

✓ 3841/2023

3869/2023

भारतीय गैर न्यायिक

पचास
रुपये
रु.50



FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AG 604068

Certified that the Document is admitted of Registration. The Signaturesheet and the endorsement sheet attached to this document are the part of this document.



Additional Registrar of Assurances-IV, Kolkata

Additional Registrar of Assurances-IV, Kolkata

16 MAR 2023

POWER OF ATTORNEY

Executed on this the 14th day of March, 2023

TO WHOM THESE PRESENTS SHALL COME, WE,

SHRACHI DEVELOPERS PRIVATE LIMITED, (PAN AADC58010J) having its registered office at Shrachi Towers, 686, Anandapur, E.M.Bypass, Kolkata 700107 represented by its Authorized Signatory Mr. Subha Chakrabarti (PAN ABVPC7307E), son of Niranjana Chakrabarti, working for gain at Shrachi Towers, 686, Anandapur, E. M. Bypass, Kolkata 700107

hereinafter referred to as the PRINCIPALS / LESSEE SEND GREETINGS

29444

29 DEC 2022

Serial No.....
Name.....
Address.....
B, Lyons Road, Kolkata-700 001

Sanchari Office
High Court, Calcutta
Advocate

29 DEC 2022

Licensed Stamp Vendor
B. GHOSH

[Handwritten signature]
2052



[Handwritten signature]



2053



Salvi / clear

[Faint text]

2054



Identified by me.
Swakes Sam



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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
14 MAR 2023










Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 19048000612437/2023

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr SUBHA CHAKRABARTI City:- Not Specified, P.O:- MADURDAHA, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700107	Representative of Principal [SHRACHI DEVELOPERS PRIVATE LIMITED]		 2052	 14/03/2023
2	Mr SUBHA CHAKRABARTI City:- Not Specified, P.O:- MADURDAHA, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700107	Representative of Attorney [SHRACHI BEEU PROJECT S LLP]			 14/03/2023
3	Mr SHAHZADA SALIM KHAN City:- Not Specified, P.O:- BELGACHIA, P.S:- Ultadanga, District:- North 24-Parganas, West Bengal, India, PIN:- 700037	Representative of Attorney [SHRACHI BEEU PROJECT S LLP]		 2053	 14/3/2023



Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr SUVANKAR DAM Son of Late Himangshu Dam High Court, Calcutta, City:- Kolkata, P.O:- G P O, P.S.-Hare Street, District:- Kolkata, West Bengal, India, PIN:- 700001	Mr SUBHA CHAKRABARTI, Mr SUBHA CHAKRABARTI, Mr SHAHZADA SALIM KHAN		2054 	 14/03/2023

(Mohul Mukhopadhyay)
 ADDITIONAL REGISTRAR
 OF ASSURANCE
 OFFICE OF THE A.R.A. -
 IV KOLKATA
 Kolkata, West Bengal

100-100000-100000





Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192022230330846128

GRN Details

GRN:	192022230330846128	Payment Mode:	SBI Epay
GRN Date:	14/03/2023 08:30:48	Bank/Gateway:	SBIPay Payment Gateway
BRN :	1860165234117	BRN Date:	14/03/2023 08:31:12
Gateway Ref ID:	IGAPGYSAR7	Method:	State Bank of India NB
GRIPS Payment ID:	140320232033084611	Payment Init. Date:	14/03/2023 08:30:48
Payment Status:	Successful	Payment Ref. No:	8000612437/4/2023
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	RAHUL TODI
Address:	SHRACHI TOWER
Mobile:	9038023713
Depositor Status:	Others
Query No:	8000612437
Applicant's Name:	Mr Suvankar Dam
Address:	A.R.A. - IV KOLKATA
Office Name:	A.R.A. - IV KOLKATA
Identification No:	8000612437/4/2023
Remarks:	Sale, Development Power of Attorney after Registered Development Agreement Payment No 4
Period From (dd/mm/yyyy):	14/03/2023
Period To (dd/mm/yyyy):	14/03/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	8000612437/4/2023	Property Registration- Registration Fees	0030-03-104-001-16	11
Total				11

IN WORDS: ELEVEN ONLY.

