

17333/23

F-16584/23



अन्तिमवर्ग पश्चिम बंगाल WEST BENGAL

Certified that the document is a genuine
registration. The signature sheets and
the endroement sheets attached with the
document are the part of this document.

DEVELOPMENT POWER OF ATTORNEY

District Sub-Register-III
Alipore, South 24-parganas
16.10.23

KNOW ALL MEN BY THESE PRESENTS THAT M/S. SAYOHAR PRIVATE LIMITED (PAN# AAYCS8721K), a Private Limited Company incorporated under the provisions of the Indian Companies Act, 1956 having its Registered Office at Tribeni Market, Holding No.2495, Garia Main Road, Post Office Narendrapur, Police Station Sonarpur, Kolkata 700 084, District South 24-Parganas, WEST BENGAL, represented by its Director, SRI SAILESH PATEL (PAN# AMAPP3509P, AADHAAR# 4850 1149 4628, MOBILE# 9051028828), son of Sri Ratanshi Patel, by faith Hindu, by Nationality Indian, by occupation Business, residing at Akshara Pearl, Block 2, Flat No. 5B, 200, N. S. Road, Post Office Narendrapur, Police Station Sonarpur (Now, Narendrapur), Kolkata 700 103, District South 24-Parganas, WEST BENGAL, duly authorized by the Board of Directors of the Company vide Board Resolution dated 11th day of February, 2019, hereinafter called and referred to as the "LANDOWNER/PRINCIPAL" SENDS GREETINGS:

নং 2500
সকলকে অবগত
স্বাক্ষরিত
তারিখঃ 15/10/23

এ. ডি. এস. আর. তরিক, সফারহাট

মফিজ ২৪ পল্লিকা

ডেপুটি : আসাদুর রহমান

তারিখঃ 09 OCT 2023



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS ALIPORE

16 OCT 2023

Identified by me

Arjun Patel

ARJUN PATEL

SON OF RAMSIPRAKASH LIMBANI

13, ANANDUL RAS ROAD

KULRASHI - 200026

WHEREAS:

- A.** By a **Deed of Conveyance made on 7th day of June, 2019** between **Sri Bholanath Banerjee**, son of Late Mani Mohan Banerjee of 87/225, Raja S. C. Mullick Road, Kolkata 700 047, therein referred to as the Vendor/Owner of the One Part and **Sayohar Private Limited** having their Registered Office at 4/19, Poddar Nagar, Kolkata 700 068, represented by its Authorised Director, Sri Sailesh Patel, son of Sri Ratanshi Patel of "Akshara Pearl", Flat No. 5B, 200, N. S. Road, Kolkata 700 103, therein referred to as the Purchaser of the Other Part, and **registered in the Office of the A.R.A.-I, Kolkata and recorded in Book No. I, Volume No. 1901-2019, Pages 170996 to 171024, Being No. I-190103522 for the year 2019**, the Vendor therein granted sold transferred conveyed alienated assured and assigned unto and in favour of the Purchaser therein absolutely and forever at or for a consideration mentioned thereat subject to free from all encumbrances and vacant possession thereof **ALL THAT** the demarcated piece and parcel of land measuring about **4 (Four) Cottahs** more or less alongwith one Tin Shed structure measuring about 228 Sq.ft. more or less covered area, which situated and lying at **Premises No. 1459, Survey Park**, Kolkata 700 075, Police Station Survey Park, Post Office Santoshpur, comprising in Mouza Rajapur, J. L. No.23, Re. Sa. No. 14, Touzi No. 109, C. S. Khatian No. 160, R.S. Khatian No. 172, C. S. Dag No. 971, R.S. Dag No. 1021 within the limits of the Kolkata Municipal Corporation under Ward No. 109, **Assessee No. 31-109-13-6187-9**, District South 24-Parganas, morefully described in the Schedule thereunder written and also delineated in the map or plan annexed thereto and bordered "RED" (hereinafter referred to as the "**FIRST LAND**").
- B.** By another **Deed of Conveyance made on 7th day of June, 2019** between **Sri Probal Chatterjee alias Chattopadhyay**, son of Late Nani Gopal Chatterjee of 1/157, Naktala, Kolkata 700 047, therein referred to as the Vendors/Owners of the One Part and **Sayohar Private Limited** having its Registered Office at 4/19, Poddar Nagar, Kolkata 700 068, represented by its Authorised Director, Sri Sailesh Patel, son of Sri Ratanshi Patel of "Akshara Pearl", Flat No. 5B, 200, N. S. Road, Kolkata 700 103, therein referred to as the Purchaser of the Other Part, and **registered in the Office of the A.R.A.-III, Kolkata and recorded in Book No. I, Volume No. 1903-2019, Pages 117709 to 117735, Being No. I-190302752 for the year 2019**, the Vendors therein granted sold transferred conveyed alienated assured and assigned unto and in favour of the Purchasers therein absolutely and forever at or for a consideration mentioned thereat subject to free from all encumbrances and vacant possession thereof **ALL THAT** the divided and demarcated piece and parcel of land measuring about **3 (Three) Cottahs** more or less alongwith one Tin Shed structure measuring about 120 Sq.ft. more or less covered area, which situated and lying at **Premises No. 1458**,



