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Certified that the Document is admitted of Registration. The Signature, Seal and the endorsement stamp attached to this document are the part this Document.

Additional Registrar of Assurances-IV, Kolkata

10 FEB 2023

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Additional Registrar of Assurances-IV, Kolkata

DEVELOPMENT POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, WE, (1) ANADYA PROJECTS LLP (PAN - ABMFA4077E), a Limited Liability Partnership registered under the Limited Liability Partnership Act, 2008 having its registered office at 8, Camac Street,

100966

SOLD TO \_\_\_\_\_  
OF \_\_\_\_\_  
RS. \_\_\_\_\_  
JAYDEEP CHATTERJEE  
16, INDIA EXCHANGE PLACE, KOL-1  
LICENSED STAMP VENDOR  
NO. 351RS20

ANUBRATA DHAR  
(Advocate)  
G.M. Court, Kolkata

31 DEC 2022

31 DEC 2022



*[Handwritten signature]*

ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
10 FEB 2023

Shantiniketan Building, 5th Floor, Room No -502 Kolkata, P.O. Park Street, P.S. Shakespeare Sarani, Kolkata-700071, (2) **JHNVI PROPERTIES LLP (PAN AAOPJ5073E)**, a Limited Liability Partnership registered under the Limited Liability Partnership Act, 2008 having its registered office at 58F, Kali Krishna Tagore Street P.O. Beadon Street, Police Station - Jorabagan, Kolkata-700007, (3) **HOPEWELL RESIDENCY LLP (PAN AALFH500GQ)** a Limited Liability Partnership registered under the Limited Liability Partnership Act, 2008 having its registered office at Room no. 502, No.8, Camac Street, Shantiniketan Building, 5th Floor, P.O. Park Street, Police Station Shakespeare Sarani, Kolkata-700017 all (1) (2) and (3) represented by its Authorised Signatory **MR. SUBHRADEEP CHATTERJEE (PAN ADUPC4353M) (AADHAAR NO. 4975 8320 3070)** son of Mr. Ranjit Chatterjee residing at Narayanpur, Purbachal Lane No. 12, Rajarhat Gopalpur (M), Post Office R.Gopalpur, Police Station Narayanpur, North 24 Parganas, Pin 700136, hereinafter collectively referred to as the "**PRINCIPALS**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its partners and their respective heirs, executors, administrators, legal representatives, successors and assigns) **SEND GREETINGS.**

#### **I. RECITALS:**

- A. WHEREAS** by registered Development Agreement dated 10/01/2023 duly registered at Addl. Registrar of Assurance – IV, Kolkata and recorded in Book No. 1, Vol. No. 1904-2023, Page No. 117292 to 117330, Being No. 190401928 for the year 2023 made between the Principals and KCK Promoters Private Limited (the "**Developer**"), the Principals and the Developer agreed, *inter alia*, that the Developer shall be entitled to the exclusive right and authority to develop ALL THAT piece and parcel of land measuring about 19 (Nineteen) Cottahs 14 (Fourteen) Chittacks 4 (Four) Square Feet lying and situated at Premises No. 1, Sarkar Lane, Post Office and Police Station – Girish Park, Kolkata - 700 007 within the limits of Kolkata Municipal Corporation under Ward No. 25 (hereinafter referred to as the "**Said Land/Project**") and as more fully and particularly described in Schedule I hereunder written and delineated in red in the plan annexed hereto as Annexure I) and the Principals and the Developer agreed upon the terms and conditions as morefully contained therein.



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**B. AND WHEREAS** in terms of the Development Agreement, the Principals is executing this Power of Attorney in favour of the Developer to do all acts deeds and things as and for the purposes relating to the Said Land and the Project and the related purposes hereinafter contained.

**II. DEFINITIONS:** Unless otherwise defined herein, all capitalized terms used herein shall have the meanings assigned to such terms under the Development Agreement.