PAY

WHEREAS

- A. The LESSEE being a long term Lessee of ALL THAT piece and parcel of land containing an area of 59.33 cottahs, more or less, situate, lying at and being premises No. 34/1, Khudiram Bose Sarani, Kolkata- 700037 under Police Station Tala and Ward No. 3 of the Kolkata Municipal Corporation (hereinafter referred to as the "said Property"), morefully mentioned and described in the First Schedule written hereunder, by virtue of a lease granted by the West Bengal Transport Corporation (Formerly Calcutta Tram Company) (hereinafter referred to as the "WBTC"), vide a Lease Deed No. 190418169 of 2022 registered in the office of the Additional Registrar of Assurance – IV Kolkata for a period of 99 years with a scope of further renewal of the lease for another 99 (ninety nine) years on the terms and conditions morefully mentioned in the Lease Deed, have entered into a Development Agreement dated 20th day of October, 2022 (hereinafter referred to as the said Development Agreement) with "SHRACHI BEEU PROJECTS LLP", (hereinafter referred to as "the DEVELOPER").
- B. Under the Development Agreement, the Lessee is obliged to execute a power of attorney in favour of the Developer for implementation of the Development Agreement in the name and on behalf of the Lessee with a stipulation that the Developer shall be at liberty to perform all such acts and deeds through its such Directors or officers as the Board of Directors of the Developer may from time to time appoint in this regard.
- C. In accordance with the terms of the said Development Agreement, the Lessee and each one of them are executing this Power of Attorney in favour of the Developer.

NOW KNOW ALL AND BY THESE PRESENTS THAT WE the Lessee above named doth hereby nominate, constitute and appoint the Developer, "SHRACHI BEEU PROJECTS LLP" jointly represented by its



ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
14 MAR 2023

authorized signatory **Mr. Subha Chakrabarti** (PAN ABVPC7307E), son of **Niranjan Chakrabarti**, working for gain at **Shrachi Towers, 686, Anandapur, E. M. Bypass, Kolkata 700107** and one of its designated partner **Shahzada Salim Khan**, son of **Nasir Ahmed Khan**, by faith - Muslim, by occupation- Business, residing at **33, Belgachia Road, Tram Deopt, Belgachia, P.O.- Belgachia, P.S. Ultadanga, Kolkata - 700 037** or any of its authorized signatories as shall be authorised by way of Letter of Authority signed by its designated partners as its true and lawful attorneys to do all acts, deeds and things in the name and on behalf of the Lessee in consonance with the Development Agreement including the following acts, deeds and things, that is to say:

1. To look after and manage the Said Premises in all respects as our Said Attorney shall deem fit and proper.
2. To defend possession manage and maintain the Said Premises.
3. To prepare and apply to the Kolkata Municipal Corporation and all other statutory authorities including local bodies for sanction of Building Plan including any addition, alteration, modification thereof which may be necessary and to obtain sanction of such Building Plan and other required permission for sanctioning Building Plan from the Kolkata Municipal Corporation, Kolkata Metropolitan Development Authority and from other statutory authorities and local bodies.
4. To appoint and engage Engineers, Architects, Surveyors and other agents and contractors Sub-Contractors, Labour and other personal as may be required from time to time on such terms and conditions as the Said Attorney may deem fit and proper and to revoke his/their appointments and to reappoint any other person in his/their place and stead as occasion shall raise and the aforesaid purpose to settle and pay their fees.
5. To appear and represent and act for the Lessee in its name and on its behalf before the West Bengal Government, Central Government and all other statutory and local authorities and bodies under the provisions of all Acts, Rules, Regulations, Statutes including Urban Land (Ceiling & Regulation) Act,



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Local Municipal Act, Land Acquisition Act, Land Reforms Act, RERA and all other concerned authorities including office of the Kolkata Municipal Corporation, Police Authorities, Directorate of West Bengal Fire Service, West Bengal Pollution Control Board, RERA, authorities under the West Bengal Land Reforms Act for sanction of the building plan and to sign, file and affirm necessary applications, plans, papers, declarations, returns, petitions, affidavits, indemnities of whatsoever nature that may be required for all or any of the purposes in respect of the sanction of the building plan.

