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2967/18



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Z 581031

Wherein the document is submitted for registration, the signature sheets and the endorsement sheets attached with it shall be a part of this document.

129651/18  
129651/18

District Sub-Registrar  
Registrar U/S 7(2) of  
Registration Act 1908  
Alipore, South 24 Parganas  
- 8 MAY 2018

14.5.18

**DEVELOPMENT POWER OF ATTORNEY**

**KNOW ALL MEN BY THESE PRESENTS** that we **1. DEVELOPMENT CORPORATION PVT. LTD.** (CIN. U13209WB1939PTC009750), PAN AABCD0747K, a company incorporated under the Companies Act, 1956, having its registered office at Village Khastheka, Bishnupur, Pathatberia, Jaychandrapur, South 24 Parganas, PIN-743503, Police Station Bishnupur, Post Office Bishnupur and corporate office at 2, Rowland Road, Post Office Lala Lajpat Rai Sarani, Kolkata-700020, Police Station Ballygunge (previously 18/2, Vidyasagar Street, Post Office Raja Ram Mohan Sarani, Police Station Amherst Street, Kolkata-700009), represented through its Authorised Signatory, **Mr. Sanjiv Kumar Dabriwal (PAN ADEPD7510M)**, son of Dwarka Prasad Dabriwal, residing at 2, Rowland Road, Post Office Lala Lajpat Rai Sarani, Kolkata-70020,



10792

**SANJIB NATH**  
Advocate

High Court, Calcutta

NAME.....
ADD.....
RS.....
19 APR 2018
<b>SURANJAN MUKHERJEE</b>
Licensed Stamp Vendor
C. C. Court
203 S. S. High Road, Kolkata

*Ang Kumar*



*Venky 1273*

19 APR 2018

19 APR 2018

**EDEN REALTY VENTURES PVT. LTD.**

*Ang Kumar*

Director



*Venky 1274*



District Sub-Registrar  
Registrar U/S 7(2) of  
Registration Act 1908  
Alipore, South 24 Parganas

18 MAY 2018

- Development Corporation Pvt. Ltd.

*Sanjiv Kumar Dabral*  
Director/Authorised Signatory

**WOODLAND COMPLEX PVT. LTD.**

*Sanjiv Kumar Dabral*  
Director/Authorised Signatory



*Venky 1274*

**EDEN REALTY VENTURES PVT. LTD.**

*Kumar Satyaki*  
Director

Identified by me  
*William Saha*  
*310 1st Palam Saha*  
*310B Post-Office Street*  
*Kolkata-700001. P.O.-G.P.O*  
*P.S. Hove Street*

Police Station Ballygunge, District South 24 Parganas, and **2. WOODLAND COMPLEX PVT. LTD.** (CIN U70101WB1986PTC041388), (PAN AAACW2389K), a Company incorporated under the Companies Act, 1956, having its office at 2, Rowland Road, P.O. Lala Lajpat Rai Sarani P.S. Ballygunge, Kolkata-700020, represented by its Authorised Signatory **Sri Sanjiv Kumar Dabriwal (PAN No. ADEPD7510M)** son of Dwarka Prasad Dabriwal, residing at 2, Rowland Road, P.O. Lala Laipat Rai Sarani P.S. Ballygunge, Kolkata-700020 (hereinafter referred to as the **"APPOINTERS"**)

**SEND GREETINGS:**

**WHEREAS:-**

A. We, **Development Corporation Pvt. Ltd.** and **Woodland Complex Pvt. Ltd.**, the Appointers herein, are the recorded owners in respect of **All That** the pieces or parcels of **Plots of Land** containing by measurement an area of **445.57 Decimal (Satak)** be the same a little more or less, together with buildings and other structures whatsoever lying erected and/or built thereat situated lying at and comprised in C.S./R.S. Dag Nos. 478, 483, 484, 485, 486, 487, 488, 489, 491, 492, 507, 508, 509, 510, 511, 710, 477, 479 and 493, corresponding L.R. Dag Nos. 484, 489, 490, 491, 492, 493, 494, 495, 497, 498, 513, 514, 515, 516, 517, 727, 483, 485 and 499, at Mouza Bhasa, J.L. no 20, in L.R. Khatian No. 1466 and 1467, P.S. – Bishnupur, under Purba Bishnupur Gram Panchayat, Bishnupur I - Development Block, in the District of South 24 Parganas, West Bengal, more fully described in the **Schedule** hereunder written (hereinafter referred to as the **"Said Premises"**)

B. By a Development Agreement dated the 7th day of May, 2018, registered in the Office of the District Sub-Registrar-IV, Alipore, South 24 Parganas, recorded in Book No.I, being Deed No. 2842 for the year 2018, made between Development Corporation Pvt. Ltd. and Woodland Complex Pvt. Ltd. therein referred to as the Owner of the One Part and Eden Realty Ventures Private Limited therein referred to as the Developer of the Other Part (hereinafter referred to as the **"Development Agreement"**) the Appointers herein have retained and appointed Eden





District Sub-Registrar-IV  
Registrar U/S 7(2) of  
Registration Act 1908  
Alipore, South 24 Parganas

08 MAY 2018

Realty Ventures Private Limited as the Developer and have further entrusted the development of the "said Premises" by erecting residential/commercial building complex in or upon the land comprised in the "said Premises" and the same in accordance with the Plan to be sanctioned by the zilla parishad and panchayat and rural development authority and further as per the terms therein recorded.