**III. NOW KNOW YE BY THESE PRESENTS, WE** the Principals abovenamed do hereby nominate constitute and appoint the Developer i.e., KCK Promoters Private Limited, having its registered office at 8, Camac Street, Shantiniketan Building, 5th Floor, Room No -502 Kolkata, P.O. Park Street, P.S. Shakespeare Sarani, Kolkata-700071 represented by its Director Mr. SRI ARUN KUMAR KEDIA son of Jagadish Prasad Kedia, residing at BF-188, Sector – I, Salt Lake City, Post Office - Bidhannagar, Police Station Bidhananagr, Kolkata 700064, and any other person whom the Developer may authorize in addition to or as substitute of the above named two persons, jointly and/or severally (hereinafter referred to as the “Attorneys”) as our true and lawful attorney for in our name and on our behalf to do execute exercise and perform all or any of the following acts deeds matters and things relating to the Said Land and the Project and related purposes i.e., to say:-

1. To manage, maintain, look after, supervise, administer, secure, hold and defend possession of the Said Land and every part thereof and its equipment and installations and do all acts deeds and things in connection therewith.
2. To deal with fully and in all manner and to warn off and prohibit and if necessary proceed in due form of law against all or any trespassers and to take appropriate steps whether by action or distress or otherwise and to abate all nuisance and for that to enter into all contracts agreements and arrangements with them or any of them or otherwise and to abate all nuisance.
3. To cause survey, measurement, soil test, excavation and other works at the Said Land.
4. To sign, apply for and obtain mutation, conversion, updation, insertions, correction of area or boundary or dimension or other description or any other correction, modification, alteration or other recording in respect of the Said Land



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REGISTRAR OF COMPANIES  
MADHYA PRADESH  
BHOJPAURA  
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or any part thereof or the boundary of the Said Land in the records of the Kolkata Municipal Corporation, Kolkata Improvement Trust, Kolkata Metropolitan Development Authority, Municipal authorities, Planning Authority, Development Authority, and any other appropriate authorities and to do all other acts, deeds and things with regard thereto as may be deemed fit and proper by the said Attorney.

5. To demolish, construct, reconstruct boundary walls, fencing, dividers etc., at the Said Land and/or any portion thereof for the purposes connected to development in terms of the Development Agreement and to construct or put up temporary sheds, structures etc., for storage of building materials or site offices.
6. To accept or object to the assessments made from time to time of Outgoings or taxes or valuation or taxes in respect of the Said Land or the building or buildings that may be constructed thereon or any part or share thereof by the land authorities, municipal authorities and other authorities and to attend all hearings and have the same finalized.
7. To pay all Outgoings, rates, municipal and other taxes, land revenue, electricity charges, utility charges, other charges expenses and other outgoings whatsoever payable in respect of the Said Land or any part thereof or new buildings proposed to be constructed on the Said Land or any part or parts thereof and receive refund of the excess amounts, if paid, from the concerned authorities and to grant receipts and discharges in respect thereof.
8. To prepare apply for sign and submit Building Plan, plans, maps, specifications and sketches for approval or sanctioning by the Kolkata Municipal Corporation and other appropriate authorities and to have the same approved and/or sanctioned and if required, to have the same modified revalidated revised altered and/or renewed.
9. To process the application for the sanctioning of the Building Plan, pay fees and obtain sanction revalidation modification revision alteration and/or renewal and/or such other orders and permissions of the new plans for any construction at the Said Land.
10. To sign and submit all declarations, undertakings, affidavits, gifts of strips or splayed corners required by the Kolkata Municipal Corporation and other



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appropriate authorities for the purpose of sanction/ modification/ alteration/ renewal of the Building Plan for any construction at the Said Land.

11. To give notice to the Kolkata Municipal Corporation and other appropriate authorities regarding commencement of construction and/or demolition of any structure(s) and/or other purposes as required or deemed fit and proper.
12. To carry out demolition, construction, reconstruction, addition, alteration, erection, re-erection and any other related activity at the Said Land in respect of the Project.
13. To inform the Kolkata Municipal Corporation and other appropriate authorities of all internal alterations within the sanctioned covered space and to incorporate all such deviations in the Building Plan in terms of the applicable rules and to get the same regularized.
14. To apply for and obtain temporary and/or permanent connections of all services, water, electricity, telephone, gas, power, drainage, sewerage, borewell, generator, transformers, lifts, septic tanks, security systems, dish antenna, towers, electronic or technical connections, mechanical parking system, MLCP etc., and/or other utilities inputs and facilities from the appropriate authorities and statutory bodies or private bodies or service providers and/or to make alterations therein and to close down and/or have disconnected the same.
15. To apply for and obtain any permission clearance and license to erect and run/operate and/or maintain lift, mechanized parking, generator, dish antenna and any other utility, input or facility in the Project or any part thereof including those mentioned in the last mentioned clause hereinabove and also to give contract to the manufacturer for maintenance of lift or lifts, generator, dish antenna and other utilities and its concerned machineries.
16. To deal with any Person owning, occupying or having any right title or interest in the Said Land or the property adjacent to or near the Said Land in connection



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with the Project in such manner and on such terms and conditions as the said Attorney may deem fit and proper.