6. To sign, verify, affirm, file and submit, as the case may be, all declarations, statements, returns, applications, affidavits, petitions, undertakings, plans, indemnities or any such document or documents which may become necessary to be executed on behalf of the Lessee before any authority or authorities including Notary, Metropolitan Magistrate, Kolkata Metropolitan Development Authority, BL&LRO, Kolkata Municipal Corporation, Airport Authority of India, RERA, any other authority or authorities under the provisions of the Urban Land (Ceiling & Regulation) Act, Local Municipal Act, Land Acquisition Act, Income-tax Act or any other authority under any other Acts and/or Regulations for the time being in force for obtaining necessary permissions, consents, certificates for sanction of building plan and to appear and represent before the officer concerned and to do all necessary acts, deeds, and things as may be required for obtaining such permissions, certificates and consents.
7. To cause the building plan or plans prepared through Architect and/or Engineer and to sign and submit or cause to be submitted plan or plans or revised plans and also to sign, file and submit all applications, petitions, affidavits as may be required for the purpose of getting the plan approved from the Kolkata Municipal Corporation and other appropriate authorities and also to appear and represent the Lessee before the Kolkata Municipal Corporation and all the concerned authorities in connection with the aforesaid matters.
8. To sign and submit all applications as may be required for the purpose of securing and obtaining all necessary permissions, consents and/or certificates and to appear and represent the Lessee before the Kolkata Municipal



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Corporation and all other departments including Electricity Supply authorities, Gas Supply Authorities, Kolkata Metropolitan Development Authority, Directorate of Fire Services, West Bengal Police, Pollution Control Board and all other bodies and all other statutory authorities, local bodies, Government or semi Government departments whose consent or no objection is required in connection with sanction, modification and/or alteration of building plan and for the supply of electricity and/or other amenities to the Said Premises and the buildings at the Said Premises.

9. To apply to the relevant officers and departments of the aforesaid authorities for certified copies of plans and to obtain satisfaction of the areas, survey, measurements, demarcations of boundaries, area certificates, extracts, etc. and to make such application or to write and execute such application, letters or documents as may be required by such authorities or any of them for any work regarding survey, measurements, demarcation of boundaries, area certificate, extracts etc. of the Said Premises.
10. To apply and obtain electricity, gas, water, tube-well, sewerage, drainage, telephone and other connections of any other utility and to close down and/or disconnect the same and for that to sign, execute and submit all papers, applications, documents and plans and to do all other acts and things as may be deemed fit and proper by the Said Attorney.
11. To pay all fees and charges to obtain sanction of building plans as may be deemed by the required authorities and as may be necessary for sanction, modification and/or alteration of the building plan and also to submit and take delivery of the title deeds concerning the Said Premises and other papers and documents as required by the concerned authorities.
12. To receive refund of the excess amount of fee, if any paid, for the purpose of sanction, modification and/or alteration of the plans, or for the purpose of electric connection and/or any other utilities in connection thereof from any authority or authorities.
13. To execute and enter into agreements with the prospective purchasers and/or transferees for sale and transfer of constructed areas benefits as also the



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ADDITIONAL REGISTRAR
OF ASSURANCES IN KOLKATA
11 MAR 2023

undivided and impartible share in the said Premises in terms of the Said Development Agreement and to receive the consideration amount for and in respect of the aforesaid agreements and to give receipt for the same.

