

4088/2023

4096/2023



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



AG 567667

Certified that the Document is admitted of Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.

Additional Registrar of Assurances-IV, Kolkata

Handwritten notes: 8/27, 16/08, 20/6

Additional Registrar of Assurances-IV, Kolkata

Power Of Attorney

20 MAR 2023

TO ALL TO WHOM THESE PRESENTS SHALL COME, WE, ARCH GRIHA NIRMAN PRIVATE LIMITED (having PAN AAFCA2450E and CIN U70101WB2005PTC103609), a Company within the meaning of The Companies Act, 2013, having its registered office at 99A, Park Street,

Siddha Real Estate Development Private Limited

ST

Sankar Director

Arch Griha Nirman Pvt. Ltd.

Handwritten signature

Director / Autho. Signatory

385896

Siddha Real Estate Development (P) Ltd.
99A, Park Street
Kolkata-700 016

24 NOV 2022

No. _____ Date _____
Name _____
Address _____
Vendor _____

I. CHAKRABORTY
6B, Dr. Rajendra Prasad Sarani
Kolkata - 700 001



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
20 MAR 2023

Police Station and Post Office - Park Street, Kolkata - 700016, District - Kolkata represented by its Director **Mr. Siddharth Sethia** (having **PAN ALOPS6172L** and **AADHAAR 765822538915**) son of Sri Laxmi Pat Sethia, by faith Hindu, by nationality Indian, by occupation Business, working for gain at Siddha Park, 99A, Park Street, 6th Floor, Police Station and Post Office - Park Street, Kolkata - 700016, District - Kolkata (hereinafter referred to as "the **Principal**", which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors or successors-in-interest and permitted assigns) **SEND GREETINGS:**

WHEREAS:

A. The Principal is the owner of **ALL THOSE** the pieces and parcels of land containing an aggregate area of 728 Decimal (equivalent to 7.28 acre) more or less situate lying at and comprising of several Dags in Mouza Kalikapur (J.L. No. 40) and Mouza Ganragari (J.L. No. 37) both within Police Station Rajarhat, in the District of North 24-Parganas (morefully described in the **SCHEDULE** hereunder written and hereinafter referred to as "the **said Properties**") together with the structures thereat and which inter-alia includes full free unfettered heritable and transferable right and easement of ingress and egress, by day and night, to pass and repass over and along the 10 (ten) meter wide strip of land leading from the said Properties to the municipal/PWD road (hereinafter referred to as "the **Project Access Land**") with or without men materials agents and vehicles and also to lay drainage sewage water gas and other pipelines and to erect light-posts electric telephone and other poles upon and under the Project Access Land.

B. By an Agreement dated 26/01/2023 and registered with the Additional Registrar of Assurances- IV, Kolkata in Book I, Being No. 4078 for the year 2023 (hereinafter referred to as "the **said Development Agreement**", which expression shall mean and include its supplemental agreements, rectifications, modifications, etc. if made in writing by the Principal and the Developer named above) made between the Principal as owner therein and **SIDDHA REAL ESTATE DEVELOPMENT PRIVATE LIMITED** (having **PAN AAJCS6830L** and **CIN U45400WB2006PTC1072**), a Company within the meaning of The Companies Act, 2013, having its registered office at 99A, Park Street, 6th floor, Police Station and Post Office - Park Street, Kolkata - 700016, District



REGISTRAR OF COMPANIES
INDIA
20 MAR 2023

- Kolkata (hereinafter referred to as "the **DEVELOPER**", which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors-in-interest and/or assigns) as developer therein, the Principal has appointed the Developer to construct New Buildings at the said Properties and commercially exploit the same and share the revenue generated from the sale of the saleable areas of the project at the said Properties in the ratio therein mentioned and on the terms and conditions recorded therein.

- C. To enable the Developer to comply with its obligations under the Development Agreement and for smooth implementation of the Project, the Principal do hereby appoint the Developer **SIDDHA REAL ESTATE DEVELOPMENT PRIVATE LIMITED** as our lawful attorney (hereinafter referred to as "the **Attorney**", which expression shall unless excluded by or repugnant to the subject or context shall be deemed to mean and include its successor or successors-in-interest substitutes or nominees), as hereinafter contained:

NOW KNOW YE BY THESE PRESENTS, WE, the Principal above named, do hereby nominate constitute and appoint the above named Attorney, as our true and lawful Attorney for in the name and on behalf of the Principal to do execute exercise and perform all or any of the following acts deeds and things for and in connection with construction of new buildings at the said Properties, sanction/modification/alteration of the Building Plan, sale of the Saleable Areas (defined under the Development Agreement) in the new buildings to be constructed at the said Properties, sale of proportionate undivided share in the land comprised in the said Properties and in the Common Areas and Installations (defined under the Development Agreement) and the Principal's share right title and interest of and in such Saleable Areas in terms of the Development Agreement i.e. to say:

1. To secure possession of the said Properties including the Project Access Land and to warn off and prohibit any trespassers or persons trying to encroach upon the said Properties including the Project Access Land or any part thereof;
2. To employ and appoint watchmen, guards and other security personnel for the said Properties including the Project Access Land;






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REGISTRAR OF ASSURANCES-IV, KOLKATA
20 MAR 2023

3. To have the said Properties including the Project Access Land surveyed and measured and to have the soil thereof tested;
4. To sign execute and submit plans prepared by the Architects, Engineers, consultants, etc. in respect of the new buildings to be constructed at the said Properties for sanctioning to the concerned authorities and to have the same sanctioned and if required, to have the same modified revised altered and/or renewed and/or revalidated and to pay fees and obtain sanction modification revision alteration and/or renewal and/or such other orders and permissions as be expedient therefore;
5. To gift portion of the said Properties including the Project Access Land or splayed corner thereof for sanctioning to the concerned authorities;
6. To get the names of the Principal mutated and recorded in the records of the concerned B.L.&L.R.O. and other public departments and government records in respect of the said Properties including the Project Access Land;
7. To get the land contained in the said Properties including the Project Access Land converted in the records of the concerned B.L.&L.R.O. and other public departments and government records;
8. To apply for and obtain temporary and/or permanent connections of all services, water, electricity, power, drainage, sewerage, generator, transformer, lifts, air conditioning system, V-SAT, security systems and/or other utilities inputs and facilities from the concerned authorities and/or other statutory bodies or private bodies or service providers and/or to make alterations therein and to close down and/or have disconnected the same and obtain necessary permissions and licenses to erect run/operate such utilities in the new buildings at the said Properties from the concerned authorities and also to give contract for maintenance of lifts, generator, air conditioners, Dish Antenna and other utilities and its concerned machineries and other appliances to such agencies as the Attorney may deem fit and proper.
9. To apply for and obtain all permissions, approvals, licenses, registrations, clearances, no objection certificates in connection with development of the said Properties and/or in connection with construction of the new buildings



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
20 MAR 2023

at the said Properties or any part thereof and/or in respect of any input, utility or facility to be installed, run, made operative and managed thereat from all State or Central Government Authorities and statutory or other bodies and authorities concerned;

10. To apply for and obtain "No Objection Certificates" for construction of the new buildings at the said Properties from airport authorities, pollution control authorities, environment clearance department or any other concerned authority and all other permissions that may be required for sanctioning modifications and/or alteration of the Building Plan and/or obtaining utilities and other purposes herein stated;
11. To apply for and obtain Completion or Occupancy Certificate and other certificates as may be required from the concerned authorities for the occupation and use of the New Buildings at the said Properties from time to time;
12. To insure and keep insured all or any constructions at the said Properties or any part thereof against loss or damage by fire earthquake and/or other risks as be deemed fit by the said Attorney and to pay all premia for such insurance.
13. To obtain construction loan/finance from banks and/or the financial institutions as may be required by the Developer in respect of the Project to be developed at the said Properties by mortgaging and charging not more than 63.65% of the Saleable Areas in the Project without making the Principal liable for repayment of the loans or any consequence of default in such repayment and in accordance with the terms and conditions agreed under the said Development Agreement and not in contradiction thereof;
14. For all or any of the purposes hereinbefore stated and those stated in the Development Agreement to appear and represent the Principal before NTKDA, WBHIDCO, Fire Brigade, the Collector, Pollution and Environment Authorities, Police Authorities, Pollution Control Board, Airport Authorities, Traffic Department, Directorate of Fire Services, Directorate of Lifts, Directorate of Electricity, Insurance Companies, CESC Limited, B.L.&L.R.O., D.L.&L.R.O, District Magistrate, Additional District Magistrate, Land Reforms Commission, Principal Secretary, Deputy Secretary, OSD, Authorities under

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

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
20 MAR 2023

the West Bengal Land Reforms Act, 1956, Authorities under the West Bengal Estates Acquisition Act, 1953, Competent Authority under the provisions of the Urban Land (Ceiling & Regulations) Act, 1976, Authorities under the Real Estate (Regulation & Development) Act, 2016 and also all other authorities and Government Departments and/or its officers and also all other State Executives, Quasi-Judicial, Municipal and other authorities and persons and also all, tribunals and appellate authorities and to do all acts deeds and things as may in any way be found necessary or expedient by the said Attorney to effectuate and implement the said Development Agreement.

