

1103/23

I-1103/22



अन्वितबन्ध पश्चिम बंगाल WEST BENGAL

AN 051294

27.01.23  
 27/1/23

*[Faint, illegible text]*

*[Signature]*  
 District Sub-Register-III  
 Alipore, South 24-parganas

27 JAN 2023

**DEVELOPMENT POWER OF ATTORNEY**

BY THIS POWER OF ATTORNEY M/s. Ritesh Hotels & Homes Pvt. Ltd. [INCOME TAX PAN: AABCR5663C], a Private Limited Company having its registered office at 2, Clive Ghat Street, P.O: General Post Office (G.P.O), P.S.: Hare Street, Kolkata – 700001, represented by its Director Mr. Siddharth Nahata [Income Tax PAN:- AICPN8998G] [Aadhar No. 3470 0892 3656] son of Mr. Sagar Mal Nahata, working for gain at 2, Clive Ghat Street, the **EXECUTANT** herein do hereby **SEND GREETINGS.**

Ritesh Hotel & Homes Pvt. Ltd.  
*Siddharth Nahata*  
 Director

SAANVI ITISH REALTY LLP  
*Ashish Bajaj*  
 Designated Partner

SAANVI ITISH REALTY LLP  
*Ashish Bajaj*  
 Designated Partner



23 DEC 2022

SL. NO. 20047 DT. 23/12/22

NAME.....

ADDRESS.....

S CHAKRABORTY  
Advocate, Alipore Judges Court  
Kolkata - 27

RS. 100/-

TANMOY KAR PURKAYASTHA  
(STAMP VENDOR)  
ALIPORE POLICE COURT  
KOLKATA-27



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS., ALIPORE  
27 JAN 2023

Malay Sun Gupta.  
Slot S. K. Sun Gupta.  
Alipore Police Court  
Kol - 27.

433 STAMP VENDOR

Designated

**WHEREAS** the Executant herein, M/s. Ritesh Homes & Hotels Pvt. Ltd. is absolutely seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT the piece and parcel of land containing by estimation an area of 6 cottahs 5 Chittaks & 20.927 Sq.ft (be the same a little more or less) situated at Municipal premises No. 121, Shyama Prasad Mukherjee Road, P.S: Tollygunge, Kolkata-700026, within the limits of the Kolkata Municipal Corporation under Ward No: 87, Borough: VIII (more fully and particularly mentioned and described in the **SCHEDULE** hereunder written and hereinafter referred to as the said **PROPERTY**) having acquired the same by a Deed of Conveyance dated \_\_\_\_\_ registered in the office of Additional District Sub-Registrar office of the A.D.S.R. Alipore at Alipore, 24 Parganas in Book No.I, CD Volume No. 29, Pages 2500 to 2519, Being No. 06593 for the year 2009.

**AND WHEREAS** being desirous to develop the said premises the Executant herein has entered into a Development Agreement on 27/01/2023 with **M/s. Saanvi Itish Realty LLP [Income Tax PAN :- AEUFS7952R]**, a Limited Liability Partnership Firm having its registered office at 2B, Mahendra Road, P.O - Bhowanipore, P.S - Bhowanipore, Kolkata - 700025 represented by its Partners, **(1) M/s. Saanvi Niwas Pvt. Ltd.** a Company incorporated under the Companies Act,1956 and within the meaning of Companies Act, 2013 having its registered office at 2B,Mahendra Road, P.O - Bhowanipore, P.S - Bhowanipore, Kolkata - 700025 represented by its Director Mr.Amit Bajoria **[Income Tax PAN:- AHCPB2460Q] [Aadhar No: 2384 0785 2533]**, son of Late Krishna Bajoria, working for gain at 2B,Mahendra Road, P.O - Bhowanipore, P.S - Bhowanipore,

S. Nohota

(Signature)





DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS., ALIPORE  
27 JAN 2023

Kolkata - 700025 and **(2) M/s. Itish Realty Pvt. Ltd.** a Company incorporated under the Companies Act, 1956 and within the meaning of Companies Act, 2013 having its registered office at 135, Sarat Bose Road, P.O - Kalighat, P.S - Tollygunge, Kolkata - 700026 represented by its Director Mr. Ashish Bajaj [**Income Tax PAN:- AOPPB8096Q**] [**Aadhar No:9285 1157 3875**], son of Mr. Rajesh Bajaj, working for gain at at 135, Sarat Bose Road, P.O - Kalighat, P.S - Tollygunge, Kolkata - 700026 mentioned therein as the **Developer** for the purpose of Development of the said premises as mentioned in the **SCHEDULE** herein below and the said Development Agreement was registered in the Office of the , South 24-Parganas and recorded in Book-I, Volume No. , being No. 1095/23 for the year 2023 .

