

03/74/21 NC-747/21

D 03345/2021



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

AG 285534

4.4.21  
 5.45  
 3/73584

Certified to be a true and correct copy of the registered instrument in pursuance of the provisions of the Land Revenue Act, 1956 and the documents and other records.

20 APP 2021

Register III  
 Alipore, ~~Alipore~~ parganas

ALONG WITH DEVELOPMENT POWERS OF ATTORNEY

THIS SUPPLEMENTARY DEVELOPMENT AGREEMENT made on this 7th day of April 2021 BETWEEN (1) UNIVERSAL ENTERPRISES LTD (Income Tax PAN AAACU6089Q) a company within the meaning of the Companies Act 2013 having its registered office situated at No.15 India Exchange Place, 3rd floor, P.S. Hare Street P.O. Kolkata GPO, Kolkata 700 001 represented by its Authorized Signatory SRS VIJAY KUMAR DAGA (PAN-ACNPD2713M) (Aadhar-995352564378) son of Late Marayan Das Daga, by faith Hindu, by occupation - service, Nationality Indian, residing at - H No. 513, Sahid Khudiram Bose Sarani, P.S. Dum Dum, P.O. Ghugulanga, Kolkata - 700030.

SRS Vijay Daga



(2) DIPLOMAT LTD (Income Tax PAN AAACD9353N), a company within the meaning of the Companies Act, 1956, having its registered office situated at 4 India Exchange Place, 6th floor, Post Office: Radha Bazar, Police Station: Hare Street, Kolkata 700 001 (3) PRATIBHA KHAITAN (Income Tax PAN AFNPK7949A) wife of Sri Saket Khaitan residing at 7, Ronaldshay Road, Kolkata 700 027 Police Station - Alipore, Post Office - Alipore, (4) PRAKASH KUMAR MOHTA (HUF) Income Tax PAN AADHP6057K) represented by its Karta Mr. Prakash Kumar Mohta (Income Tax PAN. AGUPM2260N) residing at No. 7 Ronaldshay Road, Kolkata 700 027 Police Station - Alipore, Post Office - Alipore, and (5) PRAKASH KUMAR MOHTA (Income Tax PAN AGUPM2260N) (Mobile No. 98301-19479) son of Late Shriratan Mohta residing at Shreegunjan, No. 7 Ronaldshay Road, Kolkata 700 027 Police Station - Alipore, Post Office - Alipore hereinafter collectively referred to as the OWNERS (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include in case of individuals his/her heirs, executors, administrators, successors, representatives and/or assigns, and in case of companies successors-in-interest and assigns and in case of HUF the members or member for the time being of the said HUF, and their respective heirs, executors, administrators and permitted assigns) of the ONE PART

AND

PS GROUP REALTY PRIVATE LIMITED (PAN: AABCP5390E), a company incorporated under the Companies Act, 1956, having its registered office at Municipal Premises No. 1002, E M Bypass, Police Station - Pragati Maidan, Post Office - Dhapa, Kolkata - 700 105, represented by its Authorised Signatory MR. KAMLESH GANDHI [Income Tax PAN AAZPG0492K] [Aadhar No. 492630793995] [Mobile No. 98362-99940], son of Late Himmat Lal Gandhi, residing at "Citrus Clove", 278, Dakhin Kumarkhali, Block -IV, Flat 3G, 3<sup>rd</sup> floor, Police Station - Sonarpur, Post Office- Narendrapur, Kolkata - 700 103 hereinafter referred to as the DEVELOPER (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor and/or successors in office/interest and assignees) of the OTHER PART.



T.G-2426

For DIPLOMAT LTD.

NKhagree

Authorised Signatory



T.G-2427

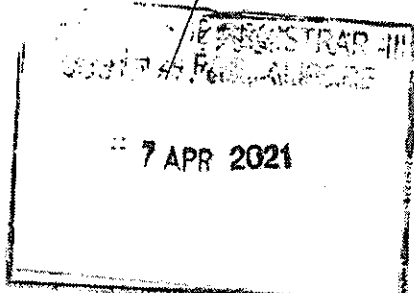
For UNIVERSAL ENTERPRISES LTD.