15. For all or any of the purposes herein stated to make sign execute submit register and/or deliver all documents, declarations, affidavits, applications, undertakings, indemnities, objections, letters, plans, notices etc. (including those relating to boundary verification) as may in any way be found necessary or expedient by the said Attorney and to appear and represent the Principal before any Notary Public, Registrar of Assurances, Kolkata, Additional Registrar of Assurances, Kolkata, District Registrar, Sub Registrar, and other registering authorities having jurisdiction to register documents in respect of the said Properties, and other officer or officers or authority or authorities having jurisdiction and to present for registration and admit execution and to acknowledge and register or have registered and perfected the same.

16. To negotiate, take bookings and applications in respect of sale of the Saleable Areas or any part thereof in the new buildings to be constructed at the said Properties and if necessary to amend, modify, alter or cancel the same and to receive the amounts receivable in respect of such sale and to grant receipts, acknowledgements and discharges for the same and to fully exonerate the person or persons paying the same. The Principal's Share of Gross Revenue from sale of the Saleable Areas shall be paid to the Principal's bank account in terms of the Development Agreement.

17. To sell the Saleable Areas in the new buildings at the said Properties to the intending buyers and to sell convey and transfer undivided proportionate share in the land comprised in the said Properties and the Common Areas and Installations thereat attributable to the units and other constructed areas in the New Buildings to be constructed at the said Properties as a

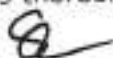
 



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
20 MAR 2023

property appurtenant thereto or such portion thereof to the persons agreeing to purchase the same;

18. To make the Principal party to and sign execute and register the agreements, sale deeds, nominations, transfer deeds, cancellations, rectifications, declarations and such other documents and writings in connection with sale of the Saleable Areas thereby agreeing to sell the Principal's share right title and interest in the Saleable Areas in the project at the said Properties or any part thereof and undivided proportionate share in the land comprised in the said Properties and the Common Areas and Installations thereat as the Attorney may deem fit and proper.
19. To deliver possession of the Saleable Areas or any part thereof to the intending buyers thereof.
20. To terminate any contract, agreement, etc. entered into with the persons intending to acquire the Saleable Areas or any part thereof in such manner as the said Attorney may deem fit and proper.
21. To appear before and represent the Principal before any Registrar of Assurances, Additional Registrar of Assurances, Kolkata, District Registrar, Sub-Registrar, Notary Public and/or other officer or officers or authority or authorities having jurisdiction and to affirm any document and/or to present for registration before them and admit execution and to acknowledge and register and have registered and perfected all documents instruments and writings executed by the said Attorney by virtue of the powers hereby conferred in respect of the Saleable Areas.
22. To allow the intending buyers agreeing to purchase any part of Saleable Areas to take loan/finance in respect thereof from any Banks or Financial Institutions (viz. Life Insurance Corporation of India, Housing Development Finance Corporation Limited, SBI Home Finance Limited, National Housing Bank etc.) without involving, without binding, without creating any financial obligation or liability whatsoever or howsoever upon the Principal and/or the properties and rights of the Principal under the Development Agreement.
23. To have the units etc. to be separately assessed and mutated in the name of the intending buyers thereof in all public records and with all authorities





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REGISTRAR GENERAL OF INDIA
NEW DELHI
20 APR 2023

having jurisdiction and to deal with such authority and/or authorities in such manner as the said Attorney may deem fit and proper.

24. To do all acts deeds and things in order to effectuate and implement the Development Agreement.
25. To commence prosecute enforce defend answer and oppose all actions suits writs appeals revisions and other legal proceedings and demands under civil criminal or revenue laws concerning the said Properties including the Project Access Land, the construction of the New Buildings at the said Properties and/or sale of the Saleable Areas and if thought fit to compromise settle, refer to arbitration, abandon, submit to judgment or become non sulted in any such action or proceedings as aforesaid before any Civil, Criminal or Revenue Court including any Tribunal, Collector, etc. and to sign declare verify and/or affirm any plaint, written statement, petition, application, consent petition, affidavit, vakalatnama, warrant of attorney, memorandum of appeal or any other document or cause paper in any proceeding as the occasion shall require and/or as the said Attorney may think fit and proper.
26. To accept and receive summons and services of papers from any Court, Tribunal, postal authorities and/or other authorities and/or persons.
27. To deposit court fees or receive refund of the excess amount of fee or other amounts, if any, paid for the purposes and to give valid and effectual receipts in respect thereof.

AND GENERALLY to do all acts deeds and things for better exercise of the authorities herein contained which the Principal could have lawfully done under their own hands and seals, if personally present.

AND the Principal doth hereby ratify and confirm and agree to ratify and confirm all and whatever the said Attorney shall lawfully do or cause to be done in or about the premises.

AND IT IS MADE CLEAR BY THE PRINCIPAL THAT the Attorney, while exercising the powers and authorities granted hereunder, shall not do any act, deed, matter or thing which would in any way go against the spirit of the terms and conditions agreed under the said Development Agreement.






20 MAR 2023

THE SCHEDULE ABOVE REFERRED TO:
(said Properties)

ALL THOSE pieces and parcels of land containing an area of **728** Decimal (equivalent to **7.28** acre) more or less situate lying at and comprising of Dag(s) and recorded in Khatian(s) as mentioned in the table hereinbelow, all in Mouzas Kalikapur (J.L. No. 40) and Ganragari (J.L. No. 37), Revenue Survey No.141, within Police Station Rajarhat, in the District of North 24 Parganas under jurisdiction of Patharghata Gram Panchayet and delineated in the plan annexed hereto duly bordered thereon in 'Red':

SL No	Mouza	R.S. and L.R. Dag No.	Total area in Dag (Dec)	Area involved in the Project (Dec)
1	Ganragari	138	60	20.1552
2	Ganragari	139	52	15.1311
3	Kalikapur	1162	28	0.5924
3.1				1.617
4	Kalikapur	1168	38	18.8745
4.1				7.4331
5	Kalikapur	1169	41	3.7253
5.1				32.1647
6	Kalikapur	1171	50	0.2914
6.1				5.518
7	Kalikapur	1174	60	32.5571
7.1				2.3505
8	Kalikapur	1175	55	11.1451
8.1				25.1334
9	Kalikapur	1176	70	0.4373
9.1				20.3855
10	Kalikapur	1188	88	10.4359
11	Kalikapur	1189	33	33
12	Kalikapur	1190	31	31
13	Kalikapur	1191	59	59
14	Kalikapur	1192	39	35.8699
15	Kalikapur	1193	29	29
16	Kalikapur	1194	20	20
17	Kalikapur	1195	12	12
18	Kalikapur	1196	6	6
19	Kalikapur	1197	97	97

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REGISTRAR OF COMPANIES
MAHARASHTRA
20 MAR 2023

20	Kalikapur	1198	16	16
21	Kalikapur	1199	16	3.0137
22	Kalikapur	1200	43	37.5229
23	Kalikapur	1201	66	11.1418
24	Kalikapur	1203	22	11.4909
25	Kalikapur	1204	27	27
26	Kalikapur	1205	65	23.6885
27	Ganragari	104	1	0.3610
29	Ganragari	112	37	3.0833
30	Ganragari	113	32	0.3903
32	Ganragari	115	9	1.0694
33	Kalikapur	1174	60	2.92
34	Kalikapur	1175	55	3.3507
35	Kalikapur	1187	45	2.0746
36	Kalikapur	1188	88	18.659
37	Kalikapur	1199	16	3.6508
38	Kalikapur	1201	66	15.0585
39	Kalikapur	1202	35	3.8045
40	Kalikapur	1206	139	9.2794
	Kalikapur	1207	67	3.6108
Total Area in Decimal:				728
Total Area in Cottahs (more or less):				441






REGISTRARZ REJESTROWY
20 MAR 2023

IN WITNESS WHEREOF the Principal have executed this Power of Attorney on this 26th day of January 2023...