**AND WHEREAS** it is specifically stipulated in the said Development Agreement dated 27/1/23 , that the Executant shall execute a registered Development Power of Attorney in favour of the said Developer to do several acts and things to facilitate the Development work in our said property as morefully mentioned in the **SCHEDULE** herein below.

**NOW KNOW BY THESE PRESENTS,** the Executant herein do hereby appoint and nominate, **M/s. Saanvi Itish Realty LLP [Income Tax PAN :- AEUFS7952R]**, a Limited Liability Partnership Firm having its registered office at 2B, Mahendra Road, Kolkata - 700025 represented by its Partners, **(1) M/s. Saanvi Niwas Pvt. Ltd.**, a Company incorporated under the Companies Act, 1956 and within the meaning of Companies Act, 2013 having its registered office at 2B, Mahendra Road,

S. Nabata

(Signature)





DISTRICT SUB REGISTRAR-III  
SOUTH 24 P.S., ALIPORE  
27 JAN 2023



P.O - Bhowanipore, P.S - Bhowanipore, Kolkata - 700025 represented by its Director Mr.Amit Bajoria [**Income Tax PAN:- AHCPB2460Q**] [**Aadhar No: 2384 0785 2533**], son of Late Krishna Bajoria, working for gain at 2B,Mahendra Road, P.O - Bhowanipore, P.S - Bhowanipore, Kolkata - 700025 and (2) **M/s. Itish Realty Pvt. Ltd.** a Company incorporated under the Companies Act,1956 and within the meaning of Companies Act, 2013 having its registered office at 135, Sarat Bose Road, P.O - Kalighat, P.S - Tollygunge, Kolkata - 700026 represented by its Director Mr.Ashish Bajaj [**Income Tax PAN:- AOPPB8096Q**] [**Aadhar No:9285 1157 3875**], son of Rajesh Bajaj, working for gain at 135, Sarat Bose Road, P.O - Kalighat, P.S - Tollygunge, Kolkata - 700026 to be my true and lawful Attorney in the name and on behalf of the Executant to do execute and perform severally and/or jointly the needful, acts, deeds and things relating to our said property as mentioned below:

1. To look after, manage, control, protect, preserve and supervise, develop and administer the said landed property, which is more fully described in the **SCHEDULE** hereunder written and to develop the same in any manner whatsoever as be necessary for the purpose of construction of the proposed multi-storied residential building thereon.
2. To do all acts, deeds, matters and things and to represent before and correspond with the Concerned Authorities for any of the matters relating to development work in respect of the said property as mentioned in the **SCHEDULE** herein below.

S. Nishete

(Bajaj)





DISTRICT SUB REGISTRAR-III  
SOUTH 24 P.S., ALIPORE  
**27 JAN 2023**



3. To construct proposed multi-storied building upon the land at the said property after demolition of existing structure standing thereon as per plan prepared by the Architect appointed by the said Attorneys subject to be sanctioned by the competent authority of the Kolkata Municipal Corporation .
4. To apply to the Kolkata Municipal Corporation and any other authority and/or authorities concern for sanction of the building plan, its variation and/or modification of whatsoever manner or nature in respect of the said property which to be sanctioned by the competent authority and/or Department or Departments of the Kolkata Municipal Corporation by appointing a licensed architect and structural engineer and then, if required, to have the same revalidated and/or modified and/or extended and/or altered and/or revised by and the other Authorities and to pay fees, costs and charges for such sanction, modification, alteration, revision, extension and/or re-validation as the case may beand for that purpose to sign on our behalf of all such relevant papers and documents, applications, maps or plans etc. and to take delivery of all of them and any representations as the said Attorneys shall think fit and proper for and on behalf of the Executant.
5. To make supervise and construction of the multi-storied building and/or structure according to the sanctioned building plan to be sanctioned by the competent authority of the Kolkata Municipal Corporation, in respect of the said property as mentioned in the **SCHEDULE** hereunder written and to that effect to get signed, pursue and collect on behalf of the Executant all such relevant applications, drawings, documents and any representations of whatsoever in

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DISTRICT SUB REGISTRAR-III  
SOUTH 24 P.S., ALIPORE  
27 JAN 2023

any manner or nature that is being sought to be done by the aforesaid department of the competent authority or by other and when necessary as and/or asked for.

