

9229/24

I-8979/24



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AR 461906

certified that the document is admitted
registration. The signature sheets and
the endorsement sheets attached with the
document are the part of this document.


District Sub-Register-II
Alipore, South 24-pargana

29 MAY 2024

DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS, WE, 1) ENLIGHTEN BUILDTECH PVT. LTD. (PAN AAFCE9782K) a Company incorporated under the Companies Act, 1956, having its registered Office at- 86B/2, Topsia Road, South, Flat No. 3D, Third Floor, P.O. Gobinda Khatik Road, P.S. Topsia, Kolkata - 700046, and 2) ENLIGHTEN PROMOTERS PVT. LTD. (PAN AAFCE9781L) a Company incorporated under the Companies Act, 1956 and having its registered Office at- 86B/2, Topsia Road, South, Flat No. 3D, Third

31 JAN 2024

SL NO. 17820
Name S. S. S. S.
ADD. S. S. S. S.

RS.....

TANMOY KAR PURKAYASTHA
(STAMP VENDOR)
ALPORE POLICE COURT
KOLKATA-27



DISTRICT SUB REGISTRAR-III
SOUTH 24 P.S. ALIPORE

29 MAY 2024

Identified by me —

Debarata Mazumder
S/o-Late Santosh Kumar Mazumder
East Jorhat Sadak Sahapara
KOL-700084
Service

Floor, P.O. Gobinda Khatik Road, P.S. Topsia, Kolkata – 700046, and represented by their Director **SRI RISHAV JHUNJHUNWALA** (PAN- AOTPJ5217K) (Aadhaar No.: 7323 5460 0427), son of – Sri Manish Jhunjhunwala, by faith – Hindu, by occupation- Business, residing at Flat no-1B, Rajbari, 19, Dover Place, P.O.- Gariahat, P.S.- Gariahat, Kolkata- 700019, being the Landowners of the land as described in the Schedule hereunder do hereby nominate, constitute and appoint **GANGULY EVERA DEVELOPERS LLP** (PAN - AATFG9509M), a Limited Liability Partnership Firm incorporated under the provisions of the Limited Liability Partnership Act 2008, and having its registered office at 4Sight Prestige, 159, Garia Station Road, P.O.- Garia, P.S.- Narendrapur (erstwhile Sonarpur), Kolkata 700 084 represented through its designated partner **SRI AMIT GANGULY** (PAN - AIEPG3746R), (Aadhaar No.: 2726 8086 1832), son of- Late Ranjit Ganguly, by faith- Hindu, by occupation- Business, by nationality- Indian, residing at- 174, Garia Station Road , P.O.- Garia, P.S.- Narendrapur (erstwhile Sonarpur), Kolkata-700 084, to be the true and lawful constituted Attorney for me in my name and on behalf of me;

WHEREAS the **LANDOWNERS** herein is now the lawful owners and seized and possessed of **ALL THAT** piece and parcel of land measuring **18.13 decimal** be the same a little more or less within District- South 24 Parganas, P.S.- Narendrapur (Erstwhile Sonarpur), ADSR & P.O.- Garia, Mouza- Barhans Fartabad, J.L. No. 47, out of which 3.91 Decimal in R.S. & L.R. Dag No. 103 under RS Khatian No. 1238, L.R. Khatian Nos. 2266 & 2265 respectively and land measuring 8.32 Decimal in R.S. & L.R. Dag No. 104 under RS Khatian No. 1052, L.R. Khatian Nos. 2266 & 2265 respectively and land measuring 5.87, Decimal in R.S. & L.R. Dag No. 99 under RS Khatian No. 1056, L.R. Khatian Nos. 2266 & 2265 respectively, along with a brick built pucca structure standing thereon measuring about 300 sq. ft., lying and situated at **Holding No- 3006, Garia Station Road**, within Ward No. 29 of Rajpur-Sonarpur Municipality, which is morefully and particularly mentioned in the 'Schedule' hereunder written;



[Handwritten signature]

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AND WHEREAS, the **LANDOWNERS** herein being desirous of construction of a new multi-storied building on the said Scheduled premises had approached the Developer, and the said Developer has agreed to develop the same and accordingly a Development Agreement has been executed between the Landowners and the said Developer under certain terms and conditions stated in that said Development Agreement which has been duly registered on 29-5-2024 before the Office of DSR-III, South 24 Parganas and recorded in Book No. 1, Being No. 8972, for the year 2024;

