtiyars, agents etc., to terminate their appointment from time to time and to appoint other(s).
27. To do all acts, deeds and things concerning the authorities granted herein and/or in/under this Agreement in respect of the Subject Land.
28. To make representations and warranties for and on behalf of the Owner in respect of the Owner and the Subject Land including restating and reiterating the representations and warranties made by the Owner in/under this Agreement.
29. 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 all other acts, deeds and things concerning the Subject Land, the Project, which the Owner could have done under its hands and seals.

And the Owner do hereby ratify and confirm and agree to ratify and confirm all and whatsoever the aforesaid attorney shall lawfully do or cause to be done in or about *inter alia* the Subject Land, the Project and further confirm that the powers granted herein as also in/under the Development Agreement, are coupled with interest and shall not at any time be revoked during the subsistence of the Development Agreement.

The Schedule Above Referred To

(“Subject Land”)

ALL THAT land admeasuring 10.0421 decimals, more or less, being a portion of R.S/L.R Dag No. 198 recorded under L.R Khatian No. 7514 situate at Mouza Patharghata J.L. No. 36 at Police Station New Town (formerly Rajarhat), District North 24 Parganas and butted and bounded as follows:

NORTH: By RS Dag No. 198/4863

SOUTH: By RS Dag No. 207 & 209

EAST: By RS Dag No. 210

WEST: By RS Dag No. 207

In Witness Whereof, the Owner has respectively set and subscribed their respective hands and seals on the date, month and year first above written

Executed And Delivered by the Owner at
Kolkata in the presence of:

1. *Surajit Das.*
35/D, C.N. Roy Road.
Kol - 700046.

2. *Arijit Roy*
17, Dixon Lane, Kolkata - 700014

We accept and confirm

EESHVI HOMES PVT. LTD.
Ananta Ghosh
Director & Authorized Signatory

PS Vinayak Heights LLP
Vinayak
Partner/Authorized Signatory

Drafted by me
Priyanka Dey.

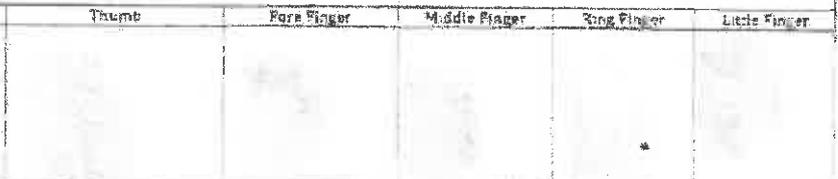
Priyanka Dey
Advocate

Alipore Judges Court
Enrolment No. F/1824/1189/2021

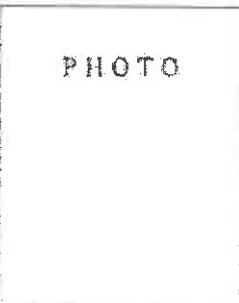
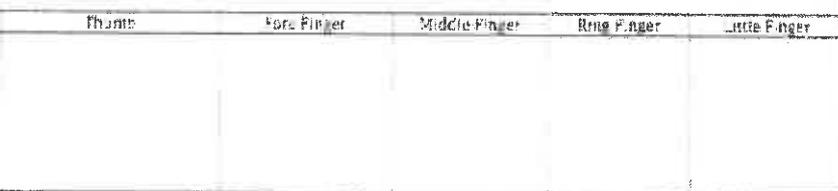
PS Vinayak Heights LLP
Vinayak
Partner/Authorized Signatory

SPECIMEN FORM FOR TEN FINGERPRINTS

 <i>Umesh Singh</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
						
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
						

 <i>Sumit Kumar Singh</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
						
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
						

 <i>Anurag Chosh</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
						
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
						

 PHOTO	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
						
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
						



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



192022230165705968

GRN Details

GRN:	192022230165705968	Payment Mode:	SBI Epay
GRN Date:	09/11/2022 12:48:39	Bank/Gateway:	SBIePay Payment Gateway
BRN :	5811098490729	BRN Date:	09/11/2022 12:49:08
Gateway Ref ID:	20221109512466	Method:	Indian Overseas Bank NB
GRIPS Payment ID:	091120222016570595	Payment Init. Date:	09/11/2022 12:48:39
Payment Status:	Successful	Payment Ref. No:	2003168899/3/2022

(Query No. / Query Year)

Depositor Details

Depositor's Name:	Mr PS VINAYAK HEIGHTS LLP AND OTHERS
Address:	1002, E M BYPASS, FRONT BLOCK, KOLKATA-700105
Mobile:	7501785960
Period From (dd/mm/yyyy):	09/11/2022
Period To (dd/mm/yyyy):	09/11/2022
Payment Ref ID:	2003168899/3/2022
Dept Ref ID/DRN:	2003168899/3/2022

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003168899/3/2022	Property Registration- Stamp duty	0030-02-103-003-02	7020
2	2003168899/3/2022	Property Registration- Registration Fees	0030-03-104-001-16	21
			Total	7041

IN WORDS: SEVEN THOUSAND FORTY ONE ONLY.



