

3014/2022

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29/01/2022



पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

A.R.A
IV

AL 110701

16/2
15242
8/5/8310/22

Certified that the Document is admitted to Registration. The Stamp used and the Endorsement sheet attached to this document are the part of this document.

Additional Registrar of Assurances-IV, Kolkata

Additional Registrar of Assurances-IV, Kolkata

16 FEB 2022

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS SHALL COME WE 1. **ROYAL INFRACONSTRU LTD** having **PAN: AABCR1827J**, a company incorporated under the Companies Act 1956 having its registered office at Godrej Water Side Building, Tower No.1, 4th floor, No.401, Plot No.5, DP Block, Salt Lake Sector V, Kolkata-700091 under Post Office Nabadiganta sub Post Office and Police Station Electronic Complex represented by its authorized representative **MR. SUDIP BHOWMICK** having **PAN: ALVPB0611J**, **AADHAAR NO: 246466307001**, **MOBILE: 9831042636**, son of Mr. Ashim Bhowmick, by faith Hindu, by occupation Service, being Citizen of India and working for gain with Royal Infraconstru Ltd, having it office at Godrej Water Side Building, Tower No.1, 4th floor, No.401, Plot No.5, DP Block, Salt Lake

ROYAL INFRACONSTRU LTD
ANOR DEVELOPERS LTD
Designated Partner
[Signature]

ROYAL INFRACONSTRU LTD
ANOR DEVELOPERS LTD
Designated Partner
[Signature]

ROYAL INFRACONSTRU LTD.
[Signature]
Authorised Signatory.

Sector V, Kolkata-700091 under Post Office Nabadiganta sub Post Office and Police Station Electronic Complex, hereinafter called and referred to as the "EXECUTANT" do hereby appoint **A T K MANOR DEVELOPERS LLP** having **PAN: ABMFA8118L** a limited liability partnership firm constituted under the provisions of the Limited Liability Partnership Act, 2008 having its registered office at 63 Rafi Ahmed Kidwai Road Kolkata-700016 under Post Office and Police Station Park Street represented by its designated partners **1. SYED ABRAR IMAM** having **PAN: AAHPI8261L, AADHAAR NO: 674402357855, MOBILE: 9831049016**, son of Late Syed Mohammad Nemet Imam, by faith Islam, by occupation Business, being Citizen of India and residing at Block 5, Flat 4A, 72 Tiljala Road Kolkata-700046 under Post Office Gobinda Khatick and Police Station Beniapur, **2. MR. ARPIT GIRIA** having **PAN: BKKPG0009G, AADHAAR NO: 674402357855, MOBILE: 8017171857**, son of Mr. Sunil Kumar Giria, by faith Hindu, by occupation Business, being Citizen of India and residing at Premises No.36 Rowland Road, Euphoria Heights, Flat No.11A, 11th floor, Kolkata-700020 under Post Office and Police Station Ballygunge as our Constituted Attorney for doing and/or performing the acts, deeds and things as stated hereinafter.

WHEREAS the Principal being the Owner in respect of All that piece and parcel of Bastu Land containing an area of 50 decimal more or less situate lying at mouza Chakpanchuria, J.L.-33, P.S. Rajarhat and being Plot Nos.259, 260 & 270, District North 24 Parganas (more fully described in the Schedule herein below) has decided to develop the aforesaid property by constructing a multistoried building thereon.

AND WHEREAS for the purpose of development of the aforesaid property, the Principal have entered into a registered Agreement for Development dated 16th February 2022 with A T K MANOR DEVELOPERS LLP represented by its designated authorized as well as empowered partners, 1. SYED ABRAR IMAM & 2. MR. ARPIT GIRIA for development of the aforesaid property which has been registered before the Additional Registrar of Assurances-IV, Kolkata, Being No. _____ for the year 2022.