AND WHEREAS in order to develop the said landed property as per the said Development Agreement, the Landowners herein have decided to execute this Power of Attorney in favour of the Developer herein and by executing this instant Development Power of Attorney the Landowners/Principals herein authorizes and appoints the Developer as their lawful constituted Attorney to do the following :

1. To hold and defend possession of the said premises and every part thereof and receive and/or deliver possession thereof from and/or to any person or persons occupying the same or desirous of purchasing the same and also to manage, maintain and administer the said premises every part thereof.
2. To pay all rents and taxes, charges expenses and other out goings whatsoever payable for or an account of the said premises or any portion thereof or any undivided share or shares therein and to ensure any building thereon against loss or damages by fire and/or other risks as be deemed necessary and/or desirable by my said Attorney and to pay all premium for such insurance.
3. To enter upon the said premises and every part thereof as be desired to view the state or repairs thereof and to require any occupier/licensees/purchaser as a result of such view to remedy any want of repairable any nuisance.



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SOUTH 24 PARGANAS, ALIPORE

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4. To execute and registrar necessary deed and documents in respect of the landed property for the purpose of amalgamation of the same with adjacent lands, whenever required.
5. To enforce any covenant in any Agreement, Sale Deed(except Landowners' allocation), Declaration and/or License or Tenancy Agreement or any other document relating to the said premises or any part thereof and if any right to re-enter arises in any manner under each covenants or under Notice to quit them to exercise such rights, amongst others.
6. To appoint and terminate the appointment of Architect and to get prepared plans for demolition, construction and/or re-construction of and/or additions and/or alteration to any new or existing Building or Buildings or Structures on the said premises or any portion or portions thereof.
7. To make sign and verify all applications or objections to appropriate authorities for all and any License permission or consent etc. required by law in connection with management of the property or properties mentioned in Schedule below.
8. To effect mutation or separation of holding in the Revenue in Settlement Offices or Competent Authorities and sign all applications or objections or hearing and swear Affidavits relating to mutation or any other purpose in my name and on our behalf.
9. To appear for and represent before the Board of Revenue, Collector any District Sub-Divisional Officer, any Magistrate Judge, Munsiff, BL& LRO Office, any Magistrate, Judge, Munsiff, Settlement Offices, Municipality, Improvement Trust, K.M.D.A. Fire Brigade, Commissions of any Division on all matter and things relating to estate or its affairs.



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DISTRICT SUB REGISTRAR-III
SOUTH 24 PARGANAS ALIPORE
29 MAY 2024

10. To appear before and execute all formalities to submit plan, before the Rajpur Sonarpur Municipality.
11. To pay fees, obtain sanction for principal plan and/or allocation and modification of plan and to take delivery of the same and such other orders and permissions from the necessary authorities including the Rajpur Sonarpur Municipality be expedient for sanctioning and/or modification and/or alterations of plans and also to submit and take delivery of title deeds concerning the said premises documents as be required by the necessary authorities.
12. To build upon and exploit commercially the said premises by making construction of building or buildings, thereon and for that to arrange by and take down demolish structure of whatsoever nature existing thereon or as may be constructed in future.
13. To appoint any Contractor/Sub-Contractor for construction work or building thereon and to cancel the same and engage new contractor to be done by its own discretion as if we did the same personally.
14. To apply for and obtain such certificate, permissions and clearance including certificate and/or permissions from Govt. of West Bengal Housing Department under the Income Tax Act or other law relating to Revenue and/or Land and/or Building both Urban and Rural as may be required for execution and/or Registration of any Sale Deed (except Landowner's allocation), lease deed, mortgage deed or other documents of transfer in compliance with the terms of the Development Agreement coupled hereinbefore concerning the said premises and also to appear before and sign and submit all papers and submit all papers and documents and make representations to the necessary authorities for getting such certificate and/or permissions.