- C. In relation of the said Development Agreement and in terms of clause nos. 9.12.1 and 9.12.2 of the Said Development Agreement, the Appointers, being the Owners of the Said Premises hereby grant the Power of Attorney to **Sri Arya Sumant**, son of Sri. Sachchidanand Rai, residing at Flat No.7, 3<sup>rd</sup> floor, 13, Loudon Street, National Court, Circus Avenue, Kolkata-700017 and **Sri Kumar Satyaki**, son of Sri. Sachchidanand Rai, residing at Flat No.7, 3<sup>rd</sup> floor, 13, Loudon Street, National Court, Circus Avenue, Kolkata-700017, both being the nominees of the Developer, and empowered and authorized them to act jointly and severally in terms of the said Development Agreement.
- D. Be it noted herein, that this Power of Attorney as granted herein shall always be read in conjuncture of the said Development Agreement and the Development Agreement and the Power of Attorney shall be co-existent and co-terminus and shall always run in parallel. This Power of Attorney has been granted in favour of the Attorneys, who are the nominees of Developer based on the representations, assurances made by the Developer to the Appointers, who are also the Owners of the Said Premises and the Developer shall be vicarious liable [which means and refers to a situation where someone is held responsible for the actions or omissions of another person] for all acts and omission of the Attorneys in contravention of this power of attorney.
- E. In terms of clause 9.8 of the Development Agreement, we, the Appointers abovenamed, have agreed and decided to retain, appoint and constitute the said nominated, **Sri Arya Sumant**, son of Sri Sachchidanand Rai and **Sri Kumar Satyaki** son of Sri Sachchidanand Rai, both of Metropolitan Building, 7, J. L. Nehru Road, Kolkata - 700013, the

nominees of the said Eden Realty Ventures Private Limited as our true and lawful attorneys to act jointly or severally in our name and on our behalf and on our account and to do all or any of the acts, deeds, matters and things hereafter stated.

**NOW KNOW YE ALL MEN BY THESE PRESENTS** that We, the **Appointers** abovenamed do hereby make nominate constitute retain and appoint and have made nominated constituted retained and appointed the said **Sri Arya Sumant (PAN No. BYMPS8656P)**, son of Sri Sachchidanand Rai, residing at Flat No. 7, 3<sup>rd</sup> Floor, 13, Loudon Street, National Court Circus Avenue, Kolkata – 700018 and **Sri Kumar Satyaki (PAN No. DKUPK8085A)**, son of Sri Sachchidanand Rai, residing at Flat No. 7, 3<sup>rd</sup> Floor, 13, Loudon Street, National Court Circus Avenue, Kolkata – 700018 both nominees of the said **Eden Realty Ventures Private Limited**, (hereinafter referred to as the said "**Attorneys**") as our true and lawful Attorneys to act jointly or severally in our name, on our behalf and on our account and to do all or any of the acts deeds matters and things relating to the said premises namely:

- a) To appear and represent the Appointers before the Gram Panchayat/ Municipality, Police authorities, Fire Brigade Authority, Electricity authorities, Urban Land Ceiling Authorities, B.L.&L.R.O. and other Government authorities and/or departments, Central or State in connection with the development of the "said Premises" and/or construction of the proposed new building complex and further to sign execute and deliver all necessary letters, statements, applications, declarations and other papers and documents and to do all acts deeds matters and things as the said Attorneys or either of them shall think proper;
- b) To demolish or cause to be demolished the existing structures of the "said Premises" or portions thereof and for the said purpose to retain and appoint any contractor and to do all acts deeds matters and things as the said Attorneys or either of them shall think proper;

- c) To bear and pay land revenue, municipal taxes and other rates, taxes and outgoings on account and in respect of the "said Premises" at the office of the said B.L. & L.R.O. and/or the Gram Panchayat and other concerned authorities and departments and for the said purpose to sign, execute and deliver all papers and documents and to do all acts, deeds, matters and things as the said Attorneys or either of them shall think proper;
- d) To apply for and get our name mutated and recorded as the owner in respect of the "said Premises" described in the Schedule hereunder written in the Record of Rights at the office of the BL&LRO as also in the records of the Gram Panchayat/ Municipality and other Government Authorities and/or departments and for the said purpose to do all acts, deeds, matters and things as our said Attorneys or either of them shall think proper;
- e) To do or cause to be done necessary measurement survey, soil testing and such other acts at or upon the land comprised in the "said Premises" as our said Attorneys or either of them shall think proper;
- f) To apply for and obtain all necessary sanctions, permissions, No Objections and clearances from the appropriate Government authorities and/or departments including necessary sanction of plan from the Sanctioning Authority for development of the "said Premises" and/or construction of proposed building complex in or upon the land comprised in the "said Premises" or portion thereof and for the said purpose to do all acts deeds matters and things as our said Attorneys or either of them shall think proper;
- g) To apply for and obtain all necessary maps, plans, sketches, diagrams, elevations and other specifications duly sanctioned and/or approved by the Sanctioning Authority, Fire Brigade authorities, Police authorities and other Government authorities and/or departments as may from time to time be necessary or required for the development of the "said Premises" and/or demolition of the existing structures comprised in the

"said Premises" and/or construction of proposed building complex or other structures in or upon the land comprised in the "said Premises" and for the said purpose to sign execute and deliver all applications; maps, plans or other papers and documents as also to do all acts deeds matters and things as the said Attorneys or either of them shall think proper;

- h) To apply for and obtain water, sewerage, telephone, telex, electricity, gas and other public utility services, in or upon the "said Premises" and/or the new building complex and other structures as may hereafter be erected and the same in such name or names as the said Attorneys or either of them shall think proper and for the said purpose to sign execute and deliver necessary applications, papers, letters, documents, declarations, undertakings and Bonds as also to do all acts deeds matters and things as the said Attorneys or either of them shall think proper;
- i) To undertake and carry out the construction of the proposed building complex as per the plan as may be sanctioned by the Sanctioning Authority and for the said purpose to sign execute and deliver all papers and documents as also to do all acts deeds matters and things as our said Attorneys or either of them shall think proper;
- j) To institute and/or prosecute all or any suits, appeals, revisions, writ petitions and other legal proceedings or litigations civil or criminal in the appropriate courts of law in connection with the "said Premises" and/or construction of the proposed new building complex in or upon the land comprised in the "said Premises" as per the plan to be sanctioned by the Sanctioning Authority and for the said purpose, to do all acts deeds matters and things as our said Attorneys or either of them shall think proper;
- k) To defend and/or contest all or any suits, appeals, revisions, applications and other litigations and legal proceedings civil or criminal in any court of law concerning or relating to the "said Premises" and/or



construction of the proposed new building complex and for the said purpose to do all acts deeds matters and things as our said Attorneys or either of them shall think proper;