Vijay Daga



ID-2429

for dr.  
Aijma Palit  
w-22



**WHEREAS:**

- A. (1) Universal Enterprises Ltd (2) Pratibha Khaitan(3) Prakash Kumar Mohta (HUF), (4) Universal Autocrafts Pvt Ltd. (the erstwhile owner) and (5) Prakash Kumar Mohtaand the Developer herein had entered into a Development Agreement dated 16<sup>th</sup> day of February 2016 registered at the office of District Sub-Registrar III, Alipore, South 24 Parganas and recorded in Book No. I, CD Volume No. 1603-2016 Page from 25613 to 25665 Being No. 16030 0778 for the year 2016 (hereinafter referred to as "the Development Agreement")for development of Premises no. No. 9A New Tangra Road, Kolkata 700 046 P.S. Tangra containing by estimation an area of 29 cottahs 3 chittacks and 25 sq. ft. (on physical measurement the land area is found to be 28 Cottahs 10 Chittacks 36.42 sq.ft) (more or less) together with all buildings and structures standing thereon (hereinafter referred to as "the said Property"morefully detailed and described in the First Schedule below) by constructing New Buildings thereon on the terms and conditions contained in the said Development Agreement.
- B. In pursuance of the said Development Agreement and in furtherance thereof, the Developer caused a map or plan to be sanctioned by the authorities concerned vide Building Permit No. 2020070079dated 19<sup>th</sup> December 2020 (hereinafter referred to as the said PLAN) in the names of the Owners namely (1) Universal Enterprises Ltd (2) Pratibha Khaitan(3) Prakash Kumar Mohta (HUF), (4) Universal Autocrafts Pvt Ltd. (the erstwhile owner) and (5) Prakash Kumar Mohtawhereby the Developer has become entitled to construct erect and complete a new building at the said Premises comprising of various self contained flats / units/ apartments / constructed spaces and car parking spaces capable of being held and/or enjoyed independently and independent of each other. In accordance to the said plan the developer has commenced construction on the said Property.



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- C. By and under a Deed of Conveyance dated 21<sup>st</sup> day of December 2020 made between Universal Autocrafts Pvt. Ltd. (the erstwhile owner) and Diplomat Ltd., the said Universal Autocrafts Pvt. Ltd. (the erstwhile owner) sold transferred and conveyed its entire share in the said Property to Diplomat Ltd. (hereinafter referred to as "the New Owner") subject to the aforesaid Development Agreement and the said Plan and the New Owner being Diplomat Ltd became seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT undivided piece of land containing by admeasurement an area of 6 cottahs 4 chittacks and 36.17 sq. ft. together with structures standing thereon comprised in Municipal Premises No. 9A New Tangra Road, Kolkata 700046 registered at the office of the District Sub Registrar-III, South 24 Parganas in Book No. I CD Volume No. 1603-2021, Pages 59558 to 59585 Being No. 160302284 for the year 2021. .
- D. In view of the said premises, the new owner herein being the New Owner DIPLOMAT LTD., hereby acknowledges and confirms the terms of the said Development Agreement and accordingly the parties are now desirous to record in writing,;

**NOW IT IS HEREBY RECORDED AND AGREED** by and between the parties hereto as follows:

1. The New Owner herein agrees to be bound by all the terms and conditions recorded in the said Development Agreement and also assures to act and comply to all the terms of the Development Agreement and this Agreement, and shall not raise any objection whatsoever.
2. The New Owner undertake to extend all assistance/co-operation and agrees to sign and execute any form, consent, letter, approvals or permissions from various statutory authorities, sanction and/or issue no-objection certificates



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or such and all other supplementary deeds and/or documents that may be required by the Developer.

3. In order to facilitate the Developer to undertake the Project on the said Property and/or for speedy construction, erection, completion and implementation of the Project, and to, inter alia:
  - (a) exercise the Development Rights;
  - (b) sell, license, lease, Transfer, Encumber or otherwise dispose of and/or deal with and/or alienate and/or create Third Party rights, interest over/in respect of:
    - (i) any part or portion of the said Property and/or the Project; and/or
    - (ii) an undivided share in any part or portion of the land comprised in the said Property,

then without prejudice to and in addition to each of the other powers, rights and authorities granted by each of the Owners in favour of the Developer, each of the Owners hereby and hereunder appoint the Developer, as their constituted attorney and authorized representative, inter alia for each of the aforesaid purposes in respect of the said Property, and unconditionally grant to unto and in favour of the Developer the powers stated in the Second Schedule hereunder written.

