

Deed M-0983/20, ARA-II KOLKATA



1501/2020

पश्चिम बंगाल WEST BENGAL

3518 518103

Serial No. 441 dt. 2020
 BK No. 1 Vol. No. 411 Page 411
 Being No. 983 Year 2020
 Cartridge Paper Issued.....
 Copying Fee Ordinary.....
 Copying Fee Urgent.....
 Tracing Charge for Maps.....
 Xeroxing Charges.....

4 00
 10 00
 10 00
 207 00

 331 00

Under Article F (1) & F (2).....
 Under Article G (1) & G (2).....
 Value of land.....
 Value of Capital.....
 Value of Capital.....
 Cost of Maps.....
 Cost of Xeroxing.....
 Total Cost.....
 Copy Preparation.....
 Sealed and Delivered to J. Paul
 As per Order.....

R. Nandan
 Record Keeper
 Registrar of Assurances-II
 Kolkata

[Signature]
 ADDL REGISTRAR OF ASSURANCES-II
 KOLKATA

22/08/2020

574

11488

13 JUL 2020

No.....Rs10/-Date.....

Name : MONOJ MALLICK, Advocate

Address: Alipur Police Court, Kol-27

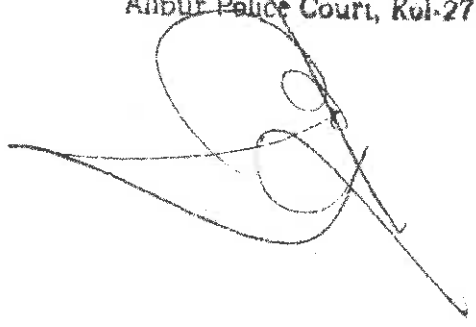
Vendor:

Alipur Collectorate, 24 Pgs. (S)

SUBHANKAR DAS

STAMP VENDOR

Alipur Police Court, Kol-27



441/2020

1

983/20



22
1

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

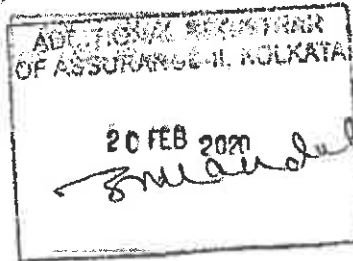
AC 606316

① 01783844/19



Additional Registrar of Assurance-II
Kolkata

22 JAN 2020



DEVELOPMENT AGREEMENT
RELATED

POWER OF ATTORNEY

THIS POWER OF ATTORNEY is granted at Kolkata on this 22nd day of

January 2020

1




076482

Sl. No..... Date.....
Name.....
Add.....
AMT.....

24 DEC 2019
24 DEC 2019

PS. GROUP REALTY (P) LTD
1002, EM BY PASS
KOL-700105


SOMITRA CHANDA
Licensed Stamp Vendor
8/2, K. S. Roy Road, Kol-1



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
22 JAN 2020

Sitavann ghosh
80 Lt Gobardhan ghosh
Gobardhan (Dikshin)
Po - Rudra
Hughes 7120702
Same



(1) **FAIRBLINK INFRAPROJECT LLP**, a limited liability partnership (prior hereto being a private limited company known as Fairblink Infra projects Private Limited, existing under the provisions of the Companies Act, 2013), having Registration No. AAM – 9291 and PAN No. AAGFF0087L, having its registered office at 202, Sunny Corner, 2nd Floor, 22, Sarat Bose Road, Kolkata - 700020, Post Office A.J.C. Bose Road and Police Station Ballygunge, represented by its Partner, **MRS. JULIE BERIA** (PAN: ACVPA5251E; Mobile No. +91 9331840301), wife of Mr. Pritam Beria, residing at 3D, Rameshwara, 19 A, Sarat Bose Road, Kolkata - 700 020, Post Office Lala Lajpat Rai Sarani and Police Station Lala Lajpat Rai Sarani, authorized at a meeting of the Partners held on 30th January, 2019 (2) **GLOXINIA INFRAPLAZA LLP**, a limited liability partnership (prior hereto being a private limited company known as Gloxinia Infra plaza Private Limited, existing under the provisions of the Companies Act, 2013), having Registration No. AAM – 9255 and PAN No. AASFG8786B, having its registered office at 202, Sunny Corner, 2nd Floor, 22, Sarat Bose Road, Kolkata-700020, Post Office A.J.C. Bose Road and Police Station Ballygunge, represented by its Partner, **MRS JULIE BERIA** (PAN: ACVPA5251E; Mobile No. +91 9331840301), wife of Mr. Pritam Beria, residing at 3D, Rameshwara, 19A, Sarat Bose Road, Kolkata - 700 020, Post Office Lala Lajpat Rai Sarani and Police Station Lala Lajpat Rai Sarani, authorized at a meeting of the Partners held on 30th January, 2019 (3) **PETUNIA NIRMAN LLP.**, a limited liability partnership (prior hereto being a private limited company known as Petunia Nirman Private Limited), existing under the provisions of the Companies Act, 2013), having Registration No. AAM – 9252 and PAN No. AAWFP1499A, having its registered office at 202, Sunny Corner, 2nd Floor, 22, Sarat Bose Road, Kolkata-700020, Post Office A.J.C. Bose Road and Police Station Ballygunge, represented by its Partner, **MRS JULIE BERIA** (PAN: ACVPA5251E; Mobile No. +91 9331840301), wife of Mr. Pritam Beria, residing at 3D, Rameshwara, 19A, Sarat Bose Road, Kolkata - 700 020, Post Office Lala Lajpat Rai Sarani and Police Station Lala Lajpat Rai Sarani, authorized at a meeting of the Partners held on 30th January, 2019 (4) **BLUE ARROW BUILDCON PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 as extended by the Companies Act, 2013, having CIN U70102WB2015PTC207823, having PAN No. AAGCB4261R, having its registered office at 47A, Zakaria Street, Kolkata - 700 073, Post Office Chittaranjan Avenue and Police Station Lala Lajpat Rai Sarani, represented by its Director, **MR.PANKAJ BUCHA** (PAN: ADDPB8186C; Mobile No. +91 9830012006), son of Late Hanuman Mal Bucha, residing at 3C, Loudon Street, Kolkata - 700 020, Post Office Circus Avenue and Police Station Shakespeare Sarani, authorized at a meeting of the board of directors held on 30th January, 2019 (5) **GLASSEYE INFRAPLAZA PRIVATE LIMITED.**, a company incorporated under the Companies Act, 1956 as extended by the Companies Act, 2013, having CIN U70102WB2015PTC207821 and PAN No. AAGCG1056M, having its registered office at 47A, Zakaria Street, Kolkata - 700 073, Post Office Chittaranjan Avenue and Police Station Lala Lajpat Rai Sarani, represented by its Director, **MR.PANKAJ BUCHA** (PAN: ADDPB8186C; Mobile No. +91 9830012006), son of Late Hanuman Mal Bucha, residing at 3C, Loudon Street, Kolkata - 700 020, Post Office Circus Avenue and Police Station Shakespeare Sarani, authorized at a meeting of the board of directors held on 30th January, 2019 (6) **PLENTYVALLEY PROPERTIES PRIVATE LIMITED.**, a company incorporated under the Companies Act, 1956 as extended by the Companies Act, 2013, having CIN U70102WB2015PTC207832 and PAN No. AAICP2693M, having its registered office at 4A, Syed Sally Street, 2nd Floor, Room Nos. 13, 14, 15, 16, 17, 18 & 19, Kolkata - 700073, Post Office Chittaranjan Avenue and Police Station Jora Sanko, represented by its