- l) To sign execute affirm and verify all plaints, written statements, affidavits, applications, writ petitions and other papers and documents as may from time to time be necessary or required for prosecuting and/or defending all or any legal proceedings and/or litigations as our said Attorneys or either of them shall think proper;
- m) To settle and/or compromise all or any disputes or differences and/or suits or litigations and other legal proceedings concerning or relating to the "said Premises" and/or construction of the proposed new building complex thereat and the same on such terms and as our said Attorneys or either of them shall think proper;
- n) To pay the fees and other costs charges and expenses for obtaining all required sanctions and/or permissions and/or clearances and No Objection Certificates including the sanction of plan as also obtaining of public utility services and further to do all acts deeds matters and things as our said Attorneys or either of them shall think proper;
- o) To retain and appoint Advocates and lawyers for prosecuting and/or defending all or any legal proceedings and/or litigations and for the said purpose to sign execute and deliver Vakalatnama and other authority letters and further to revoke such appointment as our said Attorneys or either of them shall think proper;
- p) To retain and appoint Architects, Engineers, Contractors, Masons, Mistries, Electricians, plumbers, Chowkidars, Durwans, Security Guards and other employees or staff for carrying out the development of the "said Premises" and the same for such salaries or remuneration or charges and on such terms and conditions as our said Attorneys or either of them shall think proper;

- q) As provided in clause 17 of the Development Agreement, to obtain loans, project loans and finance from Banks and Financial Institutions for carrying out development of the "said Premises" as also construction of the proposed building thereat and further to secure the repayment thereof and for the said purpose to sign, execute and deliver all deeds, documents and papers as also to do all deeds, acts, matters and things, as our said Attorneys or either of them shall think proper;
- r) From time to time to apply for and have the sanctioned plan modified, renewed, varied, alter, revalidate and/or rectified by the Sanctioning Authority and for the said purpose to pay necessary charges as also to do all acts deeds matters and things as the said Attorneys or either of them shall think proper;
- s) To sell, transfer or otherwise dispose of the flats, offices, shops, show rooms, car parking spaces and other spaces of the proposed Building Complex to be erected at the "said Premises" and for the said purposes, to sign execute and deliver the Sale Deeds, Transfer deeds, Lease deeds and other deeds, documents and Agreements as may from time to time be required and as our said Attorneys or either of them shall think proper;
- t) To appear before the appropriate Registering authorities and to present the Agreements for Sale, Sale Deeds, lease deeds, Transfer Deeds and other deeds, documents and Agreements after execution of the same and further to admit the execution of the same and do all acts, deeds matters and things for completion of Registration thereof and as our said Attorneys or either of them shall think proper;
- u) To receive, realise and recover the amounts of earnest moneys, deposits, part payments and consideration moneys for and on account of sale and/or transfer of residential flats, offices, shops, show room and other spaces of the proposed building complex and also to issue valid and effective receipts and discharges for the same and for the said purpose to do all acts deeds matters and things as our said Attorneys or either of

them shall think proper and appropriate the sale proceeds in favour of the Developer and the Owners as mentioned in the said Development Agreement;

- v) To transfer by way of gift a strip of land and/or corner splay in favour of the Sanctioning Authority for enhancement of the Floor Area Ratio (FAR) in the building plan to be sanctioned and for the said purpose to sign, execute and register appropriate Deed, documents and papers in favour of Sanctioning Authority and also to do all acts, deeds and matters and things as our said Attorneys or either of them shall think proper.
- w) To retain and appoint one or more substitute or substitutes to carry out all or any of the acts deeds matters and things as hereinbefore stated and further to revoke and cancel such appointment as our said Attorneys or either of them shall think proper;
- x) **AND GENERALLY** to do all that is or may be necessary for carrying out the development of the "said Premises" and/or construction of the proposed building complex thereat and as our said Attorneys or either of them shall think proper;

**AND** it is clarified that nothing herein contained shall authorize the Attorneys to give consent on behalf of the Owner to the Developer in respect of any matter contained in the Development Agreement which require the Developer to take consent of the Owner nor to represent the Owner in any claim, dispute or legal proceeding by or against the Developer or persons claiming through it.

**AND** it be noted and declared that this Power Of Attorney is being executed in favour of the above named Attorneys, without any consideration. **AND THAT** no interest or right of the Attorneys is created on the property which is the subject matter of this Power of Attorney.

**AND** we, the Appointers abovenamed do hereby ratify and confirm and agree to ratify and confirm all and whatsoever our said Attorneys or either of them



acting jointly or severally as aforesaid, lawfully do **AND WE DECLARE THAT** this Power of Attorney shall at all times be revocable for all purposes.

**THE SCHEDULE ABOVE REFERRED TO**  
**“SAID PREMISES”**

**ALL THAT** the pieces or parcels of **Plot of Land** containing by measurement an area of **445.57 Decimal (Satak)** be the same a little more or less together with buildings and other structures whatsoever lying erected and/or built thereat situated lying at and comprised in C.S./R.S. Dag Nos. 478, 483, 484, 485, 486, 487, 488, 489, 491, 492, 507, 508, 509, 510, 511, 710, 477, 479 and 493, corresponding L.R. *Dag* Nos. 484, 489, 490, 491, 492, 493, 494, 495, 497, 498, 513, 514, 515, 516, 517, 727, 483, 485 and 499, at Mouza Bhasa, J.L. no 20, in L.R. Khatian Nos. 1466 and 1467, Post Office and Police Station Bishnupur, under Purba Bishnupur Gram Panchayat, Bishnupur I - Development Block, PIN-743503, in the District of South 24 Parganas, West Bengal, under Additional District Sub-Registrar, Bishnupur and butted and bounded;

ON THE NORTH : By R.S. Dag No. 497, 966, 512, 709 & 710  
ON THE EAST : By R.S. Dag No. 482 & 711  
ON THE SOUTH : By R.S. Dag No. 478, 479 & 483  
ON THE WEST : By Diamond Harbour Road

**IN WITNESS WHEREOF** we, the Appointers above named have hereunto set and subscribed our seal and signature on this 8th day of MAY, **Two Thousand and Eighteen.**

Development Corporation Pvt. Ltd.