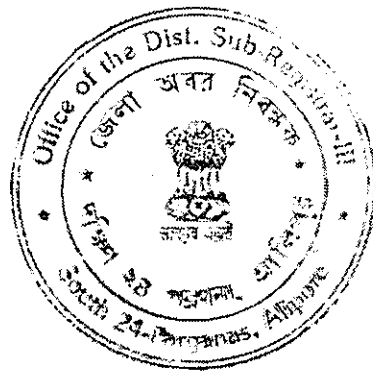
4. The New Owner further undertakes to execute necessary Power of Attorney in favour of the developer within 30days from the date hereof in the manner provided in the said Development Agreement.
5. That the New Owner undertakes not to enter into any agreement or cause any act, deed etc., which is or may be prejudicial to the interest of the Developer.



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6. The New Owner hereby ratify and confirm the said Development Agreement and also ratify and confirm all acts, deeds and things done by the Developer and persons nominated by the Developer till date in the said Property.
7. This Supplementary Development Agreement shall not be claimed and construed as invalid, if any provision of these presents or the application thereof to any circumstance became or is declared to be invalid, void or unenforceable to any extent, and irrespective of the said fact; the said Development Agreement shall be valid and enforceable to the fullest extent permitted by law.
8. That save and except the aforesaid alterations and/or modifications all other term and conditions, stipulations and covenants of the said Development Agreement shall remain unaltered and in full force.
9. It is agreed between the Parties that this Supplementary Development Agreement shall always be subordinate to the said Development Agreement and in case of any conflict or inconsistency between the provisions of this Supplementary Development and the said Development Agreement, the provisions of this Supplementary Agreement shall survive.
10. The registration of this Supplementary Development Agreement, if mandatory, shall be the responsibility of the Owner at their own initiative and shall also bear the cost of registration including statutory and incidental expenses.
11. The New Owner hereby indemnify and agree to keep the Developer saved, harmless and indemnified against all actions, proceedings, claims, demands, costs, losses or expenses that Developer may suffer or incur hereafter by reason of any claims of any nature whatsoever arising in connection with these presents, or any breach of the representations of the New Owner, whether statutory or contractual or from any acts or omissions which may



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adversely affect the rights of the Developer, and the New Owner hereby further undertake and covenant to forthwith pay, reimburse and/or make good such losses, expenses or costs incurred by the Developer.

**First Schedule**

("said Property")

ALL THAT the piece and parcel of land admeasuring 29 Cottahs 3 Chittacks 25 sq.ft (on physical measurement the land area is found to be 28 Cottahs 10 Chittacks 36.42 sq.ft) be the same a little more or less, together with building and structures standing thereon forming part of the Municipal Premises No. 9A, New Tangra Road, Police Station - Tangra, Post Office -GobindoKhatickwithin the municipal limits of the Kolkata Municipal Corporation, Ward No. - 58, Borough -VII Kolkata - 700 046, being butted and bounded:

ON THE NORTH	:	By Municipal Premises No. 12, New Tangra Road
ON THE SOUTH	:	By 9.5 Mtr .wide New Tangra Road
ON THE EAST	:	By Premises No. 2B, Miajan Lane, Kolkata - 700 046
ON THE WEST	:	By Premises No. 9B, New Tangra Road, Kolkata - 700 046

**Second Schedule**

[Powers]

1. To defend possession of the said Property and every part thereof, and also to manage, maintain and administer the Project and all buildings and constructions to be constructed thereon and every part thereof.



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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 the said Property.
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 their fees and/or compensation.
5. To prepare or cause to be prepared plans for construction of building(s) on any the said Property 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, 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

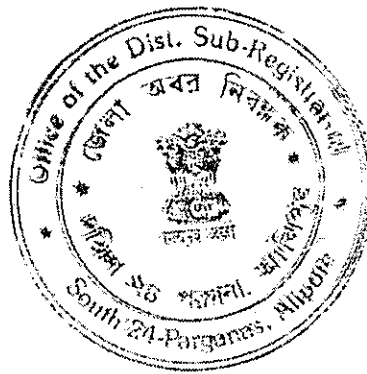


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other authorities appointed under the law for the time being in force, for any matter connected with the said Property and/or the, and further to apply for and obtain any approvals, sanctions, permissions, etc. and for the aforesaid purpose to sign, 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 the 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 said Property 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 is 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.