Director, **MR. PANKAJ BUCHA** (PAN: ADDPB8186C; Mobile No. +91 9830012006), son of Late Hanuman Mal Bucha, residing at 3C, Loudon Street, Kolkata - 700 020, Post Office Circus Avenue and Police Station Shakespeare Sarani, authorized at a meeting of the board of directors held on 30th January, 2019, (7) **SANTAINATH INFRA PROJECTS LLP**, a limited liability partnership, having Registration No. AAD-7371 and PAN No. ACTFS9334A, having its registered office at 47A, Zakaria Street, Kolkata - 700073, Post Office Chittaranjan Avenue and Police Station Lala Lajpat Rai Sarani, represented by its Partner, **MR. PANKAJ BUCHA** (PAN: ADDPB8186C; Mobile No. +91 9830012006), son of Late Hanuman Mal Bucha, residing at 3C, Loudon Street, Kolkata - 700 020, Post Office Circus Avenue and Police Station Shakespeare Sarani, authorized at a meeting of the Partners held on 30th January, 2019, hereinafter collectively referred to as the "OWNERS" (which expression shall mean and include each of their respective successors-in-interest and/or permitted assigns)

In favour of

PS GROUP REALTY PRIVATE LIMITED (Income Tax PAN No. AABCPS390E), a company existing under the provisions of the Companies Act, 2013, having its registered office at 1002, E.M. Bye Pass, Kolkata - 700 105, Post Office Dhapa and Police Station Pragati Maidan, represented by its authorized representatives, (1) **MR. RADHESHYAM PANCHARIA** (Income Tax PAN AEQPP5365K; Mobile No. +91 9836299925), son of Mr. Bhanwarlal Pancharia, AND (2) **MR. KAMLESH GANDHI** (Income Tax PAN: AAZPG0492K; Mobile No. +91 9836299940), son of Late Himmatlal Gandhi, both working for gain at 1002, E.M. Bye Pass, Kolkata - 700 105, Post Office Dhapa and Police Station Pragati Maidan, hereinafter referred to as the "Developer" (which expression shall mean and include its successors-in-interest and/or permitted assigns);

WHEREAS:

- A. The Owners are respectively the full and absolute owners of their respective several identified demarcated pieces and parcels of land, being of diverse nature/classification and varied measurement, collectively admeasuring 65.8132 decimals more or less, equivalent to 39 cottahs 13 chittacks 03 square feet more or less) comprised in several Dag Nos. appertaining to several Khatian Nos., situate at Mouza Thakdari, Police Station Rajarhat, District North 24 Parganas, more fully described in the Schedule hereunder written (collectively, "Subject Land", and individually/independently, "Land Parcel").
- B. The Owners are desirous of appointing the Developer as their true and lawful attorney and agent in respect of each of the Land Parcels and the Subject Land, as recorded hereinafter, for the purpose(s) of developing and dealing with *inter alia* each of the Land Parcels and the Subject Land as also the development(s) thereon/thereof as also all the building(s), improvement(s), structure(s) to be constructed thereon and every part thereof ("Project") on terms as mutually agreed between the Owners and the Developer.



NOW THEREFORE KNOW YE ALL AND THESE PRESENTS WITNESSETH that we, each of the Owners herein, namely **FAIRBLINK INFRAPROJECT LLP, GLOXINIA INFRAPLAZA LLP, PETUNIA NIRMAN LLP, BLUE ARROW BUILDCON PRIVATE LIMITED, GLASSEYE INFRAPLAZA PRIVATE LIMITED, PLENTYVALLEY PROPERTIES PRIVATE LIMITED AND SANTAINATH INFRA PROJECTS LLP** do hereby nominate, constitute, appoint and empower the Developer herein, namely **PS GROUP REALTY PRIVATE LIMITED**, as our respective true and lawful attorney and agent, for and in the name of and on behalf of each of the Owners, to do, exercise, carry out, execute or perform or cause to be done, executed, carried out or performed (by the Developer itself or through its nominee(s), delegatee(s), representative(s) etc., acting jointly and/or severally) all or any of the acts, deeds, things, powers or authorities relating to each Land Parcel, the Subject Land and the Project, including as contained hereinafter, that is to say:-

1. To defend possession of each of the Land Parcels comprising the Subject Land and every part thereof, and the Project and also to manage, maintain and administer the same.
2. To ward off, prohibit, and if necessary, proceed in/before the appropriate forum of law against trespassers and/or encroachers, if any, and to take appropriate legal steps.
3. To have the soil tested and to measure/survey each of the Land Parcels comprising the Subject Land.
4. To appoint and engage architects, engineers, specialists, consultants, valuers, surveyors, contractors, agencies, service providers, etc. and other person or persons as may be required from time to time, and to revoke his/their/its appointment and re-appoint any other person in his/their/its place and stead for the aforesaid purposes, and to settle and pay his/her/their/its fees and/or compensation.
5. To prepare or cause to be prepared plans for construction of building(s) on any Land Parcel comprising the Subject Land together with any modifications/amendments/revisions/alterations from time to time, to submit the same before the concerned authorities including but not limited to the concerned municipality/municipal corporation and/or panchayat, as the case may be, and to have the same sanctioned and modified and/or amended and/or revised and/or altered, and for the aforesaid purpose to sign, execute, deliver and submit all applications, papers, documents, statements, affidavits, forms, undertakings, declarations etc. as may be necessary and/or required from time to time.
6. To appear and represent each of the Owners before any and/or all authorities (statutory or otherwise) and/or any government and/or semi-government authorities, revenue authorities, including but not limited to the concerned municipality/municipal corporation/panchayat, the West Bengal Housing Infrastructure Development Corporation Limited ("HIDCO"), the Block Land & Land Reforms Office, Collector, Additional Collector, Survey Authorities, Town Planning Authorities, Development Trust & Authority, West Bengal Fire Services, police, the pollution control board and/or the



environment department and all licensing authorities and/or any other statutory authority and/or any other authorities appointed under the law for the time being in force, for any matter connected with any of the Land Parcels comprising the Subject Land, and further to apply for and obtain any approvals, sanctions, permissions, etc. and for the aforesaid purpose to sign, execute, submit and deliver all letters, applications, agreements, documents, undertaking, forms, affidavits and papers as may be necessary or required from time to time.