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Survey Park, Kolkata 700 075, Police Station Survey Park, Post Office Santoshpur, comprising in Mouza Rajapur, J. L. No.23, Re. Sa. No. 14, Touzi No. 109, C. S. Khatian No. 160, R.S. Khatian No. 172, C. S. Dag No. 971, R.S. Dag No. 1021 within the limits of the Kolkata Municipal Corporation under Ward No. 109, **Assessee No. 31-109-13-6186-7**, District South 24-Parganas, morefully described in the Schedule thereunder written and also delineated in the map or plan annexed thereto and bordered "RED" (hereinafter referred to as the "**SECOND LAND**").

- C. By virtue of the aforesaid two separate Deeds of Conveyance both executed on 7th day of June, 2019, the said Sayohar Private Limited became absolute and lawful owner of the First Land and the Second Land.
- D. After such purchase, the said Sayohar Private Limited got the First Land and the Second Land amalgamated into one plot of land having a total area of **7 (Seven) Cottahs** before the Kolkata Municipal Corporation and mutated its name under a single **Assessee No. 31-109-13-6186-7** having **Municipal Premises No. 1458, Survey Park**, morefully described in the **FIRST SCHEDULE** hereunder written (hereinafter referred to as the "**SAID PREMISES**").
- E. The said Sayohar Private Limited got its name recorded before the Block Land and Land Reforms Officer, Kolkata under ^{MOUZA RAJAPUR} **L.R. Dag No. 1021** and **Khatian No. 1082**.
- F. Now, the said Sayohar Private Limited is absolutely seized and possessed of or otherwise well and sufficiently entitled to the said premises and paying rates and taxes on regular basis.
- G. While seizing and possessing of the said premises, the Landowner has decided to construct a multistoried building in accordance with the building plan to be sanctioned by the Kolkata Municipal Corporation, on the same being **Municipal Premises No. 1458, Survey Park**, but due to paucity of fund and lack of experience in the field of construction, it could not be able to do so, and accordingly, was in search for an experienced, efficient and financially solvent Developer for the purpose of such development work on the said premises, and accordingly, the Landowner due to personal difficulties and requirements, expressed its desire to the Developer for the development of the said premises.
- H. Amidst such situation, **M/s. Garima Infraproperties LLP**, a Partnership Firm, who claimed itself to be sufficiently covenant and of adequate business condition, being known the intention of the Landowner, approached and requested the Landowner to allow it to develop the said premises.
- I. After discussions and negotiations, the Landowner has agreed to engage the said **M/s. Garima Infraproperties LLP** as the Developer for development of the said premises.



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- J. By a **Development Agreement** made and executed on even date between the Landowner therein and herein and the Developer therein and Attorney herein namely, M/s. Garima Infraproperties LLP, a Partnership Firm represented by its Partners, Dr. Kishore Kumar Gandhi and Smt. Chetna Gandhi, and **registered in the Office of the District Sub-Registrar-III, South 24-Parganas, Alipore, and recorded in Book No.I, Being Instrument/Deed No. I-160316573 for the year 2023**, the Landowner therein engaged the said M/s. Garima Infraproperties LLP for construction of the said proposed G+VI new building on the said premises, inter alia, on the terms, conditions, covenants and stipulations as more fully contained therein.