A T K MANOR DEVELOPERS
 Designated Partner
 Syed Abrar Imam

A T K MANOR DEVELOPERS
 Designated Partner
 Syed Abrar Imam

ROYAL INFRACONSTRU LTD.
 Syed Abrar Imam
 Authorised Signatory.

AND WHEREAS for the purpose of effectual implementation of the terms and conditions of the said Registered Development Agreement dated 16th February 2022 as well as for the purpose of smooth progress of the development of the aforesaid property and also for construction and completion and also for commercial exploitation of the entire area in the proposed building to be constructed at the said premises, it has become necessary for appointing the Constituted Attorney for and on behalf of Principal to do, perform the acts, deeds and things as stated hereinafter.

AND WHEREAS accordingly, We, the Executant, do hereby appoint **A T K MANOR DEVELOPERS LLP** a limited liability partnership firm constituted under the provisions of the Limited Liability Partnership Act, 2008 having its registered office at 63 Rafi Ahmed Kidwai Road Kolkata-700016 under Post Office and Police Station Park Street represented by its designated partners 1. SYED ABRAR IMAM son of Late Syed Mohammad Nemet Imam, by faith Islam, by occupation Business, being Citizen of India and residing at Block 5, Flat 4A, 72 Tiljala Road Kolkata-700046 under Post Office Gobinda Khatick & Police Station Beniapukur and 2. MR. ARPIT GIRIA son of Mr. Sunil Kumar Giria, by faith Hindu, by occupation Business, being Citizen of India and residing at Premises No.36 Rowland Road, Euphoria Heights, Flat No.11A, 11th floor, Kolkata-700020 under Post Office and Police Station Ballygunge as our Constituted Attorney to do and/or perform the acts, deeds and things as stated hereinafter.

NOW THIS POWER OF ATTORNEY WITNESSETH as follows:-

1. To enter upon the said premises situated at Mouza Chakpanchuria, J.L.-33, P.S. Rajarhat and being Plot Nos.259, 260 & 270, District North 24 Parganas (more fully described in the Schedule herein below) hereinafter called the said "premises" and to take measurements, survey, soil testing and dimensions of the said premises.
2. To enter into any Agreement or Agreements for Sale or Sale Deed in respect of all the flats/units together with the proportionate share of land in the proposed building/buildings to be constructed at the said


K ANOR DEVELOPERS
Designated Partner


K ANOR DEVELOPERS
Designated Partner

ROYAL INFRACONSTRU LTD.

Sudip Bhattacharya
Authorised Signatory.

Premises situated at Mouza Chakpanchuria, J.L.-33, P.S. Rajarhat and being Plot Nos.259, 260 & 270, District North 24 Parganas on such terms and conditions as the said Attorney may think fit and proper and also to realize and collect all purchase money either in full or in part of by way of earnest money from such prospective buyers and/or purchasers and to give, sign and grant effective receipts for the same.

3. To present any such deed or deeds of sale, conveyance or declarations or other instrument or assurances for registration when executed by our said Attorney for and on our behalf for registration and to admit execution thereof and receipt of consideration before the concerned District Sub Registrar or Additional District Sub-Registrar and Registrar of Assurances/Additional Registrar of Assurances or any Registrar having authority for and to have them registered according to law and to do all other acts, deeds and things which our said Attorney shall consider necessary for the transferring and/or conveying the said property and /or part and portion thereof to intending purchaser or purchasers or their nominee or nominees or assignee or assignees as fully and effectually in all respect as the Principal could do the same themselves.
4. To give formal/actual delivery of peaceful physical possession of the said flats, car parking and other saleable areas to be comprised in the proposed building to be erected in terms of the said Development Agreement on the land comprised in the said Scheduled Property or portion thereof to the purchaser (s) and/or their nominee or nominees, person or persons as our attorney deems fit and proper.
5. To appoint Engineers, Surveyors, Architects, Licensed Building Surveyors and other experts necessary for developing the said property and constructing the said building.
6. To take all steps necessary for preparation of building plan Survey, Soil Test, Appointment of Architects and Structural Engineers and/or

K ANOP DEVELOPERS LTD.
Designated Partner
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K ANOP DEVELOPERS LTD.
Designated Partner
Syed Abrar Imran

ROYAL INFRACONSTRU LTD.
Sudip Bhattacharya
Authorised Signatory.