7. To pay the fees, obtain sanctions and/or approvals and/or consents and such other orders and/or permissions from the concerned authorities as may be necessary and/or expedient for the sanction and/or modification, alteration etc. of the building plan, to receive refund of the excess amount of fees, if any paid for the same, and also to apply for and obtain from the concerned authorities, the occupancy certificate(s) and/or the completion certificate(s).
8. To submit and take delivery of all the deeds, documents etc. evidencing the respective ownership, right, title and interest of the concerned Owners to, over and in respect of their respective Land Parcels including those as identified by the Developer ("Title Deeds") and all papers and documents as be required by any of the necessary authorities including but not limited to for any of the aforesaid purposes.
9. To apply for and obtain electricity, gas, water, sewerage, drainage, tube-well, generator, lift and/or connections of any other facility and/or utility in and/or to the Subject Land and/or the Project and/or to make alterations therein, and to close down and/or to have the same disconnected, and for such purpose to sign, execute, submit and deliver all deeds, papers, applications, documents and plans, and do all others acts, deeds and things as may be deemed fit and proper by the Developer.
10. To obtain and/or give right of way, access, right to lay drains, water mains, electric cables, telephone, fax lines and telegraph cables etc., underground and over-head (as the case may be) on such terms and conditions as may be determined by the Developer at its sole and absolute discretion, and for such purpose to obtain and give, sign, execute and deliver all deeds, undertakings, writings, etc. as may be necessary or required from time to time.
11. To ask, demand, sue for recovery and receive, of and from all persons and/or governmental authorities and/or bodies/authorities (statutory or otherwise), any claims or demands or actions or rights or otherwise, of or relating to or concerning any of the Land Parcels comprising the Subject Land and/or the proposed development thereof howsoever.
12. To file, initiate, prosecute, enforce, defend, oppose etc. all suits, writ petitions, actions, demands, legal proceedings (whether civil or criminal), appeals etc. in any court of law and/or tribunal and/or any quasi-judicial authority and/or any other forum in any manner concerning any of the Land Parcels comprising the Subject Land, including acquisition/requisition/vesting of any part or portion of the Subject Land, and if deemed



fit by the Developer, to make a counter claim and/or compromise and/or settle and/or abandon each of such suits, writ petitions, actions, legal proceedings etc. upon such terms and conditions as the Developer may deem fit and proper and/or to refer any dispute to arbitration as the Developer may deem fit and proper, and further to depose, give evidence and make submissions for and on behalf of each of the Owners in each of such legal proceedings etc.

13. To sign, execute, verify, affirm, file, submit, serve etc. all statements, affidavits, applications, undertakings, complaints, petitions, written statements, memos of appeal etc. and all and any other papers, deeds, documents as may be necessary to be executed for and/or on behalf of each of the Owners in pursuance of the powers granted herein.
14. To sign, issue, deliver, serve, receive and accept all notices, writ of summons, letters and correspondence as may be required from time to time in connection with all or any of the matters contained herein and/or agreed between the Owners and the Developer including but not limited to HIDCO.
15. To negotiate and sell and/or transfer and/or convey and/or assign and/or lease and/or let out and/or deal with and/or pledge and/or mortgage and/or charge and/or hypothecate and/or create a security interest and/or encumber and/or place in trust and/or exchange and/or gift and/or transfer by operation of law and/or in any other manner any part or portion of any of the Land Parcels comprising the Subject Land and/or any undivided share and/or interest thereof/therein and/or any part or portion of the Project and/or the building(s)/improvement(s) etc. which may be constructed thereon and/or any part or portion thereof and/or any of the several areas/spaces (open and/or covered) thereat, on such terms and to such persons as the Developer may deem fit and proper, and to receive and appropriate the entirety of the consideration in lieu thereof and/or for such other purpose as may be deemed fit by the Developer.
16. To do, execute and perform all acts, deeds and things pertaining to any encumbrance to/over and/or title defect and/or any other defect, issue etc. in any of the Land Parcels as identified by the Developer, at the cost and expense of the Owners, such that the rights and interests of the Developer to/over the Subject Land as also the right of the Developer to develop and deal with the Project is and remains unhindered and without any encumbrance.
17. To sign, execute, deliver, enter into, present for registration and admit execution of all papers, deeds, documents, contracts, agreements, conveyance deeds, declarations and all other documents in connection with rectification of the title of any of the Land Parcels comprising the Subject Land.
18. To sign, execute, enter into, modify, cancel, alter, draw, approve, present for registration and admit the execution of all papers, deeds, documents, contracts, agreements, sale agreements, conveyance deeds, leases, grants, gifts, assurances, applications, declarations and all other documents in connection with any of the Land Parcels comprising the Subject Land and/or any part or portion thereof, *inter alia*, for the sale, transfer, lease,



license, assignment, mortgage, creation of any encumbrance etc. (including the acts, deeds and things recorded in Clause 15 hereinabove) in/over/in respect of any of the Land Parcels comprising the Subject Land and/or any part or portion thereof and/or any undivided share and/or interest thereof/therein and/or any part or portion of the Project and/or the building(s)/improvement(s) etc. which may be constructed thereon and/or any part or portion thereof and/or any of the several areas/spaces (open and/or covered) thereat, in accordance with the terms of the mutual agreement if any between the Owners and the Developer, on such terms and to such person(s) as the Developer may deem fit and proper, and/or for such other purpose as may be deemed fit by the Developer.

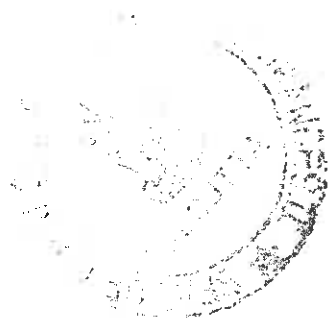
19. To arrange for financing of the Project (project finance) from any banks and/or financial institutions for construction and completion of the Project upon such terms and conditions as may be applicable and to secure such finance by mortgaging the Project and/or parts/portions thereof and each of the Land Parcels comprising the Subject Land and/or parts/portions thereof in favour of any bank/financial institution by deposit of original title deeds (including the Title Deed) of the each Land Parcel comprising the Subject Land and the originals of other deeds and documents by way of equitable mortgage and/or by executing simple mortgage and/or by creating English mortgage as also by creating a charge in respect of the developer's share (as mutually agreed between the Owners and the Developer), and thus to execute any document or documents in furtherance of the above objective including executing letters evidencing deposit of title deeds, confirmation of deposit of title deeds, delivery of the title deeds and to receive back the title deeds, etc.
20. To hand over and/or deliver the various parts and/or portions of any of the Land Parcels comprising the Subject Land and/or the Project and/or the building(s)/improvement(s) to be constructed on any of the Land Parcels comprising the Subject Land including the units, parking spaces, etc. therein, to such person(s), in terms of the mutual agreement between the Owners and the Developer, as the Developer may at its discretion deem fit and proper.
21. To ask for, receive and recover from any person intending to acquire: (a) any manner/nature of right, title or interest in any identified unit/constructed space; and/or (b) the permission to park vehicle(s) at vehicle parking space(s), each constructed/situate at only such parts and portions of the Project which are comprised in/comprise of unit(s)/constructed space(s)/vehicle parking(s) constructed/situate on/at any part or portion of the Subject Land, each as identified by the Developer, all consideration, charges, service charges, taxes and other charges and sums of moneys in respect of any part or portion of any of the Land Parcels comprising the Subject Land and/or the Project and/or the building(s)/improvement(s) to be constructed on any of the Land Parcels comprising the Subject Land and/or the spaces thereon/therein in any manner whatsoever, and also on non-payment thereof, to enter upon and restrain and/or take legal steps for the recovery thereof as the Developer may deem fit and proper.
22. To appear and represent each of the Owners before all authorities for fixation and/or finalization of the land revenue and/or valuation of each of the Land Parcels comprising



the Subject Land, and/or the rate able value of the new building(s) to be constructed thereon, and for such purpose to sign, execute, submit and deliver necessary papers and documents, and to do, execute and perform all other acts, deeds and things as the Developer may deem fit and proper.