SIGNED SEALED AND DELIVERED

by the within named **Principal** at
Kolkata in the presence of:

Arch Gaiha Nirman Pvt. Ltd.

[Signature]

Director / Authorised Signatory

Siddha Real Estate Development Private Limited

ST *[Signature]*

Director.

[Signature]

Rajesh Kr. Agarwal
S/o Lt. Omprakash Agarwal
99A, Park Street
Kolkata - 700016

[Signature]

SUSHANTA BASU
S/o. H.P. Basu
99A Park Street
Kolkata - 700016







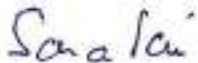





Draft by me and approved by the Principal:

[Signature]

Ankit Shroff, Advocate
C/o. Pankaj Shroff & Company, Advocates
Diamond Heritage, N611, 6th floor,
16 Strand Road, Kolkata-700001
Enrolment No. F/66/2008



ADDITIONAL REGISTRAR
OF ASSURANCES IN POLAND
20 MAR 2023

<i>Finger prints of the above executant</i>					
					
	Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little

<i>Finger prints of the above executant</i>					
					
	Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little

<i>Finger prints of the above executant</i>					
<div style="border: 1px solid black; padding: 5px; width: fit-content;"> Space for pasting Photograph of the above executant and signing the same across. </div>					
	Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

20 MAR 2023

PROJECT -> SIDDHA SERENA

Site plan of ALL THAT land measuring 728 Decimal more or less Mouza Ganragari, J.L. No. 37, and Mouza Kalikapur, J.L. No. 40, Police Station Rajarhat, within the jurisdiction of Patharghata Gram Panchayet, Sub-Registration District Rajarhat, District North 24 Parganas.

Arch Griha Nirman Private Limited

ARCH GRIHA NIRMAN PVT. LTD.

[Signature]
Director/Authorised Signatory

DIRECTOR / AUTHORIZED SIGNATORY

Land Owner

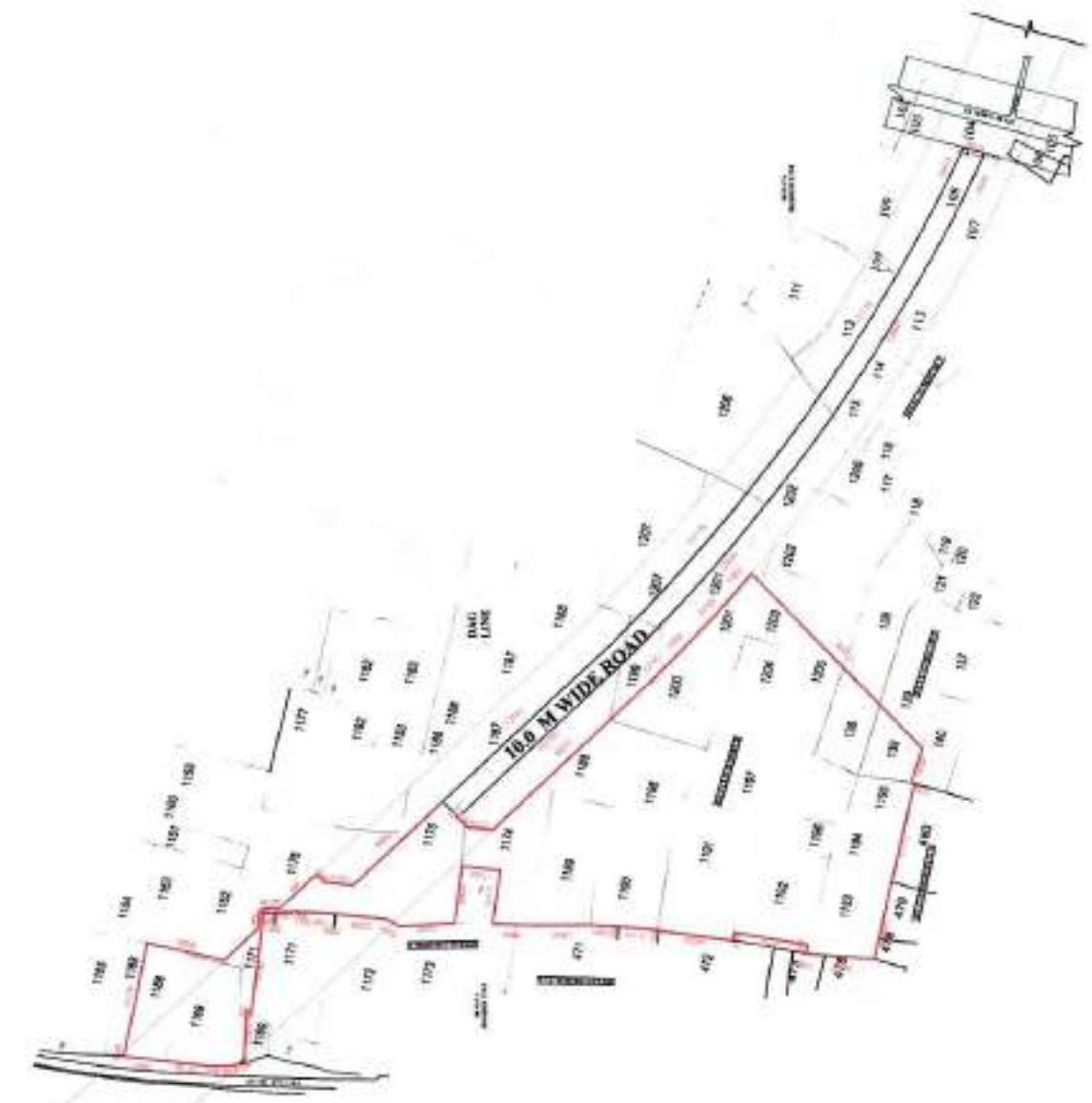
Siddha Real Estate Development Pvt. Ltd.

For Siddha Real Estate Development Pvt Ltd.

[Signature]

DIRECTOR / AUTHORIZED SIGNATORY

Developer





[Handwritten signature]

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
20 MAR 2023

Major Information of the Deed

Deed No :	I-1904-04096/2023	Date of Registration	20/03/2023
Query No / Year	1904-8000742701/2023	Office where deed is registered	
Query Date	20/03/2023 3:51:46 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	SIDDHA GROUP 99A, PARK STREET, Thana : Park Street, District : Kolkata, WEST BENGAL, PIN - 700016, Mobile No. : 9007440895, Status : Seller/Executant		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 20,47,69,888/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 73/- (Article:E, M(a),)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190404078/2023		

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Kalikapur, Pin Code : 700135