- K. To enable and facilitate the aforesaid work of construction of the said proposed new building on the said premises in terms of the aforesaid **Development Agreement**, the Landowner is desirous of appointing the said **M/s. Garima Infraproperties LLP**, as its **Constituted Attorney** to look after and manage all construction works at the said premises on its behalf.

NOW BY THIS DEVELOPMENT POWER OF ATTORNEY the Landowner/Appointer/Principal herein do hereby nominate, constitute and appoint **M/S. GARIMA INFRA PROPERTIES LLP** (PAN#AAQFG8206J), a Partnership Firm having its place of business at 75/1A, Ashutosh Mukherjee Road, Post Office & Police Station Bhowanipore, Kolkata 700 025, District South 24-Parganas, WEST BENGAL, **represented by** its Partners namely **(1) DR. KISHORE KUMAR GANDHI** (PAN# AHFPG8743G, AADHAAR# 8903 5032 7661, MOBILE# 9830041381), son of Late Chunilal Gandhi and **(2) SMT. CHETNA GANDHI** (PAN# AHFPG8744B, AADHAAR#4162 8437 4278, MOBILE#9831448603), wife of Dr. Kishore Kumar Gandhi, both by faith Hindu, by Nationality Indian, by occupation Business, residing at 75/1A, Ashutosh Mukherjee Road, Post Office & Police Station Bhowanipore, Kolkata 700 025, District South 24-Parganas, WEST BENGAL, hereinafter called and referred to as the "**SAID ATTORNEY**" as its true and lawful attorney for it, in its name and on its behalf to do the following acts, deeds and things and to exercise the following powers of authorities in respect of the said premises, morefully described in the **SCHEDULE** hereunder written:-

1. To look after, manage and control the said premises hereunder written on its behalf.
2. To prepare building plan for construction of building on the said premises and to sign on its behalf the said building plan and modification thereof and all drawings and specifications and all other papers and documents declarations etc. as would be necessary for obtaining sanction of the building plan or any revisions thereof from the Kolkata Municipal Corporation

GARIMA INFRA PROPERTIES LLP

75/1A Ashutosh Mukherjee Road, Bhowanipore, Kolkata 700 025

SAYO HAR PRIVATE LIMITED

GARIMA INFRA PROPERTIES LLP

Director


Partner



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and to apply for and to collect and receive such plan after sanction from the said Municipal Authority.

