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Additional Registrar of Assurances-II
Raichura

Certified that the Encumbrance admitted to Registration The Stamp Sheet and the endorsement thereon attached to this document are the part of this document.

Additional Registrar of Assurances II Raichura



AE 830269

8/928873/23

पश्चिम बंगाल WEST BENGAL

Visit Case No. 10/B
J(1) 250/-
J(2) 300/-
Total
Received on 13/4/23

19 APR 2023

POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, WE:

- (1) VIJAY KUMAR GANERIWALA, son of Late Shyam Sunder Ganeriwala, (having PAN: ADFPG9475P and AADHAAR: 3202 7718 2014)
- (2) SUSHILA GANERIWALA, wife of Vijay Kumar Ganeriwala, (having PAN: ADFPG9476Q and AADHAAR: 3202 7718 2014)
- (3) GAURANG GANERIWALA, son of Vijay

[Signature]
M. Vijay Kumar Ganeriwala

[Signature]
Sushila Ganeriwala

S.L. No. 1871 Date 21 OCT 2022

Value 50/-

Name

Address

Signature

Prakash Ch. Sarkar

Stamp Vendor

A D S R Office Kalyani Nadia

Nepal Chandra Majumder
Advocate
Sealdah Court, Kol-14

Prakash Ch. Sarkar



For ZION INFRAPROJECTS PVT. LTD.

Prakash Ch. Sarkar

Director / Authorised Signatory



Identified by me
Arjun Senapat
Adv.
Sealdah Civil Court
Kat- 70014.








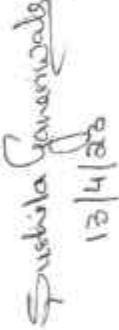
Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue







OFFICE OF THE A.R.A. - II KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19028000928873/2023

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
1	Vijay Kumar Ganeriwala Near Mira Mandir, 6/1A, Moirra Street, Flat No. 102, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017	Principal		 3264	 13/04/2023
2	Sushila Ganeriwala Near Mira Mandir, 6/1A, Moirra Street, Flat No. 102, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017	Principal		 3265	 13/4/23

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	Gaurang Ganeriwala Near Mira Mandir, 6/1A, Moirā Street, Flat No. 102, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017	Principal		3266 	Gaurang Ganeriwala 13/04/2023
4	Asish Karnani , 9/1, Lower Rawdon Street, Block - A, 3rd Floor, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24- Parganas, West Bengal, India, PIN:- 700020	Represent ative of Attorney [ZION INFRAPR OJECTS PRIVATE LIMITED]		3263 	Asish Karnani 13-04-23
5	Mr AVINASH KARNANI 9/1.LOWER RAWDON STREET, City:- Not Specified, P.O:- BALLYGUNGE, P.S:- Bullygunge, District:- South 24-Parganas, West Bengal, India, PIN:- 700020	Represent ative of Attorney [ZION INFRAPR OJECTS PRIVATE LIMITED]		3267. 	Avinash Karnani 23-04-23 13-4-23

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr ARUN SENAPATI Son of Mr SWAPAN SENAPATI SEALDAH CIVIL COURT, City:- , P.O:- ENTALY, P.S:- Entaly, District:-South 24-Parganas, West Bengal, India, PIN:- 700014	Vijay Kumar Ganeriwala, Sushila Ganeriwala, Gaurang Ganeriwala, Asish Karnani, Mr AVINASH KARNANI		3268 	 17-4-23

(Satyajit Biswas)

ADDITIONAL REGISTRAR
OF ASSURANCE

OFFICE OF THE A.R.A. -
II KOLKATA

Kolkata, West Bengal

Kumar Ganeriwala, (having PAN: AHJPG5236C and AADHAAR: 3202 7718 2014) all of the above residing at 6/1A, Moira Street, Flat No. 102, near Mira Mandir, Post Office - Shakespeare Sarani, Police Station - Shakespeare Sarani, Kolkata- 700017, hereinafter referred to as "the **PRINCIPAL**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heir, executor administrator, legal representative and permitted assigns) **SEND GREETINGS:**

I. DEFINITIONS: Unless in this power there be something contrary or repugnant to the subject or context:-

- i. "**Attorneys**" shall mean the Developer represented by both or either of by its Authorized Representatives (a) Mr. Asish Karnani, (having PAN - AKMPK9033D and AADHAAR - 3277 6128 8383) son of Late Gajendra Kumar Karnani of 9/1, Lower Rawdon Street, Block - A, 3rd Floor, Kolkata - 700020, Police Station - Ballygunge, Post Office - Ballygunge, and (b) Mr. Avinash Karnani, (having PAN - AJJPK1944R and AADHAAR - 8859 4083 1287), son of Late Gajendra Kumar Karnani of 9/1, Lower Rawdon Street, Block - A, 3rd Floor, Kolkata-700020, Police Station - Ballygunge, Post Office - Ballygunge, and include any other person whom the Developer may authorize in addition to or as substitute of the above named two persons jointly and/or severally but shall not include the person whose authorization to represent the Principal as attorney is revoked by the Developer.
- ii. "**Plan**" shall mean the plan for construction of the New Buildings to be caused to be sanctioned by the Developer in the name of the Principal from the Kolkata Municipal Corporation and include all modifications and/or alterations as may be made thereto as also all extensions and/or renewals thereof.
- iii. "**Developer's Allocation**" shall mean and include the Developer's Share as mentioned in the Development Agreement dated 18-02-2023.
- iv. "**Developer**" shall mean **Zion Infraprojects Private Limited**, (CIN - U27109WB2003PTC097216 and PAN - AAACP4393C), a Company incorporated under the Companies Act, 1956 having its Registered Office at Unit No. 204, 2nd Floor, 52A, Shakespeare Sarani, Kolkata - 700 017 and include its successors or successors-in-office and/or assigns.
- v. "**Agreement**" shall mean the Development Agreement dated 18-02-2023 and registered with the Additional Registrar of Assurances-II, Kolkata in Book No. I, Volume No. 1920-2023 Pages 91392 to 91436 Being No. 19020267 for the year 2023 and made between the Principal and the Developer and any other document executed/ signed/confirmed in writing by the Principal and the Attorney (whether registered or