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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 the said Property 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 the said Property, including acquisition/requisition/vesting of any part or portion of the said Property, 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., each 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, plaints, petitions, written statement, memorandum 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.
15. To negotiate and sell and/or Transfer and/or convey and/or assign and/or lease and/or let and/or deal with and/or mortgage and/or charge and/or encumber any part or portion of the said Property and/or any undivided



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share and/or interest in therein and/or any buildings /improvements 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 this Agreement, 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 sign, execute, enter into, modify, cancel, alter, draw, approve, present for registration and admit the execution of all papers, deeds, documents, contracts, agreements, conveyance deeds, leases, grants, gifts, assurances, applications, declarations and all other documents in connection with the said Property or any part or portion thereof, *inter alia*, for the sale, Transfer, lease, license, assignment, mortgage, creation of any Encumbrance etc. in/over/in respect of any of the said Property and/or any part or portion thereof and/or any undivided share and/or interest therein and/or any buildings/improvements 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 this Agreement, on such terms and to such Persons as the Developer may deem fit and proper, and/or for such other purpose as may be deemed fit by the Developer.
17. To sign, execute, enter into, modify, cancel, alter, draw, approve, present for registration and admit execution of all papers, deeds, documents, contracts, agreements, assurances, applications, declarations and all other documents in accordance with the terms of this Agreement, on such terms and to such Identified Persons as the Developer may deem fit and proper.
18. To create any mortgage or charge or Encumbrance in respect of the said Property and the constructions to be made thereon in favour of any Person



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and/or bank and/or financial institution for the purpose of securing any loans and advances which may be taken by the Developer against security of the aforesaid.

19. 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 the said Property.
20. To hand over and/or deliver the various parts and/or portions of the said Property and/or the Project and/or the building(s)/ improvements to be constructed on the said Property including the units, parking spaces, etc. therein, to such Person(s), in terms of this Agreement, as the Developer may at its absolute discretion deem fit and proper.
21. To ask for, receive and recover from the Intending Transferee(s) all consideration, charges, service charges and other charges and sums of moneys in respect of the said Property and/or the Project and/or the building(s)/improvements to be constructed on the said Property 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 finalisation of the land revenue and/or valuation of the said Property, 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 and appeals before all the concerned authorities including the courts of competent jurisdiction for/regarding the fixation of the land revenue and/or valuation of the said Property and/or the rateable value of the new building(s) to be



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constructed thereon, and to file appeals, applications and other proceedings in any court, forum or tribunal.

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 the said Property and/or the Project and/or dealing with the said Property 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 said Property, 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 aforesaid or any of them, to retain, employ and appoint advocates, pleaders, mukhtiar, agents etc., to terminate their appointment from time to time and to appoint other(s).
27. To do all acts, deeds and things concerning the authorities granted herein and/or in/under this Agreement in respect of the said Property.
28. To make representations and warranties for and on behalf of each of the Owners in respect of the Owners and the said Property including restating and reiterating the representations and warranties made by the Owners in/under this Agreement.
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 the said Property which each of the Owners could have done under their respective hands and seals



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IN WITNESS WHEREOF the Parties have hereunto set and subscribed their respective hands and seals the day, month and year first above written.

SIGNED SEALED AND DELIVERED by the said OWNERS of the ONE PART at Kolkata in the presence of: -

1. [Signature]  
f.v. Gopalan  
163 Paramasree Pally  
Kol- 60
2. [Signature]  
[unclear] [unclear]  
[unclear]

For UNIVERSAL ENTERPRISES LTD.

[Signature]

Authorised Signatory

For DIPLOMAT LTD.

[Signature]

Authorised Signatory

PRAKASH KUMAR MOHTA H.U.F.

[Signature]  
Kolkata

PKM

[Signature]

PK

[Signature]

SIGNED SEALED AND DELIVERED by the said THE DEVELOPER of the OTHER PART at Kolkata in the presence of:-

1. [Signature]  
f.v. Gopalan  
163 Paramasree Pally  
Kol- 60
2. [Signature]

PS Group Realty Pvt. Ltd.