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SOUTH MALABAR ALIPORE
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15. To mortgage the schedule land and deposit the original title deeds and documents with a Bank or Financial Institution for creation of mortgage on behalf of landowners and in favour of the Lender and sign the mortgage deed and such other documents as are necessary to secure the project finance to be taken for development of the project.
16. To negotiate on terms for and to agree and to sell the said space/spaces with flats and/or proportionate land to be lying or situate with common space and car parking space/spaces /share etc. in the premises to any Purchaser or Purchasers either for space, proportionate share of land and/or space with super structures and/or flat or flats at such price which the said Attorney in his absolute discretion think proper only upon the Developer's allocation and not in any case from the Landowners' Allocation.
17. To collect the maintenance charges, service charges or whatsoever charges from the intending Purchaser or Purchasers as it thinks fit.
18. To agree upon and to enter into any Agreement or Agreements with any party, Firm or Company for sale or sales of space or spaces with super structures or flats proportionate share of land and/or cancel and repudiate the same with the intending Purchaser or Purchasers in compliance with the terms of the Development Agreement coupled herewith only upon the Developer's allocation and not in any case from the Landowners' Allocation.
19. To receive from the Intending Purchaser or Purchasers any booking money and/or earnest money or advance or progressive advances and also the balance of the purchase money and to give good valid receipts for the same which will protect the interest of purchaser or purchasers only upon the Developer's allocation and not in any case from the Landowners' Allocation.



DISTRICT SUB REGISTRAR-III
SOUTH 24 P.S. ALIPORE

29 MAY 2024

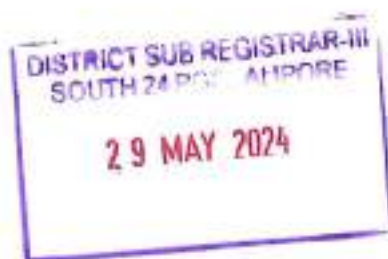
20. Upon such receipt as aforesaid and as my act and deed to sign and to execute and to deliver any Conveyance or Conveyances for the selling of proportionate share of land and/or flat/flats and/or space with super structures and/or flat/flats/space proposed to be constructed and maintenance and easement rights of the common areas of the proposed selling of space/flat/ proportionate share of land in favour of the Purchaser or Purchasers or their nominee or nominees my said Attorney also join as vendor in the Conveyance or Conveyances of the proposed sale if the said Attorneys receive and acknowledge the advance and/or booking money and/or earnest money and/or full consideration money from the intending Purchaser or Purchasers be treated as receipt and respectively from the Intending Purchaser or Purchasers as mentioned in Indenture made between the parties.
21. To sign and execute all other deeds, instruments and assurance which he shall consider necessary and to enter into and/or agree to such covenant and condition as may be required for fully and effectually conveying the said proportionate share of land, flat/flats, flat/space together with the easement right of the common passage as myself to personally present only upon the Developer's allocation and not in any case from the Landowners' Allocation.
22. To prepare sign, execute, submit, enter into modify cancel, alter, draw approve present of Developer's allocation for registration and admit registration of all papers, documents, deeds, contractors, agreement, tenancy Agreement, Surrender Deed, Cancellation Deed, Nomination Deed, Rectification Deed, Declaration, Affidavit applications consent and other documents as may in any way be required to be so done for or in connection with all or any of the powers herein contained including sale, assignment, tenancies and/or leave and license, permissions of the said



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premises and every or any part thereof and the termination of all contracts rights of occupancy user and/or enjoyment by any person or persons whatsoever and also in connection with observing fulfilling and performing all the terms, conditions and covenants on my part to be observed fulfilled and performed under the terms of Development Agreement coupled herewith.

23. To commence, prosecute enforce, defend answer or oppose all actions and other legal proceedings and demand touching any of the matters aforesaid or any other matter relating to the said Premises in which I am residing now or may hereafter be interested or connected and also if though fit, give evidence and compromise refer to Arbitration abandon, submit to judgement or before non-suited in any such action or proceedings as aforesaid before any Court Civil or Criminal or Revenue including the Rent Controller, District Court and Small Causes Court.
24. To appear and represent before any court including Hon'ble High Court and also Tribunals for and on our behalf and to appoint and engage Advocate for instituting or defending any suit or proceedings in court of Law and to sign all complaints, applications, petitions, written statements, etc., and to affirm any affidavit on our behalf and in doing it, may appoint Lawyer and to pay fees and charges and sign the Vakalatnama on our behalf for the purpose of the same in respect of the said property described in the Schedule hereunder.
25. To receive any payment and/or deposit all monies including the Court Fee, Stamp Duty, Rectification Fees, receive refunds and in receive and grant, valid, receipts and discharge in respect thereof.
26. For the better and more effectually executing the powers or authorities aforesaid to retain and employ Solicitors, Architects Mukhters and/or



debt collecting or other agents.