Asish Karnani
Jh. Nait Kumar Ganeriwala
Sushila Ganeriwala

Kumar Ganeriwala

unregistered) which amends, supplements, replaces or otherwise modifies the Development Agreement dated 18-02-2023.

- vi. **"New Buildings"** shall mean the one or more buildings and/or other structures that may be constructed by the Developer from time to time at the Said Property or portions thereof.
- vii. **"Said Property"** shall mean ALL THAT piece and parcel of land containing an area of 11 Cottah 4 Chittacks and 23 Square Feet more or less, together old three storied structure of 1200 Sqft. comprised in and being municipal premises No. 15/3A, Hazra Road, Kolkata 700026 within Ward No. 72 of the Kolkata Municipal Corporation, P.S. Bhowanipore, morefully and particularly mentioned and described in the **SCHEDULE** hereunder written;
- viii. **"Principal's Allocation"** shall mean and include the Principal's Share and portions and shares of the Principal as mentioned in the Development Agreement or in pursuance thereof.
- ix. **"Shares in land"** shall mean the proportionate undivided share in the land of whole or part of the Said Property attributable to any Unit.
- x. **"Transfer"** with its grammatical variations shall mean transfer by Sale and include transfer by possession in part performance of such sale and include any other means of transfer as decided by the Developer in its absolute discretion.
- xi. **"Transferee"** shall mean any persons to whom any space or rights in the new Project including any Saleable Areas will be transferred or agreed to be transferred.
- xii. **"Units"** shall mean the independent and self-contained residential flats and/or apartments, non-residential office spaces, shops and other constructed spaces capable of being exclusively held used or occupied by person/s
- xiii. Any other term or expression used herein shall, unless there be something contrary or repugnant to the subject or context, have the same meaning as assigned in the Development Agreement.

II. RECITALS:

- A. **WHEREAS** by the Agreement, the parties thereto have agreed, inter alia, that the Developer would be entitled to the exclusive right and authority to develop the Said Property and the Principal and the Developer agreed upon the terms and conditions as morefully contained therein.



U-157 K... Sushila Ganeriwala

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Saurav Ganeriwala



ADDITIONAL REGISTRAR
OF ASSAM, DISPUR & JAYATA

B. AND WHEREAS in terms of the Agreement, the Principal is executing this Power of Attorney in favour of the Attorneys jointly and/or severally to do all acts deeds and things as and for the purposes relating to the Said Property and the Project and the related purposes hereinafter contained:

III. NOW KNOW YE BY THESE PRESENTS, I the Principal abovenamed doth hereby nominate constitute and appoint the said Attorneys jointly and/or severally as the true and lawful attorneys for in the name and on behalf of the Principal to do execute exercise and perform all or any of the following acts deeds matters and things relating to the Said Property 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 Property and every part thereof and its equipments 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 Property.
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 Property or any part thereof or the boundary of the Said Property in the records of the Kolkata Municipal Corporation Kolkata Improvement Trust, Kolkata Metropolitan Development Authority, 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 or Attorneys.
5. To demolish, construct, reconstruct boundary walls, fencing, dividers etc., at the Said Property and/or any portion thereof for the purposes connected to development in terms of the 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 land revenue or taxes or valuation or taxes in respect of the Said Property or the building or buildings that may be constructed thereon or any part or share thereof by the land authorities,



U: 17 16/04/2018

Sushila Ganeriwale

Sauvery Gramwale

AND THAT the same shall be done in accordance with the provisions of the Act in relation to the same.

IT IS HEREBY ORDERED that the same shall be done in accordance with the provisions of the Act in relation to the same.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the said Court at the City of New York, this 1st day of January, 1901.



ADDITIONAL REGISTRAR
OF ASSASSINATIONS
DATA

municipal authorities and other authorities and to attend all hearings and have the same finalized.

