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भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL AC 521024

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

District Sub-Registrar-III
Alipore, South 24-parganas

DEVELOPMENT POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, We,

655177

26 OCT 2019

Name : ALAMGIR REZA
ADVOCATE
ALIPORE JUDGES COURT
WB-1208/2008

Address :

Vendor :

LEGAL HEIRS
OF [illegible]

V.C.T.9 No-175

PS VINAYAK HOMES LLP

Partner / Authorised Signatory

V.C.T.9 No-173

BISWANATH KORES LLP, BISWANATH HOUSING LLP, BISWANATH PROPERTY NIRMAAN LLP, BISWANATH PROPERTY DEVELOPERS LLP

Designated Partner

Office of the Dist. Sub-Registrar
South 24 Parganas, Alipore

V.C.T.9 No-174

BISWANATH REALUNITY LLP, BISWANATH NEW NIRMAAN LLP, BISWANATH REALTORS LLP

Designated Partner

District Sub-Registrar-II
Alipore, South 24 Parganas

22 JAN 2020

ID-T.9 No-180

Identified by me
Alamgir Reza Adv
S/o Jahangir Reza
28/1, Judge Court Road
P.O. & P.S. Alipore
Kol-27

T.O

3.1 **BISWANATH ACRES LLP**, having PAN AAVFB2082Q, having LLPIN AAP-7513,

3.2 **BISWANATH HOUSING LLP**, having PAN AAVFB2080N, having LLPIN AAP-7545,

3.3 **BISWANATH PROPERTY NIRMAAN LLP**, having PAN AAVFB2085K, having LLPIN AAP-7782 and

3.4 **BISWANATH PROPERTY DEVELOPERS LLP**, having PAN AAVFB2087M, having LLPIN AAP-7524,

- all Limited Liability Partnership, having their respective registered offices at 39, Kali Krishna Tagore Street, Post Office Burrabazar, Police Station Jorasanko, Kolkata 700 007, all represented by their Designated Partner namely **ASHOK KUMAR TODI** (PAN ABRPT5626R, Aadhaar 8827 1493 8213), having Mobile No.9007021000, by Nationality Indian, by Caste- Hindu, by Occupation Business, son of Girdhari Lal Todi, residing at CG-235, Saltlake City, Sector II, Bidhannagar (M), Sech Bhawan, Post Office Sech Bhawan, Police Station Bidhannagar, North 24 Parganas, West Bengal 700091 and

3.5 **BISWANATH REALUNITY LLP**, having PAN AAVFB2077K, having LLPIN AAP-7528,

3.6 **BISWANATH NEEV NIRMAAN LLP**, having PAN AAVFB2088E, having LLPIN AAP-7523 and

3.7 **BISWANATH REALTORS LLP**, having PAN AAVFB2079H, having LLPIN AAP-7529,

- all Limited Liability Partnership, having their respective registered offices at 39, Kali Krishna Tagore Street, Post Office Burrabazar, Police Station Jorasanko, Kolkata 700 007, all represented by their Designated Partner namely **PRADIP KUMAR TODI** (PAN ABTPT2696K, Aadhaar 7013 8415 2085), having Mobile No.9831490000, by Nationality Indian, by Caste- Hindu, by Occupation Business, son of Girdhari Lal Todi, residing at CF-398, Bidhannagar, CC-Block, North 24 Parganas, Post Office Bidhannagar, Police Station Bidhannagar, Kolkata -700 064, hereinafter collectively referred to as the "**OWNERS**", do hereby **SEND GREETINGS:**

WHEREAS:

A. We along with others are the joint and absolute owners of **ALL THAT** piece and parcel of land measuring 742 Decimals more or less, situate, lying at and being Premises No.48 (previously comprised in and/or being part of Premises Nos. 49A/2, 48, and 49B), Mon Mohan Banerjee Road, Kolkata – 700 038, all within Ward No.118 of the Kolkata Municipal Corporation, Police Station Behala, District South 24-Parganas, in the State of West Bengal (hereinafter referred to as "the **said Entire Land**")

V.C.T.9 No-176

PS VINAYAK HOMES LLP

Partner / Authorised Signatory

V.C.T.9 No-177

PS VINAYAK HOMES LLP

Partner / Authorised Signatory

V.C.T.9 No-177

PS VINAYAK HOMES LLP

Partner / Authorised Signatory

V.C.T.9 No-178

PS VINAYAK HOMES LLP

Partner / Authorised Signatory

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morefully described in the **Part I** of the **First Schedule** hereunder written.

B. We the Owners herein by an Agreement of even date made between ourselves therein referred to as the Owners of the One Part and PS Vinayak Homes LLP, a Limited Liability Partnership having its office at 1002 E M Bypass, Front Block, Post Office Dhapa, Police Station Pragati Maidan, Kolkata - 700 046 (hereinafter referred to as "the **said Developer**"), therein referred to as the Developer of the Other Part, (hereinafter referred to as "the **said Development Agreement**"), we granted and the said Developer accepted exclusive right of development of **ALL THAT** the undivided 10% share in the said Entire Land described in the Part I of the First Schedule, equivalent to 74.2 Decimals be the same a little more or less, being part of Premises No.48, Mon Mohan Banerjee Road, Police Station-Behala, under Ward No.118 within the ambit of Kolkata Municipal Corporation, Kolkata-700 038, in the District South 24 Parganas, hereinafter referred to as "the **Said Land**" and morefully and particularly mentioned in the **Part II** of the **First Schedule** hereunder written, under the terms and conditions as mentioned therein.

C. In the said Development Agreement, we have agreed to grant various powers to the said Developer and/or their nominees for the purpose of implementing effective and proper development of the said Land in accordance with the terms of the said Development Agreement including the power to transfer the proportionate undivided part or share in the land comprised in the said land in favour of the intending transferees.

NOW KNOW YE BY THESE PRESENTS that we, the **OWNERS** named above, do hereby nominate constitute and appoint the said **PS VINAYAK HOMES LLP** [PAN: AACFW2320H], having LLPIN AAF-7400, a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008, having its registered office at 1002 E M Bypass, Front Block, Post Office Dhapa, Police Station Pragati Maidan, Kolkata - 700 105 represented by its Partners **(1) UMESH KYAL**, [PAN AGCPK9667R, Aadhaar 3221 6780 6519], having Mobile Number 9831151592, son of Late Govind Ram Kyal, by Nationality Indian, by Caste Hindu, by Occupation Business, residing at 30C South End Park, Post Office Sarat Bose Road, Police Station Rabindra Sarobar (Formerly Lake), Kolkata 700 029, **(2) RAHUL KYAL**, [PAN AQHPK1359F, Aadhaar 7487 0793 4912], having Mobile Number 9831151598, son of Balkrishan Kyal, by Nationality Indian, by Caste Hindu, by Occupation Business, residing at 30C South End Park, Post Office Sarat Bose Road, Police Station Rabindra Sarobar (Formerly Lake), Kolkata 700 029 and Authorized

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Signatories namely **(3) GAURAV DUGAR,** [PAN AGRPD3020C, Aadhaar 6736 8001 3695], having Mobile Number 9836299909, son of Surendra Kumar Dugar, by Nationality Indian, by Caste Hindu, by Occupation Business, residing at 52/4/1, B.C. Road, Ballygunge, Post Office Ballygunge, Police Station Ballygunge, Kolkata 700 019, **(4) ROUNAK CHHAJER** [PAN: AGYPC8016E, Aadhaar 6469 2229 9086], having Mobile Number 9830539364, by Nationality Indian, by Caste Hindu, by Occupation Service, son of Raj Kumar Chhajer, residing at 4, New Tangra Road, Gobinda Khatick Road, Flat 4A, Post Office Gobinda Khatick Road and Police Station Tangra, Kolkata 700 046 and **(5) KAMLESH GANDHI**, [PAN AAZPG0492K, Aadhaar 4926 3079 3995], having Mobile Number 9836299940, son of Late Himmat Lal Gandhi, by Nationality Indian, by Caste Hindu, by Occupation Business, residing at "Citrus Clove", 278, Dakhin Kumarkhali, Block -IV, Flat 3G, 3rd floor, Post Office Narendrapur, Police Station Sonarpur, Kolkata 700 103, as our true and lawful Attorney for in our names and on our behalf to do execute exercise and perform all or any of the following acts deeds matters and things relating to the said land in the manner as more fully hereinafter contained, that is to say:

1. To enter into, defend possession of and to manage and maintain the said land and every part thereof and to warn off, prohibit, and if necessary, to proceed in accordance with law against all or any trespassers on the said land or any part thereof and to take appropriate steps whether by legal action or otherwise including to file complaint in the concerned police station having jurisdiction and to represent us to the concerned police authorities and to abate nuisances and protect the said Land.

2. To pay all rates, taxes, charges, expenses and other outgoings whatsoever (including municipal rates and taxes, land revenue and other charges whatsoever) payable in respect of the said Land or any part or share thereof or any undivided share or shares therein or the building or buildings that may be constructed thereon and to represent us to the concerned authorities or departments to which the same are payable.