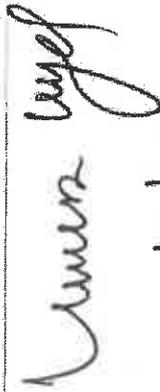
Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

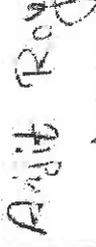
OFFICE OF THE A.R.A. - IV KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19042003168899/2022

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr AMRITA GHOSH City:- , P.O:- Beliachandi P.S:- Joynagar, District:-South 24-Parganas, West Bengal, India, PIN:- 743391	Representative of Land Lord [EESHVI HOMES PRIVATE LIMITED]		11960 	 10/11/22
2	Mr UMESH KYAL 30C, South End Park, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:- South 24-Parganas, West Bengal, India. PIN:- 700029	Representative of Developer [PS VINAYAK HEIGHTS LLP] [KYAL DEVELOPERS PRIVATE LIMITED]		11961 	 10/11/22

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mr Surendra Kumar Dugar 52/4/1, B.c Road, City:- , P O:- Ballygunge, P.S:- Bullygunge, District:- South 24-Parganas, West Bengal, India, PIN:- 700019	Representative of Developer [PS VINAYAK HEIGHTS LLP] [PS GROUP REALTY PRIVATE LIMITED]		11959 	 10/11/22
Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Arijit Roy Son of Mr Arun Roy 17. Dixon Lane, City:- , P.O:- Bowbazar, P S -Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700014	Mr AMRITA GHOSH, Mr UMESH KYAL, Mr Surendra Kumar Dugar		11962 	 10/11/22

(Mohul Mukhopadhyay)
 ADDITIONAL REGISTRAR
 OF ASSURANCE
 OFFICE OF THE A.R.A -
 IV KOLKATA
 Kolkata, West Bengal



Major Information of the Deed

Deed No :	I-1904-18691/2022	Date of Registration	21/11/2022
Query No / Year	1904-2003168899/2022	Office where deed is registered	
Query Date	07/11/2022 8:33:54 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	PRAVAKAR DAS 85A, Sarat Bose Road, Jyoti Vihar, 3rd Floor, Thana : Bhawanipore, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 7501785960, Status : Solicitor firm		
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. 54,22,734/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,120/- (Article:48(g))	Rs. 101/- (Article:E, E, M(a))		
Remarks			

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Patharghata, JI No: 36, Pin Code : 700136

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-198 (RS :-)	LR-7514	Bastu	Shali	10.0421 Dec		54,22,734/-	Property is on Road Adjacent to Metal Road,
Grand Total :					10.0421Dec	0 /-	54,22,734 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	EESHVI HOMES PRIVATE LIMITED 122/1R, Satyendra Nath Majumdar Sarani, City:- , P.O:- Kallghat, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.:: AAxxxxx5H,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	PS VINAYAK HEIGHTS LLP 1002, E M Bypass, Front Block, City:- , P.O:- Dhapa, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700105 , PAN No.:: abxxxxx1b,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
2	KYAL DEVELOPERS PRIVATE LIMITED 122/1R, Salyendranath Majumder Sarani, City:- , P.O:- Kalighat, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.:: AAxxxxxx0E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
3	PS GROUP REALTY PRIVATE LIMITED 1002, E M Bypass, Front Block, City:- , P.O:- Dhapa, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700105 , PAN No.:: AAxxxxxx0E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl. No	Name,Address,Photo,Finger print and Signature
1	Mr AMRITA GHOSH Son of Mr Biplob Ghosh City:- , P.O:- Beliachandi, P.S:-Joynagar, District:-South 24-Parganas, West Bengal, India, PIN:- 743391, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: xxxxxxx0x,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : EESHVI HOMES PRIVATE LIMITED
2	Mr UMESH KYAL Son of Late Govind Ram Kayl 30C, South End Park, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: agxxxxxx7r, Aadhaar No: 32xxxxxxxx6519 Status : Representative, Representative of : PS VINAYAK HEIGHTS LLP (as Partner Kyal Developers Private limited), KYAL DEVELOPERS PRIVATE LIMITED (as DIRECTOR)
3	Mr Surendra Kumar Dugar (Presentant) Son of Late Jhumarmal Dugar 52/4/1, B.c. Road, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: acxxxxxx7k, Aadhaar No: 88xxxxxxxx8052 Status : Representative, Representative of : PS VINAYAK HEIGHTS LLP (as Partner PS Group realty private limited), PS GROUP REALTY PRIVATE LIMITED (as DIRECTOR)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Arijit Roy Son of Mr Arun Roy 17. Dixon Lane, City:- , P.O:- Bowbazar, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700014			
Identifier Of Mr AMRITA GHOSH, Mr UMESH KYAL, Mr Surendra Kumar Dugar			