7. To pay all rates, municipal and other taxes, land revenue, electricity charges, utility charges, other charges expenses and other outgoings whatsoever payable in respect of the Said Property or any part thereof or New Buildings for the time being thereon or any part or parts thereof and receive refund of the excess amounts, if paid, from the and/or concerned authorities and to grant receipts and discharges in respect thereof.
8. To prepare apply for sign and submit plans, maps, specifications and sketches for approval or sanctioning by the concerned municipal 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 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 Property.
10. To sign and submit all declarations, undertakings, affidavits, gifts of strips or splayed corners required by any authority for the purpose of sanction/ modification/alteration/renewal of the plans for any construction at the Said Property.
11. To give notice to the municipal and all other concerned 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 Property in respect of the Project.
13. To inform municipal and all other concerned authorities of all internal alterations within the sanctioned covered space and to incorporate all such deviations in the Completion Plan in terms of the 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,



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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 property or the property adjacent to or near the Said Property in connection with the Project in such manner and on such terms and conditions as the said attorney or attorneys may deem fit and proper.
17. To apply for and obtain "No Objection Certificate" from the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976 and all other permissions that may be required for sanctioning of 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 pollution and environment laws and all other related authorities.
20. To apply for and obtain in the name of the Developer the registration under all real estate development laws 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.
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 Property 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 consultants, chartered accountants, security guards, personnel and/or such other


 Mr. V. S. K. Kumar

Sushila Ganeriwale

Ganesh Ganeriwale

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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 and other Developments or 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 said attorneys or any of them and to pay all premium therefor.
27. To obtain loans and finance from any Banks and/or the Financial Institutions in terms of the Agreement
28. 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.
29. To produce or give copies of any original title deed or document relating to the Said Property to any person or financier or others in terms of the Agreement.
30. 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 Agreement.
31. To Transfer the Areas of the Developer's Allocation as the Agreement with the Shares in Land and other appurtenances thereof to such person or persons and at such consideration as the Attorneys or any of them 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 person or persons paying the same;



Udit Kumar Gansani

Sustuta Ganeriwale

Saurabh Ganeriwale

32. To Transfer the Developer's Allocation in the Project and/or the Said Property in terms of the Agreement and execute, register and present all necessary deeds documents agreements etc. before the necessary authorities.
33. To negotiate with the person or persons interested in obtaining Transfer and/or otherwise acquiring Saleable Areas out of the Developer's Allocation 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 such Units, Parking Spaces and other Saleable Areas along with the land comprised in the Said Property 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 said attorney or attorneys may deem fit and proper but without violating with the terms and conditions of the Agreement.
34. To ask, demand, recover, realize and collect the Realizations and all other amounts or any parts thereof receivable in respect of the Saleable Areas out of the Developer's Allocation in the Said Property in the manner and as per the terms and conditions of the Agreement and to issue receipts to the Transferees accordingly which shall fully exonerate the person or persons paying the same.
35. To cancel or terminate any booking/blocking and terminate any contract agreement right of occupancy user and/or enjoyment with any person or persons intending to acquire Saleable Areas out of the Developer's Allocation and/or undivided shares in the land comprised in the Said Property and to deal with the space and rights of such person or persons in such manner as the said attorney may deem fit and proper.
36. To join in as party to agreements for Transfer of the Saleable Areas out of the Developer's Allocation and/or Shares in Land or part thereof and/or the Said Property, and also confirming thereunder the rights and entitlements of the Developer under the said Agreement and agreeing to execute the Deeds of Transfer to be executed in pursuance thereof.
37. To enter upon any agreement to transfer the proportionate share in land and/or in the common areas and installations to any Association or Society if so and as required by law in such manner as may be required.
38. To prepare sign execute modify, alter, draw, approve rectify and/or register and/or give consent and confirmation and/or deliver all papers, documents, agreements, sale deeds, conveyances, leases, supplementary agreements, nominations, assignments, licenses, mortgages, charges, declarations, forms, receipts and such other documents and writings as in any way be required to be so done and as may



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Pushla Ganerwala

Gaurav Ganerwala

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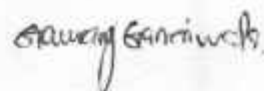


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be deemed fit and proper by the said Attorneys in respect of the Transfer in the manner and as per the terms and conditions of the Agreement.

39. To enforce any covenant in any Agreement, deed or any other contracts or documents of transfer executed by the Principal and the Developer and to exercise all rights and remedies available to the Principal and the Developer thereunder.
40. To ask, demand, sue for, recover, realize and collect Other Deposits / Extra Charges (as defined and described in the Agreement) 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.
41. To have the Units 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 said Attorney or Attorneys may deem fit and proper.
42. To deal with any claim of any third party in respect of the Said Property and to oppose or settle the same.
43. To look after all or any of the acts relating to Common Purposes including the management, maintenance and administration of the Project as Maintenance In-Charge.
44. To form a non profit making company or association or society or syndicate amongst the owners and/or buyers of the Transferable Areas.
45. 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.
46. For all or any of the purposes hereinstated to apply for, sign, appear and represent the Principal 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 Real Estate (Regulation and Development) Act, 2016, 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


 Sushila Ganerigale



be stated in writing by the Secretary of the Board of Directors
and approved by the Board of Directors of the Corporation.