3. To receive refund of the excess of all fees, amounts, rates, taxes and charges if any, paid by the said Attorneys on our behalf, as aforesaid and to grant receipts and discharges in respect thereof.

4. To do all acts deeds and things if and as be required to be done for amalgamation and all acts incidental thereto.

5. To accept or object to the assessments made from time to time of annual valuations in respect of the said Land or any part or share thereof by the

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Kolkata Municipal Corporation and to attend all hearings and have the same finalized.

6. To obtain necessary approvals, sanctions, permissions, orders and no objection certificates from the Kolkata Municipal Corporation, Town Planning Authorities, the Government of West Bengal and/or from all other concerned authorities for converting the said Land or any part/s thereof to residential, and/or other permitted use, and to change the user thereof or any part/s thereof from time to time as may be deemed fit and proper by our said Attorney and for the said purpose to sign and submit all necessary applications, forms, indemnities, undertakings, affidavits, declarations, papers, documents and writings and to bear and pay all charges, fees, premia, deposits and other amounts and levies whatsoever therefor, and to do and perform all other necessary acts, deeds, things and matters.

7. To sign, execute and submit all papers, documents, statements, drawings, plans, undertakings and declarations as may be required for having the building plan or plans sanctioned modified or altered for the aforesaid purposes including those on account of change of user thereof or any part thereof or to have the same renewed or revalidated from the concerned departments of the Kolkata Municipal Corporation, KMDA or other concerned authorities in such manner as the said Attorney may deem fit and proper.

8. To pay all fees and expenses and obtain sanction revalidation renewal and such other order or orders or permissions from the necessary authorities and to gift any part or portion of the said Land to the authorities concerned, if the situation so demands, and do all other necessary acts deeds and things as be expedient for sanctioning revalidation renewal modification and/or alteration of plans.

9. To inform The Kolkata Municipal Corporation and all other concerned authorities of all internal alterations within the sanctioned covered space and to incorporate all such deviations in the Completion Plan in terms of the rules of the Kolkata Municipal Corporation and all other concerned authorities and to get the same regularised.

10. To sign and submit to Kolkata Municipal Corporation, Kolkata Metropolitan Development Authority, West Bengal Pollution Control Board, Central Pollution Control Board, West Bengal Fire Service, West Bengal Forest Department, BSNL, Airports Authority of India, Geo Spatial Data Centre, West Bengal State Electricity Board, CESC, Public

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Health Engineering or any other Competent Authority or any other bodies and/or any other relevant statutory and/or Planning and Development Authority, Government Authorities and Local or Public Bodies and Authorities and all other Authorities, Government of West Bengal in all its departments, ministries and functionaries, the relevant authorities, bodies and functionaries under the West Bengal Estates Acquisition Act, 1953, the West Bengal Land Reforms Act, 1955, the Urban Land (Ceiling and Regulation) Act, 1976, the Land Acquisition Act, 1894, West Bengal Town and Country (Planning and Development) Act, 1979, and Rules and Regulations thereto, and/or other applicable laws (hereinafter collectively referred to as the **"Authorities"**), the building plans, layout plans, sub division plans, amalgamation plans, and other plans, drawings, designs and specifications for and in respect of the development of the said Land and to have the same approved and sanctioned and/or to apply for and obtain approvals, permissions and sanctions for amendments, revisions, modifications, alterations, rectifications, additions and/or deletions thereto / therein and/or to or in those made, issued or granted heretofore, and/or extension, renewal and revalidation thereof and/or of those made, issued or granted heretofore, and otherwise to do and perform all acts, deeds, matters and things in connection therewith, as may be deemed fit and proper by our said Attorney and to apply to Kolkata Municipal Corporation, Town Planning Authority for and obtain Building Commencement, Occupancy and Completion Certificates and such other certificate/s and no objection certificates, which may be necessary for commencing, carrying out and completing the development of the said Land and to pay any premia, fees, charges, deposits and other amounts whatsoever that may be demanded or payable in respect thereof, to the Authorities and to apply for and receive refund thereof and to issue and pass effectual receipts and discharges for the same and to deal and correspond with and to appear and represent us before the Authorities and/or any other person/s, and to sign, execute, give, submit and register (if required) all necessary applications, undertakings, representations, declarations, affidavits, statements, returns, forms, indemnities and other documents, papers and writings, as may be required to be given to the Authorities and/or any other person/s.

11. To commence and complete development of the said Land by constructing thereon building/s in accordance with the terms and conditions of the said Development Agreement and to do all acts deeds and things which are ancillary thereto and/or necessary therefor.

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12. To apply for and obtain electricity, gas, water, sewerage, drainage, lift, and/or connections of other utilities and facilities in or for the said Land from the CESC Ltd., WBSEB, the Kolkata Municipal Corporation, KMDA and other appropriate authorities and/or to alter or close down and/or have disconnected the same.

13. To insure and keep insured all at the said Land or any part thereof against loss or damage by fire earthquake and/or other risks as be deemed necessary and/or desirable by the said Attorney and to pay all the premium for such insurance.

14. To do all necessary acts deeds and things and to comply with all laws, rules, regulations, bye-laws, ordinances, etc., for the time being in force for the development of the said Land and/or for other purposes ancillary and incidental thereto.

15. To apply for and avail from Banks, NBFCs, Financial Institutions, Private Equity Funds or others loan, credit facility, finance, advances, over drafts and/or other form of financial assistances for the purpose of development of the said Land and for that to sign all applications, letters, papers, forms, declarations, affidavits, deeds and documents as may be required by such financiers and to get the same registered, if required and also to mortgages, liens over or in respect of the said Land and/or part thereof and/or the proposed building or parts thereof to be constructed by the said Developer at the said land in favour of such financiers and/or banks and to pay all installments thereof on such terms and conditions as may be deemed fit and proper by the said Attorney.

16. The Developer shall have the right and authorities to arrange for financing of the project (**Project Finance**) from any Banks and/or Financial Institutions for construction and development of the project upon such terms and conditions as may be applicable. Such finance may be secured by mortgaging the said land in favour of any bank/financial institution by deposit of original title deeds of the said land by way of Equitable Mortgage and/or by executing Simple Mortgage and/or by creating English mortgage along with charge on Developer's revenue or allocation in the Project as defined in the said Development Agreement. Further, the Developer may execute any document or documents in furtherance of the above objective, including executing letter evidencing deposit of title deeds, confirmation of deposit title deeds, deliver the title deeds and to receive back the title deeds, etc., in respect of the said Land. Notwithstanding the same, the Developer shall

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take the project finance without creating any charge/liability in respect of Owners' revenue or allocation in the project.

17. To apply for and obtain all permissions, clearances, no objection certificates including the necessary Completion or Occupancy Certificate/s from the Kolkata Municipal Corporation or KMDA or other concerned authorities, as the case may be, for the purposes herein stated.

18. For all or any of the purposes hereinstated to appoint or terminate the appointment of Engineers, Surveyors, Architects, Contractors, Suppliers, Labourers and other Professionals in respect of development of and/or matters connected therewith and/or ancillary thereto the said Land.

19. To have the said land surveyed and measured and to have the soil and water tested.

20. To construct new building or buildings at the said Land and for that to demolish the existing buildings and/or other structures of whatsoever nature thereon or as may be constructed in future.

21. To commence, prosecute, enforce, defend, answer and oppose all actions, suits, writs, appeals, revisions and other legal proceedings and demands, civil criminal or revenue, touching or concerning any of the matters herein contained in which we in any way or manner now are or may hereafter be interested or concerned and if thought fit to compromise, settle, submit to judgment or make non-suited any such action or proceedings as aforesaid before any Court, Civil, Criminal or Revenue including the Municipal Tribunal, Collector, etc.

22. To sign declare verify and/or affirm any plaint, written statement, petition, application, supporting petition, affidavit, vakalatnama, warrant of attorney, memorandum of appeal or any other document or cause paper in anywise concerned with or incidental to any proceeding relating to the matters herein contained as the said Attorney may require or think fit and proper.

23. To file and submit declarations, authentications, statements, applications and/or returns, make commitments to the necessary authority or authorities in connection with the aforesaid matters whenever required.

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24. To pay all fees, charges, outgoings or expenses whatsoever in respect of the said Land and similarly to receive all incomings receivable for and on account of the said Land, as the occasion so requires.

25. To appoint and employ required security personnel and other staff for the due protection, preservation and maintenance of the said Land and to terminate their services as and when necessary.