Surveyor and to apply and obtain the sanctioned plan of the proposed building.

7. To obtain the sanction plan and such other orders and permission from the appropriate authorities as be expedient for sanction and/or modification and/or alteration of the sanctioned plan and to take and receive delivery of the same and all other papers and documents as be required by the necessary authority or authorities.
8. To get the modification, if any, of the building plan approved and sanctioned by the appropriate authority and thereafter to sign and apply for and obtain such modification of the sanctioned building plan for constructions of building at the said premises and also for getting clearances from all government departments and authorities including Fire Brigade, Airport Authority, BLRO, K.M.D.A, Deputy Commissioner of Police (Traffic) and the Authorities of Urban Land (Ceiling and Regulation) Department, as may be necessary.
9. To appoint, dismiss and reappoint contractors, sub-contractors, architects, overseers, surveyors, engineers, staff and experts to supervise look after manage and do the development work and construction work and all work incidental to the construction of the said building at the said premises.
10. To purchase and acquire, the building materials, installations, fittings and fixtures and other articles necessary for construction of the said building.
11. To get the building plan/plans prepared and to sign and apply for and obtain sanctions of building plans (including the revisions and modifications thereof) for the new building at the said premises and also for getting clearances from all government departments and authorities including New Town Development authority, Municipality, Fire Brigade, Airport Authority, BLRO, K.M.D.A., Deputy

[Signature]
 NEW TOWN DEVELOPERS
 Designated Authority

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 NEW TOWN DEVELOPERS
 Designated Authority

ROYAL INFRACONSTRU LTD.
[Signature]
 Authorised Signatory.

Commissioner of Police (Traffic) and the Authorities of Urban Land (Ceiling and Regulation) Department, as may be necessary.

12. To sign and apply for sanction of drainage plan, supply of water, supply of electricity, installation of transformer, and other utilities, as may be necessary for the convenience and enjoyment of the residential apartments and commercial units in the said building to be constructed at the said premises.
13. To lay-down drainage pipes, sewerage lines, underground electricity lines and other similar lines from the building to be constructed upto the road side and/or mains of the said services and to bear and pay the costs of the same.
14. To sign plans and all papers, statements, undertakings, declarations and to lodge the same with the New Town Development Authority, Municipality and other appropriate Authorities for having such plans sanctioned, modified and/or altered by the said New Town Development Authority.
15. To sign and furnish any boundary declaration in respect of the aforesaid property and get the said boundary declaration duly registered before the appropriate Registering Authority.
16. To appear and represent us before the necessary Authorities including the New Town Development Authority and/or Municipality, Calcutta Improvement Trust, Kolkata Metropolitan Development Authority, Fire Brigade, Airport Authority, BLRO, the Competent Authority under the Urban Land (Ceiling and Regulation) Act, 1976, Calcutta Police Traffic, West Bengal Police Traffic and other Departments in connection with the sanction of the plan and/or modification and/or alteration of the sanctioned plans and further to appear before any other authority or authorities for the said purpose.


 K ANO DEVELOPER
 Designated Authority


 K ANO DEVELOPER
 Designated Authority

ROYAL INFRACONSTRU LTD.

 Authorised Signatory.