14. To execute agreements, transfer deeds, other deeds, documents, writings, assurances including under lease, sub lease or tenancy / sub - let as the Said Attorney may deem fit arising and proper and to lodge for registration and admit execution thereof as the Said Attorney may desire and deem fit to execute deeds by any mode and other documents in respect of the constructed areas in the building to be constructed at the Said Premises and also the undivided share in the Said Premises as the Said Attorney shall deem fit and proper.
15. To grant consent and No Objection Certificate and to sign agreements as confirming party with the transferee and purchasers of constructed areas and undivided share in the Said Premises for enabling such transferees to apply for and obtain loans/financial accommodation from banks and/or financial institutions without in any manner affecting or prejudicing the right, title and interest of the Lessee.
16. For all or any of the purposes hereinbefore stated to appear and represent the Lessee before the Notary Public, Registrar of Assurances, Additional Registrar, District Registrar, Additional District Sub-Registrar, Metropolitan Magistrate and other officers or authorities having authority to accept agreement, assignment, sub-leases and all forms of deeds, declaration, undertakings and other writings including deeds of conveyance of constructed areas with undivided share in Said Premises on and to execute all the deeds as aforesaid for and in the name of and on behalf of the Lessee and present such deeds so executed for registration and to complete all registration formalities by admitting execution thereof and discharge the registration receipts after obtaining the completion certificate to be issued by the Kolkata Municipal Corporation.
17. To commence, initiate, institute, file, prosecute, defend any case, suit, appeal or legal proceedings in respect of the Said Premises and in connection



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**ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA**
14 MAR 2023

therewith to make, sign, verify, affirm, present and file vakalatnama, warrant of Attorney, plaint, petition including writ petition, affidavit, memorandum of appeal, letter or other necessary papers and documents of any description whatsoever in connection therewith.

18. To appear before any Judge, Court, Tribunal, Authority, Officer including Municipal Office, Collector's Office, Fire Brigade Office, Police, Survey or other authorities and to do all things necessary in connection with the Said Premises.
19. To serve and accept service of summons, notices, warrants, subpoenas or other processes of Court and authorities concerned including municipality and to do all things necessary in connection with the Said Premises.
20. To retain, employ and discharge any Counsel, Vakil, Advocate, Attorney, Solicitor, Agent, Pleader and to conduct all proceedings whether legal or not and to pay costs, charges and expenses incurred in connection with the Said Premises.
21. To compromise and settle all or any of the actions, suits and other proceedings whether legal or not as the Said Attorney may deem fit and proper in connection with the Said Premises.
22. To sign, issue, deliver, serve, accept, acknowledge, as the case may be, all notices, letters, reply notices, subpoenas, summons from time to time in connection with the matters herein contained.
23. To apply before the office of the Kolkata Municipal Corporation and other authorities for mutation and amalgamation of the Said Premises in the name of the Lessee and for that purpose to pay necessary fees and charges in connection therewith and to apply for revaluation and/or fresh valuation of the Said Premises.
24. To apply before the office of the Kolkata Municipal Corporation and other authorities for separation, amalgamation, apportionment of various parts and portions of the Said Premises in the name of the Lessee and for that purpose to pay necessary fees and charges in connection therewith.



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ADDITIONAL REGISTRAR
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14 MAR 2023

25. To apply for and obtain necessary permission for soil testing, demarcation of boundaries, survey and measurement of the Said Premises as is required and necessary for the sanction of the building plan.
26. To cause demolition of any existing structures on the Said Premises.
27. To commence, carryout and complete and/or cause to be commenced, carried out and apply for and obtain occupancy certificate/s and building completion certificate/s from the Kolkata Municipal Corporation and also cause the assessment, mutation of units in the name of the purchasers of such units in the multi-storied building and for that purposes to do all acts, deeds and things as the Said Attorney may desire or deem fit.
28. To apply for and obtain license, permits of cement, iron and all other building materials as may be required.
29. To Gift any part or portion of the land to any statutory authority and present such deed of gift for registration before the appropriate authority.
30. To transfer the common areas in the Project Complex to the Association of the apartment owners and for that purpose to execute and register all transfer documents in the name and on behalf of the Lessee in favour of such Association.
31. To withdraw money deposited in any Court, Land Acquisition office, Rent Controller and/or from any other authority.
32. The Lessee do hereby agree that all or any of the powers and authorities hereby conferred upon the Said Attorney may be exercised by the directors of the Developer or by any Officer nominated by resolution of the directors of the Developer in that behalf.
33. For all or any of the purpose hereinbefore stated to appear and represent the Lessee before all authorities having jurisdiction and to sign, execute submit papers and documents.