26. To allot, sell, lease, sub-lease, mortgage, charge, give on licence and/or tenancy basis and/or otherwise transfer, alienate and dispose of the said land and/or the flats, units, premises, garages, parking spaces and other areas and spaces therein in accordance with the said Development Agreement to such person/s and for such consideration / price and on such other terms, conditions, covenants and provisions as our said Attorney may in its sole, absolute and unfettered discretion think fit and proper and to hand over possession, occupation and/or charge thereof to the allottees, purchasers, lessees, sub-lessees, mortgagees, licensees, tenants and other transferees thereof and to receive, retain and appropriate to themselves the entire consideration and other monies and benefits which may be received by or accrue to them in respect thereof and to give and pass receipts and discharges for the same, without being accountable or answerable to us for or in respect of the same and for these purposes, to do, execute and perform all necessary acts, deeds, things and matters, including to enter into, sign seal, execute and register (if required) all necessary letters, agreements, deeds, documents, instruments, assurances and writings whatsoever or howsoever and as our said Attorney may deem fit and proper.

27. To make, prepare, sign, execute, enter into, alter, modify or to cancel all deeds, documents, agreement for sale, other agreements, supplementary agreements, allocation agreements contracts, applications, allotments, conveyance, mortgage deed, declaration deed etc. on our behalf for the sale, lease and/or otherwise transfer of the proportionate undivided part or share comprised in the said Land attributable to the flats, apartments and/or other constructed spaces or areas to be developed by the said Developer thereat and agreed to be sold or transferred to the intending transferees thereof and to receive all monies, considerations, premiums, deposits, earnest monies and other sums or amounts from such intending transferees and upon completion of construction of the new buildings, as aforesaid, to deliver possession of the respective allotments to such intending transferees, respectively and/or to transfer the same in accordance with the Real Estate (Regulation & Development) Act,

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2016 and/or West Bengal Housing Industry Regulation Act, 2017, as the case may be.

28. To sell, convey, grant lease of and/or otherwise transfer the spaces, units, flats, apartments, car parking spaces and other areas or spaces in the said building, whether with or without undivided proportionate share in the land comprised in the said Land and to receive all consideration monies, advances and other amounts in respect thereof from the intending transferees and out of that to adjust and/or appropriate 50% of the total receipts to its own account i.e. Developer's Allocation and to make over the balance 50% of all such receipts to us i.e. Owner's Allocation in terms of the said Development Agreement.

29. To grant, sign and give valid receipts and/or discharges for all monies and amounts received by the said Attorney under or pursuant to the powers hereby conferred which shall fully exonerate the person paying the same and also to refund excess thereof, if any, to the person paying the same and to obtain similar receipts and/or discharges in respect thereof on our behalf.

30. To terminate any contract agreement right of occupancy user and/or enjoyment with any person or persons intending to acquire flats, shops, showrooms, offices, car parking spaces and other constructed areas/saleable spaces and/or undivided shares in the land comprised in the said Land and to deal with the space and rights of such person or persons in such manner as the said attorney or attorneys may deem fit and proper.

31. To join in as confirming party to agreements for sale, lease or otherwise transfer of the flats, shops, showrooms, offices, car parking spaces or rights and other constructed areas or saleable spaces in the new building/s to be constructed at the said Land and/or undivided share in the land comprised in the said Land or part thereof and confirming thereunder the rights and entitlements of the Developer under the said Development Agreement and agreeing to execute the Agreement for Sale, Deeds of conveyance, lease or otherwise transfer to be executed in pursuance thereof which such Deeds of conveyance, lease or otherwise transfer shall be executed in terms of the said Development Agreement.

32. To execute conveyance/conveyances in respect of the constructed spaces of the new building(s) to be constructed on the said land or part thereof consisting in the Developer's Allocation as mentioned in the Development Agreement either in favour of the Purchaser or its nominee

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or nominees in such part or parts as the Purchaser may desire and to receive consideration money and sign and give valid and effectual receipts or discharges thereof.

33. To present such conveyance or conveyances in respect of the constructed spaces of the new building(s) to be constructed on the said land or part thereof consisting in the Developer's Allocation as mentioned in the Development Agreement for registration before the registering authority and to admit execution thereof.

34. To do all acts, deeds and things, which are in general required or deemed necessary by the said Attorney to construct, carry out and complete development of the said Land in accordance with the said Development Agreement.

35. To form, incorporate and register any organization/s (hereinafter referred to as "the **said Organisation/s**") comprising all or any of the allottees, purchasers and transferees of the flats, units, premises, garages, parking spaces and other areas and spaces comprised in the said Land, including one or more co-operative societies, limited companies, associations of apartment owners (condominiums) or otherwise and for that, to do and perform all necessary acts, deeds, matters and things, including to deal and correspond with and represent us before the Registrar of Co-operative Societies, the Registrar of Companies and/or any other concerned authorities and to sign, execute, submit and register all necessary forms, applications, declarations, affidavits, undertakings and other papers, deeds, documents, instruments and writings whatsoever under the West Bengal Apartment Ownership Act, 1972 or the Real Estate (Regulation & Development) Act, 2016 or West Bengal Housing Industry Regulation Act, 2017 or other laws or rules for the time being in force in West Bengal.

36. To finalise and accept or dispute the market value assessed by the concerned Registrar or the concerned Collector or other concerned authority or authorities and for that to do all acts deeds and things and sign execute deliver and submit all papers documents applications objections notices etc. and also to submit and take delivery of all documents of title, clearances, plans etc. as may be required and found necessary or expedient by the said attorney or attorneys.

37. For all or any of the purposes hereinbefore stated to appear and represent us before any Notary Public, Magistrate, Registrar, District Registrar, Additional Registrar, Registrar of Assurances and/or other

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AND we hereby agree that all acts deeds and things lawfully done by our said Attorney by virtue of and purporting to be under the authority hereby conferred shall be construed as acts, deeds and things done by us and we undertake to ratify and confirm and agree to ratify and confirm all and whatever our said Attorney shall lawfully do or cause to be done in or about the premises aforesaid.

THE FIRST SCHEDULE ABOVE REFERRED TO:
(PART I)
(The Said Entire Land)

All That the piece and parcel of vacant land containing an area of 742 Decimals, be the same or little more or less, together with tile shed structure of 21000 Sq.Mtr. more or less, being Premises No.48, Mon Mohan Banerjee Road, Police Station-Behala, under Ward No.118 within the ambit of Kolkata Municipal Corporation, Kolkata-700 038, in the District- South 24Parganas and the same is butted and bounded by :-

ON THE NORTH : By Dag Nos.256, 1142, 1143, 1145, 1146;

ON THE SOUTH : By Premises No.49A, Manmohan Banerjee Road & 9.15m wide Manmohan Banerjee Road;

ON THE EAST : By Premises No.49A, Manmohan Banerjee Road & Dag Nos.2647, 2648, 2625(P) and

ON THE WEST : By Premises No.39/1, Agarwala Garden Road.

(PART II)
(Said Land)

All That the undivided 10% part or share in the said entire land admeasuring an area of 74.2 Decimals, be the same a little more or less, together with tile shed structure of 2100 Sq.Mtr. more or less being part of Premises No.48, Mon Mohan Banerjee Road, Police Station-Behala, under Ward No.118 within the ambit of Kolkata Municipal Corporation, Kolkata-700 038, in the District- South 24Parganas.

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IN WITNESS WHEREOF, we have hereunto set and subscribed our hands this 22nd day of January, 2020

SIGNED SEALED AND DELIVERED by the **OWNERS** at Kolkata in the presence of:-

1. Sourav Ghosh
122/1R, B N M Sarani,
Kol - 26.

2. Dipankar Sardar
122/1R, B.N.M. Sarani
Kol 700026

BISWANATH ACRES LLP, BISWANATH HOUSING LLP, BISWANATH PROPERTY NIRMAAN LLP, BISWANATH PROPERTY DEVELOPERS LLP

Designated Partner

BISWANATH REALUNITY LLP, BISWANATH NEW NIRMAAN LLP, BISWANATH REALTORS LLP

Designated Partner

ACCEPTED BY:

PS VINAYAK HOMES LLP
Partner / Authorised Signatory

PS VINAYAK HOMES LLP
Partner / Authorised Signatory

PS VINAYAK HOMES LLP
Partner / Authorised Signatory

PS VINAYAK HOMES LLP
Partner / Authorised Signatory

PS VINAYAK HOMES LLP
Partner / Authorised Signatory

Drafted by:

(Alamgir Reza, Advocate)