3. To contact with the Officials of the Kolkata Municipal Corporation and/or any other concerned officials for the purpose of sanction of the building plan and/or revised plan in respect of the said premises and pursue the same and also to receive the sanctioned plan of the same from the concerned authority on the Landowner's behalf.
 4. To construct a multi-storied building with good and standard quality of building materials as stated in Development Agreement at the cost of the Developer namely the said M/s. Garima Infraproperties LLP on the said premises as per the sanctioned building plan.
 5. To procure all building materials viz. Bricks, cement, sand, stone chips, MS rod and all other materials as may be required for construction of the said building and also allied items which are necessary for completion of building according to the sanctioned building plan.
 6. To arrange for labour force, engineers, supervisors, electrical personal, water line personnel and all other personnel as may be required for the purpose of construction of the building on such terms, and conditions as the said Attorney shall deem fit and proper and to discharge it as and when the exigencies of the circumstances shall so demand.
 7. To get the signature of the Landowner on any occasion whenever and wherever required for the purpose of construction of building and also for other purpose thereafter.
 8. To receive documents, letters, notices, from various authorities in connection with the construction of the building on the Landowner's behalf.
 9. To apply for water connection, electricity connection and all other acts agreements and things relating to development of construction of the said building.
 10. To apply for permit and license to the authorities for cement, steel and other building materials for construction of the said building on the said premises, if so required.
 11. To arrange, apply for telephone connection, electricity sewerage/drainage and similar services to the said building for use of the occupier/s and make it comfortably habitable.
 12. To appoint Lawyers, Attorneys, Advocates whenever necessary for the purpose of defending the case if there is any dispute arising relating to the said premises and the said building.
 13. To sign, execute, submit or deliver all complaints, written statement objection, memorandum of appeal, affidavits, application, revision, injunction, petitions, and all other appeals and papers, document and exhibits for the aforesaid purposes.
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14. To visit and represent the Landowner before all the West Bengal Govt. Office or Offices concerned and/or Central Govt. Office, West Bengal Fire Services, Kolkata Municipal Corporation and all other offices concerned smooth management of the said premises as stated and written in the Schedule hereunder on Landowner's behalf.
15. To commence, prosecute, defend and continue all actions, suits, appeals and other legal proceedings or which may hereafter be commenced by or against the Landowner individually or jointly in an outside the Union of India in any court of justice, civil, criminal or revenue, both appellate and original, in respect of the said premises and to appear before all magistrates and other officers for the recovery of any debt or other sum of money, right, title, interest property matter or thing whatsoever now due or payable or deliverable or in anywise belonging to the Landowner.
16. To sign and execute any sale agreement, contract, Deed of Sale, Deed of Gift, Conveyances or any agreement or documents in respect of Developer's Allocation in the building which is fully mentioned and described in the aforesaid registered Development Agreement, to be constructed in favour of any intending parties, purchaser or purchasers and to receive from the purchaser or purchasers any sum, earnest money and/or full consideration and to give valid receipt for the same and to give possession thereof together with undivided proportionate share in land thereto in respect of Developer's Allocation.
17. To make, present, endorse and execute any Deed of Sale/Conveyance or Conveyances, Deed of Lease, Deed of Declaration or other documents for registration when to be executed by Landowner's said Attorney and to sign, admit execution and registration thereof before the registering authority or authorities concerned like as such Registrar of Assurances, Kolkata, District and Sub-Registrar, South 24-Parganas or like any such other registering office or offices concerned on Landowner's behalf in respect of Developer's Allocation.
18. To deposit all fees, moneys before any authorities concerned and to pay Tax or taxes to the authority or authorities on the Landowner's behalf till delivery of possession of the Landowner's Allocation.

AND GENERALLY to do exercise, execute and perform all and every other act, deed and thing in relation to all matters as fully and effectually as the Landowner could do if personally present, in respect of development of the Schedule property and deal in any manner in respect of the Developer's Allocation with any person or persons as per the choice of the Developer herein.

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



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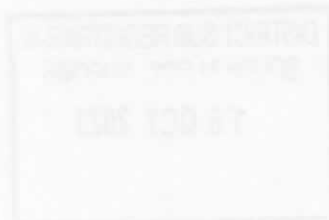
AND the Landowner doth hereby agree and confirm the said Attorney in every respect, if it wants to do so and vice versa in respect of every affair of the below mentioned scheduled property including having authority to sign solely as Developer.

THE SCHEDULE ABOVE AS REFERRED TO:

(THE SAID PREMISES)

ALL THAT piece or parcel of bastu land measuring about **7 (Seven) Cottah** more or less **TOGETHER WITH** one old dilapidated R.T. Shed having a total covered area about **348 Sq.ft.** more or less lying and situate at **Municipal Premises No. 1458, Survey Park, Police Station Purba Jadavpur (Now, Survey Park), Kolkata 700 075, District South 24-Parganas, WEST BENGAL** within the jurisdiction of Kolkata Municipal Corporation having **Assessee No. 31-109-13-6186-7, Ward No 109**, comprised in **Mouza Rajapur, J. L. No.23, Re. Sa. No. 14, Touzi No. 109, C. S. Khatian No. 160, R.S. Khatian No. 172, C. S. Dag No. 971, R.S./L.R. Dag No. 1021, L.R. Khatian No.1082** **TOGETHER WITH** easement and quasi-easement rights, facilities, privileges, benefits available therein, and butted and bounded as follows:

ON THE NORTH : By 12' Ft. wide entrance passage leading to Survey Park;
ON THE SOUTH : By Municipal Road (Survey Park);
ON THE EAST : By Plot No. "C" under R.S. Dag No. 1021(P);
ON THE WEST : By land under R.S. Dag No. 1002(P).





DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS ALIPORE

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IN WITNESS WHEREOF the said M/S. SAYOHAR PRIVATE LIMITED, Landowner herein, has hereunto set its hands this the 16th day of October, Two Thousand and Twentythree (A.D.).

EXECUTED SIGNED SEALED AND DELIVERED by the withinnamed LANDOWNER/PRINCIPAL at Kolkata in the presence of the following witnesses:

SAYOHAR PRIVATE LIMITED

Saibh
Director.

WE ACCEPT THIS DEVELOPMENT POWER OF ATTORNEY.

Garima Anand
(Partner)
GARIMA INFRAPROPERTIES LLP
75/1A, Asutosh Mukherjee Road
Kolkata - 700025
Constituted Attorneys

Chetna Pandey
(Partner)
GARIMA INFRAPROPERTIES LLP
75/1A, Asutosh Mukherjee Road
Kolkata - 700025

WITNESSES:

1. *[Signature]*
13, ANDUL RAS ROAD
KOLKATA - 700025
2. *[Signature]*
Do. *[Signature]*
20/22, Ram, Sumer, Khetty Road Kol-53.

Drafted by:

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

IN WITNESS WHEREOF I have hereunto set my hand and the seal of the said District Sub Registrar at Bangalore this 16th day of October 2023.

DELIVERED BY THE DISTRICT SUB REGISTRAR IN THE PRESENCE OF THE FOLLOWING WITNESSES:
AND
EXECUTED SIGNED SEALED AND
DELIVERED BY THE DISTRICT SUB REGISTRAR IN THE PRESENCE OF THE FOLLOWING WITNESSES:

WE ACCEPT THIS DEVELOPMENT POWER OF ATTORNEY.



DISTRICT SUB REGISTRAR-III
SOUTH 24 DEC ALIPORE
16 OCT 2023

[Faint handwritten notes and signatures]

SPECIMEN FORM FOR TEN FINGERPRINTS



Seibhler

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



Hitchcock

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



Chelina Landini

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

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SOUTH 24 PARG. ALIPORE
16 OCT 2023

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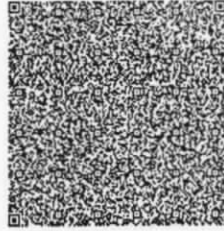
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ভারত সরকার
Unique Identification Authority of India
Government of India

তালিকাভুক্তির নম্বর/ Enrolment No.: 1040/19757/02076

To
অরুন প্যাটেল
Arun Patel
13
ANDUL RAJ ROAD
KALIGHAT
Kolkata West Bengal - 700026
9830144432

Download Date: 08/08/2019
Generation Date: 17/10/2012

Signature Not Verified
Digitally signed by Arun Patel
Unique Identification Authority of India SA
Date: 2019.08.08 11:55:38



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আপনার আধার সংখ্যা / Your Aadhaar No. :

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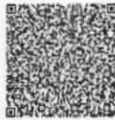
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ভারত সরকার
Government of India



অরুন প্যাটেল
Arun Patel
জন্মতারিখ/DOB: 10/01/1976
পুরুষ/ MALE



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VID : 9141 4271 9590 2766

আমার আধার, আমার পরিচয়



Government of India



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা লাভ করুন
- এটা এক ইলেক্ট্রনিক প্রক্রিয়ায় তৈরী পত্র

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

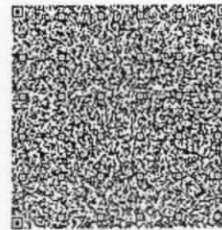
- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



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Unique Identification Authority of India

ঠিকানা:
১৩, আন্দুল রাজ রোড, কালিঘাট, কালীঘাট,
কোলকাতা,
পশ্চিমবঙ্গ - 700026

Address:
13, ANDUL RAJ ROAD, KALIGHAT,
Kolkata S.O, Kolkata,
West Bengal - 700026