17. To pay all fees, costs, charges and incur all expenses in connection with the sanction and/or modification of the plan for the building at the said property.
18. To institute and defend all actions and proceedings that may arise in connection with and/or concerning the said building to be constructed on the said premises and to bear and pay the expenses thereof and to sign Vakalatnamas and also to sign verify and affirm all pleadings, complaints, written statements, petitions, affidavits, memorandum, cross objections and other instruments required to be filed in connection with the said matters and to enter into compromises and refer the disputes to arbitration and enter into arbitration arguments as may be thought fit and proper by the said Attorney.
19. To appoint, engage on our behalf any Solicitor, Advocate which our Constituted Attorney shall think fit and proper to do so and to discharge and terminate his or their appointment.
20. To appoint and dismiss Lawyers, give instructions adduce written and oral evidence and to take all necessary steps in the said proceedings and actions, as aforesaid.
21. To pay and incur all fees, costs, charges and expenses of the said actions and proceedings.
22. To appear and prosecute and/or defend all actions and proceedings including any Appeal arising there from and to sign or verify all complaints, written statement and other pleadings, application or other documents to the Court and to deposit, withdraw, receive documents or any other money or monies from the Court or from the opposite party either in execution of the Decree or otherwise and on receipt of payment thereof to sign and deliver documents, proper receipts and discharge for the same and to adduce evidence for and on our behalf.

K INNOVATIVE DEVELOPERS


K INNOVATIVE DEVELOPERS


Designated Party

ROYAL INFRACONSTRU LTD.

 Authorised Signatory.

- 23. To pay municipal and other rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said premises or any part thereof and to appear before any officer of the aforesaid Municipality and/or Municipal Corporation or any Court or Tribunal for assessment of valuation and other purposes.
- 24. To sign and enter into all correspondence with outsiders, Government Departments, Municipal Corporation and Other Authorities and to represent us before all officers and before the Arbitrator Courts, Tribunals in connection with matters of the said building or buildings to be constructed at the said premises.
- 25. To receive and acknowledge the earnest money and/or part consideration money for their allocated share of flats/commercial space along with proportionate share of land in the proposed building/buildings in terms of the said Agreement.
- 26. The executant further clarifies that either of the above named designated partners of A T K MANOR DEVELOPERS LLP can be signatory for and behalf of the Attorney as and when required according to their availability.

AND GENERALLY to do all acts, deeds and things as will be necessary for implementing the said Development Agreement and for raising and completing the construction of the building on the land of the said premises and for disposing of and dealing with the flats/commercial space in the proposed building/buildings and also the undivided share corresponding thereto in the said building **AND** we do hereby confirm and ratify and do agree and undertake to ratify and confirm all the said acts, deeds and things that shall be done by our Constituted Attorney as our own acts, deeds and things as if we were personally present and doing the same on behalf of the Owner.

AND KNOW FURTHER that this Power of Attorney shall be subsisting and in full force till full completion of the construction of the building in the said

A T K MANOR DEVELOPERS
 Designated Partner


A T K MANOR DEVELOPERS
 Designated Partner
 Syed Abrar Sina

ROYAL INFRACONSTRU LTD.
 Swalep Bhornick
 Authorised Signatory.

premises and delivery of possession of the entire flats/commercial space in the proposed building/buildings together with the proportionate undivided share in the land, to the respective Purchasers and/or acquirers and registration of Agreements for Sale/Sale Deed thereof and after complete cessation of all claims and interest of the Owner and the Developer in respect of their respective allocation in the said building to be constructed on the said premises.

SCHEDULE REFERRED TO ABOVE

All that piece and parcel of Bastu Land containing an area of 50 decimal more or less together with more than 20 years old tiles shed residential structure measuring 1200 square feet situate lying at Mouza Chakpanchuria, J.L.-33, P.S. Rajarhat and being Plot Nos.259, 260 & 270, (L.R. Dag-259, Khatian No-2796, Bastu Land-.12 Acre; L.R. Dag-260, Khatian No-2796, Bastu Land-.24 Acre; L.R.Dag-270, Khatian No-2796, Bastu Land-.14 Acre) District North 24 Parganas Pin Code-700156 OR HOWSOEVER OTHERWISE the same was is or may be butted bounded called known numbered described or distinguished.