23. To make necessary representations including filing of complaints, appeals, applications and other proceedings before all the concerned authorities including the courts of competent jurisdiction, any forum, tribunal etc. for/regarding the fixation of the land revenue and/or valuation of each of the Land Parcels comprising the Subject Land and/or the rate able value of the new building(s) to be constructed thereon.
24. To do, execute and carry out all acts, deeds, matters and things as may be found necessary and expedient for the purpose of effective development of each of the Land Parcels comprising the Subject Land and/or the Project and/or dealing with each of the Land Parcels comprising the Subject Land and/or the Project and/or the constructions thereon.
25. To appear and represent each of the Owners before any Notary Public, Registrar of Assurances and/or any other Registrar having jurisdiction over the Land Parcels comprising the Subject Land, the Metropolitan Magistrate, oath commissioner(s), any other officers and/or government body(ies)and/or department(s), and to make submissions for and on behalf of each of the Owners.
26. For the better doing and more effectually executing the powers and authorities stated herein and/or granted in/under the agreement if any executed between the Owners and the Developer or any of them, to retain, employ and appoint advocates, pleaders, mukhtars, agents etc., to terminate their appointment from time to time and to appoint others.
27. To do all acts, deeds and things concerning the authorities granted herein and/or in/under the agreement if any executed between the Owners and the Developer in respect of each of the Land Parcels comprising the Subject Land.
28. To make representations and warranties for and on behalf of each of the Owners in respect of the Owners and each of the Land Parcels comprising the Subject Land including restating and reiterating the representations and warranties made by the Owners including those in/under the agreement if any executed between the Owners and the Developer.
29. To appoint substitute or substitutes and delegate the powers and authorities granted hereby in part or in whole and to revoke any of such appointments.

And Generally to do all other acts, deeds and things concerning each of the Land Parcels comprising the Subject Land and the Project, which each of the Owners could have done under their respective hands and seals.



And each of the Owners do hereby ratify and confirm and agree to ratify and confirm all and whatsoever the aforesaid attorney shall lawfully do or cause to be done in or about *inter alia* each Land Parcel, the Subject Land and the Project, and further confirm that the powers granted herein as also in/under the agreement if any executed between the Owners and the Developer, are coupled with interest and shall not be revoked so long as the Developer continues to retain any nature/manner of interest in/over/to any part or portion of the Subject Land and/or the Project and/or during the subsistence of the agreement between the Owners and the Developer.

The Schedule Above Referred To
("Subject Land")

All that piece and parcels of lands collectively admeasuring 65.8132 decimals more or less (equivalent to 39 cottahs 13 chittacks 03 square feet more or less), comprised in several Dag Nos. appertaining to several Khatian Nos. situate at Mouza Thakdari,, Police Station Rajarhat, Additional District Sub-Registrar Rajarhat, J.L. No.19, Touzi No. 145, District 24 Parganas (North), as detailed hereinbelow:

Sl. No.	Khatian No.	DagNo.	Area (Decimals)
1	2200	1349	3.3100
2	2200	1350	3.3243
3	2200	1351	0.1939
4	2200	1358	1.4016
5	2265	1349	1.9850
6	2265	1357	5.0000
7	2256	1357	10.0000
8	2252	1357	10.0000
9	2254	1358	8.4000
10	2255	1358	10.0000
11	2171	1358	12.1984
Total			65.8132



In Witness Whereof, each of the Owners have respectively set and subscribed their respective hands and seals on the date, month and year first above written.

Executed And Delivered by the Owners at
Kolkata in the presence of:

1. Surajit Das.
1002, EM Bypass.
Kolkata - 700005

FAIRBLINK INFRAPROJECT LLP

✓ Julie Beina
Partner

FAIRBLINK INFRAPROJECT LLP

2. Sitaram Ghosh
24/02 St. K.D. 1

GLOXINIA INFRAPLAZA LLP

✓ Julie Beina
Partner

GLOXINIA INFRAPLAZA LLP

PETUNIA NIRMAN LLP

✓ Julie Beina
Partner

PETUNIA NIRMAN LLP

✓ P.B. BLUE ARROW BUILDCON PVT. LTD.
Tan, Banj
Director

BLUE ARROW BUILDCON PRIVATE
LIMITED

GLASSEYE INFRAPLAZA PVT. LTD.

Law, Bsc Y

Director

GLASSEYE INFRAPLAZA PRIVATE LIMITED

PLENTYVALLEY PROPERTIES PVT. LTD.

Law, Bsc Y

Director

PLENTYVALLEY PROPERTIES PRIVATE LIMITED

SANTAINATH INFRA PROJECTS LLP

Law, Bsc Y

Partner

SANTAINATH INFRA PROJECTS LLP

Accepted by the Developer at Kolkata in the presence of:

1. *Susajit Das*

PS Group Realty Pvt. Ltd.

Radhe Shyam Pancharia

Director/Authorised Signatory

RADHESHYAM PANCHARIA
(on behalf of PS GROUP REALTY PRIVATE LIMITED)

2. *Sitaram Ghosh*

PS Group Realty Pvt. Ltd.

Kamlesh Gandhi

Director/Authorised Signatory

KAMLESH GANDHI
(on behalf of PS GROUP REALTY PRIVATE LIMITED)

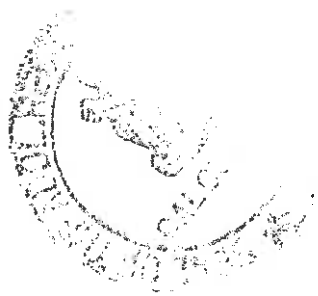
Drafted by:

Radhika Singh

Advocate

WB/1249/1999

11

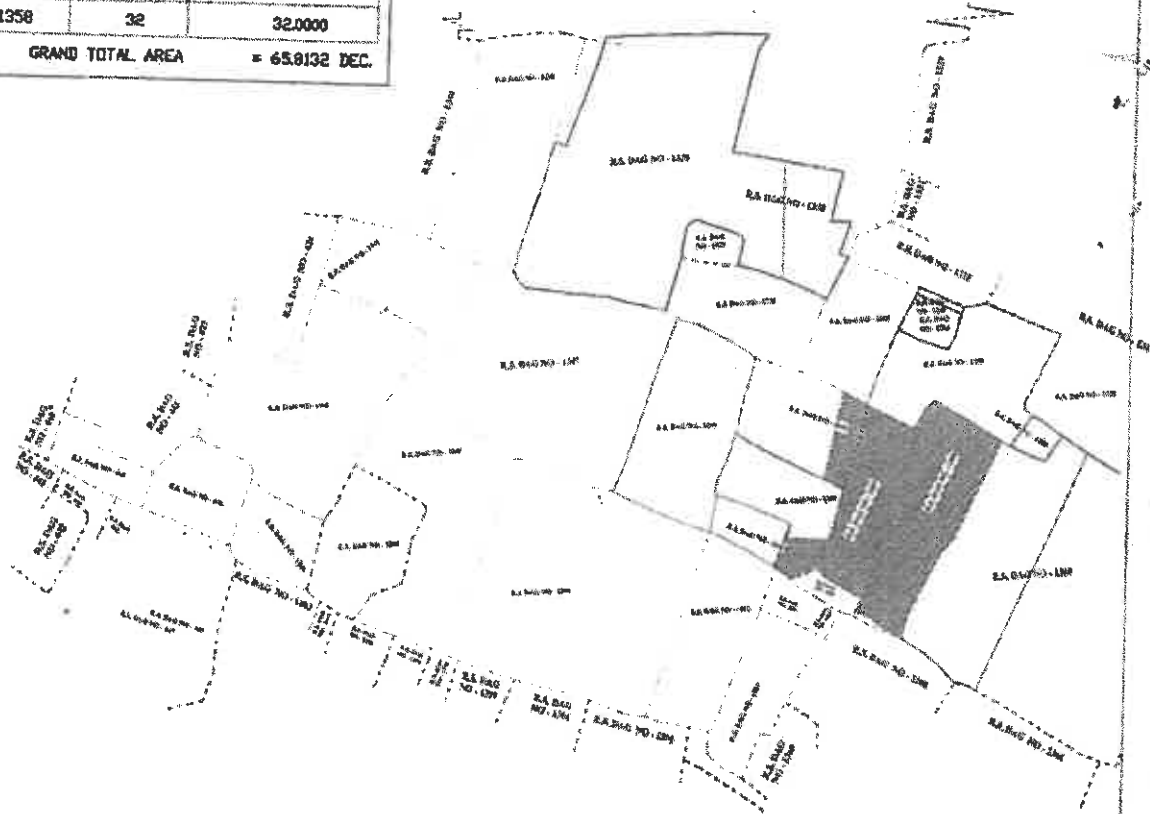




**THAKDARI MOUZA, J.L. NO. - 19
P.S. - RAJARHAT, DIST. - 24 PGS. (N)**

LEGEND :-

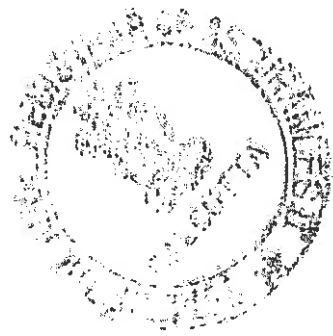
DAG NO	TOTAL AREA	PURCHASED AREA(DEC)
1349	25	5.2950
1350	21	3.3243
1351	7	0.1939
1357	25	25.0000
1358	32	32.0000
GRAND TOTAL AREA		= 65.8132 DEC.














NOTE:-

1. ALL DIMENTION ARE IN METRE










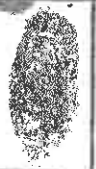

SCALE-1:750



	Thumb	1st finger	middle finger	ring finger	small finger	
	left hand					
	right hand					












Name JULIE BERA

Signature Julie Bera

	Thumb	1st finger	middle finger	ring finger	small finger	
	left hand					
	right hand					

Name PANKAJ BUCHA











Signature Pankaj Bucha


	Thumb	1st finger	middle finger	ring finger	small finger	
	left hand					
	right hand					

Name RADHE SHYAM PANCHARIA

Signature Radhe Shyam Pancharia



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

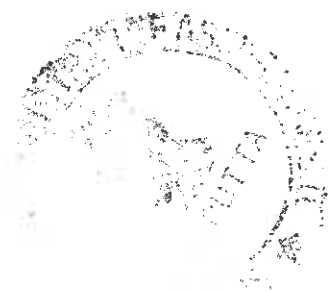
Name KAMLESH GANDHI
 Signature 

	Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand				
	right hand				

Name _____
 Signature _____

	Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand				
	right hand				

Name _____
 Signature _____



1

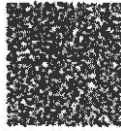
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी खाता संख्या कार्ड
Permanent Account Number Card

AAGFF0087L



20072010

नाम / Name
FAIRBLINK INFRAPROJECT LLP

कार्यालय नं. सी. सी.टी.
Care Of Income Tax Department
060772010

FAIRBLINK INFRAPROJECT LLP

Julie Bains
Partner



2

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AASFG8786B

26022018

नाम / Name
GLOXINIA INFRAPLAZA LLP

दिनांक / तारीख / Date of Incorporation / Formation
05/07/2018

GLOXINIA INFRAPLAZA LLP
Julie Bain
Partner

1948
1949
1950
1951
1952
1953
1954
1955
1956
1957
1958
1959
1960
1961
1962
1963
1964
1965
1966
1967
1968
1969
1970
1971
1972
1973
1974
1975
1976
1977
1978
1979
1980
1981
1982
1983
1984
1985
1986
1987
1988
1989
1990
1991
1992
1993
1994
1995
1996
1997
1998
1999
2000
2001
2002
2003
2004
2005
2006
2007
2008
2009
2010
2011
2012
2013
2014
2015
2016
2017
2018
2019
2020
2021
2022
2023
2024
2025

3

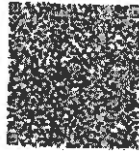
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी खाता संख्या कार्ड
Permanent Account Number Card

AAWFP1489A



नाम / Name
PETUNIA NIRMAN LLP

20072018

गठना/गठन की तारीख
Date of Incorporation/Formation
06/07/2018

PETUNIA NIRMAN LLP

Julie Rain

Partner



5

4



BLUE ARROW BUILDCON PVT. LTD.

San, B. Ch.

Director

10

10 10 10

20

5



GLASSEYE INFRAPLAZA PVT. LTD.

P. Ramesh
Director



52

6



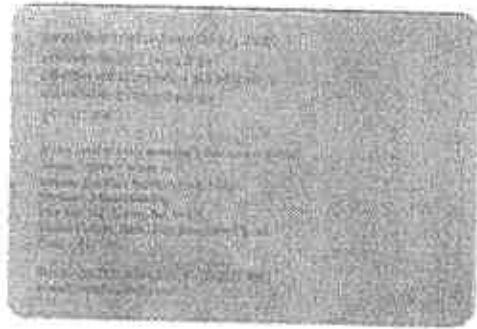
PLENTY VALLEY PROPERTIES PVT. LTD.

Pan. Boney
Director



62

7



SANTAINATH INFRA PROJECTS LLP

Yan. Bort

Partner





PS Group Realty Pvt. Ltd.

Director/Authorised Signatory

9





Kamlesh Gandhi



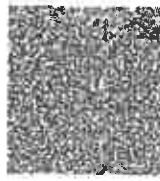



भारत सरकार
Unique Identification Authority of India
Government of India

Enrolment No.: 0000/00527/24465

To
 Kamlesh Gandhi
 S/O Late Himadul Gandhi,
 Citrus Cove,
 278 Dakshin Kuntakhali,
 Narendrapur,
 Near Kamalgazi More,
 Rajpur Sonarpur(M),
 Narendrapur,
 South 24 Parganas West Bengal - 700103
 9836299940

Download Date: 28/09/2019
 Generation Date: 28/09/2019



आपका आधार क्रमांक / Your Aadhaar No. :
4926 3079 3995
 VID : 9171 9878 2245 8023

मेरा आधार, मेरी पहचान





Kamlesh Gandhi
 Date of Birth: 08/03/1966
 Male/ MALE



4926 3079 3995
 VID : 9171 9878 2245 8023

मेरा आधार, मेरी पहचान





सूचना

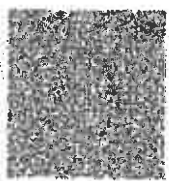
- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

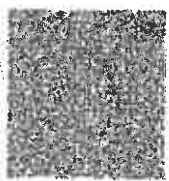
- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का काम उबाले में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.





Address:
 S/O Late Himadul Gandhi, Citrus Cove, 278
 Dakshin Kuntakhali, Narendrapur, Near
 Kamalgazi More, Rajpur Sonarpur(M), South
 24 Parganas,
 West Bengal - 700103



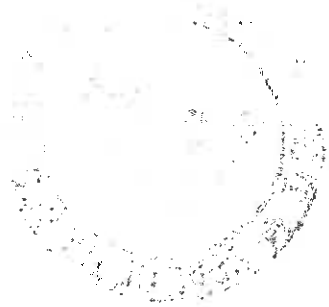
4926 3079 3995
 VID : 9171 9878 2245 8023

Kamlesh Gandhi

Handwritten scribble or mark, possibly a signature or initials, located in the lower center of the page.