Enrollment No. WB/1366/02
Alipore Judges Court,

Office of the Dist. Sub-Registrar-II
Alipore, South 24 Parganas, Alipore

District Sub-Registrar-II
Alipore, South 24 Parganas

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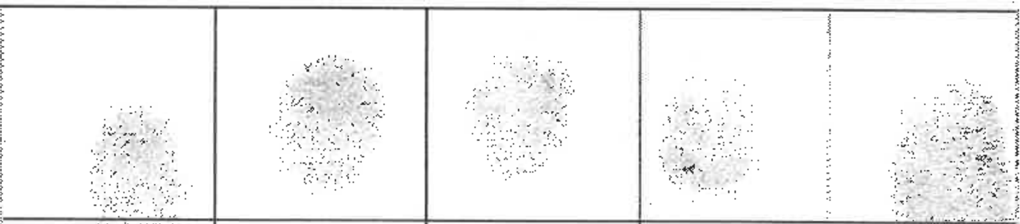
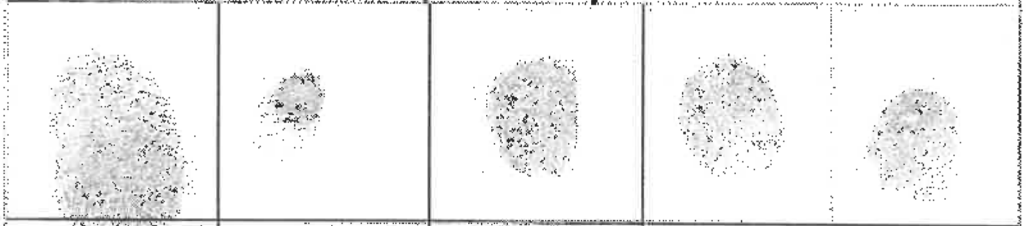
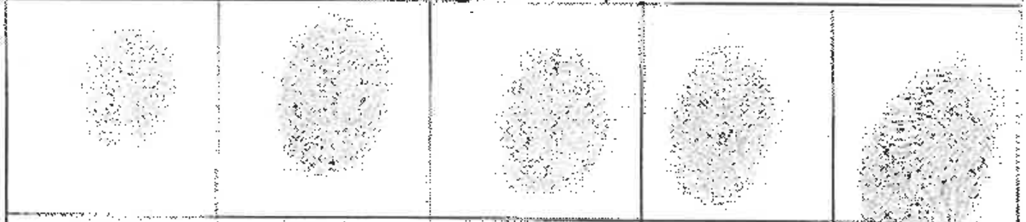
SPECIMEN FORM FOR TEN FINGER PRINTS



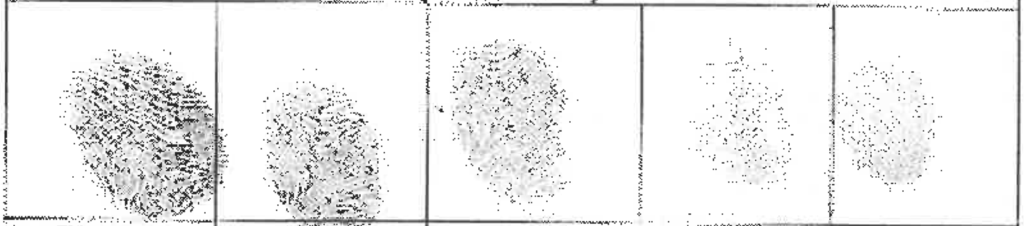
Little	Ring	Middle	Fore	Thumb
(Left Hand)				



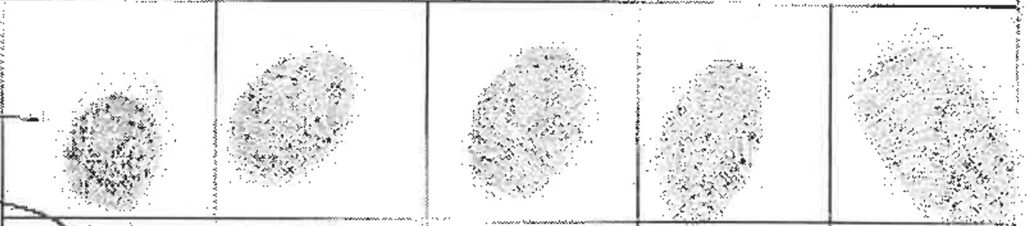
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



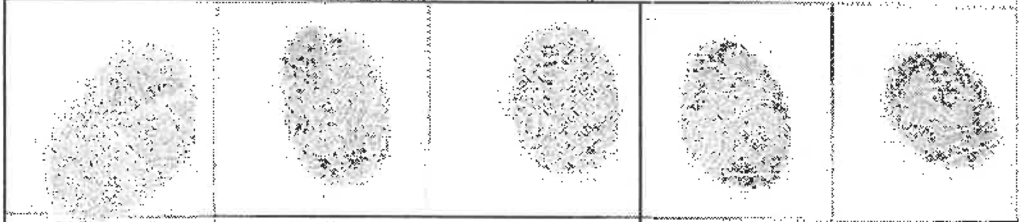
Little	Ring	Middle	Fore	Thumb
(Left Hand)				



Thumb	Fore	Middle	Ring	Little
(Right Hand)				



Little	Ring	Middle	Fore	Thumb
(Left Hand)				

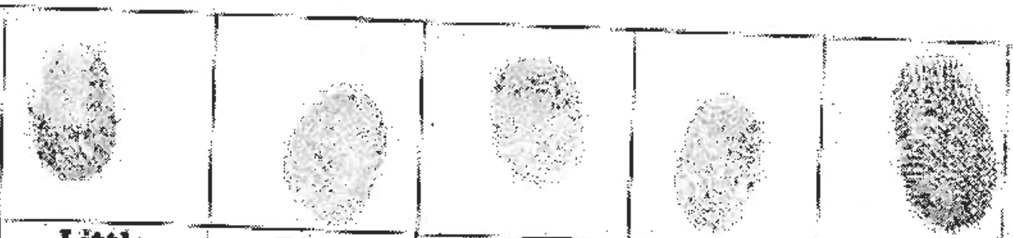


Thumb	Fore	Middle	Ring	Little
(Right Hand)				

District Sub-Registrar-III
Alipore, South 24 Parganas

22 JAN 2020

SPECIMEN FORM FOR TEN FINGER PRINTS



Little	Ring	Middle	Fore	Thumb

(Left Hand)

Thumb	Fore	Middle	Ring	Little

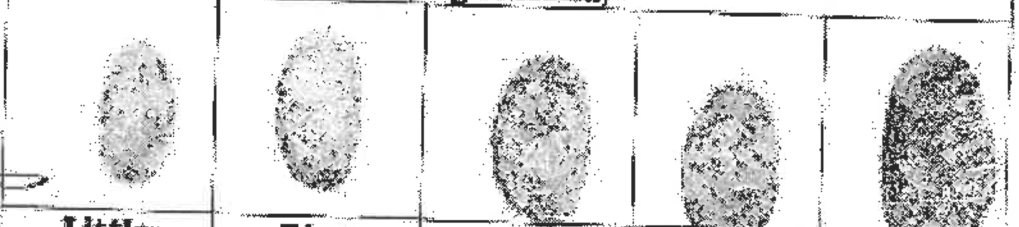
(Right Hand)

Little	Ring	Middle	Fore	Thumb

(Left Hand)

Thumb	Fore	Middle	Ring	Little

(Right Hand)



Little	Ring	Middle	Fore	Thumb

(Left Hand)

Thumb	Fore	Middle	Ring	Little

(Right Hand)

Office of the Dist. Sub-Registrar-III
South 24 Parganas, Alipore

District Sub-Registrar-III
Alipore, South 24 Parganas

22 JAN 2020

SPECIMEN FORM FOR TEN FINGER PRINTS

PHOTO		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
	Kamlesh Pandit	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
 IDENTIFIER	Alamgir Khan	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				

Office of the Dist. Sub-Registrar-III
South 24 Parganas, Alipore

District Sub-Registrar-III
Alipore, South 24 Parganas

22 JAN 2020

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ई-स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card
AAVFB2082Q

नाम / Name
BISWANATH ACRES LLP

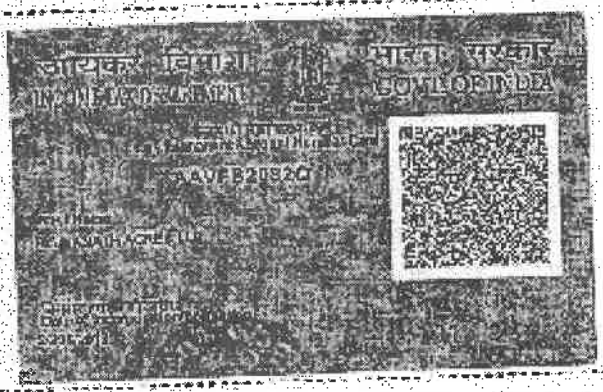
स्थायी लेखा संख्या आवंटन की तारीख / Date of Incorporation/Formation
26/08/2019

Signature valid
Signed by: Income Tax PAN Service Unit, CSPL
Date: 21-07-2024 03:17:24
Reason: Document Signer
Location: India