[Handwritten signature]
OPERA
 Designated Party

[Handwritten signature: Syed Akbar Imam]
DESIGNATED PARTY
 Designated Party

ROYAL INFRACONSTRU LTD.
[Handwritten signature: Sunil Bhowmik]
Authorised Signatory.

IN WITNESS WHEREOF we have executed and signed these presents this
16th day of February Two Thousand Twenty Two.

SIGNED AND DELIVERED by the
Executants in the presence of:-

1. *Wasim Sayin*
6, Old Barr Office Sts
Ker - 01.
2. *Animesh Chosh*
6, Old Post Office St
Ker - 1

ROYAL INFRACONSTRU LTD.

Sudip Bhownick
Authorised Signatory.

(EXECUTANT)

TK ANOR DEVELOPERS LTD.

Syed Abrar Aman
Designated Partner

TK ANOR DEVELOPERS LTD.

Gupta
Designated Partner

We hereby accept

(ATTORNEY)

Drafted By

Bhupendra Gupta

BHUPENDRA GUPTA
ADVOCATE
HIGH COURT AT CALCUTTA
ENROLMENT NO.WB/98/2001

SPECIMEN FORM FOR TEN FINGERPRINTS



Sgt. Abrar Imam

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



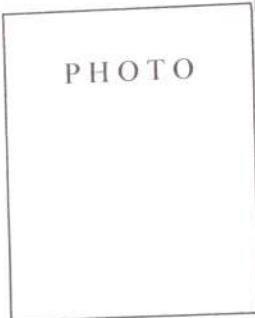
Judy

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Sunil Bhornick

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ABMFA8118L



नाम / Name
ATK MANOR DEVELOPERS LLP

10092018

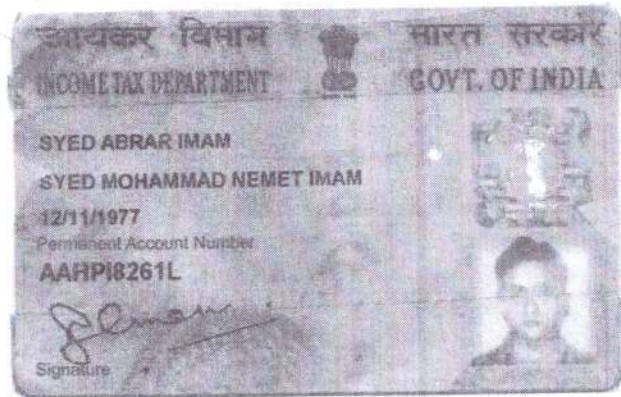
निगमन / मंडल की तिथि
Date Of Incorporation / formation
16/07/2018

TK MANOR DEVELOPERS LLP

Syed Asim Imran
Designated Partner

TK MANOR DEVELOPERS LLP

[Signature]
Designated Partner



Syed Abrar Imam



ভাৰত চৰকাৰ

GOVERNMENT OF INDIA



সৈয়দ আব্বাৰ ইমাম

Syed Abrar Imam

জন্মতাৰিখ/ DOB: 12/11/1977

পুৰুষ / MALE



6744 0235 7855

আধাৰ - সাধাৰণ মানুহৰ অধিকাৰ



স্বত্বাধীণ নিৰ্বাচিত পৰিচয়ন প্ৰাধিকাৰণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:

Address

এস/ও: সৈয়দ মহম্মদ নেমেট
ইমাম, ৭২, তিলজালা ৰোড,
গোবিন্দা-জী, গ্ৰুৱাল-৪এ, গোবিন্দ
খাটিক ৰোড, কোলকাতা,
পশ্চিম বঙ্গ - ৭০০০৪৬

S/O: Syed Mohammed
Nemet Imam, 72, Tiljala
Road, BL-V, FL- 4A,
Gobinda Khatick Road,
Kolkata,
West Bengal - 700046