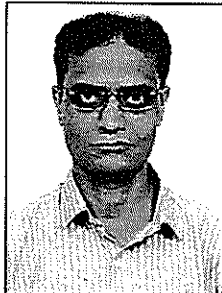










[Signature]  
Director/Authorised Signatory


[Signature]  
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WB B Bhow














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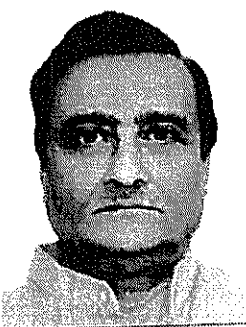










7 APR 2021

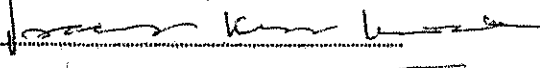
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	left hand					
	right hand					

Name KAMLESH GANDHI  
 Signature 

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












Name VIJAY KUMAR DAGA  
 Signature Vijay Daga

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	left hand					
	right hand					

Name Prakash Kumar Mouda  
 Signature 














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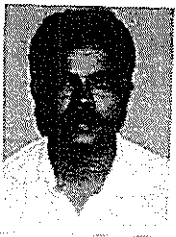

Name..... NAWAL KISHORE BAGRI .....

Signature..... N. Kishore .....

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	left hand					
	right hand					

Name..... PRATIBHA MAHAJAN .....

Signature..... Pratibha Mahajan .....

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

Name.....

Signature..... Pradip .....



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SOUTH 24 PGS., ALIPORE

7 APR 2021







स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
AADHP6057K



नाम / NAME  
PRAKASH KUMAR MOHTA

निगमन/वर्गों का तिथि / DATE OF INCORPORATION/FORMATION  
ANCESTRAL

*K. D. Das*

आयकर अधिकारी / W.B. - III

COMMISSIONER OF INCOME TAX, W.B. - III




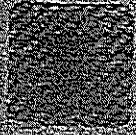

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

DIPLOMAT LIMITED

28/01/1982  
Permanent Account Number

AAA009353N



4/6/2021

Gmail - Fwd: NWP Orders: Order Confirmed #4204720

If you need to book a phlebotomy appointment please call 01858571322 and quote the reference number (starting with 42...) detailed at the top of this email



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT OF INDIA

UNIVERSAL ENTERPRISES LIMITED



30/10/1984  
Permanent Account Number

AAACU6089Q

12/02/2007

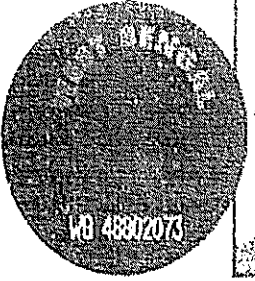






ভারতের নির্বাচন কমিশন  
পরিচয় পত্র  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

KNI6583660



নির্বাচকের নাম : বপি ডাস

Elector's Name : Bapi Das

পিতার নাম : সুনীল ডাস

Father's Name : Sunil Das

লিঙ্গ/সেক্স : পুরুষ / M

জন্ম তারিখ : 24/11/1971

Date of Birth

KNI6583660

নিবাস : বঙ্গবন্ধু স্মরণ সংসদ কেন্দ্র, পোস্তা নং ১১৩০, কাসবা, কলকাতা সিডিএলডিআল  
কাসবা (কেন্দ্র) ৭০০০৪১

Address:

17, BARA CHENI GARDEN ROAD, P.P. NO. 1135, P.O. KASBA, KOLKATA 700041

Date: 26/11/2019

১৭। কাসবা (কেন্দ্র) নির্বাচক নিবন্ধন  
আধিদপ্তর, কাসবা, কলকাতা

Facsimile Signature of the Electoral  
Registration Officer for

1135, Kasba Constituency

নিবাস-নিবন্ধক পত্রটিতে ঠিকানা, ভোটার লিষ্টে নাম  
ভুক্তি এবং ভোটার কার্ডের নকল সংগ্রহ, পরিচয়পত্র পাওয়ার  
ক্রমে নিবন্ধন এবং পরিচয়পত্রের নকলটি উল্লেখ করুন।

In any other address mention this Card No.  
in the application for including your name in the  
roll and your address and to obtain the card  
at the same time.

146/132



## Major Information of the Deed

Deed No:	I-1603-03345/2021	Date of Registration:	20/04/2021
Query No./Year	1603-3000735843/2021	Office where deed is registered	
Query Date	07/04/2021 3:30:00 PM	1603-3000735843/2021	
Applicant Name, Address & Other Details	BAPI DAS ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9836980696, Status : Advocate		
Transaction	Additional Transaction:		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 0/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value:	Market Value		
	Rs. 7,68,74,908/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 75,170/- (Article:48(g))	Rs. 60/- (Article:E, E, E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