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SAYOHAR PRIVATE LIMITED
CIN U45309WB2017PTC221678

4/19, PODDARNAGAR
P.O. JODHPUR PARK,
P.S. JADAVPUR
KOLKATA 700068

**EXTRACT OF THE MINUTES OF MEETING OF THE BOARD OF
DIRECTORS OF M/S. SAYOHAR PRIVATE LIMITED HELD AT ITS
REGISTERED OFFICE AT 4/19 PODDARNAGAR, KOLKATA- 700068 ON 11TH
FEBRUARY, 2019 AT 10.30 A.M.**

RESOLVED

That Sri Sailesh Patel one of the Director of M/s Sayohar Private Limited is and be hereby entrusted to look after the affairs of M/s Sayohar Private Limited, the land situated and lying at Premises No. 1458 and Premises No. 1459, Survey Park, P.S. Survey Park, P.O. Santoshpur, Kolkata - 700075, within the limits of Kolkata Municipal Corporation. He is and be authorized to negotiate any deals and sign all papers and documents needed in respect of M/s Sayohar Private Limited.

FURTHER RESOLVED

That he is and be authorized to represent before any office/authority of any state, central, govt. or local body etc. which are connected and/ or concerned with the property, whatsoever and to make statement, application, undertaking etc. for and on company's behalf and in company's name thereof and/or any matter incidental thereto.

SAYOHAR PRIVATE LIMITED

Sailesh Patel

DIRECTOR

(SAILESH PATEL)

Signature Attested

SAYOHAR PRIVATE LIMITED

Signature Patel

DIRECTOR

(CHAIRMAN)

11/02/20

SAYOHAR PRIVATE LIMITED

Signature Patel

DIRECTOR

11/02/2019

SAYOHAR PRIVATE LIMITED

Sailesh Patel

Director.

Major Information of the Deed

Deed No :	I-1603-16584/2023	Date of Registration	16/10/2023
Query No / Year	1603-8002656905/2023	Office where deed is registered	
Query Date	16/10/2023 11:48:41 AM	D.S.R. - III SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	SUKUMAR DAS Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 9903456814, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 2/-	Rs. 2,36,13,115/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 39/- (Article:E, M(b),)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160316573/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Survey Park, Road Zone : (Nandan Kanan – Nandan Kanan) , , Premises No: 1458, , Ward No: 109 Pin Code : 700075

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	7 Katha	1/-	2,35,19,155/-	Property is on Road Adjacent to Metal Road, , Project Name :
Grand Total :				11.55Dec	1 /-	235,19,155 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	348 Sq Ft.	1/-	93,960/-	Structure Type: Structure
Gr. Floor, Area of floor : 348 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		348 sq ft	1 /-	93,960 /-	



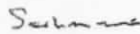



Principal Details :




Sl No	Name,Address,Photo,Finger print and Signature
1	SAYOHAR PRIVATE LIMITED TRIBENI MARKET, HOLDING NO.2495, GARIA MAIN ROAD, KOLKATA, City:- , P.O:- NARENDRAPUR, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 , PAN No.:: AAxxxxxx1K,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative

Attorney Details :




Sl No	Name,Address,Photo,Finger print and Signature
1	GARIMA INFRAPROPERTIES LLP 75/1A, ASHUTOSH MUKHERJEE ROAD, KOLKATA, City:- , P.O:- BHOWANIPORE, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025 , PAN No.:: AAxxxxxx6J,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri SAILESH PATEL Son of Shri RATANSHI PATEL Date of Execution - 16/10/2023, , Admitted by: Self, Date of Admission: 16/10/2023, Place of Admission of Execution: Office	 Oct 16 2023 12:02PM	 Captured LTI 16/10/2023	 16/10/2023
AKSHARA PEARL, BL 2, FLAT 5B, 200, N S ROAD, KOLKATA, City:- , P.O:- NARENDRAPUR, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AMxxxxxx9P,Aadhaar No Not Provided Status : Representative, Representative of : SAYOHAR PRIVATE LIMITED (as DIRECTOR)				
2	Name	Photo	Finger Print	Signature
	Dr KISHORE KUMAR GANDHI (Presentant) Son of Late CHUNILAL GANDHI Date of Execution - 16/10/2023, , Admitted by: Self, Date of Admission: 16/10/2023, Place of Admission of Execution: Office	 Oct 16 2023 12:00PM	 Captured LTI 16/10/2023	 16/10/2023
75/1A, ASHUTOSH MUKHERJEE ROAD, KOLKATA, City:- , P.O:- BHOWANIPORE, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx3G,Aadhaar No Not Provided Status : Representative, Representative of : GARIMA INFRAPROPERTIES LLP (as PARTNER)				