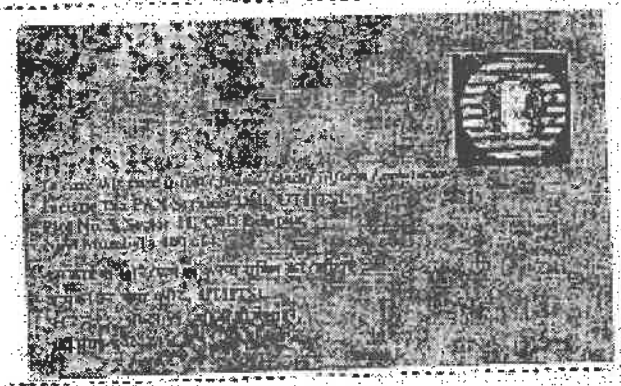
- Permanent Account Number (PAN) facilitates Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tracking, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer.
  स्थायी लेखा संख्या (पैन) एक करदाता से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग की सहायता होती है, जिनमें करों के भुगतान, आकलन, कर मांग, ट्रैक रखरखाव, सूचना के मिलान और इलेक्ट्रॉनिक जानकारी का आसान रखरखाव व बहाली आदि भी शामिल है।
- Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962)
  आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अब अनिवार्य है। (आयकर नियम, 1962 के नियम 114B का संदर्भ लें)
- Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000.
  एक से अधिक स्थायी लेखा संख्या (पैन) का रखरखाव या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- This e-PAN Card contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is 'PAN QR Code Reader'.
  इस ई-स्थायी लेखा संख्या (e-PAN) कार्ड में बढ़ित क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए, कीवर्ड 'PAN QR Code Reader' है।

Biswanath Acres LLP
Designated Partner

Cut



Fold



Office of the Dist. Sub-Registrar
South 24-Parganas, Alipore

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ई- स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card
AAVFB2080N

नाम / Name	BISWANATH HOUSING LLP
निगमन / गठन की तारीख / Date of Incorporation/Formation	20/06/2019

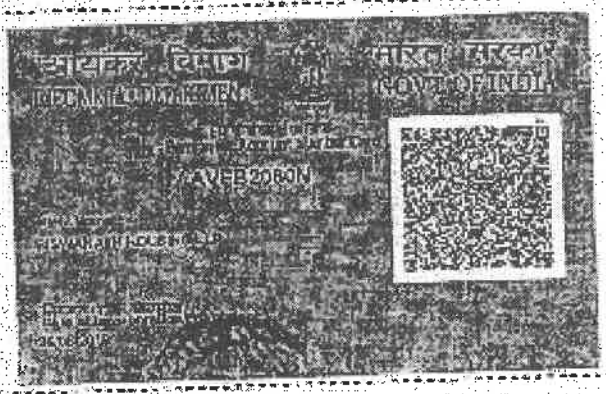
Signature valid
Signed by Income Tax PAN Service Unit, CSPL
Date : 31 [illegible] 2023 13:34
Reason : Document Signer
Location : India

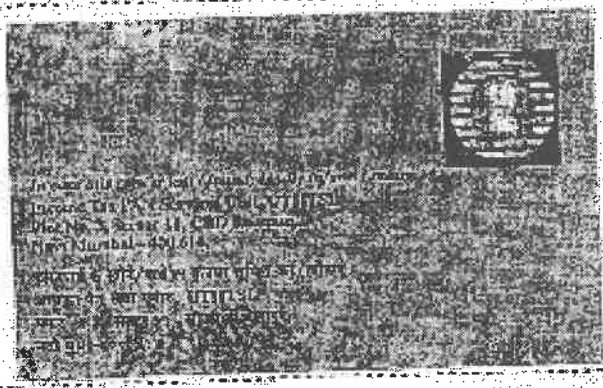
- Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand/refunds, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer.
  स्थायी लेखा संख्या (पैन) एक करदाता से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग की सहायता होता है, जिसमें करों के भुगतान, आकलन, कर मांग, रिफंड समायोजन, सूचना के मिलान और इलेक्ट्रॉनिक जानकारी का आसान रखरखाव व बहाली आदि भी शामिल है।
- Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962)
  आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अब अनिवार्य है। (आयकर नियम, 1962 के नियम 114B, का संदर्भ लें)
- Promulgating or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000.
  एक से अधिक स्थायी लेखा संख्या (पैन) का बनाना या इस्तेमाल करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- This e-PAN Card contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is 'TAN QR Code Reader'.
  इस ई-स्थायी लेखा संख्या (e-PAN) कार्ड में वर्धित क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड 'TAN QR Code Reader' है।

Biswanath Housing LLP

Designated Partner

Out





Office of the Dist. Sub-Registrar
South 24 Parganas, Alipore

आयकर विभाग INCOME TAX DEPARTMENT

भारत सरकार GOVT. OF INDIA

ई- स्थायी लेखा संख्या कार्ड

e - Permanent Account Number (e-PAN) Card

AAVFB2085K

नाम / Name	BISWANATH PROPERTY NIRMAAN LLP
निगमन / गठन की तारीख / Date of Incorporation / Formation	28/06/2019

Signature valid

Signed by Income Tax PAN Service Unit, NSDL

Date : 31-12-2023 12:31:28

Reason: Document Signer

Location : India

- ✓ Permanent Account Number (PAN) facilitates Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand/refunds, matching of information and easy retrieval of electronic information etc. relating to a taxpayer.
  स्थायी लेखा संख्या (पैन) एक करदाता से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर मांग, रिफंड समायोजन, सूचना के मिलान और इलेक्ट्रॉनिक जानकारी का आसान पुनर्प्राप्ति या पहुंच आदि भी शामिल है।
- ✓ Quoting of PAN is compulsory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962)
  आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अनिवार्य है (आयकर नियम, 1962 के नियम 114B का संदर्भ लें)
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000.
  एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के खिलाफ है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- ✓ This e-PAN Card contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "PAN QR Code Reader".
  इस ई-स्थायी लेखा संख्या कार्ड (ई-PAN) कार्ड में वर्धित क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "PAN QR Code Reader" है।

Biswanath Property Nirmaan LLP

Designated Partner

Out

आयकर विभाग INCOME TAX DEPARTMENT

भारत सरकार GOVT. OF INDIA

AAVFB2085K

BISWANATH PROPERTY NIRMAAN LLP

Fold

Name of PAN Service Unit: NSDL

First Name: CIN Number

Non Hierarchy: Hierarchy

Office of the Dist. Sub-Registrar-III
জেলা উপ নিবন্ধক
Alipore

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ई- स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card
AAVFB2077K

नाम / Name	BISWANATH REALUNITY LLP
जानकारी / गठन की तारीख / Date of Incorporation / Formation	26/06/2019

Signature valid
Signed by Income Tax PAN Service Unit, CBDT
Date: 23-07-2019 09:31:28
Reason: Document Signer
Location: India

- Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, management, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer.
  स्थायी लेखा संख्या (पैन) एक करदाता से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग की सहायता देता है, जिसमें करों के भुगतान, प्रबंधन, कर मांग, टैक्स बकाया, सूचना के मिलान और इलेक्ट्रॉनिक जानकारी का आसान रखरखाव व पुनर्प्राप्ति आदि भी शामिल है।
- Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962)
  आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अब अनिवार्य है (आयकर नियम, 1962 के नियम 114B का संदर्भ लें)
- Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000.
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- This e-PAN Card contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "PAN QR Code Reader".
  इस ई-स्थायी लेखा संख्या (e-PAN) कार्ड में वर्धित क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड 'PAN QR Code Reader' है।

Biswanath Realunity LLP

Designated Partner

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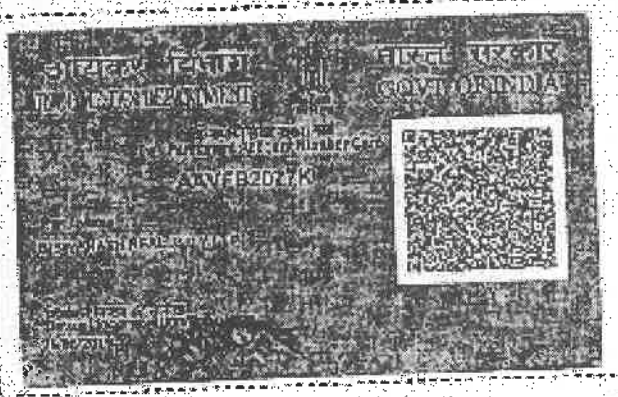

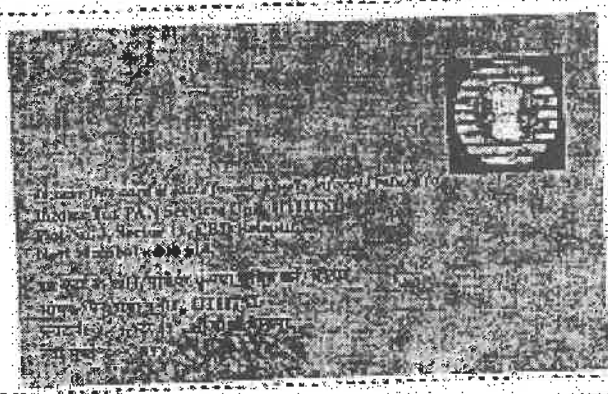

Office of the Dist. Sub-Registrar-III
South 24 Parganas, Alipore

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ई- स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card