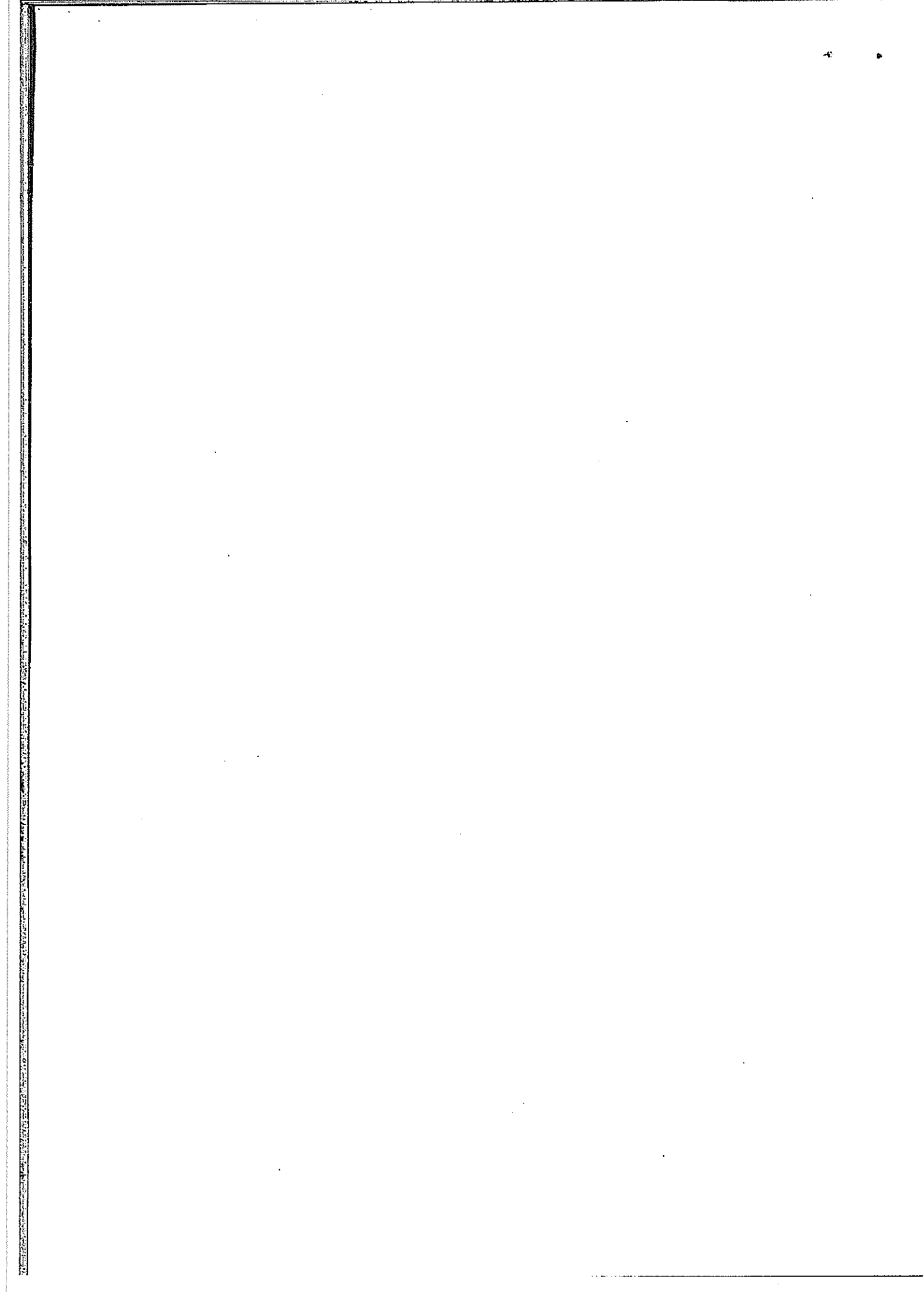
### Land Details :

District: South 24-Parganas, P.S:- Tangra, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: New Tangra Road, , Premises No: 9A, , Ward No: 058 Pin Code : 700046

Sch No.	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	Set Forth Value (In-Rs.)	Market Value (In-Rs.)	Other Details
L1	(RS :-)		Bastu	29 Katha 3 Chatak 25 Sq Ft		7,68,74,908/-	Property is on Road Adjacent to Metal Road,
Grand Total :				48.2167Dec	0/-	768,74,908 /-	