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1800 389 1947



help@uidai.gov.in



www.uidai.gov.in

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

Syed Abrar Imam

आयकर विभाग
INCOME TAX DEPARTMENT

ARPIT GIRIA
SUNIL KUMAR GIRIA

07/06/1995
Permanent Account Number
BKKPG0009G

Arpit
Signature

भारत सरकार
GOVT. OF INDIA

06082013

इस कार्ड के खोने / पाने पर कृपया सूचित करें / सीटार्
आयकर पैन सेवा इकाई, एम एस डी एल
5 वी मंजिल, मन्त्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,
मोडल कॉलोनी, दीप बंगला चौक के पास
पुणे - 411 016.

If this card is lost / someone's lost card is found,
please inform / return to :-
Income Tax PAN Services Unit, NSDL
5th floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

Arpit



सत्यमेव जयते
भारत सरकार



आधार

भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Enrollment No. : 0635/10008/25719

To
Arpit Giria

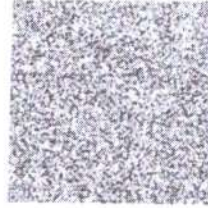
01/02/2017

C/O Sunil Kumar Giria,
11TH FLOOR, FLAT 11A,
36, ROWLAND ROAD,
EUPHORIA HEIGHTS,
BALLYGUNGE,
VTC: L.R.Sarani, PO: L.r.sarani,
Sub District: Circus Avenue, District: Kolkata,
State: West Bengal, PIN Code: 700020.
Mobile: 8017171857

04127312



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आपका आधार क्रमांक / Your Aadhaar No. :

9263 8975 3284

मेरा आधार, मेरी पहचान



भारत सरकार

Government of India



आधार



Arpit Giria
DOB: 07/06/1995
Male

9263 8975 3284

01/02/2017

मेरा आधार, मेरी पहचान

Arpit Giria



ROYAL INFRACONSTRU LTD.
Sudip Bhattacharya
Authorised Signatory.

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SUDIP BHOWMICK
ASHIM BHOWMICK
07/01/1980
Permanent Account Number
ALVPB0611J

Sudip Bhowmick
Signature



Sudip Bhowmick

 भारत सरकार
Government of India



Sudip Bhowmick
Date of Birth/DOB: 07/01/1980
Male/ MALE



2464 6630 7001
VID : 9182 9797 0156 2564

मेरा पहचान, मेरी पहचान

Sudip Bhowmick

 भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address:
C/O Ashim Bhowmick, SREEHARI
APARTMENT, BLOCK-B, 32 (55/B)
CHAKRABORTY PARA, Barrackpore (m),
North 24 Parganas,
West Bengal - 700122



OR Code with Photograph

2464 6630 7001
VID : 9182 9797 0156 2564

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 **ভারত সরকার**
GOVERNMENT OF INDIA


ওয়সিম রাজা
Wasim Raja
পিতা : ওয়াকিল খান
Father : WAKIL KHAN

জন্ম সাল / Year of Birth: 1980
পুরুষ / Male




7393 7542 7700


আধার - সাধারণ মানুষের অধিকার


 **ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ**
UNIQUE IDENTIFICATION AUTHORITY OF INDIA


টিকানা, এইচ ৪, গুলাম আব্বাস লেন
গার্ডেন রীচ এস ও, কোলকাতা, পশ্চিমবঙ্গ
700024

Address: H 8, GHULAM
ABBAS LANE, Garden
Reach S.O, Garden Reach,
Kolkata, West Bengal,
700024