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1162		Bastu	Shali	2.2094 Dec		9,54,461/-	Width of Approach Road: 10 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-1168		Bastu	Shali	26.3076 Dec		75,76,589/-	Width of Approach Road: 10 Ft., , Project Name :
L3	LR-1169		Bastu	Shali	35.89 Dec		1,03,36,320/-	Width of Approach Road: 10 Ft., , Project Name :
L4	LR-1171		Bastu	Shali	5.8094 Dec		16,73,107/-	Width of Approach Road: 10 Ft., , Project Name :
L5	LR-1174		Bastu	Shali	34.9076 Dec		1,00,53,389/-	Width of Approach Road: 10 Ft., , Project Name :
L6	LR-1175		Bastu	Shali	36.2785 Dec		1,04,48,208/-	Width of Approach Road: 10 Ft., , Project Name :
L7	LR-1176		Bastu	Shali	20.8228 Dec		59,96,966/-	Width of Approach Road: 10 Ft., , Project Name :
L8	LR-1188		Bastu	Shali	10.4359 Dec		30,05,539/-	Width of Approach Road: 10 Ft., , Project Name :
L9	LR-1189		Bastu	Shali	33 Dec		95,04,000/-	Width of Approach Road: 10 Ft., , Project Name :

1875

1875

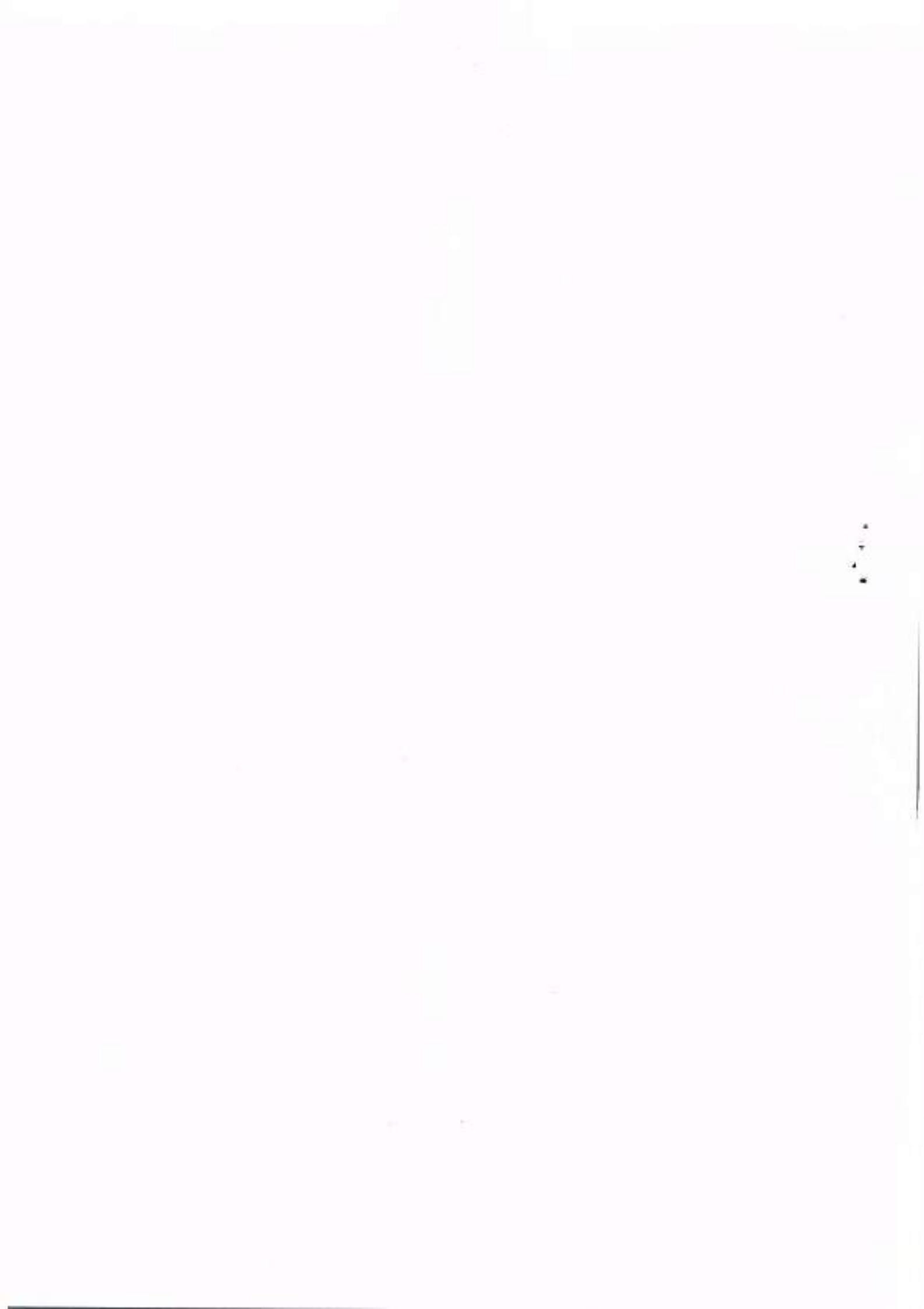
L10	LR-1190		Bastu	Shali	31 Dec		89,28,000/-	Width of Approach Road: 10 Ft., , Project Name :
L11	LR-1191		Bastu	Shali	59 Dec		1,69,92,000/-	Width of Approach Road: 10 Ft., , Project Name :
L12	LR-1192		Bastu	Shali	35.8699 Dec		1,03,30,531/-	Width of Approach Road: 10 Ft., , Project Name :
L13	LR-1193		Bastu	Shali	29 Dec		83,52,000/-	Width of Approach Road: 10 Ft., , Project Name :
L14	LR-1194		Bastu	Shali	20 Dec		57,60,000/-	Width of Approach Road: 10 Ft., , Project Name :
L15	LR-1195		Bastu	Shali	12 Dec		34,56,000/-	Width of Approach Road: 10 Ft., , Project Name :
L16	LR-1196		Bastu	Shali	6 Dec		17,28,000/-	Width of Approach Road: 10 Ft., , Project Name :
L17	LR-1197		Bastu	Shali	97 Dec		2,79,36,000/-	Width of Approach Road: 10 Ft., , Project Name :
L18	LR-1198		Bastu	Shali	16 Dec		46,08,000/-	Width of Approach Road: 10 Ft., , Project Name :
L19	LR-1199		Bastu	Shali	3.0137 Dec		8,67,946/-	Width of Approach Road: 10 Ft., , Project Name :
L20	LR-1200		Bastu	Shali	37.5229 Dec		1,08,06,595/-	Width of Approach Road: 10 Ft., , Project Name :
L21	LR-1201		Bastu	Shali	11.1418 Dec		32,08,838/-	Width of Approach Road: 10 Ft., , Project Name :
L22	LR-1203		Bastu	Shali	11.4909 Dec		33,09,379/-	Width of Approach Road: 10 Ft., , Project Name :
L23	LR-1204		Bastu	Shali	27 Dec		77,76,000/-	Width of Approach Road: 10 Ft., , Project Name :
L24	LR-1205		Bastu	Shali	23.6885 Dec		68,22,288/-	Width of Approach Road: 10 Ft., , Project Name :
L25	LR-1174		Bastu	Shali	2.92 Dec		8,40,960/-	Width of Approach Road: 10 Ft., , Project Name :
L26	LR-1175		Bastu	Shali	3.3507 Dec		9,65,002/-	Width of Approach Road: 10 Ft., , Project Name :
L27	LR-1187		Bastu	Shali	2.0746 Dec		5,97,485/-	Width of Approach Road: 10 Ft., , Project Name :
L28	LR-1188		Bastu	Shali	18.659 Dec		53,73,792/-	Width of Approach Road: 10 Ft., , Project Name :



L29	LR-1199		Bastu	Shali	3.6508 Dec		10,51,430/-	Width of Approach Road: 10 Ft., , Project Name :
L30	LR-1201		Bastu	Shali	15.0585 Dec		43,36,848/-	Width of Approach Road: 10 Ft., , Project Name :
L31	LR-1202		Bastu	Shali	3.8045 Dec		10,95,696/-	Width of Approach Road: 10 Ft., , Project Name :
L32	LR-1206		Bastu	Shali	9.2794 Dec		26,72,467/-	Width of Approach Road: 10 Ft., , Project Name :
L33	LR-1207		Bastu	Shali	3.6108 Dec		10,39,910/-	Width of Approach Road: 10 Ft., , Project Name :
TOTAL :					687.7972Dec	0 /-	1984,03,746 /-	

