

1524/25

I-01471/25



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AU 114520

27/01/2025
2-8-207564/25

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

[Signature]
District Sub-Register-III
Alipore, South 24-parganas

27/01/25

POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, WE:

1. GNB MOTORS PRIVATE LIMITED, (PAN - AAACG9149H), a private limited company existing under the laws of India and having its registered office at P-15, India Exchange Place Extn., Kolkata 700 073 P.S. - Bowbazar and P.O. - Chittaranjan Avenue represented by its

35428

No. ₹ 100/- Date

Name :

Address :

Vendor :

Alipore Collectorate, 24 Pgs. (South)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, KOI-27



Subhankar Das
S.D.O.
Rabagan
Shyam pr
Houza
#11315

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE

27 JAN 2025

Authorized Representative, Mr. Shubham Jain son of Sanjay Jain, (PAN – CATPJ6395J and Aadhar No.: 257077177601), and residing at 56/2, Kings Road, P.S. – Golabari and P.O. – Haora; and

2. **SHREE VARSA INVESTORS AND TRADERS PRIVATE LIMITED**, (PAN – AADCS6052Q), a private limited company existing under the laws of India and having its registered office at 5A, Muktaran Babu Street, Kolkata 700 007, P.S. – Burrabazar and P.O. – Burrabazar represented by its Authorized Representative, Mr. Tanmay Dey son of Mr. Prasanta Dey, (PAN – AWHPD4781C and Aadhar No.: 854179039334), and residing at 176, Kalicharan Ghosh Road, P.S. – Sinthee and P.O. – Sinthee;

hereinafter collectively referred to as “the **PRINCIPALS**” (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include our respective successors or successors-in-interest and/or assigns) **SEND GREETINGS:**

I. **RECITALS:**

- A. **WHEREAS** by development agreement dated 18th December, 2024 (“**Development Agreement**”), the Principals have appointed Kiwano Realty LLP (“**Developer**”) as the developer in respect of **ALL THAT** the piece and parcel of land containing an area of 1 (one) Bigha 9 (nine) Cottahs 7 (seven) Chittacks 32 (thirty two) Sq. Ft. more or less being premises No. 3, Dover Park, Kolkata 700 019 together with the structures standing thereon and lying situate within the Municipal limits of Calcutta under Ward No. 069, Police Station: Ballygunge, in the District of 24 Parganas South, West Bengal (hereinafter referred to as the “**Project Land**” and morefully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written) and have granted exclusive development rights in favour of the said Developer for constructions and development of the Building Complex thereat and overall development of the Project Land on the terms and conditions as morefully contained therein. The said Development Agreement is registered in the office of District Sub-Registrar-III, Alipore, South 24 Parganas, in Book No. I, Volume No. 1603-2024, Pages 566077 to 566121 being No. 160321477 for the year 2024.
- B. **AND WHEREAS** in terms of the Development Agreement, the Principals are executing this Power of Attorney in favour of the Developer represented by Mr. Arpan Dutta son of Sambhu Nath Datta, (PAN – ARQPD3478A and Aadhar No.: 689029904553), and residing at Kamarpole, Kamarpol, P.S. – Diamond Harbour and



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
27 JAN 2025

P.O. – Sarisha and Mr. Partha Deb son of Amalendu Deb, (PAN – BDQPD0854F and Aadhar No.: 556596249792), and residing at 2/77/A Tanwar Colony, South Dumdum, Motijheel, P.S. – Ghughudanga and P.O. – Motijheel and such other representatives as may be designated by the Developer (collectively, “Attorneys”) to act jointly and/or severally and do all acts deeds and things as and for the purposes relating to the Project Land and the Project and the related purposes hereinafter contained.

- C. Unless otherwise defined herein, capitalized terms used herein shall have the meanings assigned to such term under the Development Agreement.

II. NOW KNOW YE BY THESE PRESENTS, WE the Principals abovenamed do hereby nominate constitute and appoint the said Attorneys jointly and/or severally as the true and lawful attorneys for in the name and on behalf of the Principals to do execute exercise and perform all or any of the following acts deeds matters and things relating to the Project Land and the Project and related purposes i.e., to say:-

1. To manage, maintain, look after, supervise, administer, secure, hold and defend possession of the Project Land, the Building Complex and every part thereof and its equipment and installations and do all acts deeds and things in connection therewith.
2. To deal with fully and in all manner and to warn off and prohibit and if necessary proceed in due form of law against any trespassers and to take appropriate steps whether by action or distress or otherwise and to abate all nuisance and for that to enter into all contracts agreements and arrangements with them or any of them or otherwise and to abate all nuisance.
3. To cause survey, measurement, soil test, excavation and other works at the Project Land.
4. To sign, apply for and obtain mutation, conversion, updation, insertions, correction of area or boundary or dimension or other description or any other correction, modification, alteration or other recording in respect of the Project Land or any part thereof or the boundary of the Project Land in the records of the appropriate statutory body, Kolkata Municipal Corporation, Kolkata Improvement Trust, Kolkata Metropolitan Development Authority, Municipal authorities, Planning Authority, Development Authority, and any other appropriate authorities and to do all other acts, deeds and things with regard thereto as may be deemed fit and proper by the said Attorney or Attorneys.