27. To institute conduct and defend all proceedings for acquisition and/or requisition in respect of the said Premises or any part thereof and to receive compensation payable in respect thereof and also to grant, valid, receipts and discharges thereof.
28. To appear and represent me before all authorities make commitments and give undertakings as be required for all or any of the purpose herein contained.
29. To appear before the Rajpur Sonarpur Municipality and/or other Authorities regarding the Tax Assessment or in any other way relating to the said Premises or any portion thereof or any undivided share or shares therein.
30. To observe fulfil and perform all the terms, conditions and obligations on our part to be observed fulfilled and performed under the said Development Agreement and to exercise all my rights therein.
31. To appoint and/or terminate the appointment from time to time and to make other or others of any substitute or substitutes for exercising all or any of the authorities herein above contained.
32. This Power of Attorney is related and collateral covenants of Development Agreement coupled herewith in respect of Schedule Property between the Landowner/Principal, the Developer/ Attorney.
33. The Power conferred hereby to the Attorney is in terms of the Development Agreement coupled herewith under the provision of Section 202 of the Indian Contract Act and shall remain restricted only for the Development of the said property mentioned in Schedule hereunder and construction of the proposed



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building and Agreements for Sale and Sale Deeds in respect of the said premises.

AND GENERALLY to do all acts, deeds and things concerning the said Premises or in any part thereof and for better exercise of the authorities herein contained which we could have lawfully done under our own hands and seals, if personally present.

**SCHEDULE ABOVE REFERRED TO
(DESCRIPTION OF LAND)**

ALL THAT piece and parcel of land measuring **18.13 decimal** be the same a little more or less within District- South 24 Parganas, P.S.- Narendrapur (Erstwhile Sonarpur), ADSR & P.O.- Garia, Mouza- Barhans Fartabad, J.L. No. 47, out of which 3.91 Decimal in R.S. & L.R. Dag No. 103 under RS Khatian No. 1238, L.R. Khatian Nos. 2266 & 2265 respectively and land measuring 8.32 Decimal in R.S. & L.R. Dag No. 104 under RS Khatian No. 1052, L.R. Khatian Nos. 2266 & 2265 respectively and land measuring 5.87, Decimal in R.S. & L.R. Dag No. 99 under RS Khatian No. 1056, L.R. Khatian Nos. 2266 & 2265 respectively, along with a brick built pucca structure standing thereon measuring about 300 sq. ft., lying and situated at **Holding No-3006, Garia Station Road**, within Ward No. 29 of Rajpur-Sonarpur Municipality and the land is butted and bounded as follows :-

ON THE NORTH : By 1050 mm wide passage thereafter
Garia Sitala Mandir & Other Plots;

ON THE SOUTH : By Garia Station Road;

ON THE EAST : By 5.5 meter wide Municipal Road & Other
Plots;

ON THE WEST : By 20.5 meter wide N.S.C. Bose Road;



DISTRICT SUB REGISTRAR-III
SOUTH 24 PARGANAS ALIPORE

29 MAY 2024

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals on the 29th day of May 2024

SIGNED, SEALED & DELIVERED

by the Parties at Kolkata

In presence of:-

1. Luvrup Mondal
Purpur, Aachaman
Joydagar, 713372.

ENLIGHTEN BUILDTECH PVT LTD

Bibha Thengbunak

Director / Authorised Signatory

2. Debashree Hazumder
East Fort Road Sechpara
1601-84

ENLIGHTEN PROMOTERS PVT LTD

Bibha Thengbunak

Director / Authorised Signatory

**SIGNATURES OF THE
LANDOWNERS/PRINCIPALS**

Accepted by me:-

GANGULY EVERA DEVELOPERS LLP

[Signature]

Designated Partner

**SINGNATURE OF
THE DEVELOPER/ATTORNEY**

Drafted by:-

Soma Chakraborty
SOMA CHAKRABORTY

Advocate.