To the extent that the Board of Directors shall determine
that it is in the best interests of the Corporation to

authorize the Board of Directors to execute and deliver
any instrument in connection with the foregoing

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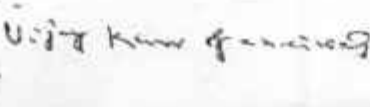
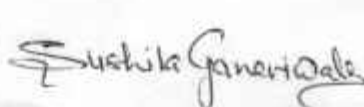
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any instrument in connection with the foregoing

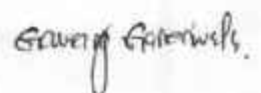


RECEIVED
DEPARTMENT OF STATE
13 APR 2022

Reforms Act, West Bengal Estate Acquisition Act, Town and Country (Planning & Development) Act, 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 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 Property 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.

47. To appear and represent the Principal before any Notary Public, Registrar of Assurance, District Registrar, Sub Registrar, Additional Registrar, Metropolitan Magistrate 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 Agreements for transfer, Deeds and documents instruments and writings including the bank/finance documents, mortgage deeds, if any, executed by the said Attorneys by virtue of the powers hereby conferred.
48. 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,



Handwritten text, likely a letter or report, containing several paragraphs of cursive script. The text is mostly illegible due to blurriness and fading.



Handwritten signature or initials.

REGISTRAR
OF ASSURANCE
10 APR 2001

A rectangular stamp or official mark. It contains the text "REGISTRAR OF ASSURANCE" at the top, followed by a date "10 APR 2001". There is a small mark or signature above the date.

Additional handwritten text on the left side of the page, continuing the document's content. The text is mostly illegible.

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 said attorney or attorneys may think fit and proper.

49. 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.
50. 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.
51. To receive all letters parcels or other postal articles and documents in respect of the Said Property and to grant proper and effectual receipt thereof.
52. 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.

IV. **AND GENERALLY** to do all acts deeds and things for better exercise of the authorities herein contained relating to the Said Property and the Project and the Project and related purposes which the Principal itself could have lawfully done under its own hands and seal, if personally present.


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

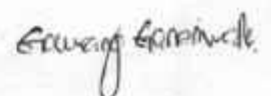
VI. **AND** it is clarified that while exercising the powers and authorities hereby conferred on the said Attorneys, they or any of them shall not do any act deed or thing which would go against the provisions of the Agreement or impair or affect the rights and entitlement of the Principal and by executing this Power of Attorney the obligations of the Principal or the Developer or consequences for non compliance under the Agreement shall not be affected.

THE SCHEDULE ABOVE REFERRED TO:

(SAID PROPERTY)

ALL THAT piece and parcel of land containing an area of 11 Cottah 4 Chittacks and 23 Square Feet more or less, together old three storied structure of 1200 Sqft. standing thereon or on parts thereof boundary walls hereditaments and appurtenances comprised entirely in

 Vidy Kumar
Suchita Ganeriwale

 Suchita Ganeriwale

... the ... of ...

... the ... of ...

... the ... of ...

... the ... of ...

... the ... of ...

... the ... of ...

... the ... of ...

... the ... of ...



ADDITIONAL REGISTRAR
OF ASSURANCES II, KOLKATA
19 APR 2003

... the ... of ...

and being municipal premises No. 15/3A, Hazra Road, Kolkata 700026, within Ward No. 72 of the Kolkata Municipal Corporation, P.S. Bhowanipore, and duly bordered thereon in "RED" and butted and bounded as follows:-

ON THE NORTH : No. 15B, Hazra Road
 ON THE SOUTH : Hazra Road
 ON THE EAST : Premises No. 15B, Hazra Road
 ON THE WEST : Premises No. 15, Hazra Road

IN WITNESS WHEREOF the Principal have hereunto set and subscribed their respective hands and seal on this 13th day of April Two Thousand and Twenty-Three.

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

- 1) Ratan Behera (Ratan Behera)
52A, Shakespeare Sarani, Kol-17.
- 2) Arun Senapati
Adv.

Vijay Kumar Ganesan
Sushila Ganeriwal
Gaurang Ganeriwal

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

- 1) Ratan Behera
- 2) Arun Senapati
Adv.
Seal of Civil Court
Cat-14

For ZION INFRAPROJECTS PVT. LTD.

[Signature]
Director / Authorised Signatory

For ZION INFRAPROJECTS PVT. LTD.

[Signature]
Director / Authorised Signatory

Drafted & Prepared by
Arun Senapati
Adv.
Seal of Civil Court. Cat-14
F.No. 1920/2003

THE REGISTRAR OF ASSURANCE II, KOLKATA
INVESTIGATION REPORT

ON THE 13th day of
MAY 2023
AT KOLKATA

BY THE REGISTRAR OF ASSURANCE II, KOLKATA

REGISTERED AND DATED



ADDITIONAL REGISTRAR
OF ASSURANCE II, KOLKATA
13 MAY 2023

**SITE PLAN OF PREMISES NO. 15/3A, HAZRA ROAD, P.S. - BHOWANIPORE
KOLKATA - 700026 UNDER KOLKATA MUNICIPAL COORPORATION**



Uday Kumar Gnanivada
Sushobh Gnanivada
Gaurang Gnanivada
SIGNATURE OF OWNER

For ZION INFRAPROJECTS PVT. LTD.
[Signature]
 Director / Authorised Signatory

For ZION INFRAPROJECTS PVT. LTD.
[Signature]
 Director / Authorised Signatory
SIGNATURE OF DEVELOPER