AND GENERALLY to do, execute and perform all or any other act, deed, matters or things whatsoever which ought to be done, executed or performed for all or any of the aforesaid purposes as the said Attorney or Attorneys shall deem fit and proper.



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
14 MAR 2023

AND the Lessee hereby ratify and confirm and agree to ratify and confirm all and whatever the said Attorney or Attorneys shall do or cause to be done lawfully by virtue of this Power of Attorney to the end and intent the Lessee themselves could do if personally present.

THE SCHEDULE HEREINABOVE REFERRED TO

(Description of the said Premises)

ALL THAT piece and parcel of land containing an area of 59.33 cottahs, more or less, situate, lying at and being premises No. 34/1, Khudiram Bose Sarani, Kolkata- 700037 under Tala P.S. and Ward No. 3 of the Kolkata Municipal Corporation and delineated in the map or plan annexed hereto and bordered red thereon and butted and bounded as follows, this is to say:

On the NORTH: By Belgachia depot of CTC;

On the EAST: By private property;

On the SOUTH: By Belgachia Road; and

On the WEST: By Belgachia depot of CTC

Or howsoever otherwise the same is was or may be known numbered butted or bounded.



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ADDITIONAL REGISTRAR
OF ASSURANCES IN KOLKATA
14 MAR 2023

IN WITNESS WHEREOF the Lessee have executed this Power of Attorney on the day month and year first above written.

SIGNED SEALED AND DELIVERED by the within named Lessee/Principal at Kolkata in presence of

1. Amit Kumar Pal
686, Anandapur
Kolkata-107.

2. Anya Chatterjee
686, Anandapur
Kolkata-107

SIGNED SEALED AND DELIVERED by the within named Attorney at Kolkata in presence of

1. Amit Kumar Pal
686, Anandapur,
Kolkata-107.

2. Anya Chatterjee
686, Anandapur
Kolkata-107

SHRACHI DEVELOPERS PRIVATE LIMITED

Amit Chatterjee
Authorized Signatory

Shrachi Beeu Projects LLP

Sali Khan
Designated Partner

Shrachi Beeu Projects LLP

Amit Chatterjee
Authorised Signatory

Drafted by me,

Sanjay Chattopadhyay
Adv

Calcutta High Court

WB/1423/95



**ADDITIONAL REGISTRAR
OF ASSURANCES, W. BENGAL, KOLKATA**
14 MAR 2023

DATED THIS THE 14th OF March 2023

SHRACHI DEVELOPERS PRIVATE LIMITED

- PRINCIPAL / LESSEE

In favour of

SHRACHI BEEV PROJECTS LLP.

- DEVELOPER

POWER OF ATTORNEY





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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
14 MAR 2023

SPECIMEN FORM TEN FINGER PRINTS



L E F T H A N D	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
R I G H T H A N D	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Shahid Chohan



L E F T H A N D	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
R I G H T H A N D	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Sahib Khan



L E F T H A N D	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
R I G H T H A N D	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
14 MAR 2023

Major Information of the Deed

Deed No :	I-1904-03869/2023	Date of Registration	16/03/2023
Query No / Year	1904-8000612437/2023	Office where deed is registered	
Query Date	08/03/2023 1:24:16 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Suvankar Dam High Court, Calcutta,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9038023713, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 45,07,77,470/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 11/- (Article:E, M(b))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190403270/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Kolkata, P.S:- Hare Street, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Sahid Kshudiram, , Premises No: 34/1, , Ward No: 003 Pin Code : 700037