AAVFB2088E

नाम / Name	BISWANATH NEEV NIRMAAN LLP
निगमन / गठन की तारीख / Date of Incorporation / Formation	26/06/2019

Signature valid
Signed by Income Tax PAN Service Unit, CBDT
Date : [illegible]
Reason : Document Signer
Location : India

- Permanent Account Number (PAN) facilitates Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer.
  स्थायी लेखा संख्या (पैन) एक व्यक्ति से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर मांग, टैक्स बकाया, सूचना के मिलान और इलेक्ट्रॉनिक जानकारी का आसान रखरखाव व बहाली आदि शामिल है।
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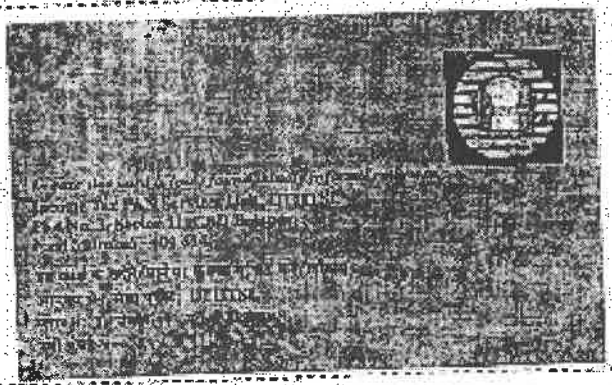
  आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अनिवार्य है (आयकर नियम, 1962 के नियम 114B के संदर्भ में)
- Possessing or use of more than one PAN is against the law & may attract penalty of upto Rs. 10,000.
  एक से अधिक स्थायी लेखा संख्या (पैन) रखना या उपयोग करना, कानून के खिलाफ है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- This e-PAN Card contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is 'PAN QR Code Reader'
  इस ई-स्थायी लेखा संख्या (e-PAN) कार्ड में संवर्धित क्यूआर कोड शामिल है जो एक विशेष एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड 'PAN QR Code Reader' है।

Biswanath Neev Nirmaan LLP

Designated Partner

Cut



Office of the Dist. Sub-Registrar
South 24 Parganas, Alipore

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ई- स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card
AAVFB2079H

नाम / Name	BISWANATH REALTORS LLP
निगमन/गठन की तारीख / Date of Incorporation/Formation	26/06/2019

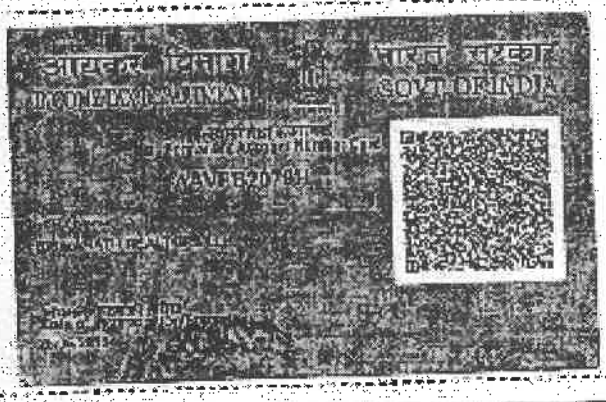
Signature valid
Signed by Income Tax PAN Services Unit, CSL
Date : 31-[illegible]-2020
Reason : Document Signer
Location : India

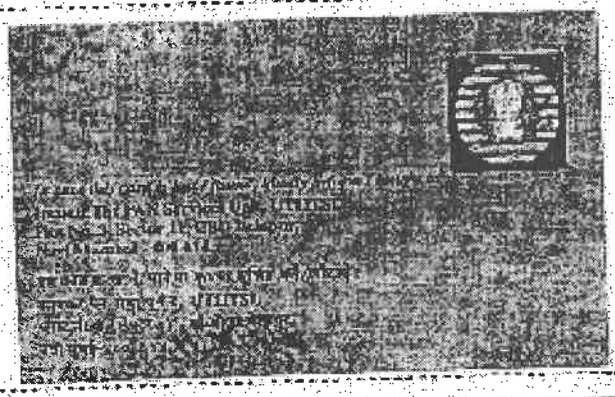
- Permanent Account Number (PAN) facilitates Income Tax Department linking of various documents, including payment of taxes, assessments, tax demands, tax arrears, matching of information and easy maintenance & retrieval of electronic information vis. relating to a taxpayer.
  स्थायी लेखा संख्या (पैन) एक करदाता से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग की सहायक होता है, जिसमें करों के भुगतान, आकलन, कर मांग, टैक्स बकाया, सूचना के मिलान और इलेक्ट्रॉनिक जानकारी का रखरखाव व पुनर्प्राप्ति आदि में शामिल है।
- Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962)
  आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का कोट्स उक्त अनिवार्य है (आयकर नियम, 1962 के नियम 114B, का संदर्भ दें)
- Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000
  एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- This e-PAN Card contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "PAN QR Code Reader"
  इस ई-स्थायी लेखा संख्या (e-PAN) कार्ड में अधिक बहुआयामी कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "PAN QR Code Reader" है।

Biswanath Realtors LLP

Designated Partner

Cut





Office of the Dist. Sub-Registrar-III
South 24-Parganas, Alipore

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ई- स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card
AAVFB2087M

नाम / Name	BISWANATH PROPERTY DEVELOPERS LLP
निगमन/गठन की तारीख / Date of Incorporation/Formation	26/06/2019

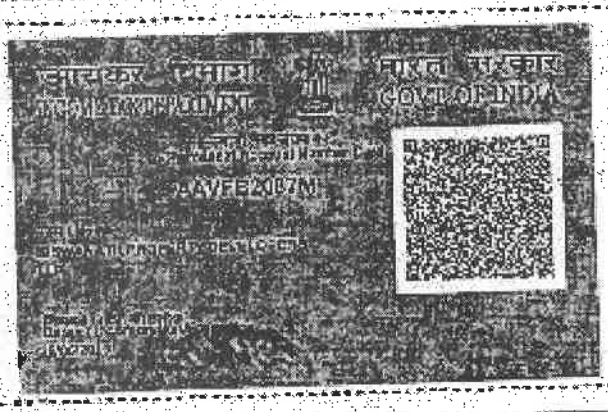
Signature valid
Signed by Income Tax PAN Services Unit, NSDL
Date : 8 [illegible] 2023 12:[illegible]
Reason : Document Signer
Location : India

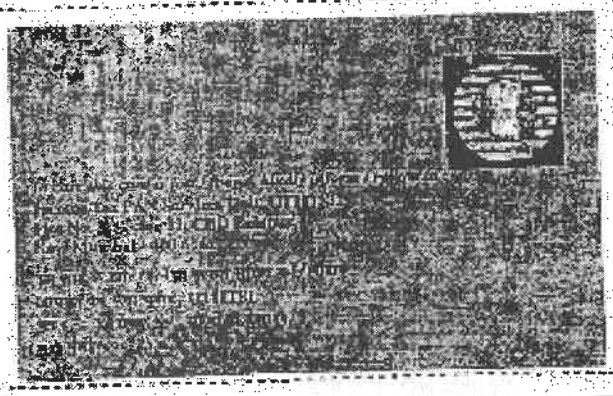
- ✓ Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, monitoring of information and easy maintenance & retrieval of electronic information relating to taxpayer.
  स्थायी लेखा संख्या (पैन) एक व्यक्ति से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग की सहायक होगा है, जिनमें करों के भुगतान, आकलन, कर मांग, रेकॉर्ड बकाया, भुगतान के विभाग और इलेक्ट्रॉनिक जानकारी का आसान रखरखाव व बहाली आदि भी शामिल है।
- ✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962)
  आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अब अनिवार्य है। (आयकर नियम, 1962 के नियम 114B का संदर्भ लें)
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000.
  एक से अधिक स्थायी लेखा संख्या (पैन) का कब्जा या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- ✓ This e-PAN Card contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "PAN QR Code Reader".
  इस ई-स्थायी लेखा संख्या (e-PAN) कार्ड में वर्धित क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "PAN QR Code Reader" है।

Biswanath Property Developers LLP

Designated Partner

Cut





Office of the Dist. Sub-Registrar
South 24 Parganas, Alipore


भारत
सरकार

Office of the Dist. Sub-Registrar
South 24 Parganas, Alipore

Dilip Kumar
Prof Law Pt.