**SIGNED EXECUTED AND DELIVERED** by the **Appointers** abovenamed at Kolkata in the presence of:

Sanjiv Kumar Dabirul  
Director/Authorised Signatory  
WOODLAND COMPLEX PVT. LTD.

Sanjiv Kumar Dabirul  
Director/Authorised Signatory

1. Milhem Saha,  
610B Post-Office Street  
Kolkata - 700001

We accept and confirm,  
EDEN REALTY VENTURES PVT. LTD.


Arya Sumant  
Director  
EDEN REALTY VENTURES PVT. LTD.

2. Aron  
Rishu Kumar Saha  
132, REGENT COLONY  
TOLLYMORE, KOLKATA


































Kumar Satyaki  
Director

Arya Sumant  
Kumar Satyaki

**Prepared & Drafted By:**

  
[SUMIT CHAKRABARTY]  
A/105/2015  
Advocate, 419, Regent Colony

SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or purchaser Presenters					
 <p data-bbox="135 548 359 649">Sanjay Kumar Dabral</p>	 <p align="center">Little</p>	 <p align="center">Ring</p>	 <p align="center">Middle</p>	 <p align="center">Fore</p>	 <p align="center">Thumb</p>	
	 <p align="center">Thumb</p>	 <p align="center">Fore</p>	 <p align="center">Middle</p>	 <p align="center">Ring</p>	 <p align="center">Little</p>	
 <p data-bbox="295 705 359 1008">Ansh Kumar</p>	 <p align="center">Little</p>	 <p align="center">Ring</p>	 <p align="center">Middle</p>	 <p align="center">Fore</p>	 <p align="center">Thumb</p>	
	 <p align="center">Thumb</p>	 <p align="center">Fore</p>	 <p align="center">Middle</p>	 <p align="center">Ring</p>	 <p align="center">Little</p>	
 <p data-bbox="295 1243 359 1444">Kumar Satyaje</p>	 <p align="center">Little</p>	 <p align="center">Ring</p>	 <p align="center">Middle</p>	 <p align="center">Fore</p>	 <p align="center">Thumb</p>	
	 <p align="center">Thumb</p>	 <p align="center">Fore</p>	 <p align="center">Middle</p>	 <p align="center">Ring</p>	 <p align="center">Little</p>	
	<p align="center">Little</p>	<p align="center">Ring</p>	<p align="center">Middle</p>	<p align="center">Fore (Left Hand)</p>	<p align="center">Thumb</p>	
	<p align="center">Thumb</p>	<p align="center">Fore</p>	<p align="center">Middle</p>	<p align="center">Ring (Right Hand)</p>	<p align="center">Little</p>	













Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas  
Signature / LTI Sheet of Query No/Year 16041000129651/2018

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Sanjiv Kumar Dabriwal 2, Rowland Road, P.O:- Lala Lajpat Rai Sarani, P.S:- Bullygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700020	Represent ative of Principal [Developm ent Corporatio n Private Limited ] ,[Woodlan d Complex Private Limited ]			Sanjiv Kumar Dabriwal 08/05/18
2	Mr Arya Sumant 13, Loudon Street, P.O:- Circus Avenue, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017	Represent ative of Attorney [Eden Realty Ventures Private Limited ]			08/05/18 Arya Sumant

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mr Kumar Satyaki 13 Loudon Street , National Court, Flat No: 7, 3rd Floor, P.O:- Circus Avenue, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017	Representative of Attorney [Eden Realty Ventures Private Limited ]			 8/5/18
Sl No.	Name and Address of identifier	Identifier of		Signature with date	
1	Mr MITHUN SAHA Son of Mr RATAN SAHA 6, Old Post Office Street, P.O:- G P O, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001	Mr Sanjiv Kumar Dabriwal, Mr Arya Sumant, Mr Kumar Satyaki		 08/05/2018	

(Pradipta Kishore Guha)  
DISTRICT SUB-  
REGISTRAR  
OFFICE OF THE D.S.R. -  
IV SOUTH 24-PARGANAS  
South 24-Parganas, West  
Bengal



**Government of West Bengal  
Directorate of Registration & Stamp Revenue**

**e-Assessment Slip**

Query No / Year	1604-1000129651/2018	Office where deed will be registered
Query Date	08/05/2018 5:23:28 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas
Applicant Name, Address & Other Details	M Saha Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8240460930, Status :Others	
Transaction	Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Set Forth value	Market Value	
Rs. 20/-	Rs. 24,28,73,894/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 70/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b), H)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160402842/2018	

**Land Details :**

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: PASCHIM BISHNUPUR, Mouza: Bhasa

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	Set Forth Value (Rs.)	Market Value (Rs.)	Other Details
L1	RS-478	RS-1467	Bastu	Bastu	27 Dec	1,42,80,000/-	1,42,80,000/-	Property is on Road Adjacent to Metal Road,
L2	RS-483	RS-1467	Bastu	Bastu	38 Dec	2,01,00,000/-	2,01,00,000/-	Property is on Road Adjacent to Metal Road,
L3	RS-484	RS-1467	Bastu	Bastu	17 Dec	1,95,80,000/-	1,95,80,000/-	Property is on Road Adjacent to Metal Road,
L4	RS-485	RS-1467	Bastu	Bastu	46 Dec	1,95,80,000/-	1,95,80,000/-	Property is on Road Adjacent to Metal Road,
L5	RS-486	RS-1467	Bastu	Bastu	37 Dec	1,95,80,000/-	1,95,80,000/-	Property is on Road Adjacent to Metal Road,
L6	RS-487	RS-1467	Bastu	Bastu	50 Dec	2,01,00,000/-	2,01,00,000/-	Property is on Road Adjacent to Metal Road,
L7	RS-488	RS-1467	Bastu	Bastu	7 Dec	1,42,80,000/-	1,42,80,000/-	Property is on Road Adjacent to Metal Road,