17. To apply for and obtain all other permissions that may be required for sanctioning of Building Plan, modification and/or alteration and/or revalidation, and/or obtaining utilities and any development activity or other purposes connected with the Project.
18. To apply for and obtain all permissions, approvals, licenses, registrations, clearances, no objection certificates, quotas, subsidies, incentives, exemptions, discounts, waivers, entitlements and allocations of cement, steel, bricks and other building materials, in respect of the Project and/or in respect of any input, utility or facility to be installed, run, made operative and managed thereat from all State or Central Government Authorities and statutory or other bodies and authorities concerned and any service providers.
19. To apply for and obtain all necessary permissions and clearances from the authorities under the Applicable Law and in pursuance of the Development Agreement.
20. To apply for and obtain in the name of the Developer the registration under all real estate development laws [including the Real Estate (Regulation and Development) Act, 2016 (as applicable to the State of West Bengal)] and any other similar laws if and applicable to obtain all licenses and permissions under the said Act and all other acts and statutes, as applicable, in relation to the Project.
21. To appoint and terminate the appointment of Architects, Engineers, Surveyors and others for survey and soil testing and also for preparation of plans in respect of building at the Said Land or portion or portions thereof and also for additions and/or alteration and/or modifications thereto (including those on account of user or change of user thereof or any part thereof) and also for other purposes connected with the Project.
22. To appoint, employ, engage or hire, contractors, sub-contractors, structural engineers, civil engineers, surveyors, overseers, experts, consultants, vastu



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REGISTRAR OF COMPANIES  
CHENNAI  
10 FEB 2023

consultants, chartered accountants, advocates, security guards, personnel and/or such other persons or agents as may be required in respect of the Project or any aspect or part thereof on such terms and conditions as the attorneys may deem fit and proper and to cancel, alter or revoke any such appointment or collaboration.

23. To appoint organizations and Persons in connection with building management, facility management, common area management on such terms and conditions as the Attorneys may deem fit and proper and to cancel, alter or revoke any such appointment or collaboration.
24. To do all necessary acts deeds and things for complying all laws rules regulations bye-laws ordinance etc., for the time being in force with regard to the Project.
25. To apply for and obtain Completion or Occupancy Certificate and other certificates as may be required from the concerned authorities.
26. To insure and keep insured the new buildings any part thereof or any materials equipments or machineries against loss or damage by fire earthquake and/or other risks, if and as be deemed necessary and/or desirable by the Attorneys and to pay all premium therefor.
27. To obtain loans and finance from any Banks and/or the Financial Institutions by creating an equitable mortgage and/or other form of mortgage on the Said Land, in accordance with the Development Agreement.
28. To produce or give copies of any Original Title Documents relating to the Said Land to any Bank or Financial Institution or others in terms of the Development Agreement.
29. To advertise and publicize the Project or any part thereof in any media and to appoint marketing agents, brokers, sub-brokers, sole selling or other agents for sale or otherwise transfer of the same in terms of the Development Agreement.
30. To negotiate with the tenants, occupiers and Persons claiming any right, title and interest and/or otherwise acquiring the spaces/ areas occupied at the Said Land



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and include the same within the Project at such consideration and on such terms and conditions as the Attorney may deem fit and proper.