Baruipur Civil Court

WB - 2618/99



DISTRICT SUB REGISTRAR-III
SOUTH 24 PARGANAS ALIPORE
29 MAY 2024

SPECIMEN FORM FOR TEN FINGER PRINTS



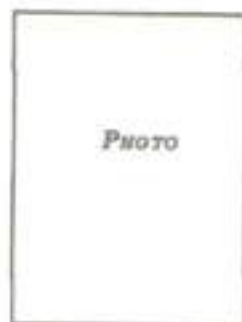
Subar Thuymanale

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



Subar Thuymanale

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



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



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



DISTRICT SUB REGISTRAR-III
SOUTH 24 PARGANAS ALIPORE

29 MAY 2024



ভারতের নির্বাচন কমিশন
পরিচয় পত্র

ELECTION COMMISSION OF INDIA
IDENTITY CARD

WB/23/109/489816



নির্বাচকের নাম : দেবব্রত মজুমদার

Elector's Name : Debabrata Majumdar

পিতার নাম : সন্তোষ মজুমদার

Father's Name : Santosh Majumdar

লিঙ্গ/সঙ্গ : পু / M

জন্ম তারিখ : 00/00/1975

Date of Birth

WB/23/109/489815

ঠিকানা:

দক্ষিণ দক্ষিণাঙ্গ, দক্ষিণ পূর্ব, নারেন্দ্রপুর,
নাম্বার ২৪ পল্লিকা-৭০০০৬৪

Address:

DAKSHIN PANTABAD, RAJPUR SONARPUR,
NARENDRAPUR, SOUTH 24
PARGANAS-700064

Date: 30/1/2018

151 - Sonarpur Uttar Constituency

Facsimile Signature of the Electoral
Registration Officer for

151 - Sonarpur Uttar Constituency

নিম্নের পরিচয়পত্রটি হতে লক্ষ্য করুন। এটিতে নির্বাচন
কেন্দ্রের নাম, এলাকা, পল্লিকা, নারেন্দ্রপুর, নারেন্দ্রপুর
নাম্বার ২৪ পল্লিকা-৭০০০৬৪।

In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with new number.

179 / 753

Major Information of the Deed

Deed No :	I-1603-08979/2024	Date of Registration	29/05/2024
Query No / Year	1603-8001330664/2024	Office where deed is registered	
Query Date	29/05/2024 3:03:32 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	SOMA CHAKRABORTY Thana : Baruipur, District : South 24-Parganas, WEST BENGAL, Mobile No. : 8335047751, Status :Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Rs. 4/-		Rs. 2,63,63,734/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 53/- (Article:E, E, M(b), H)	
Remarks :	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160308972/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Garia Station Road, Mouza: Barhans Fartabad, , Ward No: 29 Pin Code : 700084

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-103	RS-1238	Bastu	Bastu	3.91 Dec	1/-	53,31,820/-	Property is on Road , Project Name :
L2	RS-104	RS-1052	Bastu	Bastu	8.32 Dec	1/-	1,13,45,459/-	Property is on Road , Project Name :
L3	RS-99	RS-1056	Bastu	Bastu	5.87 Dec	1/-	96,05,455/-	Property is on Road , Project Name :
		TOTAL :			18.1Dec	3 /-	262,82,734 /-	
	Grand Total :				18.1Dec	3 /-	262,82,734 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L3	300 Sq Ft.	1/-	81,000/-	Structure Type: Structure
Floor No: 1, Area of floor : 300 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
	Total :	300 sq ft	1 /-	81,000 /-	

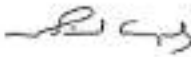
Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	ENLIGHTEN BUILDTECH PRIVATE LIMITED 86B/2, TOPSIA ROAD, City:- Not Specified, P.O:- GOBINDA KHATIK ROAD, P.S:-Topsia, District:-South 24-Parganas, West Bengal, India, PIN:- 700046 , PAN No.:: AAxxxxxx2K,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
2	ENLIGHTEN PROMOTERS PRIVATE LIMITED 86B/2, TOPSIA ROAD, City:- Not Specified, P.O:- GOBINDA KHATIK ROAD, P.S:-Topsia, District:-South 24-Parganas, West Bengal, India, PIN:- 700046 , PAN No.:: AAxxxxxx1L,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative

Attorney Details :

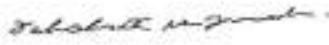
Sl No	Name,Address,Photo,Finger print and Signature
1	GANGULY EVERA DEVELOPERS LLP 159, GARIA STATION ROAD, City:- Not Specified, P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 , PAN No.:: AAxxxxxx9M,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Shri RISHAV JHUNJHUNWALA Son of Shri MANISH JHUNJHUNWALA Date of Execution - 29/05/2024, , Admitted by: Self, Date of Admission: 29/05/2024, Place of Admission of Execution: Office	Photo  May 29 2024 3:13PM	Finger Print  Captured LTI 29/05/2024	Signature  29/05/2024
	RAJBARI, 19, DOVER PLACE, City:- Not Specified, P.O:- GARIAHAT, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AOxxxxxx7K,Aadhaar No Not Provided Status : Representative, Representative of : ENLIGHTEN BUILDTECH PRIVATE LIMITED (as DIRECTOR), ENLIGHTEN PROMOTERS PRIVATE LIMITED (as DIRECTOR)			
2	Name Shri AMIT GANGULY (Presentant) Son of Late RANJIT GANGULY Date of Execution - 29/05/2024, , Admitted by: Self, Date of Admission: 29/05/2024, Place of Admission of Execution: Office	Photo  May 29 2024 4:06PM	Finger Print  Captured LTI 29/05/2024	Signature  29/05/2024