Office of the Dist. Sub-Registrar-II
South 24-Parganas, Alipore

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AACFW2320H

नाम / Name
PS VINAYAK HOMES LLP

निगमन/गठन की तारीख
Date of Incorporation / Formation
18/02/2018

05042017

PS VINAYAK HOMES LLP
Partner / Authorised Signatory

Office of the Dist. Sub-Registrar
South 24-Parganas, Alipore

आयकर विभाग
INCOME TAX DEPARTMENT

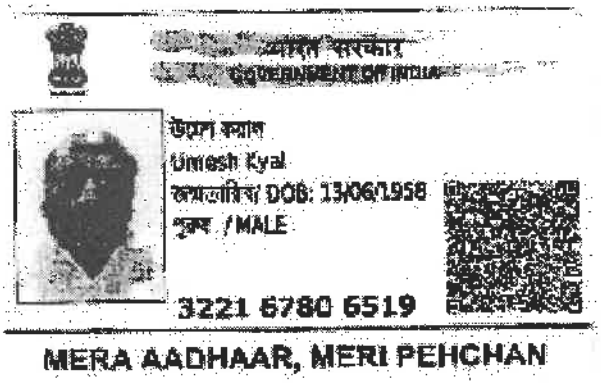
भारत सरकार
GOVT. OF INDIA

Permanent Account Number Card
AGCPK9667R

Name
UMESH KYAL

Father's Name
GOVIND RAM KYAL

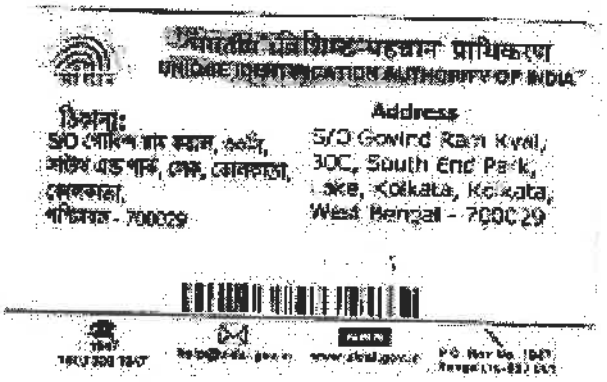
13/06/1958



उमेश क्याल
Umesh Kyal
जन्मतारीख/ DOB: 13/06/1958
पुरुष / MALE

3221 6780 6519

MERA AADHAAR, MERI PEHCHAN



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाना:
S/O गोविन्द राम क्याल, 30C,
साउथ एंड पार्क, लेक, कोलकाता,
कोलकाता,
पश्चिम बंगाल - 700029

Address
S/O Govind Ram Kyal,
30C, South End Park,
Lake, Kolkata, Kolkata,
West Bengal - 700029

Umesh Kyal

Office of the Dist. Sub-Registrar
South 24 Parganas, Alipore

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RAHUL KYAL

BALKRISHAN KYAL

19/03/1984

Permanent Account Number

AGHPK1359F

Signature

भारत सरकार
GOVERNMENT OF INDIA

राहुल क्याल
Rahul Kyal
जन्मतारीख/ DOB: 19/03/1984
पुरुष / MALE

7487 0793 4912

MERA AADHAAR, MERI PEHCHAN

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
S/O बलकृष्ण क्याल, 30 सी, साउथ एंड पार्क, गोल पार्क के निकट, कोलकाता, कोलकाता, पश्चिम बंगाल - 700029

Address:
S/O Balkrishan Kyal, 30 C, South End Park, Near Gol Park, Kolkata, Kolkata, West Bengal - 700029

1947
1800 300 1947

www.uidai.gov.in

P.O. Box No. 1947
Bangalore-560 001

Rahul Kyal

Office of the Dist. Sub-Registrar-III
জেলা উপ নিবন্ধক
South 24-Parganas, Alipore

[redacted] - भारत सरकार

গৌরব দুগার

GAURAV DUGAR

জন্মতারিখ/ DOB: 16/01/1985

পুরুষ / MALE

6736 8001 3695

আধার - সাধারণ মানুষের অধিকার

আধার

[redacted] OF INDIA

ঠিকানা:
৫২/৪/১, বি.সি. রোড,
বালিগঞ্জ, কোলকাতা,
পশ্চিমবঙ্গ - 700019

Address
52/4/1, B.C. ROAD,
Ballygunge S.O,
Kolkata,
West Bengal - 700019

6736 8001 3695

1947 | [redacted] | www.uidai.gov.in | P.O. Box No.1947, Bangalore-560 001

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

GAURAV DUGAR

SURENDRA KUMAR DUGAR

16/01/1985

Permanent Account Number

AGRPD3020C

Signature

Office of the Dist. Sub-Registrar-III
South 24 Parganas

आयकर विभाग

INCOME TAX DEPARTMENT

भारत सरकार

GOVT. OF INDIA

ROUNAK CHHAJER

RAJ KUMAR CHHAJER

26/10/1985

Permanent Account Number

AGYPC8016E

Signature

Office of the Dist. Sub-Registrar-III
South 24 Parganas, Alipore

IDENTITY CARD

ALIPORE BAR ASSOCIATION

(AFFILIATED UNDER BAR COUNCIL OF WEST BENGAL)
KOLKATA - 700 027
PHONE : CIVIL : 2479-0335/7330, CRIMINAL : 2479-1477

Card No. I/C/696

Name ALAMGIR REZA Advocate

Father's/Husband's name Jahangir Reza

Address 28/1, Judges Court Road
Kolkata- 700 027

Ph. No 98319 60557

W.B. Bar Council Enrolment No. F-1194 / 03

SECRETARY

Alamgir Reza Adv
22.1.2020

Office of the Dist. Sub-Registrar
South 24 Parganas, Alipore

आयकर विभाग भारत सरकार

INCOME TAX DEPARTMENT GOVT. OF INDIA

KAMLESH GANDHI

HIMATLAL GANDHI

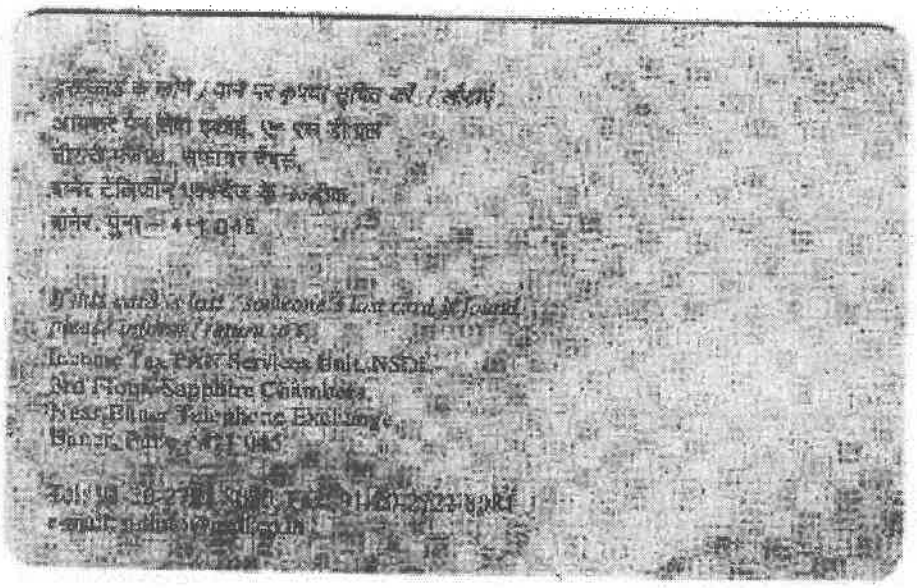
03/03/1966

Permanent Account Number

AAZPG0492K

Kamlesh Gandhi

Signature



Kamlesh Gandhi

Office of the Dist. Sub-Registrar
South 24 Parganas, Alipore

Major Information of the Deed

Deed No :	I-1603-00287/2020	Date of Registration	03/02/2020
Query No / Year	1603-0000125196/2020	Office where deed is registered	
Query Date	21/01/2020 6:28:00 PM	D S R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Alamgir Reza ALIPORE JUDGES COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9903648738, Status :Advocate		
Transaction		Additional Transaction	
[0139] Sale, Development Power of Attorney		[4002] Power of Attorney, General Power of Attorney [Rs : 0/-], [4306] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Rs. 2/-		Rs. 4,54,46,170/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 75,070/- (Article:48(g))		Rs. 60/- (Article E, E, E, M(b), H)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S.- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Manoharlal Banerjee Road, Premises No: 48 , Ward No: 118 Pin Code : 700038

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		74.2 Dec	1/-	3,86,64,970/-	Property is on Road
	Grand Total :				74.2Dec	1 /-	386,64,970 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	22604.4 Sq Ft	1/-	67,81,200/-	Structure Type: Structure
	Gr. Floor, Area of floor : 22604.4 Sq Ft ,Residential Use, Cemented Floor, Age of Structure: 0Year Roof Type: Tilks Shed, Extent of Completion: Complete				
	Total :	22604.4 sq ft	1 /-	67,81,200 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Biswanath Acres Llp** 38 Kali Krishna Tagore Street, P.O.- Burrabazar, P.S.- Jorasanko, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007 , PAN No.: AAVFB2082Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	**Biswanath Housing Llp** 38 Kali Krishna Tagore Street, P.O.- Burrabazar, P.S.- Jorasanko, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007 , PAN No.: AAVFB2080N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