 1947
1800 180 1947

 help@uidai.gov.in

 www.uidai.gov.in

 P.O. Box No. 1947,
Bengaluru-560 001

Nasir

Major Information of the Deed

Deed No :	I-1904-02901/2022	Date of Registration	16/02/2022
Query No / Year	1904-8000518310/2022	Office where deed is registered	
Query Date	16/02/2022 4:13:46 PM	1904-8000518310/2022	
Applicant Name, Address & Other Details	S Chanda 8/2, K S Roy Rd, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8017707070, Status : Solicitor firm		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 4,85,42,400/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 73/- (Article:E, M(a).)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190402884/2022		

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Chakpanchuria, Pin Code : 700156

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-259	LR-2796	Bastu	Bastu	0.12 Acre		1,15,78,248/-	Property is on Road , Project Name :
L2	LR-260	LR-2796	Bastu	Bastu	0.24 Acre		2,31,56,496/-	Property is on Road , Project Name :
L3	LR-270	LR-2796	Bastu	Bastu	0.14 Acre		1,35,07,956/-	Property is on Road , Project Name :
TOTAL :					50Dec	0 /-	482,42,700 /-	
Grand Total :					50Dec	0 /-	482,42,700 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3	1200 Sq Ft.	0/-	2,99,700/-	Structure Type: Structure
Gr. Floor, Area of floor : 1200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		1200 sq ft	0 /-	2,99,700 /-	







Principal Details :




SI No	Name,Address,Photo,Finger print and Signature
1	ROYAL INFRACONSTRU LIMITED Godrej Water Side Building, Tower No. 1, 4th Floor, Room No. 401, Plot No. 5, DP Block, Salt Lake Sector V, City:- Not Specified, P.O:- Electronic Complex, P.S:-East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700091 , PAN No.:: AAxxxxxx7J,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	A T K MANOR DEVELOPERS LLP 63, Rafi Ahamed Kidwai Road, City:- Kolkata, P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016 , PAN No.:: ABxxxxxx8L,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SUDIP BHOWMICK Son of Mr ASHIM BHOWMICK Date of Execution - 16/02/2022, , Admitted by: Self, Date of Admission: 16/02/2022, Place of Admission of Execution: Office	 Feb 16 2022 4:38PM	 LTI 16/02/2022	 16/02/2022
Godrej Water Side Building, Tower No. 1, 4th Floor, Room No. 401, DP Block, Salt Lake Sector V, City:- Not Specified, P.O:- Electronic Complex, P.S:-Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700091, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxxx1J,Aadhaar No Not Provided Status : Representative, Representative of : ROYAL INFRACONSTRU LIMITED (as Authorized Representative)				
2	Name	Photo	Finger Print	Signature
	SYED ABRAR IMAM (Presentant) Son of Late SYED MOHAMMAD NEMET IMAM Date of Execution - 16/02/2022, , Admitted by: Self, Date of Admission: 16/02/2022, Place of Admission of Execution: Office	 Feb 16 2022 4:37PM	 LTI 16/02/2022	 16/02/2022
Block/Sector: 5, Flat No: 4A, 72, Tiljala Road, City:- Not Specified, P.O:- Gobinda Khatick, P.S:- Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700046, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: AAxxxxxx1L,Aadhaar No Not Provided Status : Representative, Representative of : A T K MANOR DEVELOPERS LLP (as Designated Partner)				

Name	Photo	Finger Print	Signature
Mr ARPIT GIRIA Son of Mr SUNIL KUMAR GIRIA Date of Execution - 16/02/2022, , Admitted by: Self, Date of Admission: 16/02/2022, Place of Admission of Execution: Office	 Feb 16 2022 4:37PM	 LTI 16/02/2022	 16/02/2022
Euphoria Heights, Flat No. 11A, 11th Floor, 36, Row Land Road, 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.:: BKxxxxxx9G,Aadhaar No Not Provided Status : Representative, Representative of : A T K MANOR DEVELOPERS LLP (as Designated Partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Wasim Raja Son of Late Wakil Khan H-8, Ghulam Abbas Lane, City:- Kolkata, P.O:- Garden Reach, P.S:-Garden Reach, District:-South 24-Parganas, West Bengal, India, PIN:- 700024	 16/02/2022	 16/02/2022	 16/02/2022
Identifier Of Mr SUDIP BHOWMICK, SYED ABRAR IMAM, Mr ARPIT GIRIA			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	ROYAL INFRACONSTRU LIMITED	A T K MANOR DEVELOPERS LLP-6 Dec,-6 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	ROYAL INFRACONSTRU LIMITED	A T K MANOR DEVELOPERS LLP-12 Dec,-12 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	ROYAL INFRACONSTRU LIMITED	A T K MANOR DEVELOPERS LLP-7 Dec,-7 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	ROYAL INFRACONSTRU LIMITED	A T K MANOR DEVELOPERS LLP-600.00000000 Sq Ft,-600.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Chakpanchuria, Pin Code : 700156