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	59.33 Katha		45,07,77,470/-	Property is on Road , Project Name :
Grand Total :				97.8945Dec	0 /-	4507,77,470 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SHRACHI DEVELOPERS PRIVATE LIMITED City:- Not Specified, P.O:- ANANDAPUR, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 , PAN No.:: AAxxxxxx0J,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	SHRACHI BEEU PROJECTS LLP City:- Not Specified, P.O:- ANANDAPUR, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 , PAN No.:: AExxxxxx1R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr SUBHA CHAKRABARTI (Presentant) Son of Mr NIRANJAN CHAKRABARTI City:- Not Specified, P.O:- MADURDAHA, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700107, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: ABxxxxxx7E,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SHRACHI DEVELOPERS PRIVATE LIMITED (as AUTHORISED SIGNATORY)
2	Mr SUBHA CHAKRABARTI Son of Mr NIRANJAN CHAKRABARTI City:- Not Specified, P.O:- MADURDAHA, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700107, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: ABxxxxxx7E,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SHRACHI BEEU PROJECTS LLP (as AUTHORISED SIGNATORY)
3	Mr SHAHZADA SALIM KHAN Son of Mr NASIR AHMED KHAN City:- Not Specified, P.O:- BELGACHIA, P.S:-Ultadanga, District:-North 24-Parganas, West Bengal, India, PIN:- 700037, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxxx6E,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SHRACHI BEEU PROJECTS LLP (as DESIGNATED PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUVANKAR DAM Son of Late Himangshu Dam High Court, Calcutta, City:- Kolkata, P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001			
Identifier Of Mr SUBHA CHAKRABARTI, Mr SUBHA CHAKRABARTI, Mr SHAHZADA SALIM KHAN			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	SHRACHI DEVELOPERS PRIVATE LIMITED	SHRACHI BEEU PROJECTS LLP-97.8945 Dec

On 08-03-2023

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 45,07,77,470/-



Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

On 14-03-2023

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

Presented for registration at 08:10 hrs on 14-03-2023, at the Private residence by Mr SUBHA CHAKRABARTI ,

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

Execution is admitted on 14-03-2023 by Mr SUBHA CHAKRABARTI, AUTHORISED SIGNATORY, SHRACHI DEVELOPERS PRIVATE LIMITED, City:- Not Specified, P.O:- ANANDAPUR, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700107

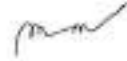
Identified by Mr SUVANKAR DAM, , Son of Late Himangshu Dam, High Court, Calcutta, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 14-03-2023 by Mr SUBHA CHAKRABARTI, AUTHORISED SIGNATORY, SHRACHI BEEU PROJECTS LLP, City:- Not Specified, P.O:- ANANDAPUR, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700107

Identified by Mr SUVANKAR DAM, , Son of Late Himangshu Dam, High Court, Calcutta, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 14-03-2023 by Mr SHAHZADA SALIM KHAN, DESIGNATED PARTNER, SHRACHI BEEU PROJECTS LLP, City:- Not Specified, P.O:- ANANDAPUR, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700107

Identified by Mr SUVANKAR DAM, , Son of Late Himangshu Dam, High Court, Calcutta, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate



Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

On 16-03-2023

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 11.00/- (E = Rs 7.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 11/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/03/2023 8:31AM with Govt. Ref. No: 192022230330846128 on 14-03-2023, Amount Rs: 11/-, Bank: SBI EPay (SBIEPay), Ref. No. 1860165234117 on 14-03-2023, Head of Account 0030-03-104-001-16

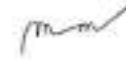
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50.00/-, by online = Rs 0/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 29444, Amount: Rs.50.00/-, Date of Purchase: 29/12/2022, Vendor name: B GHOSH

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/03/2023 8:31AM with Govt. Ref. No: 192022230330846128 on 14-03-2023, Amount Rs: 0/-, Bank: SBI EPay (SBlePay), Ref. No. 1860165234117 on 14-03-2023, Head of Account



Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2023, Page from 210301 to 210324
being No 190403869 for the year 2023.



Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2023.03.23 15:28:35 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2023/03/23 03:28:35 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)