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Garagari, Pin Code : 700135

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L34	LR-138		Bastu	Shali	20.1552 Dec		31,92,584/-	Width of Approach Road: 10 Ft., , Project Name :
L35	LR-139		Bastu	Shali	15.1311 Dec		23,96,766/-	Width of Approach Road: 10 Ft., , Project Name :
L36	LR-104		Bastu	Shali	0.361 Dec		57,182/-	Width of Approach Road: 10 Ft., , Project Name :
L37	LR-112		Bastu	Shali	3.0833 Dec		4,88,394/-	Width of Approach Road: 10 Ft., , Project Name :
L38	LR-113		Bastu	Shali	0.3903 Dec		61,823/-	Width of Approach Road: 10 Ft., , Project Name :
L39	LR-115		Bastu	Shali	1.0694 Dec		1,69,393/-	Width of Approach Road: 10 Ft., , Project Name :
TOTAL :					40.1903Dec	0 /-	63,66,142 /-	
Grand Total :					727.9875Dec	0 /-	2047,69,888 /-	









Principal Details :

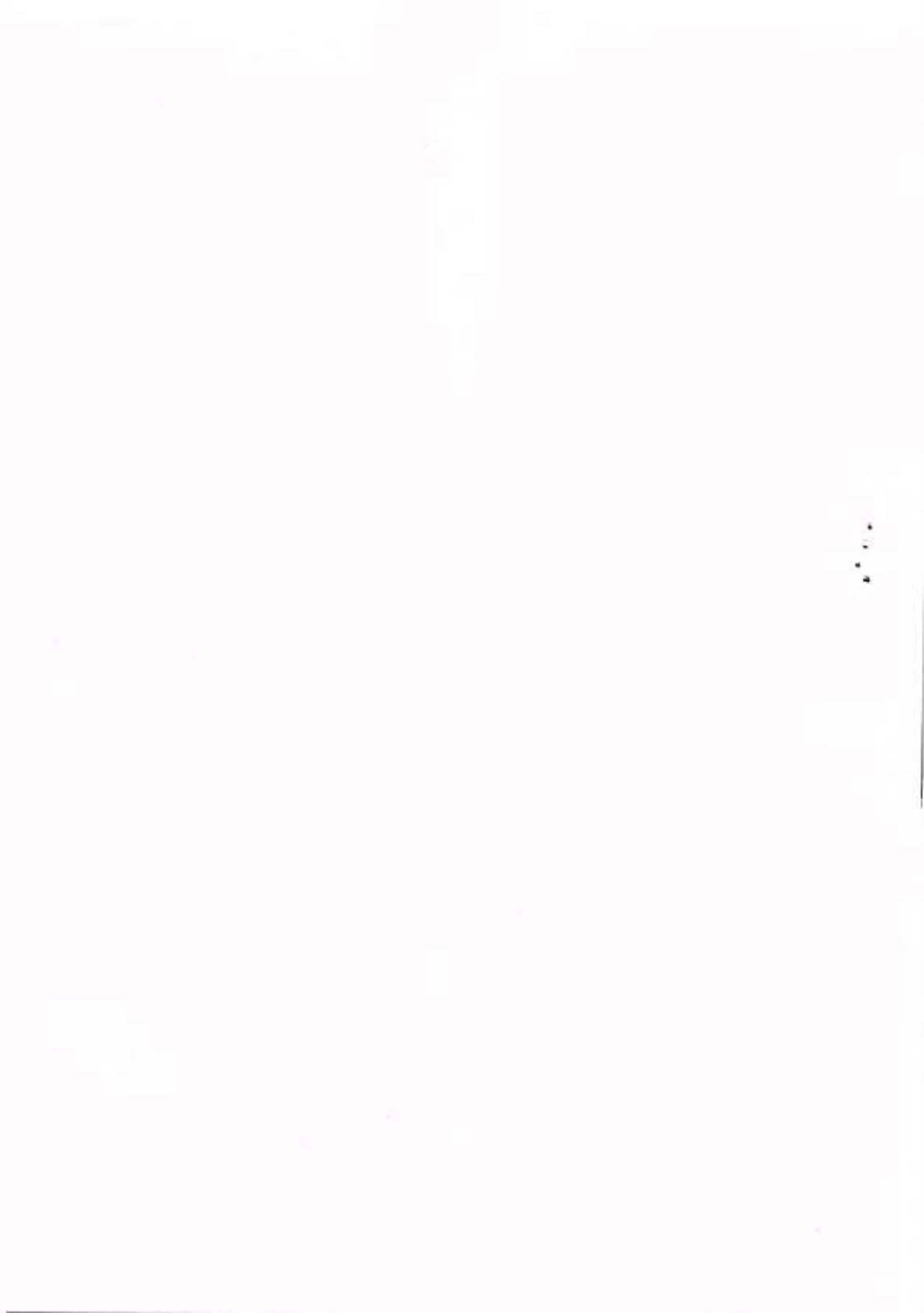
SI No	Name,Address,Photo,Finger print and Signature
1	ARCH GRIHA NIRMAN PRIVATE LIMITED 99A, Park Street, City:- Kolkata, P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016 , PAN No.:: AAxxxxx0E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Attorney Details :



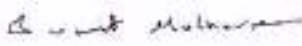
SI No	Name,Address,Photo,Finger print and Signature
1	SIDDHA REAL ESTATE DEVELOPMENT PRIVATE LIMITED 99A, Park Street, 6th Floor, City:- Kolkata, P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016 , PAN No.:: AAxxxxx0L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Siddharth Sethia Son of Mr Laxmi Pat Sethia Date of Execution - 26/01/2023, , Admitted by: Self, Date of Admission: 20/03/2023, Place of Admission of Execution: Office	Photo  Mar 20 2023 4:12PM	Finger Print  LTI 20/03/2023	Signature  20/03/2023
	99A, Park Street, 6th Floor, City:- Kolkata, P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: alxxxxx2I,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : ARCH GRIHA NIRMAN PRIVATE LIMITED (as Director)			
2	Name Mr Sanjay Jain (Presentant) Son of Late Amar Chand Jain Date of Execution - 26/01/2023, , Admitted by: Self, Date of Admission: 20/03/2023, Place of Admission of Execution: Office	Photo  Mar 20 2023 4:12PM	Finger Print  LTI 20/03/2023	Signature  20/03/2023
	99A, Park Street, 6th Floor, City:- Kolkata, P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: acxxxxx1I,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SIDDHA REAL ESTATE DEVELOPMENT PRIVATE LIMITED (as Director)			



Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUMIT MUKHERJEE Son of Mr MALAY MUKHERJEE . 72, BANERJEE PARA LANE, City-> Kolkata, P.O-> BANERJEE PARA LANE, P.S.-Jadavpur, District-South 24- Parganas, West Bengal, India, PIN-> 700031			
	20/03/2023	20/03/2023	20/03/2023
Identifier Of Mr Siddharth Sethia, Mr Sanjay Jain			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	ARCH GRIHA NIRMAN PRIVATE LIMITED	SIDDHA REAL ESTATE DEVELOPMENT PRIVATE LIMITED-2.2094 Dec

Transfer of property for L10

Sl.No	From	To. with area (Name-Area)
1	ARCH GRIHA NIRMAN PRIVATE LIMITED	SIDDHA REAL ESTATE DEVELOPMENT PRIVATE LIMITED-31 Dec

Transfer of property for L11

Sl.No	From	To. with area (Name-Area)
1	ARCH GRIHA NIRMAN PRIVATE LIMITED	SIDDHA REAL ESTATE DEVELOPMENT PRIVATE LIMITED-59 Dec

Transfer of property for L12

Sl.No	From	To. with area (Name-Area)
1	ARCH GRIHA NIRMAN PRIVATE LIMITED	SIDDHA REAL ESTATE DEVELOPMENT PRIVATE LIMITED-35.8699 Dec

Transfer of property for L13

Sl.No	From	To. with area (Name-Area)
1	ARCH GRIHA NIRMAN PRIVATE LIMITED	SIDDHA REAL ESTATE DEVELOPMENT PRIVATE LIMITED-29 Dec