REGISTRATION NO. 12345678901234567890
KOLKATA

























ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
13 APR 2023

SIGNATURE OF DIRECTOR

REMARKS OR OTHER

		<i>Finger prints of the executant</i>				
 <p>Uday Kumar Ganerwal Uday Kumar Ganerwal</p>						
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb	
						
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little	












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












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



ADDITIONAL REGISTRAR
OF ASSAM, DISPUR

13 APR 2023

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

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

		<i>Finger prints of the executant</i>				
<div style="border: 1px solid black; padding: 10px; width: fit-content;"> Space for pasting Photograph of the executant. </div>						
	Little	Ring	Middle (Left Hand)	Fore	Thumb	
	Thumb	Fore	Middle (Right Hand)	Ring	Little	



ADDITIONAL REGISTRAR
OF ASSURANCE, CALCUTTA
13 APR 2023

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

GAURANG GANERIWALA

VIJAY KUMAR GANERIWALA

04/05/1981

Permanent Account Number

AHJPG5236C



Signature

Gaurang Ganeriwala

आयकर विभाग

INCOME TAX DEPARTMENT

GAURANG GANERIWALA

VIJAY KUMAR GANERIWALA

04/05/1981

Permanent Account Number

AHJPG5236C

Signature



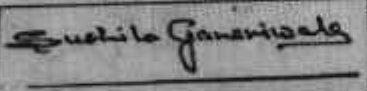
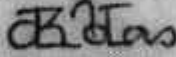


भारत सरकार



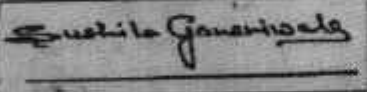
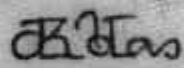
GOVT. OF INDIA



Gaurang Ganeriwala

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER	ADFPG9476Q	
	नाम /NAME SUSHILA GANERIWALA	
	पिता का नाम /FATHER'S NAME MALI RAM JHUNJHUNWALA	
	जन्म तिथि /DATE OF BIRTH 17-10-1953	
हस्ताक्षर /SIGNATURE		
		आयकर आयुक्त, प.प्र. - 11 COMMISSIONER OF INCOME-TAX, W.B. - 11

Sushila Ganeriwala

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER	ADFG9476Q	
	नाम /NAME SUSHILA GANERIWALA	
	पिता का नाम /FATHER'S NAME MALI RAM JHUNJHUNWALA	
	जन्म तिथि /DATE OF BIRTH 17-10-1953	
हस्ताक्षर /SIGNATURE		
		आयकर आयुक्त, प.बं. 11 COMMISSIONER OF INCOME-TAX, W.B. - II

Sushila Ganeriwala

स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER

ADFG9475P



नाम /NAME

VIJAY KUMAR GANERIWALA

पिता का नाम /FATHER'S NAME

SHYAM SUNDER GANERIWALA

जन्म तिथि /DATE OF BIRTH

22-02-1948

हस्ताक्षर /SIGNATURE

Vijay Kumar Ganeriwala

B. Das

आयकर आयुक्त, प.सं.-II

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

Vijay Kumar Ganeriwala,

स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER

ADFPG9475P



नाम /NAME

VIJAY KUMAR GANERIWALA

पिता का नाम /FATHER'S NAME

SHYAM SUNDER GANERIWALA

जन्म तिथि /DATE OF BIRTH

22-02-1948

हस्ताक्षर /SIGNATURE

Vijay Kumar Ganeriwala

B. Das

आयकर आयुक्त, प.बं. 11

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

Vijay Kumar Ganeriwala



भारत सरकार
Government of India



Issue Date : 13/01/2012



Gaurang Ganerwala
DOB : 04/05/1981
Male

9995 5922 1052

मेरा आधार, मेरी पहचान

Gaurang Ganerwala

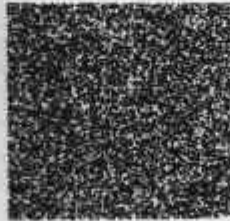


भारतीय विशिष्ट पहचान अधिकरण
Unique Identification Authority of India



Print Date : 23/03/2021

Address: S/O Vijay Kumar
Ganerwala, NEAR MIRA MANDIR,
6/1A, MOIRA STREET FLAT - 102,
Circus Avenue S.O, Kolkata, West
Bengal, 700017



9995 5922 1052



1947



help@uidai.gov.in



www.uidai.gov.in



भारत सरकार
Government of India



Issue Date : 13/01/2012



Gaurang Ganeriwala
DOB : 04/05/1981
Male

9995 5922 1052

मेरा आधार, मेरी पहचान

Gaurang Ganeriwala

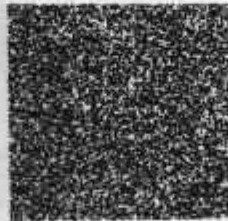


भारतीय विशिष्ट पहचान आयोग
Unique Identification Authority of India



Print Date : 23/03/2021

Address: S/O Vijay Kumar
Ganeriwala, NEAR MIRA MANDIR,
6/1A, MOIRA STREET FLAT - 102,
Circus Avenue S.O, Kolkata, West
Bengal, 700017