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS., ALIPORE

17 JAN 2025

5. To demolish, construct, reconstruct boundary walls, fencing, dividers etc., at the Project Land and/or any portion thereof for the purposes connected to development in terms of the Development Agreement and to construct or put up temporary sheds, structures etc., for storage of building materials or site offices.
6. To accept or object to the assessments made from time to time of land revenue or taxes or valuation or taxes in respect of the Project Land or the building or buildings that may be constructed thereon or any part or share thereof by the land authorities, municipal authorities and other authorities and to attend all hearings and have the same finalized.
7. To pay all rates, municipal and other taxes, land revenue, electricity charges, utility charges, other charges expenses and other outgoings whatsoever payable in respect of the Project Land or any part thereof or Building Complex for the time being thereon or any part or parts thereof and receive refund of the excess amounts, if paid, from the and/or concerned authorities and to grant receipts and discharges in respect thereof.
8. To prepare apply for sign and submit Building Plans, plans, maps, specifications and sketches for approval or sanctioning by the concerned municipal and other appropriate authorities and to have the same approved and/or sanctioned and if required, to have the same modified revalidated revised altered and/or renewed.
9. To process the application for the sanctioning of the Building Plan, pay fees and obtain sanction revalidation modification revision alteration and/or renewal and/or such other orders and permissions of the new plans for any construction at the Project Land.
10. To apply for additional F.A.R. including but not limited to on account of Green Building/ Metro Corridor (if applicable), pay the applicable fees, obtain receipts and do all things necessary thereto and to include the same in the planning and preparation of Building Plans (or any modifications/ alterations thereof).
11. To sign and submit all declarations, undertakings, affidavits, gifts of strips or splayed corners required by any authority for the purpose of sanction/ modification/alteration/renewal of the plans for any construction at the Project Land.



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE

27 JAN 2025

12. To give notice to the municipal and all other concerned authorities regarding commencement of construction and/or demolition of any structure(s) and/or other purposes as required or deemed fit and proper.
13. To carry out construction, development and any other related activity at the Project Land in respect of the Project.
14. To finance, design and conceptualize the Project.
15. To settle, negotiate, deal with and do all acts necessary for resolution of any and all legal proceedings concerning the Project Land and obtaining the vacant peaceful possession of the Project Land and the Building Complex.
16. To revise, modify and/or alter the Building Plans and furthermore to make necessary applications for the approval, sanction, modification, revision, addition, alteration etc. of the Building Plans, and to sign, execute and deliver all writings, undertakings and agreements on behalf of the Principals as may be necessary in connection with the aforesaid.
17. To apply for and obtain temporary and/or permanent connections of all services, water, electricity, telephone, gas, power, drainage, sewerage, borewell, generator, transformers, lifts, septic tanks, security systems, dish antenna, towers, electronic or technical connections, mechanical parking system, MLCP, triple stacked car parking systems etc., and/or other utilities inputs and facilities from the appropriate authorities and statutory bodies or private bodies or service providers and/or to make alterations therein and to close down and/or have disconnected the same.
18. To apply for and obtain any permission clearance and license to erect and run/operate and/or maintain lift, mechanized parking, generator, dish antenna and any other utility, input or facility in the Project or any part thereof including those mentioned in the last mentioned clause hereinabove and also to give contract to the manufacturer for maintenance of lift or lifts, generator, dish antenna and other utilities and its concerned machineries.
19. To deal with any person claiming any right title or interest in the Project Land in such manner and on such terms and conditions as the said Attorneys may deem fit and proper.