L8	RS-489	RS-1467	Bastu	Bastu	27 Dec	1,72,000	Property is on Road Adjacent to Metal Road,
L9	RS-491	RS-1467	Bastu	Bastu	16 Dec	34,000	Property is on Road Adjacent to Metal Road,
L10	RS-492	RS-1467	Bastu	Bastu	12 Dec	33,000	Property is on Road Adjacent to Metal Road,
L11	RS-507	RS-1467	Bastu	Bastu	21 Dec	1,000	Property is on Road Adjacent to Metal Road,
L12	RS-508	RS-1467	Bastu	Bastu	26 Dec	1,71,000	Property is on Road Adjacent to Metal Road,
L13	RS-509	RS-1467	Bastu	Bastu	27 Dec	1,76,000	Property is on Road Adjacent to Metal Road,
L14	RS-510	RS-1467	Bastu	Bastu	10 Dec	1,000	Property is on Road Adjacent to Metal Road,
L15	RS-511	RS-1467	Bastu	Bastu	12 Dec	1,000	Property is on Road Adjacent to Metal Road,
L16	RS-710	RS-1467	Bastu	Bastu	17 Dec	1,000	Property is on Road Adjacent to Metal Road,
L17	RS-477	RS-1466	Bastu	Bastu	14.09 Dec	1,000	Property is on Road Adjacent to Metal Road,
L18	RS-479	RS-1466	Bastu	Bastu	14.48 Dec	1,000	Property is on Road Adjacent to Metal Road,
L19	RS-487	RS-1466	Bastu	Bastu	17 Dec	1,000	Property is on Road Adjacent to Metal Road,
L20	RS-493	RS-1466	Bastu	Bastu	10 Dec	1,000	Property is on Road Adjacent to Metal Road,
		<b>TOTAL :</b>			<b>445.57Dec</b>	<b>2</b>	
		<b>Grand Total :</b>			<b>445.57Dec</b>		

**Principal Details :**

Sl No	Name & address	Organization	Address
1	Development Corporation Private Limited 2, Rowland Road, P.O:- Lala Lajpat Rai Sarani, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: AABCD0747K, Status :Organization, Executed by: Representative	Organization	Representative

2	Woodland Complex Private Limited 2, Rowland Road, P.O:- Lala Lajpat Rai Sarani, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: AAACW2389K, Status :Organization, Executed by: Representative	Organization	Representative
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**Attorney Details :**

SI No	Name & address	Status	Admission title :
1	Eden Realty Ventures Private Limited 7, Jawahar Lal Nehru Road, P.O:- Dharmatala, P.S:- New Market, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700013 , PAN No.:: AAACL9697H, Status :Organization, Executed by: Representative	Organization	Representative

**Representative Details :**

SI No	Name & Address	Representative of
1	Mr Sanjiv Kumar Dabriwal Son of Dwarka Prasad Dabriwal 2, Rowland Road, P.O:- Lala Lajpat Rai Sarani, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADEPD7510M	Corporation Private Limited Woodland Complex Private Limited Authorized Representative
2	Mr Arya Sumant Son of Mr Sachchidanand Rai 13, Loudon Street, P.O:- Circus Avenue, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BYMPS8656P	Eden Realty Ventures Private Limited
3	Mr Kumar Satyaki Son of Mr Sachchidanand Rai 13 Loudon Street, National Court, First Floor, Floor, P.O:- Circus Avenue, P.S:- Shakespeare Sarani, Kolkata, District:- West Bengal, India, PIN - 700017 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India,	Eden Realty Ventures Private Limited

**Identifier Details :**

Name & address	Identifier
Mr MITHUN SAHA Son of Mr RATAN SAHA 6, Old Post Office Street, P.O:- G P O, P.S:- Hare Street, Kolkata, District:-West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: Sumant, Mr Kumar Satyaki	700001, Hare Street

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Development Corporation Private Limited	Eden Realty Ventures Private Limited

Transfer of property for L10		
Sl.No	From	To. with area (Name-Area)
1	Development Corporation Private Limited	Eden Realty Ventures Private Limited-10.000
Transfer of property for L11		
Sl.No	From	To. with area (Name-Area)
1	Development Corporation Private Limited	Eden Realty Ventures Private Limited-21.000
Transfer of property for L12		
Sl.No	From	To. with area (Name-Area)
1	Development Corporation Private Limited	Eden Realty Ventures Private Limited-20.000
Transfer of property for L13		
Sl.No	From	To. with area (Name-Area)
1	Development Corporation Private Limited	Eden Realty Ventures Private Limited-20.000
Transfer of property for L14		
Sl.No	From	To. with area (Name-Area)
1	Development Corporation Private Limited	Eden Realty Ventures Private Limited-20.000
Transfer of property for L15		
Sl.No	From	To. with area (Name-Area)
1	Development Corporation Private Limited	Eden Realty Ventures Private Limited-20.000
Transfer of property for L16		
Sl.No	From	To. with area (Name-Area)
1	Development Corporation Private Limited	Eden Realty Ventures Private Limited-20.000
Transfer of property for L17		
Sl.No	From	To. with area (Name-Area)
1	Woodland Complex Private Limited	Eden Realty Ventures Private Limited-20.000
Transfer of property for L18		
Sl.No	From	To. with area (Name-Area)
1	Woodland Complex Private Limited	Eden Realty Ventures Private Limited-20.000
Transfer of property for L19		
Sl.No	From	To. with area (Name-Area)
1	Woodland Complex Private Limited	Eden Realty Ventures Private Limited-20.000
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Development Corporation Private Limited	Eden Realty Ventures Private Limited-20.000
Transfer of property for L20		
Sl.No	From	To. with area (Name-Area)
1	Woodland Complex Private Limited	Eden Realty Ventures Private Limited-20.000



Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Development Corporation Private Limited	Eden Realty Ventures Private Limited
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Development Corporation Private Limited	Eden Realty Ventures Private Limited
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Development Corporation Private Limited	Eden Realty Ventures Private Limited
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Development Corporation Private Limited	Eden Realty Ventures Private Limited
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	Development Corporation Private Limited	Eden Realty Ventures Private Limited
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	Development Corporation Private Limited	Eden Realty Ventures Private Limited
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	Development Corporation Private Limited	Eden Realty Ventures Private Limited

**Note:**

1. If the given information are found incorrect, then the assessment is null and void.
2. Query is valid for 30 days (i.e. upto 07/06/2018) for e-filing and 44 days (i.e. upto 21/06/2018) for registration.
3. Standard User charge of Rs. 240/- (Rupees Two hundred forty) for document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each page thereafter.
4. e-Payment of Stamp Duty and Registration Fees can be made only if the amount payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs. 5000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and to be confirmed by the Registering Officer.