9995 5922 1052



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भारत सरकार
GOVERNMENT OF INDIA



विजे कुमार गानेरिवाला
Vijay Kumar Ganeriwala
जन्म मस / Year of Birth : 1948
पुरुष / Male



3202 7718 2014


आधार - साधारण मानुषेर अधिकार


Vijay Kumar Ganeriwala



भारतीय विशिष्ट परिचय प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA


ठिकाना:
S/O श्याम सुन्दर गानेरिवाला,
मीरा मन्दिर केर केचे, 6/1A, मीरा
स्ट्रीट फ्लॉट नो - 102, सिर्कस
आन्डसुंखे म.ड., कलकत्ता,
पश्चिमबंग, 700017

Address:
S/O Shyam Sundar
Ganeriwala, NEAR MIRA
MANDIR, 6/1A, MOIRA
STREET FLAT NO - 102,
Circus Avenue S.O, Kolkata,
West Bengal, 700017

 1847
1800 180 1847

 help@uidai.gov.in

 www.uidai.gov.in

 P.D. Box No. 1847,
Bangaluru-560 001



ভারত সরকার

Government of India



সুশিলা গনেরিওয়াল

SUSHILA GANERIWALA

পিতা : মালিরমজী জ্বনজ্বনওয়াল

Father : Maliramjee Jhunjhurwala

জন্মতারিখ / DOB: 17/10/1953

লিঙ্গ / Female



6498 2289 0480

আধার - সাধারণ মানুষের অধিকার

Sushila Ganeriwala



ভারতীয় বৈশিষ্ট্য পরিচয় প্রাধিকরণ

Unique Identification Authority of India

ঠিকানা: ৬-১এ, মোয়া স্ট্রীট
সার্কাস এভিনিউ, সার্কাস আডেনু
কোলকাতা, পশ্চিম বঙ্গ,

Address: 6/1A, MOIRA
STREET, Circus Avenue,
Kolkata, Circus Avenue,
West Bengal, 700017

6498 2289 0480

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in



ভারত সরকার

Government of India



সুশিলা গনেরিওয়াল

SUSHILA GANERIWALA

পিতা : মালিরমজী জুনজুনওয়ালা

Father : Maliramjee Jhunjhunwala

জন্মতারিখ / DOB: 17/10/1953

সহিলা / Female



6498 2289 0480

আধার - সাধারণ মানুষের অধিকার

Sushila Ganeriwala



ভারতীয় বৈশিষ্ট্য পরিচয় প্রাধিকরণ

Unique Identification Authority of India

ঠিকানা: ৬/১এ, মোয়া স্ট্রীট

সার্কাস এভিনিউ, সার্কাস অফিস

কোলকাতা, পশ্চিম বঙ্গ

Address: 6/1A, MOIRA
STREET, Circus Avenue,
Kolkata, Circus Avenue,
West Bengal, 700017

6498 2289 0480

1547
1800 300 1547

✉
help@uidai.gov.in

www
www.uidai.gov.in

भारत सरकार
Avinash Karnani
DOB: 13/08/1980
Male / MALE
8859 4083 1287
आधार - साधारण मानुषेण अधिकार

Avinash

भारतीय विधिक सहायता प्राधिकरण
INDIAN LEGAL AID SOCIETY OF INDIA
Address
S/O: Gajendra Kumar Karnani, 9/1,,
Lower Rawdon St. Block- A, 3rd Floor,
Behind J.D Birla Girls College, L.R.Sarani,
Kolkata,
West Bengal - 700020
1947 1800 300 1947 help@ilda.gov.in www.ilda.gov.in P.O. Box No. 1947, Bengluru-560 001

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

AVINASH KARNANI
GAJENDRA KUMAR KARNANI

13001900
PAN Account Number
AJJK1944R

Avinash Karnani
Signature



Avinash

Do not use this card in lieu / place of any other / return etc.
Business Tax PAN Services Unit, LT1001,
Plot No. 3, Sector 11, CBD Belapur,
New Mumbai - 400 614.

ये कार्ड को किसी भी प्रकार का प्रतिस्थापन / वापस न करें।
व्यापारिक कर पैन सेवाएँ, एलटी 1001,
प्लॉट नं. 3, सेक्टर 11, सीडी बी बेलपुर,
नई मुंबई - 400 614.



Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

13/04/23

Query No / Year	8000928873/2023	Office where deed will be registered
Query Date	10/04/2023 4:18:38 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	ARUN SENAPATI SEALDAH CIVIL COURT, Thana : Entaly, District : South 24-Parganas, WEST BENGAL, PIN - 700014, Mobile No. : 9123314639, Status : Advocate	
Transaction	Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Set Forth value	Market Value	
	Rs. 6,40,36,747/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 50/- (Article:48(g))	Rs. 73/- (Article:E, M(a),)	
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]:- 190202671/2023	

Land Details :

District: South 24-Parganas, P.S:- Kallighat, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Hazra Road, Road Zone : (Hazra More -- Sarat Bose Road (Premises Nos. 1 to 21, 88A to 113)) , , Premises No: 15/3A, , Ward No: 072 Pin Code : 700026