Julie Bena



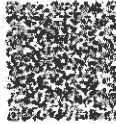


भारतीय विश्वव्यापी पहचान प्रणाली
भारत सरकार
 Unique Identification Authority of India
 Government of India

संसाधन क्रम / Enrollment No.: 10076001502809

To
 कुली बर्दा
 Julie Borda
 W/O Prasen Doria
 1D RAMESHWARA 19A, SARAT BOSE ROAD
 NEAR NEPAL SWEETS, L.R. Saran 9 C
 L.R. Saran, Kolkata
 West Bengal 700022

UG2422611011N



आपका आधार क्रमांक / Your Aadhaar No.

7116 1902 6286

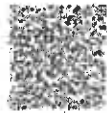
आधार — आम आदमी का अधिकार

भारत सरकार
 GOVERNMENT OF INDIA

कुली बर्दा
 Julie Borda
 जन्म वर्ष / Year of Birth: 1975
 लिंग / Gender: Female

7116 1902 6286

आधार — आम आदमी का अधिकार



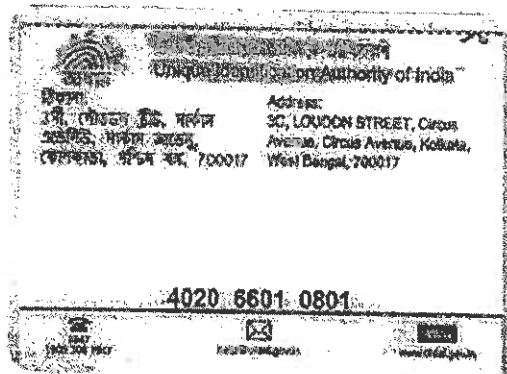
Julie Borda





✓
PB Pankaj Bucha





✓ Pan, Bueha
PB





Radhe Shyam Pancharia





ভারত সরকার

Government of India

ওয়েবসাইটের আই ডি / Enrollment No.: 1040/2121000556

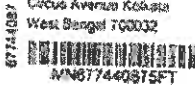
তথ্য

- অধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা মাত্র ফরম।

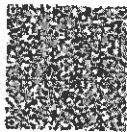
INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

To
 রাধা শ্যাম পান্ডারী
 Radha Shyam Pandaria
 1/11 ARABINDA NAGAR
 Jadipur University
 Jadipur University
 Circus Avenue Kolkata
 West Bengal 700032



MN677440875FT



আপনার সংখ্যা / Your No. :

6761 0059 7035

- সাধারণ মানুষের অধিকার

অধার সারা দেশে দালা।
 অধার জবিনতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
 Aadhaar is valid throughout the country.
 Aadhaar will be helpful in availing Government and Non-Government services in future.



ভারত সরকার
Government of India

রাধা শ্যাম পান্ডারী
 Radha Shyam Pandaria
 ঠিকানা : ওয়েবসাইট
 Father - Bharwar Lal Pandaria
 মোবাইল / DCB : 15061963
 লিঙ্গ / Male



6761 0059 7035

- সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India

ঠিকানা:
 1/11, অরবিন্দ নগর, যাদুপুর
 যাদুপুর বিশ্ববিদ্যালয়, যাদুপুর
 ইউনিভার্সিটি, কোলকাতা, পশ্চিম
 বঙ্গ, 700032

Address:
 1/11, ARABINDA NAGAR,
 Jadipur University, Jadipur
 University, Kolkata, West Bengal,
 700032

6761 0059 7035



Radha Shyam Pandaria



Duplicate -

Form No. 19 (Civil)
Rule 44, Chap. XIV
A. S. Rules.



Registrar (J.S.)
Appellate High Court, A.S.
Calcutta

Licence for Advocates' Clerks, other than Articled Clerks
High Court

LICENCE
(Not transferable)

No. S-47.

This is to authorise Sri Sitaram Ghosh
son of Lt. Gobardhan Ghosh residing at
Vill - Gobea, Chanditola, Hooghly to act as the licensed clerk of
Mrs. Radhika Singh, Advocate, during the year
2008.. (F-672/164 of 1996)

Dated 11-09-2008.

sd/-
Licensing Authority
Registrar (J.S.)
High Court, A.S.
Calcutta

To be produced when required and returned for renewal not later
1st December every year.


Sitaram Ghosh



Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201920-012482647-1 Payment Mode Online Payment
GRN Date: 19/12/2019 16:01:26 Bank : Indian Bank
BRN : IB19122019062820 BRN Date: 19/12/2019 16:02:15

DEPOSITOR'S DETAILS

Name : R SINGH Id No. : 19020001783844/6/2019
[Query No./Query Year] 
Contact No. : Mobile No. : +91 9903882150
E-mail :
Address : 2 HARE STREET KOLKATA 700001
Applicant Name : Mr. R SINGH
Office Name :
Office Address :
Status of Depositor : Advocate
Purpose of payment / Remarks : Sale, Development Power of Attorney

PAYMENT DETAILS

Sr. No.	Identification No.	Head of A/C Description	Head of A/C	Amount (₹)
1	19020001783844/6/2019	Property Registration- Stamp duty	0030-02-103-003-02	74850
2	19020001783844/6/2019	Property Registration- Registration Fees	0030-03-104-001-16	87
In Words : Rupees Seventy Five Thousand Thirty Seven only			Total	75037



Major Information of the Deed

Deed No :	I-1902-00983/2020	Date of Registration	20/02/2020
Query No / Year	1902-0001783844/2019	Office where deed is registered	
Query Date	20/11/2019 6:26:05 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	R SINGH 2 HARE ST, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9903882150, Status : Advocate		
Transaction	Additional Transaction		
[0139] Sale, Development Power of Attorney	[4002] Power of Attorney, General Power of Attorney [Rs : 1/-]		
Set Forth value	Market Value		
Rs. 10/-	Rs. 7,20,71,429/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 75,050/- (Article:48(g))	Rs. 87/- (Article:E, E, M(a), M(b), I)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Thakdari, Mouza: Thakdari, JI No: 19, Pin Code : 700135

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1349 (RS :-)	LR-2200	Bastu	Shali	3.31 Dec		36,24,751/-	Property is on Road
L2	LR-1350 (RS :-)	LR-2200	Bastu	Shali	3.3243 Dec	1/-	36,40,410/-	Property is on Road
L3	LR-1351 (RS :-)	LR-2200	Bastu	Shali	0.1939 Dec	1/-	2,12,338/-	Property is on Road
L4	LR-1358 (RS :-)	LR-2200	Bastu	Shali	1.4016 Dec	1/-	15,34,879/-	Property is on Road
L5	LR-1349 (RS :-)	LR-2265	Bastu	Shali	1.985 Dec	1/-	21,73,755/-	Property is on Road
L6	LR-1357 (RS :-)	LR-2265	Bastu	Shali	5 Dec	1/-	54,75,454/-	Property is on Road
L7	LR-1357 (RS :-)	LR-2265	Bastu	Shali	10 Dec	1/-	1,09,50,908/-	Property is on Road
L8	LR-1357 (RS :-)	LR-2252	Bastu	Shali	10 Dec	1/-	1,09,50,908/-	Property is on Road
L9	LR-1358 (RS :-)	LR-2254	Bastu	Shali	8.4 Dec	1/-	91,98,762/-	Property is on Road
L10	LR-1358 (RS :-)	LR-2255	Bastu	Shali	10 Dec	1/-	1,09,50,908/-	Property is on Road
L11	LR-1358 (RS :-)	LR-2171	Bastu	Shali	12.1984 Dec	1/-	1,33,58,356/-	Property is on Road
	TOTAL :				65.8132Dec	10 /-	720,71,429 /-	
	Grand Total :				65.8132Dec	10 /-	720,71,429 /-	