7. Quoting of PAN of Seller and Buyer is a must when the value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have PAN, then they should apply for PAN form no. 60 together with all particulars as required.
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant if the property under transaction situates in Municipality/Urban Council area.
9. Mutation fees are also collected if stamp duty and registration charges are not paid through GRIPS. If those are not paid through GRIPS then mutation fees are to be paid at the BLLRO office.

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
AABCD0747K



नाम /NAME  
DEVELOPMENT CORPORATION PRIVATE LIMITED

निगमन/बनने की तिथि /DATE OF INCORPORATION/FORMATION  
26-06-1939

*CB Rao*

आयकर आयुक्त, प.सं.-XI

COMMISSIONER OF INCOME-TAX, W.B. - XI

Development Corporation Pvt. Ltd.

*[Signature]*  
Director/Authorised Signatory

इस कार्ड के खो / गिर जाने पर कृपया जारी करने  
वाले प्राधिकारी को सूचित / वापस कर दें  
संयुक्त आयकर आयुक्त(पद्धति एवं तकनीकी),  
पी-7,  
चौरंगी स्क्वायर,  
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to  
the issuing authority :  
Joint Commissioner of Income-tax(Systems & Technical),  
P-7,  
Chowringhee Square,

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER	
AAACW2389K	
नाम /NAME	
WOODLAND COMPLEX PVT LTD	
निगमन/घटने की तिथि /DATE OF INCORPORATION/FORMATION	
14-10-1986	
	
	आयकर आयुक्त, प.सं.-XI
	COMMISSIONER OF INCOME-TAX, W.B. - XI



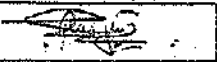
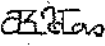
WOODLAND COMPLEX PVT. LTD.

  
Director/Authorised Signatory

इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें  
संयुक्त आयकर आयुक्त(पट्टासि एवं तकनीकी),  
पी-7,  
चौरंगी स्क्वायर,  
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to  
the issuing authority :  
Joint Commissioner of Income-tax(Systems & Technical),  
P-7,  
Chowringhee Square,  
Calcutta- 700 069.



स्थाई लेखा संख्या / PERMANENT ACCOUNT NUMBER <b>ADEPD7510M</b>		
	नाम / NAME <b>SANJIV KUMAR DABRIWAL</b>	
	पिता का नाम / FATHER'S NAME <b>DWARKA PRASAD DABRIWAL</b>	
	जन्म तिथि / DATE OF BIRTH <b>11-03-1973</b>	
हस्ताक्षर / SIGNATURE 	 आयकर आयुक्त, प.सं. XI COMMISSIONER OF INCOME-TAX, W.S. - XI	

इस कार्ड के खो / भ्रष्ट होने पर कृपया जारी करने वाले अधिकारी को सूचित / याचक कर दें (संगुण आयकर आयुक्त(पद्धति एवं तकनीकी), पी-7, चौरींगी चौराहा, कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to the issuing authority :  
 Joint Commissioner of Income-tax (Systems & Technical), P-7, Chowringhee Square, Calcutta- 700 069.

**आयकर विभाग**  
INCOME TAX DEPARTMENT



**भारत सरकार**  
GOVT. OF INDIA

**EDEN REALTY VENTURES PRIVATE  
LIMITED**



**21/02/2003**

**Permanent Account Number**

**AAACL9687H**

5073012

इस कार्ड को खोलने / पाने पर कृपया सूचित करें / सीटार  
आयकर पैन सेवा इकाई, एन एस डी एल  
तीसरी मंजली, सफायर चेंबर,  
बानेर टेलिफोन एक्सचेंज के नजदीक,  
बानेर, पुना - 411 045

*If this card is lost / someone's lost card is found,  
please inform / return to :*

Income Tax PAN Services Unit, NSDL  
3rd Floor, Sapphire Chambers,  
Near Baner Telephone Exchange,  
Baner, Pune - 411 045

Tel: 91-20-2721 9800 / 91-20-2721 8001  
e-mail: [income@nsdl.com](mailto:income@nsdl.com)

सिद्धार्थ पारमेश्वर

INCOME TAX DEPARTMENT

KUMAR SATYAKI

SACHCHIDANAND RAI

31/10/1992

Permanent Account Number

DKUPK8085A

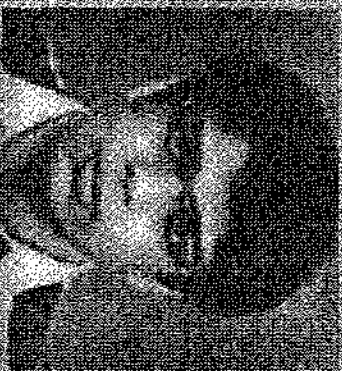
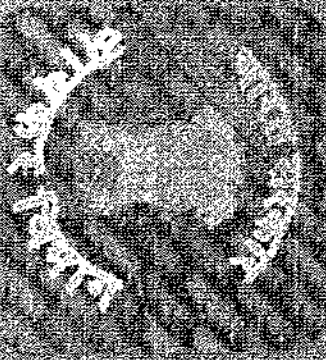
Kumar Satyaki

Signature



भारत सरकार

GOVT. OF INDIA



18012014

शुद्ध पाना  
INCOME DEPARTMENT  
GOVT OF INDIA  
शुद्ध पाना



PERSONAL ACCOUNT NUMBER  
BYAPSS8666P

ASSTANT  
SACHIN BHANDARI

10/2/1987



ASSTANT



.....  
DATED THIS

DAY OF

2018  
.....

F R O M

MESSRS DEVELOPMENT CORPORATION PVT. LTD.

&

MESSRS WOODLAND COMPLEX PVT. LTD.