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE

27 JAN 2025

20. To apply for and obtain all permissions, approvals, licenses, registrations, clearances, no objection certificates, quotas, subsidies, incentives, exemptions, discounts, waivers, entitlements and allocations of cement, steel, bricks and other building materials, in respect of the Project and/or in respect of any input, utility or facility to be installed, run, made operative and managed thereat from all State or Central Government Authorities and statutory or other bodies and authorities concerned and any service providers.
21. To apply for and obtain all necessary permissions and clearances from the authorities under the pollution and environment laws and all other related authorities.
22. To apply for and obtain in the name of the Developer and/or the Principals the registration under all real estate development laws (including the Real Estate Laws) and any other similar laws if and applicable to obtain all licenses and permissions under the Real Estate Laws and all other acts and statutes, as applicable.
23. To appoint and terminate the appointment of architects, engineers, surveyors and others for survey and also for preparation of plans in respect of building at the Project Land or portion or portions thereof and also for additions and/or alteration and/or modifications thereto (including those on account of user or change of user thereof or any part thereof) and also for other purposes connected with the Project.
24. To appoint, employ, engage or hire, contractors, sub-contractors, structural engineers, civil engineers, surveyors, overseers, experts, consultants, vastu consultants, chartered accountants, advocates, security guards, personnel and/or such other persons or agents as may be required in respect of the Project or any aspect or part thereof on such terms and conditions as the Attorneys may deem fit and proper and to cancel, alter or revoke any such appointment or collaboration.
25. To appoint organizations and persons in connection with building management, facility management, common area management on such terms and conditions as the Attorneys may deem fit and proper and to cancel, alter or revoke any such appointment or collaboration.
26. To do all necessary acts deeds and things for complying all laws rules regulations bye-laws ordinance etc., for the time being in force with regard to the Project.
27. To apply for and obtain Completion or Occupancy Certificate and other certificates as may be required from the concerned authorities.



DISTRICT SUB-REGISTRAR-III
SOUTH PARGANAS, ALIPORE
27 JAN 2025

28. To insure and keep insured the Building Complex and other developments or any part thereof or any materials equipment or machineries against loss or damage by fire earthquake and/or other risks, if and as be deemed necessary and/or desirable by the said Attorneys or any of them and to pay all premium therefor.
29. To grant consent and No Objection Certificate and permit the Transferees to take home loans and/or home finances from any Banks or Financial Institutions and deal with banks and financiers and/or their officers and/or assigns in connection with the any no objection certificates, consents, clearances, etc., from them.
30. To produce or give copies of any original Title Deeds or document relating to the Project Land to any person or financier or others in terms of the Development Agreement.
31. To advertise and publicize the Project or any part thereof in any media and to appoint marketing agents, brokers, sub-brokers, sole selling or other agents for sale or otherwise transfer of the same in terms of the Development Agreement.
32. To Transfer the Transferable Areas as per the Development Agreement together with the perpetual right to use Common Areas and Installations and other appurtenances thereof to such person or persons and at such consideration as the Attorneys or any of them may deem fit and proper, and to receive the amounts receivable in respect thereof and issue receipts, acknowledgements and discharges therefor to fully exonerate the Transferees.
33. To negotiate with any trespasser of the Project Land, the Building Complex, any unit in the Building Complex, or any part thereof in obtaining Transfer and/or otherwise acquiring the spaces/ areas occupied by them at such consideration and on such terms and conditions as the said Attorney or Attorneys may deem fit and proper.
34. To negotiate with the person or persons interested in obtaining Transfer and/or otherwise acquiring Transferable Areas in the Project, take and accept bookings and applications, deal with, enter upon bookings and/or agreements for Transfer and/or part with possession of all or any Units, Parking Spaces and other Transferable Areas along with the perpetual right to use Common Areas and Installations and other appurtenances thereof to any Transferee at such consideration and on such terms and conditions as the said Attorney or Attorneys may deem fit and proper.



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
27 JAN 2025

35. To ask, demand, recover, realize and collect the Realizations and all other amounts or any parts thereof receivable in respect of the Transferable Areas in the manner and as per the terms and conditions of the Development Agreement and to issue receipts to the Transferees accordingly which shall fully exonerate the person or persons paying the same.
36. To cancel or terminate any booking/blocking and terminate any contract agreement right of occupancy user and/or enjoyment with any person or persons intending to acquire Transferable Areas and to deal with the space and rights of such person or persons in such manner as the said Attorney may deem fit and proper.
37. To enter upon any agreement to transfer the proportionate share in the Project Land and/or in the Common Areas and Installations to any Association or Society if so and as required by law in such manner as may be required.
38. To prepare sign execute modify, amend, alter, draw, approve rectify and/or register and/or give consent and confirmation and/or deliver all papers, documents, allotment letters, consent letters, application forms, agreements, sale deeds, conveyances, leases, supplementary agreements, nominations, assignments, licenses, mortgages, charges, declarations, forms, receipts and such other documents and writings (collectively, "**Documents**") as in any way be required to be so done and as may be deemed fit and proper by the said Attorneys.
39. To enforce any covenant in any Agreement, deed or any other contracts or documents of Transfer executed by the Principals and the Developer and to exercise all rights and remedies available to the Principals and the Developer thereunder.
40. To ask, demand, sue for, recover, realize and collect Extras and Deposits and Pass Through Charges which are or may be due payable or recoverable from any Transferees or any person or persons or authority or authorities on any account whatsoever and to give effectual receipts and discharges for the same.
41. To have the Units Transferred to the Transferees to be separately assessed and mutated in the name of the respective Transferees in all public records and with all authorities and/or persons having jurisdiction and to deal with such authority and/or authorities in such manner as the said Attorneys may deem fit and proper.
42. To deal with any claim of any third party in respect of the Project Land and to oppose or settle the same.