3	**Biswanath Property Nirmaan Llp** 39, Kali Krishna Tagore Street, P.O:- Burrabazar, P.S:- Jorasanko, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007 , PAN No.:: AAVFB2085K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
4	**Biswanath Realunity Llp** 39, Kali Krishna Tagore Street, P.O - Burrabazar, P.S - Jorasanko, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007 , PAN No.:: AAVFB2077K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
5	**Biswanath Property Developers Llp** 39, Kali Krishna Tagore Street, P.O:- Burrabazar, P.S:- Jorasanko, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007 , PAN No.:: AAVFB2087M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
6	**Biswanath Realtors Llp** 39, Kali Krishna Tagore Street, P.O:- Burrabazar, P.S:- Jorasanko, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007 , PAN No.:: AAVFB2079H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
7	**Biswanath Neev Nirmaan Llp** 39, Kali Krishna Tagore Street, P.O - Burrabazar, P.S:- Jorasanko, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007 , PAN No.:: AAVFB2088E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Ps Vinayak Homes Llp** 1002 E M Bypass, Front Block, P.O:- Dhapa, P.S:- Tiljala, District: South 24-Parganas, West Bengal, India, PIN - 700105 , PAN No.:: AACFW2320H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Mr Umesh Kyal (Presentant)** Son of Late Govind Ram Kyal 30C, South End Park, P.O:- Sarat Bose Road, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700029, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGCPK9667R, Aadhaar No: 32xxxxxxxx5519 Status : Representative, Representative of : Ps Vinayak Homes Llp (as partners)
2	**Mr Rahul Kyal** Son of Mr Balkrishan Kyal 30C, South End Park, P.O:- Sarat Bose Road, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700029, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , , PAN No.:: AGHPK1359F, Aadhaar No: 74xxxxxxxx4912 Status : Representative, Representative of : Ps Vinayak Homes Llp (as partners)
3	**Mr Ashok Kumar Todi** Son of Mr Girdhari Lal Todi CG 235, Saltlake City, Sector- II, Bidhannagar M, P.O:- Sech Bhawan, P.S:- Bidhannagar, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700091, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ABRPT5626R, Aadhaar No: 88xxxxxxxx8213 Status : Representative, Representative of : Biswanath Acres Llp (as partner), Biswanath Housing Llp (as partner), Biswanath Property Nirmaan Llp (as partner), Biswanath Property Developers Llp (as partner)

4	**Mr Pradip Kumar Todi** Son of Mr Girdhari Lal Todi CF 398, Bidhannagar, CC Block, P.O:- Bidhannagar, P.S:- Bidhannagar, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700064, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ABTPT2696K, Aadhaar No: 70xxxxxxxx2385 Status : Representative, Representative of : Biswanath Realunity Llp (as partner), Biswanath Realtors Llp (as partner), Biswanath Neev Nirmaan Llp (as partner)
5	**Mr Gaurav Dugar** Son of Mr Surendra Kumar Dugar 52/4/1, B. C. Road, P.O:- Ballygunge, P.S:- Ballygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , , PAN No.:: AGRPD3020C, Aadhaar No: 67xxxxxxxx3695 Status : Representative, Representative of : Ps Vinayak Homes Llp (as Partner)
6	**Mr Rounak Chhajer** Son of Mr Raj Kumar Chhajer 4, New Tangra Road, Flat No: 4A, P.O:- Gobinda Khatick Road, P.S:- Tangra, District:-South 24-Parganas, West Bengal, India, PIN - 700046, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , , PAN No.:: AGYPC8016E, Aadhaar No: 64xxxxxxxx9068 Status : Representative, Representative of : Ps Vinayak Homes Llp (as Partner)
7	**Mr Kamlesh Gandhi** Son of Late Himmat Lal Gandhi Citrus Cove, 278, Dakhin Kumarkhali, Block - IV, Flat No: 3G, 3rd Floor, 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.:: AAZPG0492K, Aadhaar No: 49xxxxxxxx3995 Status : Representative, Representative of : Ps Vinayak Homes Llp (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Alamgir Reza Son of Mr Jahangir Reza 28/1, Judges Court Road, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027			

Identified By Mr Umesh Kya , Mr Ramu Kya, Mr Ashok Kumar Todi, Mr Pradip Kumar Todi, Mr Gaurav Dugar, Mr Rounak Chhajer, Mr Kamlesh Gandhi

Endorsement For Deed Number : I - 160300287 / 2020

On 22-01-2020

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

Presented for registration at 16:10 hrs on 22-01-2020, at the Private residence by Mr. Umesh Kyal

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 1,54,46,170/-

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

Execution is admitted on 22-01-2020 by Mr Ashok Kumar Todi, partner, Biswanath Acres Llp (LLP), 39, Kali Krishna Tagore Street, P.O:- Burrabazar, P.S:- Jorasanko, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007, partner, Biswanath Housing Llp (LLP), 39, Kali Krishna Tagore Street, P.O:- Burrabazar, P.S:- Jorasanko, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007, partner, Biswanath Property Nirmaan Llp (LLP), 39, Kali Krishna Tagore Street, P.O:- Burrabazar, P.S:- Jorasanko, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007, partner, Biswanath Property Developers Llp (LLP), 39, Kali Krishna Tagore Street, P.O:- Burrabazar, P.S:- Jorasanko, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007

Identified by Mr Alamgir Reza, , , Son of Mr Jahangir Reza, 28/1, Judges Court Road, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 22-01-2020 by Mr Pradip Kumar Todi, partner, Biswanath Realunity Llp (LLP), 39, Kali Krishna Tagore Street, P.O:- Burrabazar, P.S:- Jorasanko, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007, partner, Biswanath Realtors Llp (LLP), 39, Kali Krishna Tagore Street, P.O:- Burrabazar, P.S:- Jorasanko, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007, partner, Biswanath Naev Nirmaan Llp (LLP), 39, Kali Krishna Tagore Street, P.O:- Burrabazar, P.S:- Jorasanko, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007

Identified by Mr Alamgir Reza, , , Son of Mr Jahangir Reza, 28/1, Judges Court Road, P.O: Alipore, Thana: Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 22-01-2020 by Mr Saurav Dugar, Partner, Ps Vinayak Homes Llp (LLP), 1002 E M Bypass, Front Block, P.O:- Dhapa, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700105

Identified by Mr Alamgir Reza, , , Son of Mr Jahangir Reza, 28/1, Judges Court Road, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 22-01-2020 by Mr Roonak Chhajer, Partner, Ps Vinayak Homes Llp (LLP), 1002 E M Bypass, Front Block, P.O:- Dhapa, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700105

Identified by Mr Alamgir Reza, , , Son of Mr Jahangir Reza, 28/1, Judges Court Road, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 22-01-2020 by Mr Kamlesh Gandhi, Partner, Ps Vinayak Homes Llp (LLP), 1002 E M Bypass, Front Block, P.O:- Dhapa, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700105

Identified by Mr Alamgir Reza, , , Son of Mr Jahangir Reza, 28/1, Judges Court Road, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 22-01-2020 by Mr Umesh Kyal, partners, Ps Vinayak Homes Llp (LLP), 1002 E M Bypass, Front Block, P.O:- Dhapa, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700105

Identified by Mr Alamgir Reza, , , Son of Mr Jahangir Reza, 28/1, Judges Court Road, P.O: Alipore, Thana: Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 22-01-2020 by Mr Rahul Kyal, partners, Ps Vinayak Homes Llp (LLP), 1002 E M Bypass, Front Block, P.O:- Dhapa, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700105

Identified by Mr Alamgir Reza, , , Son of Mr Jahangir Reza, 28/1, Judges Court Road, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Asish Goswami

DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

On 24-01-2020

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 60/- (F = Rs 28/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 60/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/01/2020 1:41PM with Govt. Ref. No: 192019200161247831 on 22-01-2020, Amount Rs: 60/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 20200122054493 7 on 22-01-2020, Head of Account 0030-03-104-001 -16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,070/- and Stamp Duty paid by by online = Rs 74,970/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/01/2020 1:41PM with Govt. Ref. No: 192019200161247831 on 22-01-2020, Amount Rs: 74,970/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 20200122054493 7 on 22-01-2020, Head of Account 0030-02-103-003 -02

Asish Goswami

DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

On 03-02-2020

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

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

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,070/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp

1. Stamp, Type: Impressed, Serial no AC1024, Amount: Rs.100/-, Date of Purchase: 26/10/2019, Vendor name: I Chakraborty

Asish Goswami

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 1603-2020, Page from 9447 to 9486

being No 160300287 for the year 2020.

Seal of the District Sub-Registrar III, South 24 Parganas, South 24 Parganas

Digitally signed by ASISH GOSWAMI
Date: 2020.02.03 14:20:29 +05:30
Reason: Digital Signing of Deed.

(Asish Goswami) 2020/02/03 02:20:29 PM

DISTRICT SUB-REGISTRAR

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

West Bengal.

PS VINAYAK HOMES LLP

Partner / Authorised Signatory

(This document is digitally signed.)