.... Appointers

T O

(1) SRI ARYA SUMANT

(2) SRI KUMAR SATYAKI

.... Attorneys

POWER OF ATTORNEY



## Major Information of the Deed

Deed No :	I-1604-02967/2018	Date of Registration	14/05/2018
Query No / Year	1604-1000129651/2018	Office where deed is registered	
Query Date	08/05/2018 5:23:28 PM	D.S.R. - IV SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	M Saha Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No : 8240460930, Status :Others		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 20/-	Rs. 24,28,73,694/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b), H)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160402842/2018		

### Land Details :

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: PASCHIM BISHNUPUR, Mouza: Bhasa

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-478	RS-1467	Bastu	Bastu	27 Dec	1/-	1,42,88,400/-	Property is on Road Adjacent to Metal Road,
L2	RS-483	RS-1467	Bastu	Bastu	38 Dec	1/-	2,01,09,600/-	Property is on Road Adjacent to Metal Road,
L3	RS-484	RS-1467	Bastu	Bastu	17 Dec	1/-	89,96,400/-	Property is on Road Adjacent to Metal Road,
L4	RS-485	RS-1467	Bastu	Bastu	46 Dec	1/-	2,43,43,200/-	Property is on Road Adjacent to Metal Road,
L5	RS-486	RS-1467	Bastu	Bastu	37 Dec	1/-	1,95,80,400/-	Property is on Road Adjacent to Metal Road,
L6	RS-487	RS-1467	Bastu	Bastu	50 Dec	1/-	2,64,60,000/-	Property is on Road Adjacent to Metal Road,
L7	RS-488	RS-1467	Bastu	Bastu	7 Dec	1/-	37,04,400/-	Property is on Road Adjacent to Metal Road,
L8	RS-489	RS-1467	Bastu	Bastu	27 Dec	1/-	1,42,88,400/-	Property is on Road Adjacent to Metal Road,
L9	RS-491	RS-1467	Bastu	Bastu	16 Dec	1/-	84,67,200/-	Property is on Road Adjacent to Metal Road,
L10	RS-492	RS-1467	Bastu	Bastu	12 Dec	1/-	63,50,400/-	Property is on Road Adjacent to Metal Road,

Major Information of the Deed :- I-1604-02967/2018-14/05/2018

L11	RS-507	RS-1467	Bastu	Bastu	21 Dec	1/-	1,38,91,500/-	Property is on Road Adjacent to Metal Road,
L12	RS-508	RS-1467	Bastu	Bastu	26 Dec	1/-	1,71,99,000/-	Property is on Road Adjacent to Metal Road,
L13	RS-509	RS-1467	Bastu	Bastu	27 Dec	1/-	1,78,60,500/-	Property is on Road Adjacent to Metal Road,
L14	RS-510	RS-1467	Bastu	Bastu	10 Dec	1/-	66,15,000/-	Property is on Road Adjacent to Metal Road,
L15	RS-511	RS-1467	Bastu	Bastu	12 Dec	1/-	79,38,000/-	Property is on Road Adjacent to Metal Road,
L16	RS-710	RS-1467	Bastu	Bastu	17 Dec	1/-	33,73,650/-	Property is on Road Adjacent to Metal Road,
L17	RS-477	RS-1466	Bastu	Bastu	14.09 Dec	1/-	74,56,428/-	Property is on Road Adjacent to Metal Road,
L18	RS-479	RS-1466	Bastu	Bastu	14.48 Dec	1/-	76,62,816/-	Property is on Road Adjacent to Metal Road,
L19	RS-487	RS-1466	Bastu	Bastu	17 Dec	1/-	89,96,400/-	Property is on Road Adjacent to Metal Road,
L20	RS-493	RS-1466	Bastu	Bastu	10 Dec	1/-	52,92,000/-	Property is on Road Adjacent to Metal Road,
		<b>TOTAL :</b>			<b>445.57Dec</b>	<b>20 /-</b>	<b>2428,73,694 /-</b>	
		<b>Grand Total :</b>			<b>445.57Dec</b>	<b>20 /-</b>	<b>2428,73,694 /-</b>	

**Principal Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Development Corporation Private Limited</b> 2, Rowland Road, P.O:- Lala Lajpat Rai Sarani, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: AABCD0747K, Status :Organization, Executed by: Representative, Executed by: Representative
2	<b>Woodland Complex Private Limited</b> 2, Rowland Road, P.O:- Lala Lajpat Rai Sarani, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: AAACW2389K, Status :Organization, Executed by: Representative, Executed by: Representative

**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Eden Realty Ventures Private Limited</b> 7, Jawahar Lal Nehru Road, P.O:- Dharmatala, P.S:- New Market, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700013 , PAN No.:: AAACL9697H, Status :Organization, Executed by: Representative

Major Information of the Deed :- I-1604-02967/2018-14/05/2018

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Sanjiv Kumar Dabriwal</b> Son of Dwarka Prasad Dabriwal 2, Rowland Road, P.O:- Lala Lajpat Rai Sarani, P.S:- Bullygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700020, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADEPD7510M Status : Representative, Representative of : Development Corporation Private Limited (as Authorised Signatory), Woodland Complex Private Limited (as Authorised Signatory)
2	<b>Mr Arya Sumant (Presentant )</b> Son of Mr Sachchidanand Rai 13, Loudon Street, P.O:- Circus Avenue, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BYMPS8656P Status : Representative, Representative of : Eden Realty Ventures Private Limited (as Director)
3	<b>Mr Kumar Satyaki</b> Son of Mr Sachchidanand Rai 13 Loudon Street , National Court, Flat No: 7, 3rd Floor, P.O:- Circus Avenue, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Status : Representative, Representative of : Eden Realty Ventures Private Limited (as director)

**Identifier Details :**

Name & address
Mr MITHUN SAHA Son of Mr RATAN SAHA 6, Old Post Office Street, P.O:- G P O, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of Mr Sanjiv Kumar Dabriwal, Mr Arya Sumant, Mr Kumar Satyaki