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 259, LR Khatian No:- 2796	Owner:রম্যাল ইনফ্রাকনস্ট্রু, Address:18,আর.এন.মুখার্জী রোড,কোল-01 , Classification:শালি, Area:0.12000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 260, LR Khatian No:- 2796	Owner:রম্যাল ইনফ্রাকনস্ট্রু, Address:18,আর.এন.মুখার্জী রোড,কোল-01 , Classification:বান্ধ, Area:0.24000000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 270, LR Khatian No:- 2796	Owner:রম্যাল ইনফ্রাকনস্ট্রু, Address:18,আর.এন.মুখার্জী রোড,কোল-01 , Classification:ডাঙ্গা, Area:0.14000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 190402901 / 2022

On 16-02-2022

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

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

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

Presented for registration at 16:31 hrs on 16-02-2022, at the Office of the A.R.A. - IV KOLKATA by SYED ABRAR IMAM .

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 4,85,42,400/-

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

Execution is admitted on 16-02-2022 by Mr SUDIP BHOWMICK, Authorized Representative, ROYAL INFRACONSTRU LIMITED, Godrej Water Side Building, Tower No. 1, 4th Floor, Room No. 401, Plot No. 5, DP Block, Salt Lake Sector V, City:- Not Specified, P.O:- Electronic Complex, P.S:-East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700091

Indetified by Mr Wasim Raja, , Son of Late Wakil Khan, H-8, Ghulam Abbas Lane, P.O: Garden Reach, Thana: Garden Reach, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700024, by caste Muslim, by profession Law Clerk

Execution is admitted on 16-02-2022 by SYED ABRAR IMAM, Designated Partner, A T K MANOR DEVELOPERS LLP, 63, Rafi Ahamed Kidwai Road, City:- Kolkata, P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016

Indetified by Mr Wasim Raja, , Son of Late Wakil Khan, H-8, Ghulam Abbas Lane, P.O: Garden Reach, Thana: Garden Reach, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700024, by caste Muslim, by profession Law Clerk

Execution is admitted on 16-02-2022 by Mr ARPIT GIRIA, Designated Partner, A T K MANOR DEVELOPERS LLP, 63, Rafi Ahamed Kidwai Road, City:- Kolkata, P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016

Indetified by Mr Wasim Raja, , Son of Late Wakil Khan, H-8, Ghulam Abbas Lane, P.O: Garden Reach, Thana: Garden Reach, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700024, by caste Muslim, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 73/- (E = Rs 7/- ,I = Rs 55/- ,M(a) = Rs 7/- ,M (b) = Rs 4/-) and Registration Fees paid by Cash Rs 73/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 50920, Amount: Rs.100/-, Date of Purchase: 28/01/2022, Vendor name: S Chanda

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 1904-2022, Page from 251993 to 252021
being No 190402901 for the year 2022.



Pradipta Kishore Guha
Digitally signed by pradipta kishore guha
Date: 2022.02.24 15:46:31 +05:30
Reason: Digital Signing of Deed.

(Pradipta Kishore Guha) 2022/02/24 03:46:31 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)