31. To deal with any claim of any third Person in respect of the Said Land and to oppose or settle the same.
32. To look after all or any of the acts relating to Common Services including the management, maintenance and administration of the Project.
33. To deal with the Government of West Bengal or any department or authority in connection with the compliance of any existing or new laws or provisions affecting the Project.
34. For all or any of the purposes hereinstated to apply for, sign, appear and represent the Principals before the Kolkata Municipal Corporation, Kolkata Improvement Trust, and all its departments, Kolkata Metropolitan Development Authority and other authorities / officers under the Land laws, Municipality, Thika Controller, Rent Controller, Fire Brigade, Planning Authority, Development Authority, the Authorised Officers / Authorities under the RERA, the Authorities under the West Bengal Apartment Ownership Act, Companies Act, Societies Registration Act, West Bengal Co-operative Societies Act, 2006, the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976, the authorities under the West Bengal Land Reforms Act, West Bengal Estate Acquisition Act, Town and Country (Planning & Development) Act, Khas Mahal Department, Development Authority, Airport Authorities, all Revenue Authorities, Pollution Control Authorities and other authorities connected to pollution matters, Environment Authorities, Licensing Authorities, Development Plan Authorities of the Government of West Bengal and/or India, Kolkata Port Trust, Insurance Companies, Police Authorities, Traffic Department, Directorate of Fire Services and all Fire Authorities, Directorate of Lifts, Directorate of Electricity and Chief Electrical Inspector and other Electricity Authorities, Government of West Bengal, Insurance Companies, Microwave Authorities of Department of Telecommunication, Electricity, Water, drainage, sewerage, lift, generator, telecom, television, wireless connectivity, digital and other service provider organizations, Land



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Acquisition Collector and also all other authorities and Government Departments and/or its officers and also all other State Executives Judicial or Quasi Judicial, Municipal, land and other authorities and all private bodies and service providers and all other persons and also all courts tribunals and appellate authorities and do all acts deeds and things as the Attorney may deem fit and proper and to make sign execute register submit register and/or deliver all documents, declarations, affidavits, applications, undertakings, objections, notices etc (including those relating to boundary verification) and also to submit and take delivery of all title deeds concerning the Said Land and other papers and documents (including cause papers and orders passed in any suit or litigation or proceeding) as be required by the necessary authorities or as may in any way be found necessary or expedient by the said Attorney.

35. To commence prosecute enforce defend answer and oppose all actions suits writs appeals revisions, review, arbitration proceedings, and other legal proceedings and demands civil criminal or revenue concerning and/or touching any of the matters hereinstated and if thought fit, to compromise settle, refer to arbitration, abandon, submit to judgment or become non suited in any such action or proceedings as aforesaid before any Court, Civil or Criminal or Revenue, Arbitration Tribunal, Debts Recovery Tribunal, any other Tribunal, Collector, Judicial or Quasi Judicial authorities and forums, Statutory authorities, presiding officers, authorized officers, etc. and to sign declare verify and/or affirm any plaint, written statement, petition, application, consent petition, affidavit, vakalatnama, warrant of attorney, memorandum of appeal or any other document or cause paper in any proceeding and to adduce oral and documentary evidences as the occasions shall require and/or as the Attorney may think fit and proper.
36. To apply for, obtain, accept and receive any original or copies of clearances, certificates, permissions, no objections, licenses, notices summons and services of papers from any Court, Tribunal, postal authorities and/or other authorities and/or persons.



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OF ASSURANCES-IV, KOLKATA  
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37. To receive refund of the excess amount of fee or other amounts, if any, paid for the purposes hereinstated and to give valid and effectual receipts in respect thereof.
38. To receive all letters parcels or other postal articles and documents in respect of the Said Land and to grant proper and effectual receipt thereof.
39. For better and more effectually exercising the powers and authorities aforesaid to retain appoint and employ Advocates, Pleaders, Solicitors, Mukhtears and to revoke such appointments.

**FURTHER, WE** the Principals abovenamed do hereby further nominate constitute and appoint the Attorney as our true and lawful attorney for in our name and on our behalf to do execute exercise and perform all or any of the following acts deeds matters and things relating to the Said Land and the Project and related purposes subject to the Building Plan being sanctioned i.e., to say:-