Principal Details :



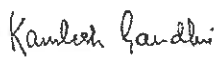


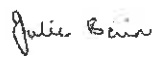


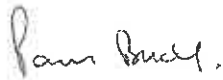
Sl No	Name,Address,Photo,Finger print and Signature
1	FAIRBLINK INFRAPROJECT LLP 202, SUNNY CORNER,22 SARAT BOSE ROAD, P.O:- A J CBOSE ROAD, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: AAGFF0087L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	GLOXINIA INFRA PLAZA LLP 202 SUNNY PARK,22 SARAT BOSE ROAD, P.O:- AJC BOSE ROAD, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: AASFG8786B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
3	PETUNIA NIRMAN LLP 22 SARAT BOSE ROAD, P.O:- AJC BOSE ROAD, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: AAWFP1499A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
4	BLUE ARROW BUILDCON PRIVATE LIMITED 47A ZAKARIA STREET, P.O:- CHITTARANJAN AVENUE, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700073 , PAN No.:: AAGCB4261R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
5	GLASSEYE INFRAPLAZA PRIVATE LIMITED 47A ZAKARIA STREET, P.O:- CHITTRANJAN AVENUE, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700073 , PAN No.:: AAGCG1056M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
6	PLENTYVALLEY PROPERTIES PRIVATE LIMITED 4A SYED SALLY STREET, P.O:- CHITTARANJAN AVENUE, P.S:- Jorasanko, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700073 , PAN No.:: AAICP2893M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
7	SANTAINATH INFRA PROJECTS LLP 47A ZAKARIA STREET, P.O:- CHITTARANJAN AVENUE, P.S:- Jorasanko, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700073 , PAN No.:: ACTFC9334A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Attorney Details :



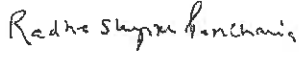
Sl No	Name,Address,Photo,Finger print and Signature
1	PS GROUP REALTY PRIVATE LIMITED 1002, E M BYPASS, P.O:- DHAPA, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700105 , PAN No.:: AABCP5390E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative





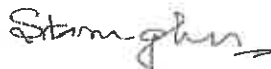
Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr KAMLESH GANDHI Son of Mr HIMMAT LAL GANDHI Date of Execution - 22/01/2020, , Admitted by: Self, Date of Admission: 22/01/2020, Place of Admission of Execution: Office	Photo  Jan 22 2020 1:30PM	Finger Print  LTI 22/01/2020	Signature  22/01/2020
1002 E M BYPASS, P.O:- DHAPA, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700105, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: AAZPG0492K, Aadhaar No: 49xxxxxxx3995 Status : Representative, Representative of : PS GROUP REALTY PRIVATE LIMITED (as AUTHORIZED REPRESENTATIVES)				
2	Name Mrs JULIE BERIA Wife of PRITAM BERIA Date of Execution - 22/01/2020, , Admitted by: Self, Date of Admission: 22/01/2020, Place of Admission of Execution: Office	Photo  Jan 22 2020 1:28PM	Finger Print  LTI 22/01/2020	Signature  22/01/2020
19A, SARAT BOSE ROAD, P.O:- LALA LAJPAT RAI SARANI, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACVPA5251E, Aadhaar No: 71xxxxxxx6286 Status : Representative, Representative of : FAIRBLINK INFRAPROJECT LLP (as PARTNER)				
3	Name Mr PANKAJ BUCHA Son of Late HANUMAN MAL BUCHA Date of Execution - 22/01/2020, , Admitted by: Self, Date of Admission: 22/01/2020, Place of Admission of Execution: Office	Photo  Jan 22 2020 1:28PM	Finger Print  LTI 22/01/2020	Signature  22/01/2020
3C, LOUDON STREET, P.O:- CIRCUS AVENUE, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700020, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADDPB8186C, Aadhaar No: 40xxxxxxx0120 Status : Representative, Representative of : GLOXINIA INFRA PLAZA LLP (as), PETUNIA NIRMAN LLP (as), BLUE ARROW BUILDCON PRIVATE LIMITED (as DIRECTOR), GLASSEYE INFRAPLAZA PRIVATE LIMITED (as DIRECTOR), PLENTYVALLEY PROPERTIES PRIVATE LIMITED (as DIRECTOR), SANTAINATH INFRA PROJECTS LLP (as PARTNER)				



Name	Photo	Finger Print	Signature
Mr RADHESHYAM PANCHARIA (Presentant) Son of Mr BHANWARLAL PANCHARIA Date of Execution - 22/01/2020, , Admitted by: Self, Date of Admission: 22/01/2020, Place of Admission of Execution: Office			
	Jan 22 2020 1:28PM	LTI 22/01/2020	22/01/2020
1002 E M BYEPASS, P.O:- DHAPA, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700105, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: AEQPP5365K, Aadhaar No: 67xxxxxxx7035 Status : Representative, Representative of : PS GROUP REALTY PRIVATE LIMITED (as AUTHORIZED REPRESENTATIVES)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SITARAM GHOSH Son of Late GOBARDHAN GHOSH GOBRA DAKSHINPARA, P.O:- CHANDITALA, P.S:- Dunkuni, Dankuni, District:-Hooghly, West Bengal, India, PIN - 712702			
	22/01/2020	22/01/2020	22/01/2020
Identifier Of Mr KAMLESH GANDHI, Mrs JULIE BERIA, Mr PANKAJ BUCHA, Mr RADHESHYAM PANCHARIA			

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Thakdari, Mouza: Thakdari, JI No: 19, Pin Code : 700135

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1349, LR Khatian No:- 2200	Owner:কেন্দ্রীয় ইনফ্রাস্ট্রাকচার, Gurdian:এল এ প, Address:16,বিপ্রদাস চ্যাটার্জী লেন, শিবপুর, হাওড়া-711102 , Classification:শালি, Area:0.02000000 Acre,	Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 1350, LR Khatian No:- 2200	Owner:কেন্দ্রীয় ইনফ্রাস্ট্রাকচার, Gurdian:এল এ প, Address:16,বিপ্রদাস চ্যাটার্জী লেন, শিবপুর, হাওড়া-711102 , Classification:ডাঙ্গা, Area:0.03000000 Acre,	Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 1351, LR Khatian No:- 2200	Owner:কেন্দ্রীয় ইনফ্রাস্ট্রাকচার, Gurdian:এল এ প, Address:16,বিপ্রদাস চ্যাটার্জী লেন, শিবপুর, হাওড়া-711102 , Classification:বহুতল আবাসন,	Seller is not the recorded Owner as per Applicant.