6. To appoint Engineers, Architects and their agent or agents and Subcontractors as the said Attorneys shall think fit and proper and to make payment of their fees and charges of such Architects, Engineers and their agent or agents and/or sub-contractors according to the needs as may be necessary from time to time during the construction period, for and on behalf of the Executant.
7. To sign and execute all papers and documents and appear and represent me before the necessary authorities, Kolkata Municipal Corporation, Fire Services Dept., West Bengal Police and CESC in connection with the said property as mentioned in the **SCHEDULE** herein below.
8. To apply for electricity, water, drainage, sewerage, telephone or of any other utility in the said property and/or to make alterations in the existing connection and to have disconnected the same and for that to sign answer execute and submit all papers, applications, documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the Attorneys.
9. To appear before Notary Public, Registrars, Magistrates and all other officers and authorities to have notarized, registered and authenticated all papers, declarations, affidavits, confirmations, consents, agreements, documents, indemnities, undertakings etc. as be required to enforce all powers and authorities contained herein only for the above purposes.

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DISTRICT SUB REGISTRAR-III  
SOUTH 24 PARG., ALIPORE  
27 JAN 2023

10. To make payment of upto date municipal tax in respect of the Said Property by way of approaching and obtaining necessary orders for such payment and to collect receipts thereof.
11. To cause survey, test soil, do excavation and other preparatory works for construction of the New Building on the Said Property To construct temporary sheds and godowns for storage of building materials and running of site office and to construct the New Building and/or any other structure on the Said Property, To represent before any and/or every Concerned Authority/ies in relation with any and/or every type of work in respect of the said property as mentioned in the **SCHEDULE** herein below.
12. To make various deposits into the various Concerned Department and/or Authorities and/or offices in respect of the said property and also to get, refund for any excess payment in respect of the same and to issue proper and valid receipt for the same.
13. To insure the said property against damage fire tempest riots, flood, earthquake or otherwise as it stands fit and proper.
14. To accept for and in the name or on behalf of the Executant service of any writ or summons or other legal process and to appear in any or all Courts of Law and/or Magistrate and/or Judicial Officer and/or other officer whatsoever as by the said Attorneys shall deem advisable and to commence any action and/or other proceeding/s to prosecute or discontinue or become nonsuited as the said Attorneys shall see cause then also to take such other lawful ways and means

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DISTRICT SUB REGISTRAR-III  
SOUTH 24 P.S., ALIPORE  
27 JAN 2023



for recovering or getting in any such manner or other thing whatsoever which the said Attorneys be convinced and conceived to be due/owing/ belonging or payable to me by any person and/or any Firm and/or Body Corporate and also to appoint any Solicitor and/or Advocate/s and/or Agents and/or Lawyer/s to prosecute and/or to defend the case as occasions may arise either in my name or in the name of the Attorney in relation to our said property as mentioned in the **SCHEDULE** herein below.

**15.** To appoint Pleader/s, Solicitor/s, Advocate/s, Authorized Person/s, Lawyer/s, Agents to appear and to act in any Court of Law or before any Authority as may be needed and to revoke such appointment and to substitute any other in their place and stead in relation with the said property as mentioned in the **SCHEDULE** herein below.

**16.** To sign, verify and execute plaint/s, written statement/s, counter claim/s, appeal/s, review/s, application/s, objection/s, affidavit/s, authority/ies, paper/s and document/s of every description that may be necessary to be signed, verified and executed for the purpose of suit/s action/s, appeal/s and proceedings of any kind whatsoever in any Court of Law or Equity, whether of Original, Appellate, Testamentary or Revisional Jurisdiction or Judicial Authority established by lawful Authority and to do all acts, deeds and things and to appear and/or to make petitions and/or applications in any such Court or Courts aforesaid in any suit/s action/s, appeal/s and/or proceeding/s brought and/or commenced and/or to defend, answer or oppose the same or suffer judgment/s or decree to be or had given, taken or pronounced in any

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(10/11/13) ✓



DISTRICT SUB REGISTRAR-III  
SOUTH 24 P.S., ALIPORE  
**27 JAN 2023**

such suit/s action/s appeals, proceedings and to execute decree/s as the said Attorneys shall be advised or think fit and proper.