1. To negotiate with the person or persons interested in obtaining Transfer and/or otherwise acquiring Transferable Areas in the Project, take and accept bookings and applications, deal with, enter upon bookings and/or agreements for transfer and/or part with possession of all or any Units, Car Parking Spaces and other Transferable Areas along with the land comprised in the Said Land attributable thereto or any portion thereof or any undivided share therein to any transferee at such consideration and on such terms and conditions as the Attorney may deem fit and proper but without violating with the terms and conditions of the Development Agreement.
2. To grant consent and No Objection Certificate and permit the Transferees of Units, Parking Spaces and other Transferable Areas (including Shares in land) to take home loans and/or home finances from any Banks or Financial Institutions and deal with banks and financiers and/or their officers and/or assigns in connection with the any no objection certificates, consents, clearances, etc., from them.
3. To approve, finalise, execute, register and present all necessary deliver all papers, documents, agreements, sale deeds, conveyances, leases, cancellation



ADDITIONAL REGISTRAR  
OF COMPANIES  
15 FEB 2023

agreements, supplementary agreements, nominations, assignments, licenses, mortgages, charges, declarations, forms, receipts, and any amendments of the foregoing documents and such other documents and writings as in any way be required to be so done and as may be deemed fit and proper by the Attorneys ("**Documents**") before the necessary authorities for the Transfer of the Transferable Areas as per the Development Agreement together with the Owner's undivided share and interest in the Said Land and other appurtenances thereof to such Person or Persons as the Attorney may deem fit and proper, and to receive the amounts receivable in respect thereof and issue receipts, acknowledgements and discharges therefor to fully exonerate the Transferees.

4. To ask, demand, recover, realize and collect the realizations and all other amounts or any parts thereof receivable in respect of the Transferable Areas in the Project in the manner and as per the terms and conditions of the Development Agreement and to issue receipts to the transferees accordingly.
5. To receive consideration amount on sale of all or part of the Transferable Areas and grant official receipt in respect thereof.
6. To cancel or terminate any booking/blocking and terminate any contract agreement right of occupancy user and/or enjoyment with any Person intending to acquire Transferable Areas and/or undivided share in the Said Land and to deal with the space and rights of such Person or Persons in such manner as the Attorney may deem fit and proper.
7. To join in as party to the Documents on our behalf for transfer of the Transferable Areas and the proportionate undivided share in the Said Land attributable thereto, and also agreeing to execute the Documents in pursuance thereof.
8. To prepare sign execute modify, alter, draw, approve rectify and/or register and/or give consent and confirmation and/or deliver the Documents in respect of the sale and transfer of the Transferable Areas.



REGISTRAR OF COMPANIES  
KOLKATA  
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9. To appear, present for registration and represent the Principals before any Notary Public, Registrar of Assurance, District Registrar, Sub Registrar, Additional Registrar, Metropolitan Magistrate, Police authorities and/or other officer or officers or authority or authorities having jurisdiction and to present for registration before them and admit execution and to acknowledge and register and have registered and perfected and/or notarized and/or affirm or declare all Documents in respect of the sale and transfer of the Transferable Areas.
10. To enforce any covenant in any agreement, deed or any other contracts or documents of transfer executed by the Principals and the Developer and to exercise all rights and remedies available to the Principals and the Developer thereunder.
11. To ask, demand, sue for, recover, realize and collect Extras and Deposits which are or may be due payable or recoverable from any transferees or any Person or Persons or authority or authorities on any account whatsoever and to give effectual receipts and discharges for the same.
12. To have the Transferable Areas transferred to the transferees to be separately assessed and mutated in the name of the respective transferees in all public records and with all authorities and/or persons having jurisdiction and to deal with such authority and/or authorities in such manner as the Attorney may deem fit and proper.
13. To sign all such papers and Documents as may be necessary in connection with the transfer of the right, title and interest in respect of all or part of the Transferable Areas.
14. To form the Association amongst the owners and/or buyers of the Transferable Areas.
15. To enter upon any agreement to transfer and/or deed and present the same for registration in respect of the transfer of the proportionate share in land and/or in the Common Areas, Facilities and Amenities to any Association if so and as required by Applicable Law.



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OF INSURANCES, KARAKORA

19 FEB 2025



- IV. **AND GENERALLY** to do all acts deeds and things for better exercise of the Development Rights, other authorities and powers relating to the Said Land and the Project and related purposes which the Principals itself could have lawfully done under its own hands and seal, if personally present.
- V. **AND** the Principals do hereby ratify and confirm and agree to ratify and confirm all and whatever the Attorney shall lawfully do or cause to be done in or about the premises aforesaid.