Transfer of property for L14

Sl.No	From	To. with area (Name-Area)
1	ARCH GRIHA NIRMAN PRIVATE LIMITED	SIDDHA REAL ESTATE DEVELOPMENT PRIVATE LIMITED-20 Dec

Transfer of property for L15

Sl.No	From	To. with area (Name-Area)
1	ARCH GRIHA NIRMAN PRIVATE LIMITED	SIDDHA REAL ESTATE DEVELOPMENT PRIVATE LIMITED-12 Dec

Transfer of property for L16

Sl.No	From	To. with area (Name-Area)
1	ARCH GRIHA NIRMAN PRIVATE LIMITED	SIDDHA REAL ESTATE DEVELOPMENT PRIVATE LIMITED-6 Dec

Transfer of property for L17

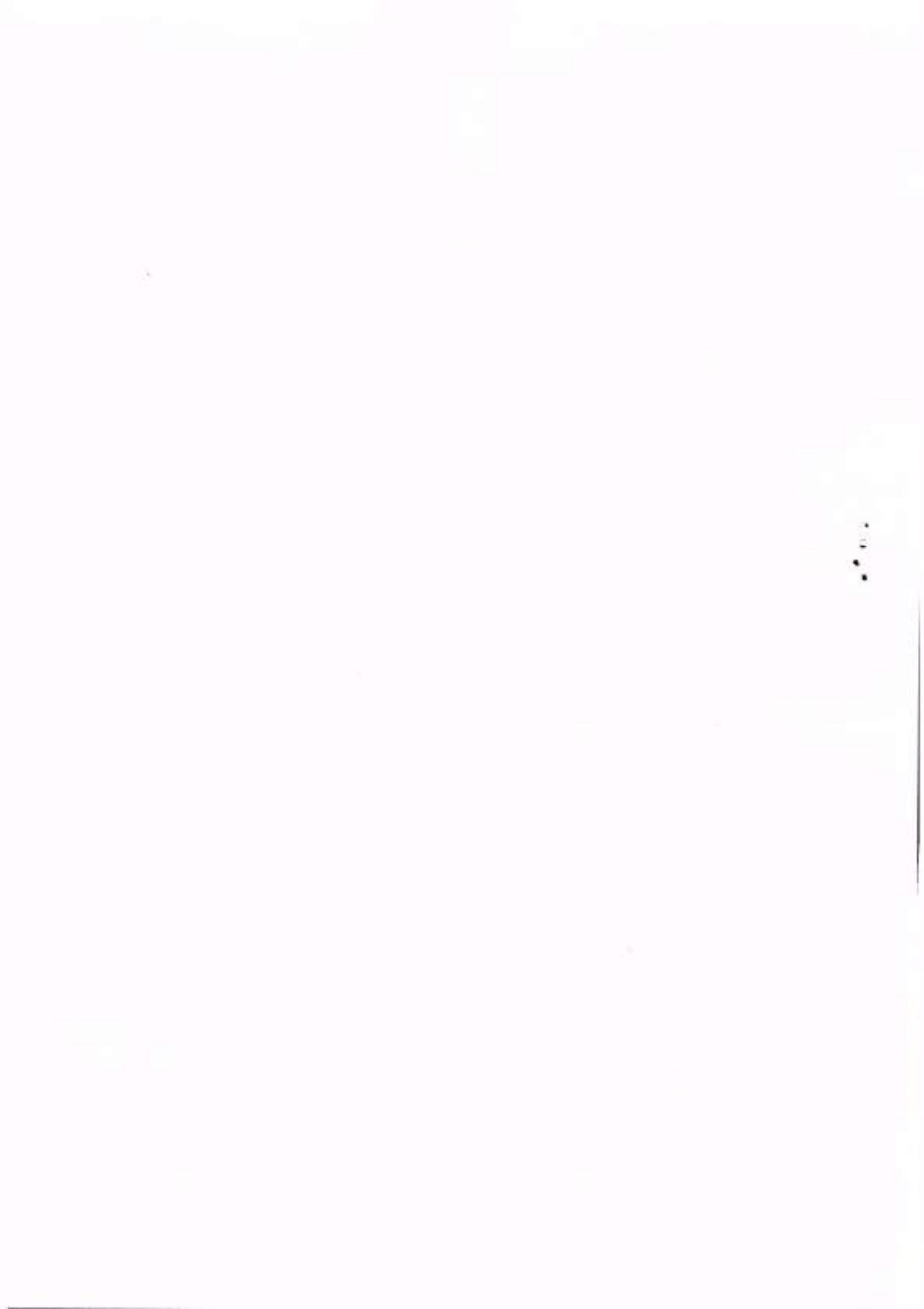
Sl.No	From	To. with area (Name-Area)
1	ARCH GRIHA NIRMAN PRIVATE LIMITED	SIDDHA REAL ESTATE DEVELOPMENT PRIVATE LIMITED-97 Dec



Transfer of property for L18		
Sl.No	From	To. with area (Name-Area)
1	ARCH GRIHA NIRMAN PRIVATE LIMITED	SIDDHA REAL ESTATE DEVELOPMENT PRIVATE LIMITED-16 Dec
Transfer of property for L19		
Sl.No	From	To. with area (Name-Area)
1	ARCH GRIHA NIRMAN PRIVATE LIMITED	SIDDHA REAL ESTATE DEVELOPMENT PRIVATE LIMITED-3.0137 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	ARCH GRIHA NIRMAN PRIVATE LIMITED	SIDDHA REAL ESTATE DEVELOPMENT PRIVATE LIMITED-26.3076 Dec
Transfer of property for L20		
Sl.No	From	To. with area (Name-Area)
1	ARCH GRIHA NIRMAN PRIVATE LIMITED	SIDDHA REAL ESTATE DEVELOPMENT PRIVATE LIMITED-37.5229 Dec
Transfer of property for L21		
Sl.No	From	To. with area (Name-Area)
1	ARCH GRIHA NIRMAN PRIVATE LIMITED	SIDDHA REAL ESTATE DEVELOPMENT PRIVATE LIMITED-11.1418 Dec
Transfer of property for L22		
Sl.No	From	To. with area (Name-Area)
1	ARCH GRIHA NIRMAN PRIVATE LIMITED	SIDDHA REAL ESTATE DEVELOPMENT PRIVATE LIMITED-11.4909 Dec
Transfer of property for L23		
Sl.No	From	To. with area (Name-Area)
1	ARCH GRIHA NIRMAN PRIVATE LIMITED	SIDDHA REAL ESTATE DEVELOPMENT PRIVATE LIMITED-27 Dec
Transfer of property for L24		
Sl.No	From	To. with area (Name-Area)
1	ARCH GRIHA NIRMAN PRIVATE LIMITED	SIDDHA REAL ESTATE DEVELOPMENT PRIVATE LIMITED-23.6885 Dec
Transfer of property for L25		
Sl.No	From	To. with area (Name-Area)
1	ARCH GRIHA NIRMAN PRIVATE LIMITED	SIDDHA REAL ESTATE DEVELOPMENT PRIVATE LIMITED-2.92 Dec
Transfer of property for L26		
Sl.No	From	To. with area (Name-Area)
1	ARCH GRIHA NIRMAN PRIVATE LIMITED	SIDDHA REAL ESTATE DEVELOPMENT PRIVATE LIMITED-3.3507 Dec
Transfer of property for L27		
Sl.No	From	To. with area (Name-Area)
1	ARCH GRIHA NIRMAN PRIVATE LIMITED	SIDDHA REAL ESTATE DEVELOPMENT PRIVATE LIMITED-2.0746 Dec
Transfer of property for L28		
Sl.No	From	To. with area (Name-Area)
1	ARCH GRIHA NIRMAN PRIVATE LIMITED	SIDDHA REAL ESTATE DEVELOPMENT PRIVATE LIMITED-18.659 Dec