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE
21 JAN 2023

43. To look after all or any of the acts relating to Common Purposes including the management, maintenance and administration of the Project.
44. To form a non profit making company or association or society or syndicate amongst the owners and/or buyers of the Transferable Areas.
45. To deal with the Government of West Bengal or any department or authority in connection with the compliance of any existing or new laws or provisions affecting the Project.
46. For all or any of the purposes hereinstated to apply for, sign, appear and represent the Principal before the Municipality, Kolkata Municipal Corporation, Kolkata Improvement Trust, and all its departments, Kolkata Metropolitan Development Authority and other authorities / officers under the Land laws, Rent Controller, Fire Brigade, Planning Authority, Development Authority, the Authorised Officers / Authorities under the Real Estate Laws, the Authorities under the West Bengal Apartment Ownership Act, Companies Act, Societies Registration Act, West Bengal Co-operative Societies Act, 2006, the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976, the authorities under the West Bengal Land Reforms Act, West Bengal Estate Acquisition Act, Town and Country (Planning & Development) Act, Development Authority, Airport Authorities, all Revenue Authorities, Pollution Control Authorities and other authorities connected to pollution matters, Environment Authorities, Licensing Authorities, Development Plan Authorities of the Government of West Bengal and/or India, Kolkata Port Trust, Insurance Companies, Police Authorities, Traffic Department, Directorate of Fire Services and all Fire Authorities, Directorate of Lifts, Directorate of Electricity and Chief Electrical Inspector and other Electricity Authorities, Government of West Bengal, Insurance Companies, Microwave Authorities of Department of Telecommunication, electricity, water, drainage, sewerage, lift, generator, telecom, television, wireless connectivity, digital and other service provider organizations, Land Acquisition Collector and also all other authorities and Government Departments and/or its officers and also all other State Executives Judicial or Quasi Judicial, Municipal, land and other authorities and all private bodies and service providers and all other persons and also all courts tribunals and appellate authorities and do all acts deeds and things as the Attorneys may deem fit and proper and to make sign execute register submit register and/or deliver all documents, declarations, affidavits, applications, undertakings, objections, notices etc (including those relating to boundary verification) and also to submit and take delivery of all Title Deeds concerning the Project Land and



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
21 JAN 2025

other papers and documents (including cause papers and orders passed in any suit or litigation or proceeding) as be required by the necessary authorities or as may in any way be found necessary or expedient by the said Attorney.

47. To appear and represent the Principals before any Notary Public, Registrar of Assurance, District Registrar, Sub Registrar, Additional Registrar, Metropolitan Magistrate and/or other officer or officers or authority or authorities having jurisdiction and to present for registration before them and admit execution and to acknowledge and register and have registered and perfected and/or notarized and/or affirm or declare all Documents (*defined above*) and such other documents, writings and instruments (including mortgage deeds, if any), as the said Attorneys may deem fit and property.
48. To commence prosecute enforce defend answer and oppose all actions suits writs appeals revisions, review, arbitration proceedings, and other legal proceedings and demands civil criminal or revenue concerning and/or touching any of the matters hereinstated and if thought fit, to compromise settle, refer to arbitration, abandon, submit to judgment or become non suited in any such action or proceedings as aforesaid before any Court, Civil or Criminal or Revenue, Arbitration Tribunal, Debts Recovery Tribunal, any other Tribunal, Collector, Judicial or Quasi Judicial authorities and forums, Statutory authorities, presiding officers, authorized officers, etc. and to sign declare verify and/or affirm any plaint, written statement, petition, application, consent petition, affidavit, vakalatnama, warrant of attorney, memorandum of appeal or any other document or cause paper in any proceeding and to adduce oral and documentary evidences as the occasions shall require and/or as the said Attorney or Attorneys may think fit and proper.
49. To apply for, obtain, accept and receive any original or copies of clearances, certificates, permissions, no objections, licenses, notices summons and services of papers from any Court, Tribunal, postal authorities and/or other authorities and/or persons.
50. To receive refund of the excess amount of fee or other amounts, if any, paid for the purposes hereinstated and to give valid and effectual receipts in respect thereof.
51. To receive all letters parcels or other postal articles and documents in respect of the Project Land and to grant proper and effectual receipt thereof.




DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
21 JAN 2023

52. For better and more effectually exercising the powers and authorities aforesaid to retain appoint and employ Advocates, Pleaders, Solicitors, Mukhtears and to revoke such appointments.

AND GENERALLY to do all acts deeds and things for better exercise of the authorities herein contained relating to the Project Land and the Project and related purposes which the Principals themselves could have lawfully done under their own hands and seal, if personally present.