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	11 Katha - 4 Chatak 20 Sq Ft		6,37,12,747/-	Property is on Road , Project Name :
Grand Total :				18.6152Dec	0/-	637,12,747/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1200 Sq Ft.	0/-	3,24,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 600 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
Floor No: 1, Area of floor : 600 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		1200 sq ft	0/-	3,24,000/-	

AS- 1 of 3

Principal Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Vijay Kumar Ganeriwala Son of Late Shyam Sunder Ganeriwala Near Mira Mandir, 6/1A, Moira Street, Flat No. 102, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ADxxxxxx5P,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	Sushila Ganeriwala Wife of Vijay Kumar Ganeriwala Near Mira Mandir, 6/1A, Moira Street, Flat No. 102, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ADxxxxxx6Q,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
3	Gaurang Ganeriwala Son of Vijay Kumar Ganeriwala Near Mira Mandir, 6/1A, Moira Street, Flat No. 102, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AHxxxxxx6C,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Attorney Details :

Sl No	Name & address	Status	Execution Admission Details :
1	ZION INFRAPROJECTS PRIVATE LIMITED Unit No. 204, 2nd Floor, 52A, Shakespeare Sarani, City:- Kolkata, P.O:- Circus Avenue, P.S:-Beniapukur, District:-Kolkata, West Bengal, India, PIN:- 700017 PAN No.:: aaxxxxxx3c,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

Sl No	Name & Address	Representative of
1	Asish Karnani Son of Late Gajendra Kumar Karnani, 9/1, Lower Rawdon Street, Block - A, 3rd Floor, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxxx3D,Aadhaar No Not Provided by UIDAI	ZION INFRAPROJECTS PRIVATE LIMITED (as AUTHORISED SIGNATORY)

Identifier Details :

Name & address
Mr ARUN SENAPATI Son of Mr SWAPAN SENAPATI SEALDAH CIVIL COURT, City:- , P.O:- ENTALY, P.S:-Entaly, District:-South 24-Parganas, West Bengal, India, PIN:-700014, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Vijay Kumar Ganeriwala, Sushila Ganeriwala, Gaurang Ganeriwala, Asish Karnani

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Vijay Kumar Ganeriwala	ZION INFRAPROJECTS PRIVATE LIMITED-6.20507 Dec
2	Sushila Ganeriwala	ZION INFRAPROJECTS PRIVATE LIMITED-6.20507 Dec
3	Gaurang Ganeriwala	ZION INFRAPROJECTS PRIVATE LIMITED-6.20507 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Vijay Kumar Ganeriwala	ZION INFRAPROJECTS PRIVATE LIMITED-400.00000000 Sq Ft
2	Sushila Ganeriwala	ZION INFRAPROJECTS PRIVATE LIMITED-400.00000000 Sq Ft
3	Gaurang Ganeriwala	ZION INFRAPROJECTS PRIVATE LIMITED-400.00000000 Sq Ft

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 10-05-2023) for e-Payment. Assessed market value & Query is valid for 30 days.(i.e. upto 10-05-2023)
3. Standard User charge of Rs. 300/- (Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.

Major Information of the Deed

Deed No :	I-1902-05099/2023	Date of Registration	19/04/2023
Query No / Year	1902-8000928873/2023	Office where deed is registered	
Query Date	10/04/2023 4:18:38 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	ARUN SENAPATI SEALDAH CIVIL COURT,Thana : Entaly, District : South 24-Parganas, WEST BENGAL, PIN - 700014, Mobile No. : 9123314639, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 6,40,36,747/-		
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]:- 190202671/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Kalighat, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Hazra Road, Road Zone : (Hazra More -- Sarat Bose Road (Premises Nos. 1 to 21, 88A to 113)) , , Premises No: 15/3A, , Ward No: 072 Pin Code : 700026

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	11 Katha 4 Chatak 23 Sq Ft		6,37,12,747/-	Property is on Road , Project Name :
Grand Total :				18.6152Dec	0 /-	637,12,747 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1200 Sq Ft.	0/-	3,24,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 600 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
Floor No: 1, Area of floor : 600 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		1200 sq ft	0 /-	3,24,000 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Vijay Kumar Ganeriwala Son of Late Shyam Sunder Ganeriwala Near Mira Mandir, 6/1A, Moira Street, Flat No. 102, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ADxxxxxx5P,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 13/04/2023 , Admitted by: Self, Date of Admission: 13/04/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/04/2023 , Admitted by: Self, Date of Admission: 13/04/2023 ,Place : Pvt. Residence
2	Sushila Ganeriwala Wife of Vijay Kumar Ganeriwala Near Mira Mandir, 6/1A, Moira Street, Flat No. 102, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ADxxxxxx6Q,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 13/04/2023 , Admitted by: Self, Date of Admission: 13/04/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/04/2023 , Admitted by: Self, Date of Admission: 13/04/2023 ,Place : Pvt. Residence
3	Gaurang Ganeriwala Son of Vijay Kumar Ganeriwala Near Mira Mandir, 6/1A, Moira Street, Flat No. 102, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AHxxxxxx6C,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 13/04/2023 , Admitted by: Self, Date of Admission: 13/04/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/04/2023 , Admitted by: Self, Date of Admission: 13/04/2023 ,Place : Pvt. Residence