Transfer of property for L29		
Sl.No	From	To. with area (Name-Area)
1	ARCH GRIHA NIRMAN PRIVATE LIMITED	SIDDHA REAL ESTATE DEVELOPMENT PRIVATE LIMITED-3.6508 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	ARCH GRIHA NIRMAN PRIVATE LIMITED	SIDDHA REAL ESTATE DEVELOPMENT PRIVATE LIMITED-35.89 Dec
Transfer of property for L30		
Sl.No	From	To. with area (Name-Area)
1	ARCH GRIHA NIRMAN PRIVATE LIMITED	SIDDHA REAL ESTATE DEVELOPMENT PRIVATE LIMITED-15.0585 Dec
Transfer of property for L31		
Sl.No	From	To. with area (Name-Area)
1	ARCH GRIHA NIRMAN PRIVATE LIMITED	SIDDHA REAL ESTATE DEVELOPMENT PRIVATE LIMITED-3.8045 Dec
Transfer of property for L32		
Sl.No	From	To. with area (Name-Area)
1	ARCH GRIHA NIRMAN PRIVATE LIMITED	SIDDHA REAL ESTATE DEVELOPMENT PRIVATE LIMITED-9.2794 Dec
Transfer of property for L33		
Sl.No	From	To. with area (Name-Area)
1	ARCH GRIHA NIRMAN PRIVATE LIMITED	SIDDHA REAL ESTATE DEVELOPMENT PRIVATE LIMITED-3.6108 Dec
Transfer of property for L34		
Sl.No	From	To. with area (Name-Area)
1	ARCH GRIHA NIRMAN PRIVATE LIMITED	SIDDHA REAL ESTATE DEVELOPMENT PRIVATE LIMITED-20.1552 Dec
Transfer of property for L35		
Sl.No	From	To. with area (Name-Area)
1	ARCH GRIHA NIRMAN PRIVATE LIMITED	SIDDHA REAL ESTATE DEVELOPMENT PRIVATE LIMITED-15.1311 Dec
Transfer of property for L36		
Sl.No	From	To. with area (Name-Area)
1	ARCH GRIHA NIRMAN PRIVATE LIMITED	SIDDHA REAL ESTATE DEVELOPMENT PRIVATE LIMITED-0.361 Dec
Transfer of property for L37		
Sl.No	From	To. with area (Name-Area)
1	ARCH GRIHA NIRMAN PRIVATE LIMITED	SIDDHA REAL ESTATE DEVELOPMENT PRIVATE LIMITED-3.0833 Dec
Transfer of property for L38		
Sl.No	From	To. with area (Name-Area)
1	ARCH GRIHA NIRMAN PRIVATE LIMITED	SIDDHA REAL ESTATE DEVELOPMENT PRIVATE LIMITED-0.3903 Dec
Transfer of property for L39		
Sl.No	From	To. with area (Name-Area)
1	ARCH GRIHA NIRMAN PRIVATE LIMITED	SIDDHA REAL ESTATE DEVELOPMENT PRIVATE LIMITED-1.0694 Dec

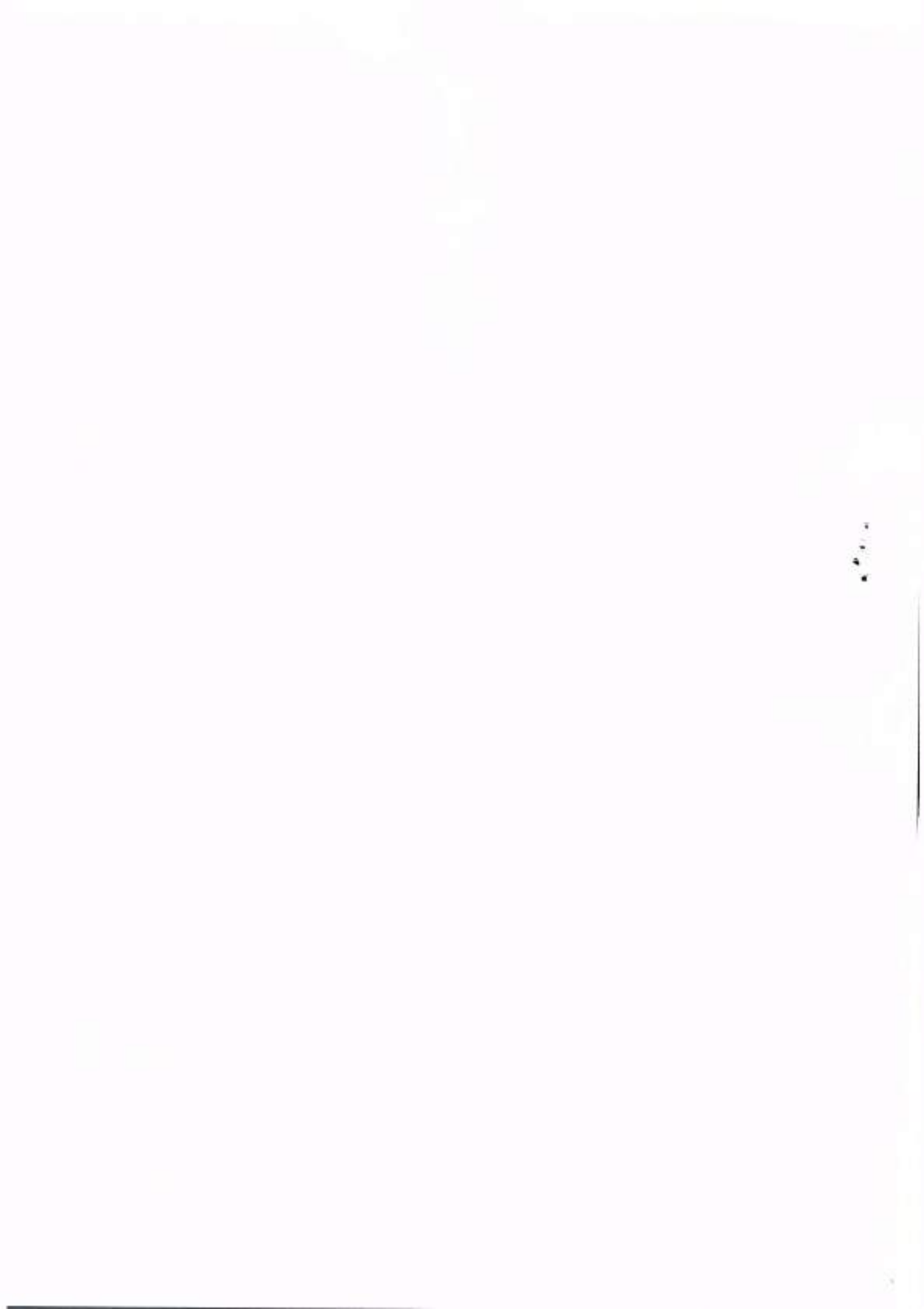


Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	ARCH GRIHA NIRMAN PRIVATE LIMITED	SIDDHA REAL ESTATE DEVELOPMENT PRIVATE LIMITED-5.8094 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	ARCH GRIHA NIRMAN PRIVATE LIMITED	SIDDHA REAL ESTATE DEVELOPMENT PRIVATE LIMITED-34.9076 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	ARCH GRIHA NIRMAN PRIVATE LIMITED	SIDDHA REAL ESTATE DEVELOPMENT PRIVATE LIMITED-36.2785 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	ARCH GRIHA NIRMAN PRIVATE LIMITED	SIDDHA REAL ESTATE DEVELOPMENT PRIVATE LIMITED-20.8228 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	ARCH GRIHA NIRMAN PRIVATE LIMITED	SIDDHA REAL ESTATE DEVELOPMENT PRIVATE LIMITED-10.4359 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	ARCH GRIHA NIRMAN PRIVATE LIMITED	SIDDHA REAL ESTATE DEVELOPMENT PRIVATE LIMITED-33 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Kalikapur, Pin Code : 700135

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1162		Owner Name not selected by applicant.
L2	LR Plot No:- 1168		Owner Name not selected by applicant.
L3	LR Plot No:- 1169		Owner Name not selected by applicant.
L4	LR Plot No:- 1171		Owner Name not selected by applicant.
L5	LR Plot No:- 1174		Owner Name not selected by applicant.
L6	LR Plot No:- 1175		Owner Name not selected by applicant.
L7	LR Plot No:- 1176		Owner Name not selected by applicant.
L8	LR Plot No:- 1188		Owner Name not selected by applicant.
L9	LR Plot No:- 1189		Owner Name not selected by applicant.