AND the Principals do hereby ratify and confirm and agree to ratify and confirm all and whatever their Attorneys shall do or cause to be done in or about the premises aforesaid.





DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
21 JAN 2025

THE SCHEDULE ABOVE REFERRED TO:
(PROJECT LAND)

ALL THAT the land measuring 1 (one) Bigha 9 (nine) Cottahs 7 (seven) Chittacks and 32 (thirty two) square feet, more or less, situate lying at and being premises no. 3 Dover Park together with (i) one single storied structure containing a built up area of 1628.11 square feet, (ii) one two storied structure containing a total area of 1370.03 square feet (ground floor 685.015 square feet and first floor 685.015 square feet), (iii) one single storied structure containing a built up area of 321.399 square feet, (iv) one single storied structure containing a built up area of 648.665 square feet and (v) one two storied structure containing a total area of 6240.76 square feet (ground floor 3120.38 square feet and first floor 3120.38 square feet) in aggregate admeasuring about 10,208.964 Square Feet together with other structures constructed thereon, within the municipal limits of Kolkata Municipal Corporation, PS. Ballygunge, PO. Ballygunge, Ward No. 069, Kolkata 700 019 in Holding No.5 and 6 , Sub Division O, Division VI at Gudsali Khasmahal, Dihi Panchannogram and the said Property is delineated in the plan annexed hereto duly bordered thereon in "**Red**" and butted and bounded as follows:

ON THE NORTH: Partly by Premises No. 1, Dover Road and partly by Premises No. 2, Dover Park

ON THE SOUTH: Partly by Premises No. 5 Dover Park and partly by Public road known as Dover Park

ON THE EAST: By Public road known as Dover Park

ON THE WEST: Partly by Premises No. 1, Dover Road and partly by Dover Road.

OR HOWSOEVER OTHERWISE the same now is or are or heretofore were or was situated, butted, bounded, called, known, numbered, described and distinguished



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS., ALIPORE
27 JAN 2025

IN WITNESS WHEREOF the Principals have hereunto set and subscribed their respective hands and seal on this 27th day of **January** Two Thousand and Twenty-Five.

<p>SIGNED AND DELIVERED by and on behalf of the withinnamed PRINCIPALS at Kolkata in the presence of:</p> <p>1. <i>Bevalkan Das</i> <i>85A Sankar Bose Road</i> <i>Kol- 26</i></p> <p>2. <i>Saurav Kundu</i> <i>Bhowander, 789, Andherpur.</i> <i>Kol- 107</i></p>	<p><i>For GNB MOTORS PRIVATE LIMITED</i></p> <p><i>Shubham Jain</i> <i>Authorized Signatory</i></p> <p>For GNB Motors Private Limited Name: Mr. Shubham Jain Designation: Authorized Representative</p> <p><i>SHREE VARSA INVESTORS AND TRADERS PRIVATE LIMITED</i></p> <p><i>Tanmay Dey</i> <i>Authorized Signatory</i></p> <p>For Shree Varsha Investors and Traders Private Limited Name: Mr. Tanmay Dey Designation: Authorized Representative</p>
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KIWANO REALTY LLP We Accept:

Arpan Datta

Authorized Signatory

KIWANO REALTY LLP

Partha Deb

Authorized Signatory

For Kiwano Realty LLP

Name: Mr. Partha Deb & Mr. Arpan Datta

Designation: Authorized Representatives

DRAFTED By :-

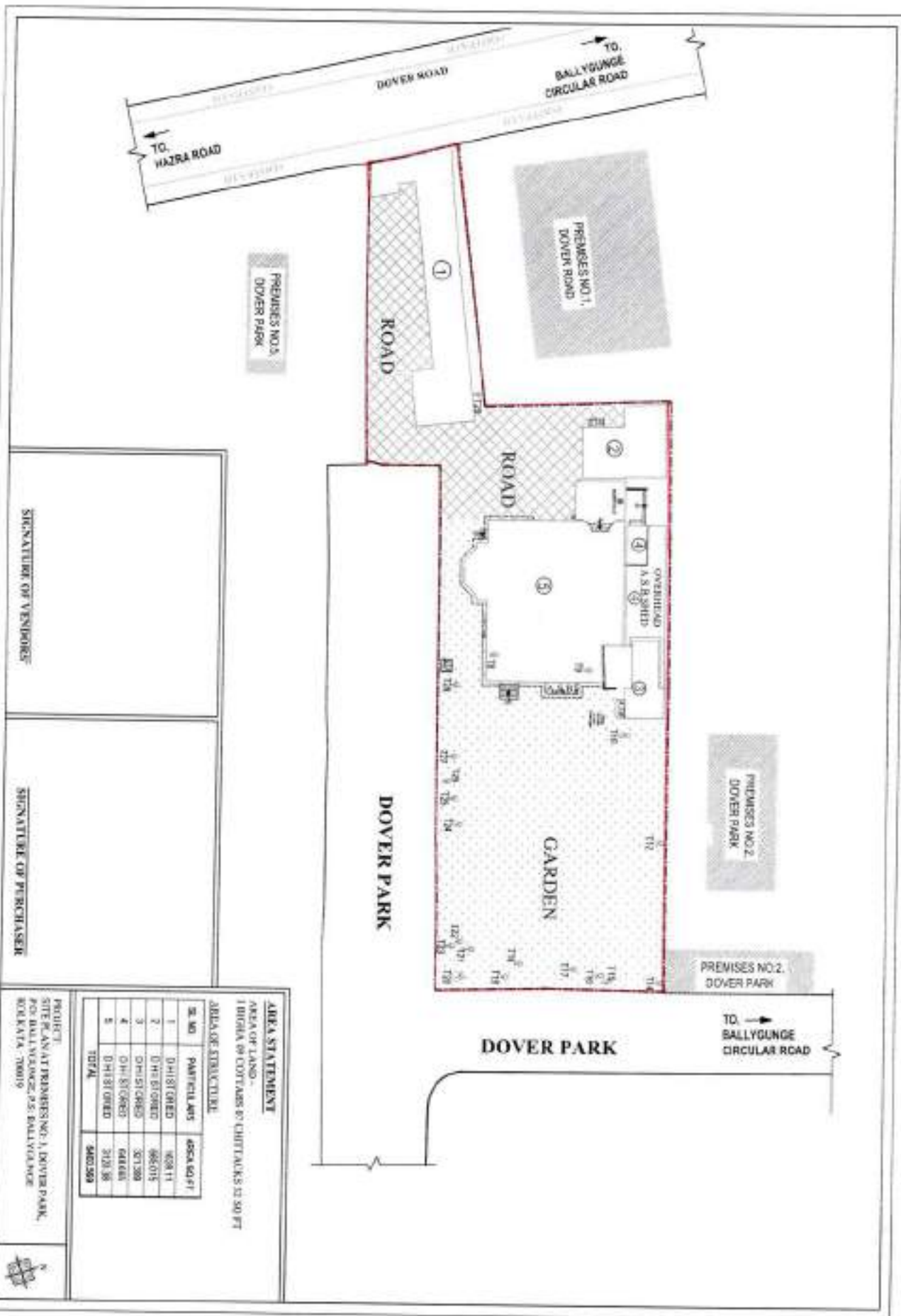
Sudipta Banerjee

Sudipta Banerjee
 Advocate

High Court, Calcutta
 En. No. F/4482/2022



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
21 JAN 2025



PREMISES NO. 1,
DOVER PARK

PREMISES NO. 2,
DOVER PARK

PREMISES NO. 2,
DOVER PARK

SIGNATURE OF VENDOR

SIGNATURE OF PURCHASER

AREA STATEMENT

AREA OF LAND -
1 BIGHA 09 COTTARS 07 CHITRAKS 12 SQ FT

AREA OF STRUCTURE

SL. NO.	PARTICULARS	AREA SQ. FT.
1	0.4181 ORIED	468.11
2	0.4181 ORIED	468.015
3	0.4181 ORIED	307.389
4	0.4181 ORIED	644.681
5	0.4181 ORIED	312.58
TOTAL		5402.569

PROJECT
SITE PLAN AT PREMISES NO. 1, DOVER PARK,
PO, BALLYGUNGE, P.S. BALLYGUNGE,
KOLKATA - 700019





DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
21 JAN 2023

SPECIMEN FORM FOR TEN FINGERPRINTS



Shubham Singh

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



Anjan Dutt

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



Partha Deb

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



Tanmay Dey

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



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE

21 JAN 2023

Major Information of the Deed

Deed No :	I-1603-01471/2025	Date of Registration	27/01/2025
Query No / Year	1603-8000207564/2025	Office where deed is registered	
Query Date	21/01/2025 5:32:02 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	PRAVAKAR DAS Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9836154192, Status :Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement		[4308] Other than Immoveable Property, Agreement [No of Agreement : 2]	
Set Forth value		Market Value	
		Rs. 21,44,30,572/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:4B(g))		Rs. 53/- (Article:E, E, M(b), H)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]- 160321477/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Ballygunge, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Dover Park, , Premises No: 3, , Ward No: 069 Pin Code : 700019

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	1 Bigha 9 Katha 7 Chatak 32 Sq Ft		20,67,74,572/-	Property is on Road , Project Name :
Grand Total :				48.6452Dec	0 /-	2067,74,572 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1628.11 Sq Ft.	0/-	12,21,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1628.11 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
S2	On Land L1	1370.03 Sq Ft.	0/-	10,27,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 685.015 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 685.015 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					