L4	LR Plot No:- 1358, LR Khatian No:- 2200	Owner:ফেয়ারব্রিক ইনফ্রাপ্রজেক্ট, Gurdian:এল এ প, Address:16,বিপ্রদাস চ্যাটার্জী লেন, শিবপুর, হাওড়া-711102 , Classification:শালি, Area:0.02000000 Acre,	Seller is not the recorded Owner as per Applicant.
L5	LR Plot No:- 1349, LR Khatian No:- 2265	Owner:গ্লক্সিনিয়া ইনফ্রাপ্লাজা, Gurdian:এল এ প, Address:66, J.M. AVENUE 1ST FLOOR KOL-05 , Classification:শালি, Area:0.02000000 Acre,	Seller is not the recorded Owner as per Applicant.
L6	LR Plot No:- 1357, LR Khatian No:- 2265	Owner:গ্লক্সিনিয়া ইনফ্রাপ্লাজা, Gurdian:এল এ প, Address:66, J.M. AVENUE 1ST FLOOR KOL-05 , Classification:শালি, Area:0.05000000 Acre,	Seller is not the recorded Owner as per Applicant.
L7	LR Plot No:- 1357, LR Khatian No:- 2265	Owner:গ্লক্সিনিয়া ইনফ্রাপ্লাজা, Gurdian:এল এ প, Address:66, J.M. AVENUE 1ST FLOOR KOL-05 , Classification:শালি, Area:0.05000000 Acre,	Seller is not the recorded Owner as per Applicant.
L8	LR Plot No:- 1357, LR Khatian No:- 2252	Owner:গ্রাসি ইনফ্রাপ্লাজা গ্রা: লি: ., Gurdian:পক্ষে , Address:230/ B,A.G.C. BOSE RD. 3RD FLOOR KOL-20 , Classification:শালি, Area:0.10000000 Acre,	Seller is not the recorded Owner as per Applicant.
L9	LR Plot No:- 1358, LR Khatian No:- 2254	Owner:পিটুনিয়া নির্মাণ, Gurdian:এল এ প, Address:25 R.N MUKHERJEE ROAD KOL-01 , Classification:শালি, Area:0.08000000 Acre,	Seller is not the recorded Owner as per Applicant.
L10	LR Plot No:- 1358, LR Khatian No:- 2255	Owner:প্লেস্টাভ্যালী প্রোপারটিস গ্রা: লি: ., Gurdian:পক্ষে , Address:230/ B,A.G.C. BOSE RD. 3RD FLOOR KOL-20 , Classification:শালি, Area:0.10000000 Acre,	Seller is not the recorded Owner as per Applicant.
L11	LR Plot No:- 1358, LR Khatian No:- 2171	Owner:SANTAINATH INFRA PROJECTS, Gurdian:L , Address:23A, Nataji Subhash Road , Classification:শালি, Area:0.12000000 Acre,	Seller is not the recorded Owner as per Applicant.



Endorsement For Deed Number : I - 190200983 / 2020

On 22-01-2020

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

Presented for registration at 13:15 hrs on 22-01-2020, at the Office of the A.R.A. - II KOLKATA by Mr RADHESHYAM PANCHARIA ..

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 7,20,71,429/-

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

Execution is admitted on 22-01-2020 by Mr PANKAJ BUCHA, , GLOXINIA INFRA PLAZA LLP (LLP), 202 SUNNY PARK, 22 SARAT BOSE ROAD, P.O:- AJC BOSE ROAD, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020; , PETUNIA NIRMAN LLP (LLP), 22 SARAT BOSE ROAD, P.O:- AJC BOSE ROAD, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020; DIRECTOR, BLUE ARROW BUILDCON PRIVATE LIMITED (Private Limited Company), 47A ZAKARIA STREET, P.O:- CHITTARANJAN AVENUE, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700073; DIRECTOR, GLASSEYE INFRAPLAZA PRIVATE LIMITED (Private Limited Company), 47A ZAKARIA STREET, P.O:- CHITTARANJAN AVENUE, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700073; DIRECTOR, PLENTYVALLEY PROPERTIES PRIVATE LIMITED (Private Limited Company), 4A SYED SALLY STREET, P.O:- CHITTARANJAN AVENUE, P.S:- Jorasanko, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700073; PARTNER, SANTAINATH INFRA PROJECTS LLP (LLP), 47A ZAKARIA STREET, P.O:- CHITTARANJAN AVENUE, P.S:- Jorasanko, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700073

Indetified by Mr SITARAM GHOSH, , Son of Late GOBARDHAN GHOSH, GOBRA DAKSHINPARA, P.O: CHANDITALA, Thana: Dunkuni, , City/Town: Dankuni, Hooghly, WEST BENGAL, India, PIN - 712702, by caste Hindu, by profession Law Clerk

Execution is admitted on 22-01-2020 by Mr RADHESHYAM PANCHARIA, AUTHORIZED REPRESENTATIVES, PS GROUP REALTY PRIVATE LIMITED, 1002, E M BYPASS, P.O:- DHAPA, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700105

Indetified by Mr SITARAM GHOSH, , Son of Late GOBARDHAN GHOSH, GOBRA DAKSHINPARA, P.O: CHANDITALA, Thana: Dunkuni, , City/Town: Dankuni, Hooghly, WEST BENGAL, India, PIN - 712702, by caste Hindu, by profession Law Clerk

Execution is admitted on 22-01-2020 by Mr KAMLESH GANDHI, AUTHORIZED REPRESENTATIVES, PS GROUP REALTY PRIVATE LIMITED, 1002, E M BYPASS, P.O:- DHAPA, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700105

Indetified by Mr SITARAM GHOSH, , Son of Late GOBARDHAN GHOSH, GOBRA DAKSHINPARA, P.O: CHANDITALA, Thana: Dunkuni, , City/Town: Dankuni, Hooghly, WEST BENGAL, India, PIN - 712702, by caste Hindu, by profession Law Clerk

Execution is admitted on 22-01-2020 by Mrs JULIE BERIA, PARTNER, FAIRBLINK INFRAPROJECT LLP (LLP), 202, SUNNY CORNER, 22 SARAT BOSE ROAD, P.O:- A J CBOSE ROAD, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020

Indetified by Mr SITARAM GHOSH, , Son of Late GOBARDHAN GHOSH, GOBRA DAKSHINPARA, P.O: CHANDITALA, Thana: Dunkuni, , City/Town: Dankuni, Hooghly, WEST BENGAL, India, PIN - 712702, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 87/- (E = Rs 14/- , I = Rs 55/- , M(a) = Rs 14/- , M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 87/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/12/2019 4:02PM with Govt. Ref. No: 192019200124826471 on 19-12-2019, Amount Rs: 87/-, Bank: Indian Bank (IDIB00C001), Ref. No. IB19122019062820 on 19-12-2019, Head of Account 0030-03-104-001-16



Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,050/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 74,950/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 076482, Amount: Rs.100/-, Date of Purchase: 24/12/2019, Vendor name: SOUMITRA CHANDA

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/12/2019 4:02PM with Govt. Ref. No: 192019200124826471 on 19-12-2019, Amount Rs: 74,950/-, Bank: Indian Bank (IDIB000C001), Ref. No. IB19122019062820 on 19-12-2019, Head of Account 0030-02-103-003-02

Tushar Kanti Mandal

**Tushar Kanti Mandal
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal**

On 20-02-2020

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.

Tushar Kanti Mandal

**Tushar Kanti Mandal
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 1902-2020, Page from 42032 to 42072

being No 190200983 for the year 2020.



Tushar Kanti Mandal

Digitally signed by TUSHAR KANTI
MANDAL

Date: 2020.02.25 17:29:47 +05:30

Reason: Digital Signing of Deed.

CERTIFIED TO BE A TRUE COPY

(Tushar Kanti Mandal) 2020/02/25 05:29:47 PM

ADDITIONAL REGISTRAR OF ASSURANCE

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

West Bengal.

CHECKED BY

R. Nandan

22/08/2020

[Signature]
ADDL REGISTRAR OF ASSURANCES-I
KOLKATA

(This document is digitally signed.)