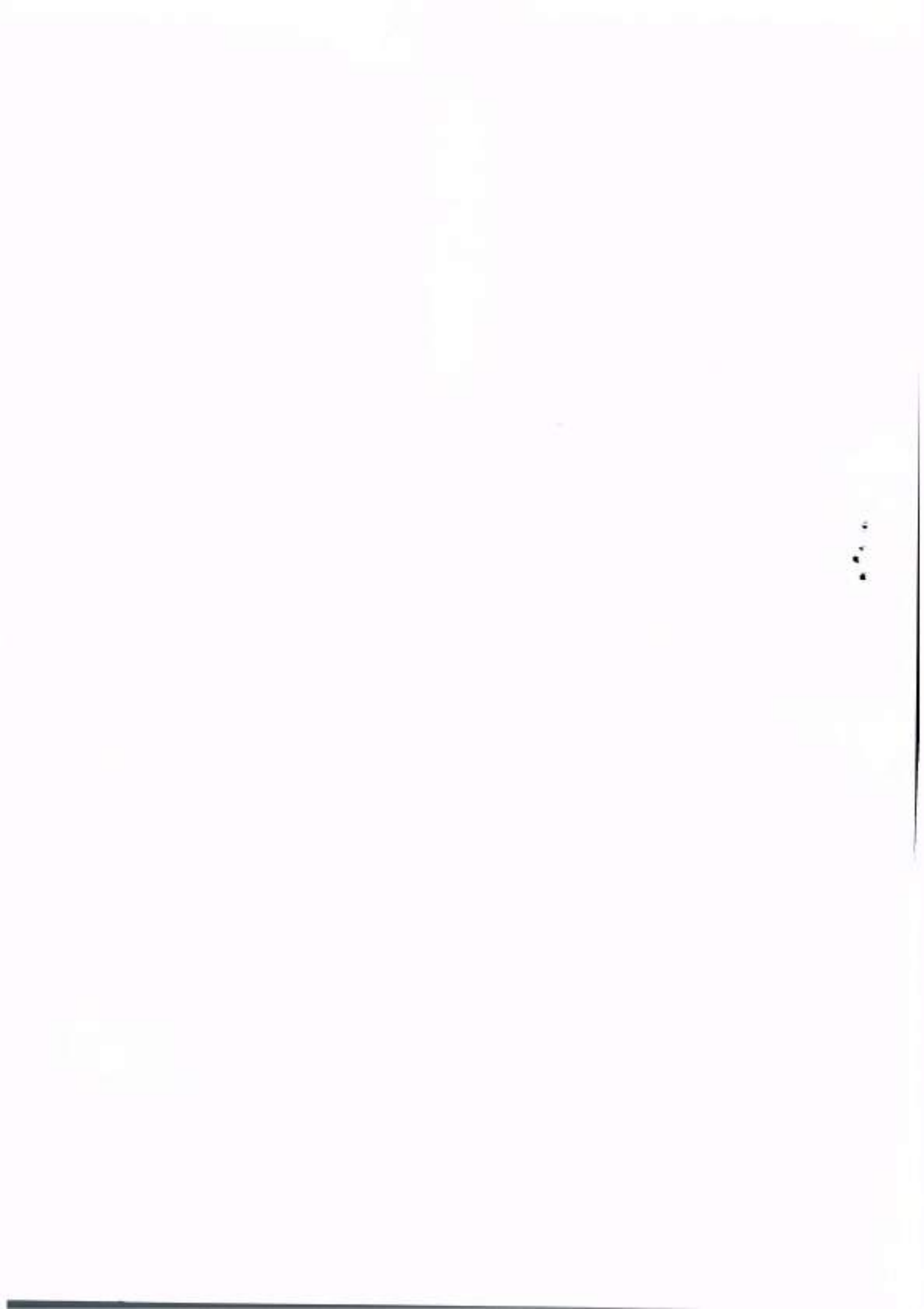


L10	LR Plot No:- 1190		Owner Name not selected by applicant.
L11	LR Plot No:- 1191		Owner Name not selected by applicant.
L12	LR Plot No:- 1192		Owner Name not selected by applicant.
L13	LR Plot No:- 1193		Owner Name not selected by applicant.
L14	LR Plot No:- 1194		Owner Name not selected by applicant.
L15	LR Plot No:- 1195		Owner Name not selected by applicant.
L16	LR Plot No:- 1196		Owner Name not selected by applicant.
L17	LR Plot No:- 1197		Owner Name not selected by applicant.
L18	LR Plot No:- 1198		Owner Name not selected by applicant.
L19	LR Plot No:- 1199		Owner Name not selected by applicant.
L20	LR Plot No:- 1200		Owner Name not selected by applicant.
L21	LR Plot No:- 1201		Owner Name not selected by applicant.
L22	LR Plot No:- 1203		Owner Name not selected by applicant.
L23	LR Plot No:- 1204		Owner Name not selected by applicant.
L24	LR Plot No:- 1205		Owner Name not selected by applicant.
L25	LR Plot No:- 1174		Owner Name not selected by applicant.
L26	LR Plot No:- 1175		Owner Name not selected by applicant.
L27	LR Plot No:- 1187		Owner Name not selected by applicant.
L28	LR Plot No:- 1188		Owner Name not selected by applicant.
L29	LR Plot No:- 1199		Owner Name not selected by applicant.
L30	LR Plot No:- 1201		Owner Name not selected by applicant.
L31	LR Plot No:- 1202		Owner Name not selected by applicant.
L32	LR Plot No:- 1206		Owner Name not selected by applicant.
L33	LR Plot No:- 1207		Owner Name not selected by applicant.

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Garagari, Pin Code : 700135

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L34	LR Plot No:- 138		Owner Name not selected by applicant.

L35	LR Plot No:- 139		Owner Name not selected by applicant.
L36	LR Plot No:- 104		Owner Name not selected by applicant.
L37	LR Plot No:- 112		Owner Name not selected by applicant.
L38	LR Plot No:- 113		Owner Name not selected by applicant.
L39	LR Plot No:- 115		Owner Name not selected by applicant.



On 20-03-2023

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

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

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

Presented for registration at 16:00 hrs on 20-03-2023, at the Office of the A.R.A. - IV KOLKATA by Mr Sanjay Jain ..

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 20,47,69,888/-

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

Execution is admitted on 20-03-2023 by Mr Siddharth Sethia, Director, ARCH GRIHA NIRMAN PRIVATE LIMITED, 99A, Park Street, City:- Kolkata, P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016

Identified by Mr SUMIT MUKHERJEE, , Son of Mr MALAY MUKHERJEE, , 72, BANERJEE PARA LANE, P.O: BANERJEE PARA LANE, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by profession Service

Execution is admitted on 20-03-2023 by Mr Sanjay Jain, Director, SIDDHA REAL ESTATE DEVELOPMENT PRIVATE LIMITED, 99A, Park Street, 6th Floor, City:- Kolkata, P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016

Identified by Mr SUMIT MUKHERJEE, , Son of Mr MALAY MUKHERJEE, , 72, BANERJEE PARA LANE, P.O: BANERJEE PARA LANE, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by profession Service

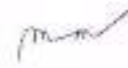
Payment of Fees

- Certified that required Registration Fees payable for this document is Rs 73.00/- (E = Rs 7.00/- ,I = Rs 55.00/- ,M(a) = Rs 7.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 73.00/-

Payment of Stamp Duty

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

1. Stamp: Type: Impressed, Serial no 385896, Amount: Rs.50.00/-, Date of Purchase: 24/11/2022, Vendor name: I CHAKRABORTY


Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

4 2 0 0

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2023, Page from 200923 to 200950
being No 190404096 for the year 2023.



mm

Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2023.03.21 12:29:09 -07:00
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2023/03/21 12:29:09 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)