S3	On Land L1	321.399 Sq Ft.	0/-	2,40,750/-	Structure Type: Structure
Gr. Floor, Area of floor : 321.399 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
S4	On Land L1	648.665 Sq Ft.	0/-	4,86,750/-	Structure Type: Structure
Gr. Floor, Area of floor : 648.665 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
S5	On Land L1	6240.76 Sq Ft.	0/-	46,80,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 3120.38 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 3120.38 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		10208.964 sq ft	0 /-	76,56,000 /-	



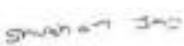








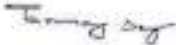
Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	GNB MOTORS PRIVATE LIMITED P-15,India Exchange Place Extn., City:- , P.O:- Chittaranjan Avenue, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700073 , PAN No.: AAxxxxxx9H,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
2	SHREE VARSA INVESTORS AND TRADERS PRIVATE LIMITED 5A, Muklaram Bbu Street, City:- , P.O:- Burrabazar, P.S:-Burrobazar, District:-Kolkata, West Bengal, India, PIN:- 700007 , PAN No.: AAxxxxxx2Q,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	KIWANO REALTY LLP 1,Iu Shun Sarani, Todi Mansion, 9th Floor,tiretta Bazar, City:- , P.O:- Tiretta, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700073 , PAN No.: ABxxxxxx2F,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr SHUBHAM JAIN Son of Mr Sanjay Jain Date of Execution - 27/01/2025, , Admitted by: Self, Date of Admission: 27/01/2025, Place of Admission of Execution: Office	Photo  <small>Jan 27 2025 12:51PM</small>	Finger Print  Captured <small>LTI 27/01/2025</small>	Signature  <small>27/01/2025</small>
	56/2, Kings Road, City:- , P.O:- Haore, P.S:-Golabari, District:-Howrah, West Bengal, India, PIN:- 711101, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: CAxxxxxx5J,Aadhaar No Not Provided Status : Representative, Representative of : GNB MOTORS PRIVATE LIMITED (as Authorised Representative)			
2	Name Mr ARPAN DUTTA (Presentant) Son of Mr Sambhu Nath Dutta Date of Execution - 27/01/2025, , Admitted by: Self, Date of Admission: 27/01/2025, Place of Admission of Execution: Office	Photo  <small>Jan 27 2025 12:52PM</small>	Finger Print  Captured <small>LTI 27/01/2025</small>	Signature  <small>27/01/2025</small>
	Kamarpole, City:- , P.O:- Sarisha, P.S:-Diamond Harbour, District:-South 24-Parganas, West Bengal, India, PIN:- 743368, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No.:: arxxxxxx8a,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : KIWANO REALTY LLP (as Authorised Representative)			
3	Name Mr PARTHA DEB Son of Mr Amalendu Deb Date of Execution - 27/01/2025, , Admitted by: Self, Date of Admission: 27/01/2025, Place of Admission of Execution: Office	Photo  <small>Jan 27 2025 12:53PM</small>	Finger Print  Captured <small>LTI 27/01/2025</small>	Signature  <small>27/01/2025</small>
	2/77/A, Tanwar Colony, South Dumdum, Motijheel, City:- , P.O:- Motijheel, P.S:-Dum Dum, District:- North 24-Parganas, West Bengal, India, PIN:- 700074, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Date of Birth:XX-XX-1XX1 , PAN No.:: bdxxxxxx4f,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : KIWANO REALTY LLP (as Authorised Representative)			
4	Name Mr TANMOY DEY Son of Mr PRASANTA DEY Date of Execution - 27/01/2025, , Admitted by: Self, Date of Admission: 27/01/2025, Place of Admission of Execution: Office	Photo  <small>Jan 27 2025 12:53PM</small>	Finger Print  Captured <small>LTI 27/01/2025</small>	Signature  <small>27/01/2025</small>