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	ZION INFRAPROJECTS PRIVATE LIMITED Unit No. 204, 2nd Floor, 52A, Shakespeare Sarani, City:- Kolkata, P.O:- Circus Avenue, P.S:-Beniapukur, District:-Kolkata, West Bengal, India, PIN:- 700017 , PAN No.:: aaxxxxxx3c,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Asish Karnani (Presentant) Son of Late Gajendra Kumar Karnani , 9/1, Lower Rawdon Street, Block - A, 3rd Floor, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700020, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxxx3D,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : ZION INFRAPROJECTS PRIVATE LIMITED (as AUTHORISED SIGNATORY)
2	Mr AVINASH KARNANI Son of Late GAJENDRA KUMAR KARNANI 9/1.LOWER RAWDON STREET, City:- Not Specified, P.O:- BALLYGUNGE, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700020, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJxxxxxx4R, Aadhaar No: 88xxxxxxxx1287 Status : Representative, Representative of : ZION INFRAPROJECTS PRIVATE LIMITED (as AUTHORISED REPRESENTATIVE)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr ARUN SENAPATI Son of Mr SWAPAN SENAPATI SEALDAH CIVIL COURT, City:- , P.O:- ENTALY, P.S:-Entaly, District:-South 24- Parganas, West Bengal, India, PIN:- 700014			
Identifier Of Vijay Kumar Ganeriwala, Sushila Ganeriwala, Gaurang Ganeriwala, Asish Karnani, Mr AVINASH KARNANI			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Vijay Kumar Ganeriwala	ZION INFRAPROJECTS PRIVATE LIMITED-6.20507 Dec
2	Sushila Ganeriwala	ZION INFRAPROJECTS PRIVATE LIMITED-6.20507 Dec
3	Gaurang Ganeriwala	ZION INFRAPROJECTS PRIVATE LIMITED-6.20507 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Vijay Kumar Ganeriwala	ZION INFRAPROJECTS PRIVATE LIMITED-400.00000000 Sq Ft
2	Sushila Ganeriwala	ZION INFRAPROJECTS PRIVATE LIMITED-400.00000000 Sq Ft
3	Gaurang Ganeriwala	ZION INFRAPROJECTS PRIVATE LIMITED-400.00000000 Sq Ft

On 13-04-2023

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

Presented for registration at 18:40 hrs on 13-04-2023, at the Private residence by Asish Karnani ,.

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

Execution is admitted on 13/04/2023 by 1. Vijay Kumar Ganeriwala, Son of Late Shyam Sunder Ganeriwala, Near Mira Mandir, 6/1A, Moira Street, Flat No. 102, P.O: Shakespeare Sarani, Thana: Shakespeare Sarani, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700017, by caste Hindu, by Profession Others, 2. Sushila Ganeriwala, Wife of Vijay Kumar Ganeriwala, Near Mira Mandir, 6/1A, Moira Street, Flat No. 102, P.O: Shakespeare Sarani, Thana: Shakespeare Sarani, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700017, by caste Hindu, by Profession Others, 3. Gaurang Ganeriwala, Son of Vijay Kumar Ganeriwala, Near Mira Mandir, 6/1A, Moira Street, Flat No. 102, P.O: Shakespeare Sarani, Thana: Shakespeare Sarani, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700017, by caste Hindu, by Profession Others

Identified by Mr ARUN SENAPATI, , Son of Mr SWAPAN SENAPATI, SEALDAH CIVIL COURT, P.O: ENTALY, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

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

Execution is admitted on 13-04-2023 by Asish Karnani, AUTHORISED SIGNATORY, ZION INFRAPROJECTS PRIVATE LIMITED, Unit No. 204, 2nd Floor, 52A, Shakespeare Sarani, City:- Kolkata, P.O:- Circus Avenue, P.S:- Beniapukur, District:-Kolkata, West Bengal, India, PIN:- 700017

Identified by Mr ARUN SENAPATI, , Son of Mr SWAPAN SENAPATI, SEALDAH CIVIL COURT, P.O: ENTALY, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

Execution is admitted on 13-04-2023 by Mr AVINASH KARNANI, AUTHORISED REPRESENTATIVE, ZION INFRAPROJECTS PRIVATE LIMITED, Unit No. 204, 2nd Floor, 52A, Shakespeare Sarani, City:- Kolkata, P.O:- Circus Avenue, P.S:-Beniapukur, District:-Kolkata, West Bengal, India, PIN:- 700017

Identified by Mr ARUN SENAPATI, , Son of Mr SWAPAN SENAPATI, SEALDAH CIVIL COURT, P.O: ENTALY, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate



Satyajit Biswas

ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA

Kolkata, West Bengal

On 19-04-2023

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.

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 6,40,36,747/-

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 1871, Amount: Rs.50.00/-, Date of Purchase: 21/10/2022, Vendor name: P C Sarkar



Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2023, Page from 163367 to 163393
being No 190205099 for the year 2023.



Digitally signed by SATYAJIT BISWAS
Date: 2023.04.24 12:29:17 -07:00
Reason: Digital Signing of Deed.

Handwritten signature

(Satyajit Biswas) 2023/04/24 12:29:17 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

(This document is digitally signed.)