**THE SCHEDULE ABOVE REFERRED TO:**

**(SAID LAND)**

ALL THAT piece and parcel of land measuring about 19 (Nineteen) Cottahs 14 (Fourteen) Chittacks 4 (Four) Square Feet lying and situated at Premises No. 1, Sarkar Lane, Post Office and Police Station – Girish Park, Kolkata - 700 007 within the limits of Kolkata Municipal Corporation under Ward No. 25, being Assessee No. 110254400014 which is butted and bounded in the following manner :

- ON THE NORTH** : By Premises No. 3/1C, 3/1d and 3A, Sarkar Lane, Kolkata;
- ON THE SOUTH** : Partly by each of the Premises Nos. 161, 159A, 155/1A and 157, Muktaram Babu Street, Kolkata;
- ON THE EAST** : By 12 feet wide Sarkar Lane ;
- ON THE WEST** : Partly by Premises No. 149A, Muktaram Babu Street and partly by Premises No. 157, Muktaram Babu Street, Kolkata



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ADDITIONAL REGISTRAR  
OF COMPANIES - W. BENGAL  
10 FEB 2023

IN WITNESS WHEREOF the Principal have hereunto set and subscribed their respective hands and seal on this 10<sup>th</sup> day of February Two Thousand and Twenty-Three.

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

1. *Banaraja Das*  
85A Sarat Bose Road  
Kul-26
2. *Alone monal*  
10, alal kshobhoksh  
Kolkata /

**ANADYA PROJECTS LLP**  
*Subhradeep Chatterjee*  
Designated Partner

**JHNVI PROPERTIES LLP**  
*Subhradeep Chatterjee*  
Designated Partner

**Hopewell Residency LLP**  
*Subhradeep Chatterjee*  
Designated Partner

~~WE ACCEPT~~

*Drafted by me*  
*Priyanka Dey.*

**Priyanka Dey**  
Advocate  
Alipore Judges Court  
Enrollment No. F/1824/1189/2021



REGISTRAR  
KOLKATA  
10 FEB 2023

# Specimen Form For Ten Fingerprints



Arun Kumar Kac

		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND						
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND						

SIGNATURE : *Arun Kumar Kac*



Subhrajit Chatterjee

		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND						
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND						

SIGNATURE :



		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND						
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND						

SIGNATURE :



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ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
10 FEB 2023

## Major Information of the Deed

Deed No :	I-1904-02204/2023	Date of Registration	10/02/2023
Query No / Year	1904-8000359205/2023	Office where deed is registered	
Query Date	09/02/2023 5:08:28 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	PRAVAKAR DAS VILL- NABAGRAM, SHYAMPUR,Thana : Shyampur, District : Howrah, WEST BENGAL, PIN - 711315, Mobile No. : 9836154192, Status :Solicitor firm		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 4,71,41,137/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 11/- (Article:E, M(b))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190401928/2023 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: Kolkata, P.S:- Jorasanko, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Sarkar Lane, ,  
Premises No: 1, , Ward No: 025 Pin Code : 700007

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	19 Katha 14 Chatak 4 Sq Ft		4,71,41,137/-	Width of Approach Road: 12 Ft., , Project Name :
<b>Grand Total :</b>				<b>32.8029Dec</b>	<b>0 /-</b>	<b>471,41,137 /-</b>	

### Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>ANADYA PROJECTS LLP</b> 8, Camac Street, 5th Floor, Room No. 502, City:- , P.O:- Park Street, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071 , PAN No.:: ABxxxxxx7E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	<b>JHNVI PROPERTIES LLP</b> 58F, Kali Krishna Tagore Street, City:- , P.O:- Bcadon Street, P.S:-Jorabagan, District:-Kolkata, West Bengal, India, PIN:- 700007 , PAN No.:: AAxxxxxx3E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative



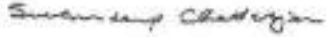



**3 HOPEWELL RESIDENCY LLP**

8, Camac Street, 5th Floor, City:- , P.O:- Park Street, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxxx6Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