176, KALICHARAN GHOSH ROAD, City:-, P.O:- SINTHI, P.S:-Sinthi, District:-North 24-Parganas, West Bengal, India, PIN:- 700050, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2, PAN No.:: AWxxxxxx1C, Aadhaar No: 85xxxxxxxx9334 Status : Representative, Representative of : SHREE VARSA INVESTORS AND TRADERS PRIVATE LIMITED (as Authorised Representative)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr PRAVAKAR DAS Son of Mr. SANKAR DAS NABAGRAM, City:-, P.O:- SHYAMPUR, P.S:-Shyampur, District-Howrah, West Bengal, India, PIN:- 711315		 Captured	
	27/01/2025	27/01/2025	27/01/2025
Identifier Of Mr SHUBHAM JAIN, Mr ARPAN DUTTA, Mr PARTHA DEB, Mr TANMOY DEY			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	GNB MOTORS PRIVATE LIMITED	KIWANO REALTY LLP-24.3226 Dec
2	SHREE VARSA INVESTORS AND TRADERS PRIVATE LIMITED	KIWANO REALTY LLP-24.3226 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	GNB MOTORS PRIVATE LIMITED	KIWANO REALTY LLP-814.05500000 Sq Ft
2	SHREE VARSA INVESTORS AND TRADERS PRIVATE LIMITED	KIWANO REALTY LLP-814.05500000 Sq Ft
Transfer of property for S2		
Sl.No	From	To. with area (Name-Area)
1	GNB MOTORS PRIVATE LIMITED	KIWANO REALTY LLP-685.01500000 Sq Ft
2	SHREE VARSA INVESTORS AND TRADERS PRIVATE LIMITED	KIWANO REALTY LLP-685.01500000 Sq Ft
Transfer of property for S3		
Sl.No	From	To. with area (Name-Area)
1	GNB MOTORS PRIVATE LIMITED	KIWANO REALTY LLP-160.69950000 Sq Ft
2	SHREE VARSA INVESTORS AND TRADERS PRIVATE LIMITED	KIWANO REALTY LLP-160.69950000 Sq Ft
Transfer of property for S4		
Sl.No	From	To. with area (Name-Area)
1	GNB MOTORS PRIVATE LIMITED	KIWANO REALTY LLP-324.33250000 Sq Ft
2	SHREE VARSA INVESTORS AND TRADERS PRIVATE LIMITED	KIWANO REALTY LLP-324.33250000 Sq Ft
Transfer of property for S5		
Sl.No	From	To. with area (Name-Area)
1	GNB MOTORS PRIVATE LIMITED	KIWANO REALTY LLP-3120.38000000 Sq Ft
2	SHREE VARSA INVESTORS AND TRADERS PRIVATE LIMITED	KIWANO REALTY LLP-3120.38000000 Sq Ft

Endorsement For Deed Number : I - 160301471 / 2025

On 21-01-2025

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 21,44,30,572/-



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

On 27-01-2025

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.

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

Presented for registration at 12:46 hrs on 27-01-2025, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr ARPAN DUTTA.

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

Execution is admitted on 27-01-2025 by Mr ARPAN DUTTA, Authorised Representative, KIWANO REALTY LLP, 1,Iu Shun Sarani, Tedi Mansion, 9th Floor,tiretta Bazar, City:- , P.O:- Tiretta, P.S:-Bowbazar, District-Kolkata, West Bengal, India, PIN:- 700073

Indetified by Mr PRAVAKAR DAS, . . Son of Mr SANKAR DAS, NABAGRAM, P.O: SHYAMPUR, Thana: Shyampur, . Howrah, WEST BENGAL, India, PIN - 711315, by caste Hindu, by profession Advocate

Execution is admitted on 27-01-2025 by Mr PARTHA DEB, Authorised Representative, KIWANO REALTY LLP, 1,Iu Shun Sarani, Tedi Mansion, 9th Floor,tiretta Bazar, City:- , P.O:- Tiretta, P.S:-Bowbazar, District-Kolkata, West Bengal, India, PIN:- 700073

Indetified by Mr PRAVAKAR DAS, . . Son of Mr SANKAR DAS, NABAGRAM, P.O: SHYAMPUR, Thana: Shyampur, . Howrah, WEST BENGAL, India, PIN - 711315, by caste Hindu, by profession Advocate

Execution is admitted on 27-01-2025 by Mr TANMOY DEY, Authorised Representative, SHREE VARSA INVESTORS AND TRADERS PRIVATE LIMITED, 5A, Muktaram Bbu Street, City:- , P.O:- Burrabazar, P.S:-Burrobazar, District:- Kolkata, West Bengal, India, PIN:- 700007

Indetified by Mr PRAVAKAR DAS, . . Son of Mr SANKAR DAS, NABAGRAM, P.O: SHYAMPUR, Thana: Shyampur, . Howrah, WEST BENGAL, India, PIN - 711315, by caste Hindu, by profession Advocate

Execution is admitted on 27-01-2025 by Mr SHUBHAM JAIN, Authorised Representative, GNB MOTORS PRIVATE LIMITED, P-15,India Exchange Place Extn., City:- , P.O:- Chittaranjan Avenue, P.S:-Bowbazar, District-Kolkata, West Bengal, India, PIN:- 700073

Indetified by Mr PRAVAKAR DAS, . . Son of Mr SANKAR DAS, NABAGRAM, P.O: SHYAMPUR, Thana: Shyampur, . Howrah, WEST BENGAL, India, PIN - 711315, by caste Hindu, by profession Advocate

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 35428, Amount: Rs.100.00/-, Date of Purchase: 31/12/2024, Vendor name: S
DAS



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 1603-2025, Page from 44535 to 44559
being No 160301471 for the year 2025.



Digitally signed by Debasish Dhar
Date: 2025.01.29 17:09:29 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 29/01/2025

DISTRICT SUB-REGISTRAR

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

West Bengal.