3	Name	Photo	Finger Print	Signature
	Smt CHETNA GANDHI Wife of Dr KISHORE KUMAR GANDHI Date of Execution - 16/10/2023, , Admitted by: Self, Date of Admission: 16/10/2023, Place of Admission of Execution: Office		 Captured	
	Oct 16 2023 12:01PM	LTI 16/10/2023	16/10/2023	
75/1A, ASHUTOSH MUKHERJEE ROAD, KOLKATA, City:- , P.O:- BHOWANIPORE, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx4B,Aadhaar No Not Provided Status : Representative, Representative of : GARIMA INFRAPROPERTIES LLP (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr ARUN PATEL Son of Mr RAMJI PREMJI LIMBANI 13, ANDUL RAJ ROAD, City:- , P.O:- KALIGHAT, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700026		 Captured	
	16/10/2023	16/10/2023	16/10/2023
Identifier Of Shri SAILESH PATEL, Dr KISHORE KUMAR GANDHI, Smt CHETNA GANDHI			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	SAYOHAR PRIVATE LIMITED	GARIMA INFRAPROPERTIES LLP-11.55 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	SAYOHAR PRIVATE LIMITED	GARIMA INFRAPROPERTIES LLP-348.00000000 Sq Ft

Endorsement For Deed Number : I - 160316584 / 2023

On 16-10-2023

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 11:50 hrs on 16-10-2023, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Dr KISHORE KUMAR GANDHI ..

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 2,36,13,115/-

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

Execution is admitted on 16-10-2023 by Shri SAILESH PATEL, DIRECTOR, SAYOHAR PRIVATE LIMITED, TRIBENI MARKET, HOLDING NO.2495, GARIA MAIN ROAD, KOLKATA, City:- , P.O:- NARENDRAPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Identified by Mr ARUN PATEL, , Son of Mr RAMJI PREMJI LIMBANI, 13, ANDUL RAJ ROAD, P.O: KALIGHAT, Thana: Kalighat, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by profession Others

Execution is admitted on 16-10-2023 by Dr KISHORE KUMAR GANDHI, PARTNER, GARIMA INFRAPROPERTIES LLP, 75/1A, ASHUTOSH MUKHERJEE ROAD, KOLKATA, City:- , P.O:- BHOWANIPORE, P.S:-Bhawanipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700025

Identified by Mr ARUN PATEL, , Son of Mr RAMJI PREMJI LIMBANI, 13, ANDUL RAJ ROAD, P.O: KALIGHAT, Thana: Kalighat, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by profession Others

Execution is admitted on 16-10-2023 by Smt CHETNA GANDHI, PARTNER, GARIMA INFRAPROPERTIES LLP, 75/1A, ASHUTOSH MUKHERJEE ROAD, KOLKATA, City:- , P.O:- BHOWANIPORE, P.S:-Bhawanipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700025

Identified by Mr ARUN PATEL, , Son of Mr RAMJI PREMJI LIMBANI, 13, ANDUL RAJ ROAD, P.O: KALIGHAT, Thana: Kalighat, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39.00/- (E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 39.00/-

Payment of Stamp Duty

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

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2650, Amount: Rs.50.00/-, Date of Purchase: 09/10/2023, Vendor name: Asadur Rahaman



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 1603-2023, Page from 431087 to 431103
being No 160316584 for the year 2023.



Dhar

Digitally signed by Debasish Dhar
Date: 2023.10.16 13:26:25 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 16/10/2023
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.