174, GARIA STATION ROAD, City:- Not Specified, P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Alxxxxxx6R,Aadhaar No Not Provided Status : Representative, Representative of : GANGULY EVERA DEVELOPERS LLP (as DESIGNATED PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr DEBABRATA MAZUMDER Son of Late SANTOSH MAZUMDER EAST FARTABAD, SAHA PARA, City:- , P.O:- GARIA, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700084		 Captured	
	29/05/2024	29/05/2024	29/05/2024
Identifier Of Shri RISHAV JHUNJHUNWALA, Shri AMIT GANGULY			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	ENLIGHTEN BUILDTECH PRIVATE LIMITED	GANGULY EVERA DEVELOPERS LLP-1.955 Dec
2	ENLIGHTEN PROMOTERS PRIVATE LIMITED	GANGULY EVERA DEVELOPERS LLP-1.955 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	ENLIGHTEN BUILDTECH PRIVATE LIMITED	GANGULY EVERA DEVELOPERS LLP-4.16 Dec
2	ENLIGHTEN PROMOTERS PRIVATE LIMITED	GANGULY EVERA DEVELOPERS LLP-4.16 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	ENLIGHTEN BUILDTECH PRIVATE LIMITED	GANGULY EVERA DEVELOPERS LLP-2.935 Dec
2	ENLIGHTEN PROMOTERS PRIVATE LIMITED	GANGULY EVERA DEVELOPERS LLP-2.935 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	ENLIGHTEN BUILDTECH PRIVATE LIMITED	GANGULY EVERA DEVELOPERS LLP-150.00000000 Sq Ft
2	ENLIGHTEN PROMOTERS PRIVATE LIMITED	GANGULY EVERA DEVELOPERS LLP-150.00000000 Sq Ft

Endorsement For Deed Number : I - 160308979 / 2024

On 29-05-2024

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 15:09 hrs on 29-05-2024, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Shri AMIT GANGULY ..

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 2,63,63,734/-

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

Execution is admitted on 29-05-2024 by Shri RISHAV JHUNJHUNWALA, DIRECTOR, ENLIGHTEN BUILDTECH PRIVATE LIMITED, 86B/2, TOPSIA ROAD, City:- Not Specified, P.O:- GOBINDA KHATIK ROAD, P.S:-Topsia, District:-South 24-Parganas, West Bengal, India, PIN:- 700046; DIRECTOR, ENLIGHTEN PROMOTERS PRIVATE LIMITED, 86B/2, TOPSIA ROAD, City:- Not Specified, P.O:- GOBINDA KHATIK ROAD, P.S:-Topsia, District:-South 24-Parganas, West Bengal, India, PIN:- 700046

Indetified by Mr DEBABRATA MAZUMDER, , Son of Late SANTOSH MAZUMDER, EAST FARTABAD, SAHA PARA, P.O: GARIA, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Service

Execution is admitted on 29-05-2024 by Shri AMIT GANGULY, DESIGNATED PARTNER, GANGULY EVERA DEVELOPERS LLP, 159, GARIA STATION ROAD, City:- Not Specified, P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Mr DEBABRATA MAZUMDER, , Son of Late SANTOSH MAZUMDER, EAST FARTABAD, SAHA PARA, P.O: GARIA, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Service

Payment of Fees

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

Payment of Stamp Duty

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

Description of Stamp

1. Stamp: Type: Impressed, Serial no 17820, Amount: Rs.100.00/-, Date of Purchase: 31/01/2024, Vendor name: TANMOY KAR PURKAYASTHA



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2024, Page from 226979 to 226998
being No 160308979 for the year 2024.



Shan

Digitally signed by Debasish Dhar
Date: 2024.05.29 19:05:01 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 29/05/2024

DISTRICT SUB-REGISTRAR

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

West Bengal.