### Land Lord Details :

Sl No.	Name, Address, Photo, Finger print and Signature
1	<b>UNIVERSAL ENTERPRISES LIMITED</b> 15,INDIA EXCHANGE PLACE,3RD FLOOR, P.O:- GPO, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001 , PAN No.:: AAxxxxxx9Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	<b>DIPLOMAT LIMITED</b> 4,INDIA EXCHANGE PLACE,6TH FLOOR, P.O:- RADHA BAZAR, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001 , PAN No.:: AAxxxxxx3N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
3	<b>Smt PRATIBHA KHAITAN</b> Wife of Shri SAKET KHAITAN 7,RONALDSHAY ROAD, P.O:- ALIPORE, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No.:: AFxxxxxx9A, Aadhaar No: 59xxxxxxx3155, Status :Individual, Executed by: Self, Date of Execution: 07/04/2021 , Admitted by: Self, Date of Admission: 07/04/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/04/2021 , Admitted by: Self, Date of Admission: 07/04/2021 ,Place : Pvt. Residence



4	<b>PRAKASH KUMAR MOHTA HUF</b> 7, RONALDSHAY ROAD, P.O:- ALIPORE, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027 , PAN No.:: AAxxxxxx7K, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
5	<b>PRAKASH KUMAR MOHTA</b> Son of Late SHRIRATAN MOHTA 7, RONALDSHAY ROAD, 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.:: AGxxxxxx0N, Aadhaar No: 24xxxxxxxx8772, Status :Individual, Executed by: Self, Date of Execution: 07/04/2021 , Admitted by: Self, Date of Admission: 07/04/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/04/2021 , Admitted by: Self, Date of Admission: 07/04/2021 ,Place : Pvt. Residence

**Developer Details :**

Sl No	Name, Address, Photo, Finger print and Signature
1	<b>PS GROUP REALTY PRIVATE LIMITED</b> 1002, E.M. BYE PASS, P.O:- DHAPA, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700105 , PAN No.:: AAxxxxxx0E, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name, Address, Photo, Finger print and Signature
1	<b>Mr KAMLESH GANDHI (Presentant )</b> Son of Late HIMMAT LAL GANDHI 278, DAKHIN KUMROKHALI, Block/Sector: IV, Flat No: 3G, 3RD FLOOR, P.O:- NARENDRAPUR, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700103, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AAxxxxxx2K, Aadhaar No: 49xxxxxxxx3995 Status : Representative, Representative of : PS GROUP REALTY PRIVATE LIMITED (as AUTHORISED SIGNATORY)
2	<b>Mr VIJAY KUMAR DAGA</b> Son of Late NARAYAN DAS DAGA 15, INDIA EXCHANGE PLACE, 3RD FLOOR, P.O:- GPO, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx3N, Aadhaar No: 99xxxxxxxx4378 Status : Representative, Representative of : UNIVERSAL ENTERPRISES LIMITED (as AUTHORISED SIGNATORY)
3	<b>Mr NAWAL KISHOR BAGRI</b> Son of Mr GOPAL DAS 4, INDIA EXCHANGE PLACE, 6TH FLOOR, P.O:- RADHA BAZAR, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx2C, Aadhaar No: 23xxxxxxxx0289 Status : Representative, Representative of : DIPLOMAT LIMITED (as AUTHORISED SIGNATORY)
4	<b>PRAKASH KUMAR MOHTA</b> Son of Late SHRIRATAN MOHTA 7, RONALDSHAY ROAD, 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.:: AGxxxxxx0N, Aadhaar No: 24xxxxxxxx8772 Status : Representative, Representative of : PRAKASH KUMAR MOHTA HUF (as KARTA)



• Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr BAPI DAS</b> Son of Late SUNIL DAS ALIPORE POLICE COURT, P.O:- ALIPORE, P.S:- Alipore, District:-South 24 -Parganas, West Bengal, India, PIN - 700027			
Identifier Of Smt PRATIBHA KHAITAN, PRAKASH KUMAR MOHTA, Mr KAMLESH GANDHI, Mr VIJAY KUMAR DAGA, Mr NAWAL KISHOR BAGRI, PRAKASH KUMAR MOHTA			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	UNIVERSAL ENTERPRISES LIMITED	PS GROUP REALTY PRIVATE LIMITED-9.64333 Dec
2	DIPLOMAT LIMITED	PS GROUP REALTY PRIVATE LIMITED-9.64333 Dec
3	Smt PRATIBHA KHAITAN	PS GROUP REALTY PRIVATE LIMITED-9.64333 Dec
4	PRAKASH KUMAR MOHTA HUF	PS GROUP REALTY PRIVATE LIMITED-9.64333 Dec
5	PRAKASH KUMAR MOHTA	PS GROUP REALTY PRIVATE LIMITED-9.64333 Dec





On: 07-04-2021

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

Presented for registration at 15:45 hrs on 07-04-2021, at the Private residence by Mr KAMLESH GANDHI, .