- 17.** To receive from any Court or any Officer thereof or from any person, Firm or Body Corporate any amounts due and payable to us on any account whatsoever and to give sign and execute all papers, receipts release and discharge the same in respect of the said property as mentioned in the **SCHEDULE** herein below.
- 18.** To execute any Agreement for Sale and/or to present any document for registration of any portion or flat of the newly constructed building on behalf of the Executant unto in favour of the intending Purchaser/s.
- 19.** To swear Affidavit in any Court of Law or any Magistrate, Notary Public or before any other competent authority and also boundary declaration Kolkata Municipal Corporation Gift/Declaration for purpose of Development work of the said property as mentioned in the **SCHEDULE** hereunder written.
- 20.** To receive money whether in advance or booking from time to time or at a time from the intending Purchaser or Purchasers against the Developer's Allocation of the said Development Agreement, and to grant proper receipt and discharge thereof.
- 21.** To represent before the Registrar, Sub Registrar and/or other such Authorities in all connections with execution and registration of the required Declaration, Rectification and/or other documents including Sale Deed in relation with the Developer's allocation in the newly constructed building to be

S. Nakata

(S. Nakata) ✓





DISTRICT SUB REGISTRAR-III  
SOUTH 24 P.S., ALIPORE  
27 JAN 2023

constructed upon the **SCHEDULE** property on receipt of valuable consideration as mentioned therein.

- 22.** To deliver Khas and vacant possession of the flat/unit/spaces etc. out of the Developer's Allocation to the intending Purchaser or Purchasers after execution and registration of proper Deed of Conveyance in respect of their respective flat or unit or spaces etc.
- 23.** To charge the Developer's allocation by way of equitable mortgage and to make the property free from all encumbrances and liabilities whatsoever.
- 24.** To do all other acts, deeds, matters and things which may be necessary to be done for rendering these presents valid and effectual in all intents and purposes according to laws and custom of India and particularly of West Bengal.
- 25.** We do hereby undertake and agree that We shall not in any way write any letter and/ or correspond with the Government in all its Departments, and other Concerned Local Authorities counter demanding any act, deed, matter or thing done by the said Attorneys pursuant to this Power of Attorneys. The Executant, do hereby expressly agree and undertake that if any such instruction/s is/are issued by the Executant, the same shall not affect the acts, deeds, matters and things done by the said Attorney and all the Concerned Authorities, shall be entitled to disregard all such instructions given by us, regarding the property as mentioned in the **SCHEDULE** herein below except in case all or any of the acts, deeds or things go against the interest or claim of the Executant

S. Nakata

(Signature) ✓



DISTRICT SUB REGISTRAR-III  
SOUTH 24 P.S., ALIPORE  
27 JAN 2023

**26.** And the Executant do hereby declares that this Power of Attorney is given in favour of the said Attorneys and accordingly the said Attorneys shall be entitled to exercise independently severally and/or jointly the powers conferred upon the said Attorney by this power in respect of the matters related with the development work of the said property as mentioned in the **SCHEDULE** herein below including authorizing somebody to act on behalf of them, whenever applicable and necessary.



**27.** And the Executant do hereby declares to ratify and confirm whatsoever that the said Attorneys shall do for the betterment of the said property by virtue of these presents and the Executant do hereby further declares and says that it shall not do anything inconsistent with this Power of Attorney.

S. Nakata

(10/11)







**THE SCHEDULE AS ABOVE REFERRED TO**  
**(Description of the said land)**

**ALL THAT** piece and parcel of land measuring 6 Cottahs 5 Chittaks & 20.927 Sq. ft, be the same a little more or less situated at Premises No. 121, Shyama Prasad Mukherjee Road, Police Station - Tollygunge, Kolkata - 700026 within the limits of Kolkata Municipal Corporation under Ward No. 87 , which is butted and bounded as follows :



**ON THE NORTH** : Partially by Premises No. 115 & 119, S.P. Mukherjee Road;

**ON THE EAST** : By Premises No. 10, Raja Basanta Roy Road;

**ON THE SOUTH** : By Premises No. 123, S.P. Mukherjee Road;

**ON THE WEST** : By 45 mts (approx) 150 ft. Wide Road known as Shyama Prasad Mukherjee Road.

S. N. N. N. N.



Signature



DISTRICT SUB REGISTRAR-III  
SOUTH 24 P.S., ALIPORE  
27 JAN 2023

**IN WITNESS WHEREOF** the **Executant** has hereunto set and subscribed its respective hands and seals on the. day of January, 2023.