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Development Corporation Private Limited	Eden Realty Ventures Private Limited-27 Dec
Transfer of property for L10		
Sl.No	From	To. with area (Name-Area)
1	Development Corporation Private Limited	Eden Realty Ventures Private Limited-12 Dec
Transfer of property for L11		
Sl.No	From	To. with area (Name-Area)
1	Development Corporation Private Limited	Eden Realty Ventures Private Limited-21 Dec
Transfer of property for L12		
Sl.No	From	To. with area (Name-Area)
1	Development Corporation Private Limited	Eden Realty Ventures Private Limited-26 Dec

Major Information of the Deed :- I-1604-02967/2018-14/05/2018

<b>Transfer of property for L13</b>		
<b>Sl.No</b>	<b>From</b>	<b>To. with area (Name-Area)</b>
1	Development Corporation Private Limited	Eden Realty Ventures Private Limited-27 Dec
<b>Transfer of property for L14</b>		
<b>Sl.No</b>	<b>From</b>	<b>To. with area (Name-Area)</b>
1	Development Corporation Private Limited	Eden Realty Ventures Private Limited-10 Dec
<b>Transfer of property for L15</b>		
<b>Sl.No</b>	<b>From</b>	<b>To. with area (Name-Area)</b>
1	Development Corporation Private Limited	Eden Realty Ventures Private Limited-12 Dec
<b>Transfer of property for L16</b>		
<b>Sl.No</b>	<b>From</b>	<b>To. with area (Name-Area)</b>
1	Development Corporation Private Limited	Eden Realty Ventures Private Limited-17 Dec
<b>Transfer of property for L17</b>		
<b>Sl.No</b>	<b>From</b>	<b>To. with area (Name-Area)</b>
1	Woodland Complex Private Limited	Eden Realty Ventures Private Limited-14.09 Dec
<b>Transfer of property for L18</b>		
<b>Sl.No</b>	<b>From</b>	<b>To. with area (Name-Area)</b>
1	Woodland Complex Private Limited	Eden Realty Ventures Private Limited-14.48 Dec
<b>Transfer of property for L19</b>		
<b>Sl.No</b>	<b>From</b>	<b>To. with area (Name-Area)</b>
1	Woodland Complex Private Limited	Eden Realty Ventures Private Limited-17 Dec
<b>Transfer of property for L2</b>		
<b>Sl.No</b>	<b>From</b>	<b>To. with area (Name-Area)</b>
1	Development Corporation Private Limited	Eden Realty Ventures Private Limited-38 Dec
<b>Transfer of property for L20</b>		
<b>Sl.No</b>	<b>From</b>	<b>To. with area (Name-Area)</b>
1	Woodland Complex Private Limited	Eden Realty Ventures Private Limited-10 Dec
<b>Transfer of property for L3</b>		
<b>Sl.No</b>	<b>From</b>	<b>To. with area (Name-Area)</b>
1	Development Corporation Private Limited	Eden Realty Ventures Private Limited-17 Dec
<b>Transfer of property for L4</b>		
<b>Sl.No</b>	<b>From</b>	<b>To. with area (Name-Area)</b>
1	Development Corporation Private Limited	Eden Realty Ventures Private Limited-46 Dec
<b>Transfer of property for L5</b>		
<b>Sl.No</b>	<b>From</b>	<b>To. with area (Name-Area)</b>
1	Development Corporation Private Limited	Eden Realty Ventures Private Limited-37 Dec

Major Information of the Deed :- I-1604-02967/2018-14/05/2018



Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Development Corporation Private Limited	Eden Realty Ventures Private Limited-50 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	Development Corporation Private Limited	Eden Realty Ventures Private Limited-7 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	Development Corporation Private Limited	Eden Realty Ventures Private Limited-27 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	Development Corporation Private Limited	Eden Realty Ventures Private Limited-16 Dec

**Endorsement For Deed Number : I - 160402967 / 2018**

**On 08-05-2018**

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

Presented for registration at 18:06 hrs on 08-05-2018, at the Private residence by Mr. Arya Sumant ,.

**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 24,28,73,694/-

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

Execution is admitted on 08-05-2018 by Mr Sanjiv Kumar Dabriwal, Authorised Signatory, Development Corporation Private Limited, 2, Rowland Road, P.O:- Lala Lajpat Rai Sarani, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020; Authorised Signatory, Woodland Complex Private Limited, 2, Rowland Road, P.O:- Lala Lajpat Rai Sarani, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020

Major Information of the Deed :- I-1604-02967/2018-14/05/2018



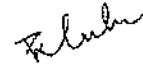
Indetified by Mr MITHUN SAHA, , Son of Mr RATAN SAHA, 6, Road: Old Post Office Street, , P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Others

Execution is admitted on 08-05-2018 by Mr Arya Sumant, Director, Eden Realty Ventures Private Limited, 7, Jawahar Lal Nehru Road, P.O:- Dharmatala, P.S:- New Market, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700013

Indetified by Mr MITHUN SAHA, , Son of Mr RATAN SAHA, 6, Road: Old Post Office Street, , P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Others

Execution is admitted on 08-05-2018 by Mr Kumar Satyaki, director, Eden Realty Ventures Private Limited, 7, Jawahar Lal Nehru Road, P.O:- Dharmatala, P.S:- New Market, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700013

Indetified by Mr MITHUN SAHA, , Son of Mr RATAN SAHA, 6, Road: Old Post Office Street, , P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Others



**Pradipta Kishore Guha**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - IV SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

**On 14-05-2018**

**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 : 4E (g) of Indian Stamp Act 1899.

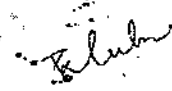
**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 53/- ( E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/- and Registration Fees paid by Cash Rs 53/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 10942, Amount: Rs.100/-, Date of Purchase: 19/04/2018, Vendor name: S Mukherjee



**Pradipta Kishore Guha**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - IV SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

Major Information of the Deed :- I-1604-02967/2018-14/05/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2018, Page from 89260 to 89289

being No 160402967 for the year 2018.



Digitally signed by PRADIPTA KISHORE  
GUHA

Date: 2018.05.23 18:00:58 +05:30

Reason: Digital Signing of Deed.

*Pradipta*



(Pradipta Kishore Guha) 23/05/2018 18:00:05

DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)