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 7,68,74,908/-

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

Execution is admitted on 07/04/2021 by 1. Smt PRATIBHA KHAITAN, Wife of Shri SAKET KHAITAN, 7, RONALDSHAY ROAD, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by Profession House wife, 2. PRAKASH KUMAR MOHTA, Son of Late SHRIRATAN MOHTA, 7, RONALDSHAY ROAD, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by Profession Business

Indetified by Mr BAPI DAS, , Son of Late SUNIL DAS, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 07-04-2021 by PRAKASH KUMAR MOHTA, KARTA, PRAKASH KUMAR MOHTA HUF, 7, RONALDSHAY ROAD, P.O:- ALIPORE, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027

Indetified by Mr BAPI DAS, , Son of Late SUNIL DAS, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 07-04-2021 by Mr KAMLESH GANDHI, AUTHORISED SIGNATORY, PS GROUP REALTY PRIVATE LIMITED, 1002, E.M. BYE PASS, P.O:- DHAPA, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700105

Indetified by Mr BAPI DAS, , Son of Late SUNIL DAS, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 07-04-2021 by Mr VIJAY KUMAR DAGA, AUTHORISED SIGNATORY, UNIVERSAL ENTERPRISES LIMITED, 15, INDIA EXCHANGE PLACE, 3RD FLOOR, P.O:- GPO, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001

Indetified by Mr BAPI DAS, , Son of Late SUNIL DAS, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 07-04-2021 by Mr NAWAL KISHOR BAGRI, AUTHORISED SIGNATORY, DIPLOMAT LIMITED, 4, INDIA EXCHANGE PLACE, 6TH FLOOR, P.O:- RADHA BAZAR, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001

Indetified by Mr BAPI DAS, , Son of Late SUNIL DAS, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate



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



On 19-04-2021

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 60/- ( E = Rs 28/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 60/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/04/2021 4:24PM with Govt. Ref. No: 192021220002041291 on 07-04-2021, Amount Rs: 60/-, Bank: Indian Bank ( IDIB000C001), Ref. No. IB07042021003216 on 07-04-2021, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 75,070/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 75,070/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no AG5534, Amount: Rs.100/-, Date of Purchase: 24/03/2021, Vendor name: Samiran Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/04/2021 4:24PM with Govt. Ref. No: 192021220002041291 on 07-04-2021, Amount Rs: 75,070/-, Bank: Indian Bank ( IDIB000C001), Ref. No. IB07042021003216 on 07-04-2021, Head of Account 0030-02-103-003-02



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

On 20-04-2021

**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.



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

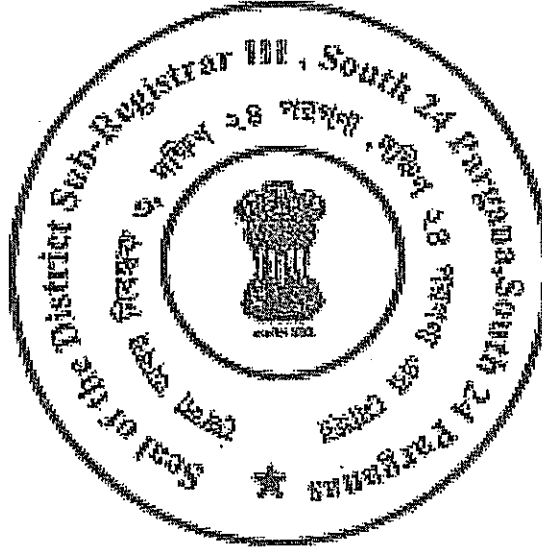


Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2021, Page from 84753 to 84781

being No 160303345 for the year 2021.



*Dhar*

Digitally signed by DEBASISH DHAR  
Date: 2021.04.20 12:19:30 +05:30  
Reason: Digital Signing of Deed.

(Debasish Dhar) 2021/04/20 12:19:30 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS  
West Bengal.

PS GROUP REALTY PVT. LTD.

*Ravi Kumar Dey*

Director

(This document is digitally signed.)