**SIGNED, SEALED & DELIVERED**  
in these presence of :-

**WITNESSES:**

1. Leepubhet Sen  
258.A. A.P.C Deed  
Kolkata - 700006.

Ritesh Hotel & Homes Pvt. Ltd.  
Siddharth Nahata  
Director

Signature of the **EXECUTANTS**

2. Malay Sin gupta.  
Alipore Police Court  
Kolkata - 700027.

The Power conferred as above accepted by:

SAANVI ITISH REALTY LLP  
Ashish Bajaj  
Designated Partner

SAANVI ITISH REALTY LLP  
Ashish Bajaj  
Designated Partner











Signature of the **ATTORNEYS**

Azatomes Roy  
Adv  
Alipore Police Court  
Kolkata - 27.  
N.B. 374/08.

























DISTRICT SUB REGISTRAR-III  
SOUTH 24 PARGANAS, ALIPORE  
27 JAN 2023

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

Name SIDDHARTH NAHATA  
 Signature S. Nahata

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

Name AMIT BASORIA  
 Signature Amit Basoria

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

Name ASHISH BASAS  
 Signature Ashish Bajaj



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PARGANAS, ALIPORE  
27 JAN 2023

BRHMO SAMAJ SAMITHI  
পরিষদ পরি  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD  
FKC0541995

Electors Name : Malay Sengupta

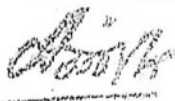
পিতার নাম : সুনি কুমার সেনগুপ্ত  
Father's Name : Sunil Kumar Sengupta

লিঙ্গ / Sex : পু / M  
জন্ম তারিখ / Date of Birth : 02/06/1966

FKC0541995

ঠিকানা:  
পি: 160B ব্রহ্মো সামাজ্য লেনওয়ার্ড  
নো-133 কলকাতা  
700024

Address:  
P/160B BRHMO SAMAJ LANEWARD  
NO-133 KOLKATA 700024



Date: 27/03/2009  
158-কলকাতা পোর্ট নির্বাচন কেন্দ্রের নির্বাচন  
অফিসারের স্বাক্ষর  
Facsimile Signature of the Electoral  
Registration Officer for  
158-Kolkata Port Constituency

বিদ্যমান পরিচয়ন কার্ডে মনুস্বয়ং পরিবর্তন  
কোনো ক্ষেত্রে মনুস্বয়ং পরিবর্তন  
করার ক্ষেত্রে এই পরিচয়ন কার্ডে  
In case of change in address mention the Card No.  
in the relevant Form for including your name in  
roll at the changed address and to ensure that it  
with same number.

*Malay Sen Gupta*  
MALAY SEN GUPTA  
S/o. Lt. S.K. SEN GUPTA  
Aizore Police Court  
Kolkata-700 027



## Major Information of the Deed

Deed No :	I-1603-01103/2023	Date of Registration	27/01/2023
Query No / Year	1603-8000211419/2023	Office where deed is registered	
Query Date	27/01/2023 11:28:15 AM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	MALAY SENGUPTA Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9831334773, Status :Others		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
	Rs. 3,54,39,869/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160301095/2023 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: SHYAMA PRASAD MUKHERJEE ROAD, , Premises No: 121, , Ward No: 087 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	6 Katha 5 Chatak 20.927 Sq Ft		3,54,39,869/-	Property is on Road , Project Name :
<b>Grand Total :</b>				<b>10.4636Dec</b>	<b>0 /-</b>	<b>354,39,869 /-</b>	

### Principal Details :



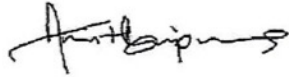


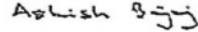


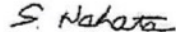
SI No	Name,Address,Photo,Finger print and Signature
1	<b>RITESH HOTELS &amp; HOMES PRIVATE LIMITED</b> 2, CLIVE GHAT STREET, City:- Kolkata, P.O:- HARE STREET, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxx3C,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative






**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>SAANVI ITISH REALTY LLP</b> 2B, MAHENDRA ROAD, City:- , P.O:- BHOWANIPORE, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025 , PAN No.:: AExxxxxx2R,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr AMIT BAJORIA (Presentant)</b> Son of Late KRISHNA BAJORIA Date of Execution - 27/01/2023, , Admitted by: Self, Date of Admission: 27/01/2023, Place of Admission of Execution: Office			
	Jan 27 2023 1:08PM	LTI 27/01/2023	27/01/2023	
	City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx0Q,Aadhaar No Not Provided Status : Representative, Representative of : SAANVI ITISH REALTY LLP (as DIRECTOR OF SAANVI NIWAS PRIVATE LIMITED)			
2	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr ASHISH BAJAJ</b> Son of Mr RAJESH BAJAJ Date of Execution - 27/01/2023, , Admitted by: Self, Date of Admission: 27/01/2023, Place of Admission of Execution: Office			
	Jan 27 2023 1:09PM	LTI 27/01/2023	27/01/2023	
	City:- , P.O:- ALPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AOxxxxxx6Q,Aadhaar No Not Provided Status : Representative, Representative of : SAANVI ITISH REALTY LLP (as DIRECTOR OF ITISH REALTY PRIVATE LIMITED)			
3	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr SIDDHARTH NAHATA</b> Son of Mr SAGAR MAL NAHATA Date of Execution - 27/01/2023, , Admitted by: Self, Date of Admission: 27/01/2023, Place of Admission of Execution: Office			
	Jan 27 2023 1:10PM	LTI 27/01/2023	27/01/2023	
	2, CLIVE STREET, City:- Kolkata, P.O:- HARE STREET, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Alxxxxxx8G,Aadhaar No Not Provided Status : Representative, Representative of : RITESH HOTELS & HOMES PRIVATE LIMITED (as DIRECTOR)			

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr MALAY SENGUPTA</b> Son of Late S K SENGUPTA ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24 -Parganas, West Bengal, India, PIN:- 700027			
	27/01/2023	27/01/2023	27/01/2023
Identifier Of Mr AMIT BAJORIA, Mr ASHISH BAJAJ, Mr SIDDHARTH NAHATA			

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	RITESH HOTELS & HOMES PRIVATE LIMITED	SAANVI ITISH REALTY LLP-10.4636 Dec



On 27-01-2023

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

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

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

Presented for registration at 11:30 hrs on 27-01-2023, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr AMIT BAJORIA ,

**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 3,54,39,869/-

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

Execution is admitted on 27-01-2023 by Mr AMIT BAJORIA, DIRECTOR OF SAANVI NIWAS PRIVATE LIMITED, SAANVI ITISH REALTY LLP, 2B, MAHENDRA ROAD, City:- , P.O:- BHOWANIPORE, P.S:-Bhawanipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700025

Indetified by Mr MALAY SENGUPTA, , , Son of Late S K SENGUPTA, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others

Execution is admitted on 27-01-2023 by Mr ASHISH BAJAJ, DIRECTOR OF ITISH REALTY PRIVATE LIMITED, SAANVI ITISH REALTY LLP, 2B, MAHENDRA ROAD, City:- , P.O:- BHOWANIPORE, P.S:-Bhawanipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700025

Indetified by Mr MALAY SENGUPTA, , , Son of Late S K SENGUPTA, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others

Execution is admitted on 27-01-2023 by Mr SIDDHARTH NAHATA, DIRECTOR, RITESH HOTELS & HOMES PRIVATE LIMITED, 2, CLIVE GHAT STREET, City:- Kolkata, P.O:- HARE STREET, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001

Indetified by Mr MALAY SENGUPTA, , , Son of Late S K SENGUPTA, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 53.00/- ( E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 53.00/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-  
Description of Stamp  
1. Stamp: Type: Impressed, Serial no 20047, Amount: Rs.100.00/-, Date of Purchase: 23/12/2022, Vendor name: T K Purkayastha



**Debasish Dhar**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - III SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2023, Page from 39999 to 40019  
being No 160301103 for the year 2023.



*Dhar*

Digitally signed by Debasish Dhar  
Date: 2023.01.27 13:37:03 +05:30  
Reason: Digital Signing of Deed.

(Debasish Dhar) 2023/01/27 01:37:03 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)