**Attorney Details :**




Sl No	Name,Address,Photo,Finger print and Signature
1	<b>KCK PROMOTERS PRIVATE LIMITED</b> 8, Camac Street, 5th Floor, City:- , P.O:- Park Street, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071 , PAN No.:: AAxxxxxx1G,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Shri SUBHRADEEP CHATTERJEE</b> Son of Late RANJIT CHATTERJEE Date of Execution - 10/02/2023, , Admitted by: Self, Date of Admission: 10/02/2023, Place of Admission of Execution: Office	 <small>Feb 10 2023 12:54PM</small>	 <small>LTI 10/02/2023</small>	 <small>10/02/2023</small>
	, 12, RAJARHAT GOPALPUR, City:- Kolkata, P.O:- R GOPALPUR, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700136, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: ADxxxxxx3M,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : ANADYA PROJECTS LLP (as AUTHORISED SIGNATORY), JHNVI PROPERTIES LLP (as AUTHORISED SIGNATORY)			
2	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr SUBHRADEEP CHATTERJEE (Presentant )</b> Son of Mr RANJIT CHATTERJEE Date of Execution - 10/02/2023, , Admitted by: Self, Date of Admission: 10/02/2023, Place of Admission of Execution: Office	 <small>Feb 10 2023 12:54PM</small>	 <small>LTI 10/02/2023</small>	 <small>10/02/2023</small>
	, 12, RAJARHAT GOPALPUR, City:- Kolkata, P.O:- R GOPALPUR, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700136, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: ADxxxxxx3M,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : HOPEWELL RESIDENCY LLP (as AUTHORISED SIGNATORY)			
3	<b>Mr ARUN KUMAR KEDIA</b>			
	Son of Mr JAGADISH PRASAD KEDIA , BF- 188, SEC-I, SALT LAKE CITY, City:- Kolkata, P.O:- BIDHANNAGAR, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx4H,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : KCK PROMOTERS PRIVATE LIMITED (as DIRECTOR)			



**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr PRAVAKAR DAS</b> Son of Mr S DAS , VILL- NABAGRAM, SHYAMPUR, City:- Not Specified, P.O:- NABAGRAM, P.S:- Shyampur, District:-Howrah, West Bengal, India, PIN:- 711315			
	10/02/2023	10/02/2023	10/02/2023
Identifier Of Shri SUBHRADEEP CHATTERJEE, Mr SUBHRADEEP CHATTERJEE			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	ANADYA PROJECTS LLP	KCK PROMOTERS PRIVATE LIMITED-10.9343 Dec
2	JHNVI PROPERTIES LLP	KCK PROMOTERS PRIVATE LIMITED-10.9343 Dec
3	HOPEWELL RESIDENCY LLP	KCK PROMOTERS PRIVATE LIMITED-10.9343 Dec

On 10-02-2023

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

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

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

Presented for registration at 11:50 hrs on 10-02-2023, at the Office of the A.R.A. - IV KOLKATA by Mr SUBHRADEEP CHATTERJEE ..

**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 4,71,41,137/-

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

Execution is admitted on 10-02-2023 by Shri SUBHRADEEP CHATTERJEE, AUTHORISED SIGNATORY, ANADYA PROJECTS LLP, 8, Camac Street, 5th Floor, Room No. 502, City:- , P.O:- Park Street, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071; AUTHORISED SIGNATORY, JHNVI PROPERTIES LLP, 58F, Kall Krishna Tagore Street, City:- , P.O:- Bcadon Street, P.S:-Jorabagan, District:-Kolkata, West Bengal, India, PIN:- 700007

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

Execution is admitted on 10-02-2023 by Mr SUBHRADEEP CHATTERJEE, AUTHORISED SIGNATORY, HOPEWELL RESIDENCY LLP, 8, Camac Street, 5th Floor, City:- , P.O:- Park Street, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017

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

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 11.00/- ( E = Rs 7.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 11.00/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100.00/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 100966, Amount: Rs.100.00/-, Date of Purchase: 31/12/2022, Vendor name: J CHATTERJEE



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2023, Page from 132559 to 132582

being No 190402204 for the year 2023.



*Mohul*

Digitally signed by MOHUL  
MUKHOPADHYAY  
Date: 2023.02.13 18:25:07 +05:30  
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2023/02/13 06:25:07 PM  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
West Bengal.

(This document is digitally signed.)