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Patharghata, JI No: 36, Pin Code : 700136

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 198, LR Khatian No:- 7514	Owner:এস্বাভী হোমস প্রাইভেট লিমিটেড, Gurdian:দক্ষে প্রতিনিধি, Address:সত্যেন্দ্র নাথ মজুমদার সরণী কাপীঘাট কলকাতা, Classification:শালি, Area:0.10000000 Acre,	EESHVI HOMES PRIVATE LIMITED

On 09-11-2022

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 54,22,734/-



Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

On 10-11-2022

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

Presented for registration at 19:00 hrs on 10-11-2022, at the Private residence by Mr Surendra Kumar Dugar ,

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

Execution is admitted on 10-11-2022 by Mr AMRITA GHOSH,

Identified by Mr Arijit Roy, , Son of Mr Arun Roy, 17, Dixon Lane, P.O: Bowbazar, Thana: Bowbazar, , Kolkata, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Others

Execution is admitted on 10-11-2022 by Mr UMESH KYAL, DIRECTOR, KYAL DEVELOPERS PRIVATE LIMITED, 122/1R, Satyendranath Majumder Sarani, City:- , P.O:- Kalighat, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026; Partner Kyal Developers Private limited, PS VINAYAK HEIGHTS LLP, 1002, E M Bypass, Front Block, City:- , P.O:- Dhapa, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700105

Identified by Mr Arijit Roy, , Son of Mr Arun Roy, 17, Dixon Lane, P.O: Bowbazar, Thana: Bowbazar, , Kolkata, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Others

Execution is admitted on 10-11-2022 by Mr Surendra Kumar Dugar, DIRECTOR, PS GROUP REALTY PRIVATE LIMITED, 1002, E M Bypass, Front Block, City:- , P.O:- Dhapa, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700105; Partner PS Group realty private limited, PS VINAYAK HEIGHTS LLP, 1002, E M Bypass, Front Block, City:- , P.O:- Dhapa, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700105

Identified by Mr Arijit Roy, , Son of Mr Arun Roy, 17, Dixon Lane, P.O: Bowbazar, Thana: Bowbazar, , Kolkata, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Others



Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

On 21-11-2022

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 80.00/-, by online = Rs 21/-

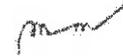
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/11/2022 12:49PM with Govt. Ref. No: 192022230165705968 on 09-11-2022, Amount Rs: 21/-, Bank: SBI EPay (SBIEPay), Ref. No. 5811098490729 on 09-11-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 7,020/-

Description of Stamp

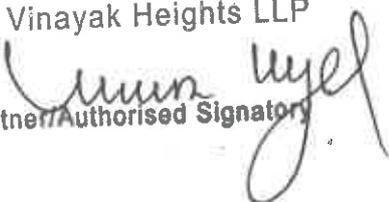
1. Stamp: Type: Impressed, Serial no 5649, Amount: Rs.100.00/-, Date of Purchase: 17/10/2022, Vendor name: S Das
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 09/11/2022 12:49PM with Govt. Ref. No: 192022230165705968 on 09-11-2022, Amount Rs: 7,020/-, Bank:
SBI EPay (SBlePay), Ref. No. 5811098490729 on 09-11-2022, Head of Account 0030-02-103-003-02



Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

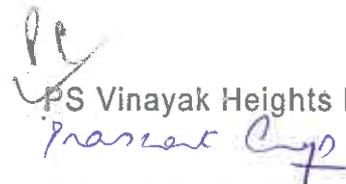
PS Vinayak Heights LLP

Partner/Authorised Signatory



PS Vinayak Heights LLP

Partner/Authorised Signatory



Partner/Authorized Signatory

Partner/Authorized Signatory