

03016/23

I-3098/23

# भारतीय गैर न्यायिक



पचास  
रुपये  
रु.50

FIFTY  
RUPEES  
Rs.50

## INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

15/03/2023  
8000682515/2023

AIH 277917  
District Sub-Registrar  
Registrar U/S 7 (2) of  
Registration 1908  
Alipore, South 24 Parganas  
15 MAR 2023

### DEVELOPMENT POWER OF ATTORNEY (After Registration of Development Agreement)

TO ALL TO WHOM THESE PRESENTS SHALL COME WE , **SHARDA SONS RESOURCES PRIVATE LIMITED (Income Tax PAN- AAECM1558L)**, a company incorporated under the provisions of the companies Act 1956, having its registered office at Subham Residency, 29/1/A, Chandra Nath Chatterjee Street, LP-U, Ground Floor, P.O.+P.S.- Bhawanipore, Kolkata-700 025, District- South 24 Parganas which was **previously** known and identified as "**MALINATH TRADING PVT. LTD.**" (Income Tax PAN- AAECM1558L) , duly represented by one of its Directors **SRI SANJAY KUMAR SHARDA (Income Tax PAN- AHWPS4875Q and Aadhaar No.- 4922 3275 2764)**, son of Late Kameshwar Prasad Sharda, by Occupation- Business, by faith- Hindu, by Nationality- Indian, residing at *Sharda House No. 402E, Hariom Tower, Circular Road, P.O.+P.S.- Lalpur, District-Ranchi, State- Jharkhand, PIN Code No.- 834001 ( Mobile No.- 82981 80000)*, hereinafter called and referred to as the "**OWNER / PRINCIPAL/EXECUTANT**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its respective legal heirs, successors, executors, administrators, legal representatives and assignors) **SEND GREETINGS :**

Certified that the document is submitted for  
 Registration. The signature sheets and the  
 certificate of facts annexed with the  
 document are the part of this document.



14 MAR 2023

13378

No..... **Rs.50/-** Date.....  
SHEKATAUR RAHAMAN

Name : ..... Advocate  
Alipore Judges Court  
Kolkata-700 027

Address : .....

Vendor : .....  
Alipore Collectorate 24Pgs (South)

**SUBHANKAR DAS**  
STAMP VENDOR  
Alipore Police Court, Kel-27

14 MAR 23



Identified by me-

(Shek Aatur Rahaman), Advocate  
S/O -Late Sk Anisur Rahaman  
34, Sodepur Brick Field Road  
P.O.+P.S.- Haridevpur  
Kolkata- 700 082  
Mob.No.- 93309 42717

District Sub-Registrar-17  
Registrar U/S 7 (2) of  
Registration 1908  
Alipore, South 24 Parganas  
**15 MAR 2023**

**WHEREAS** by virtue of several "Deeds of Conveyance", executed and registered on diverse date in the office of A.D.S.R.- Baruipur and D.S.R.-IV, Alipore, South 24 Parganas, recorded in Book No.-I which are shown in a Chart herein below, such as -

Regn. Office	Deed No.	Year	Volume No.	Page Nos.	R.S. & L.R. Dag Nos	Khatian Nos.	Area OF Purchased Land (In Decimal)
A.D.S.R.-Baruipur	5728	2015	1611-2015	37519-37539	93	R.S.-27, L.R.-1128	7.40
A.D.S.R.-Baruipur	4506	2015	1611-2015	16826-16842		R.S.-127/1, L.R.-1220	13.00
D.S.R.-IV, Alipore	4391	2014	CD-25	952-976	94	R.S.487 &28 and L.R.-795, 796,797, 798, 512/1, 419, 604	49
D.S.R.-IV, Alipore	4391	2014	CD-25	952-976	95	R.S-430 and L.R.-798	39
D.S.R.-IV, Alipore	4386	2014	CD-25	713-734	96	L.R-182	13
A.D.S.R.-Baruipur	7558	2015	1611	68997-69023	97	1226 and 1227	8.25
D.S.R.-IV, Alipore	3168	2017	1604-2017	82982-83009		1426	5.57
D.S.R.-IV, Alipore	3199	2015	10	9398-9418	98	L.R.-364and 639,	28
D.S.R.-IV, Alipore	3199	2015	10	9398-9418	99	471/1, 471/2, 471/3, 471/4, 471/5, 471/6	28
D.S.R.-IV, Alipore	3200	2015	10	9007-9023	101	L.R.-543	53
D.S.R.-IV, Alipore	3200	2015	10	9007-9023	111	L.R.- 424	17.25
A.D.S.R.-Baruipur	3063	2016				R.S-44 and L.R.-424	5.75
D.S.R.-IV, Alipore	4385	2015	25	669-87	133	L.R.-586	90
D.S.R.-IV, Alipore	4387	2014	25	756-775		L.R.-586 and 827	20
D.S.R.-IV, Alipore	3198	2015	10	9348-9364	134	L.R.-554	73
A.D.S.R.-Baruipur	1917	2016	1611	40539- 40565	135	R.S.-474, 491/1, 492/1, 493/1,494 and L.R.-841	21
A.D.S.R.-Baruipur	1917	2016	1611	40539-40565	137	R.S.-474, 491/1, 492/1, 493/1,494 and L.R.-841	8.5
A.D.S.R.-Baruipur	4556	2015	1611	17555-17576		R.S.-56 and L.R.-249	8.5
A.D.S.R.-Baruipur	4129	2015	1611	10675-10702		L.R.-415	8.5
A.D.S.R.-Baruipur	4555	2015	1611	17530-17554		L.R.-382	8.5
D.S.R.-IV, Alipore	3199	2015	10	9398-9418	138	L.R.-707	19
A.D.S.R.-Baruipur	6859	2015	1611	57099-57129	139	R.S.-297 and L.R.-180,	13.40
A.D.S.R.-Baruipur	6857	2015	1611-2015	57060-57083		R.S.-297 and L.R. -180 & 1049	6.60
D.S.R.-IV, Alipore	4386	2014	CD-25	713-734	140	R.S.-128 and L.R. -795, 796, 797	26
D.S.R.-IV, Alipore	4387	2014	25	756-775	141	L.R.-586 and 827	36



Regn. Office	Deed No.	Year	Volume No.	Page Nos.	R.S. & L.R. Dag Nos	Khatian Nos.	Land Area (In Decimal)
D.S.R.-IV, Alipore	8041	2014	CD-46	3003-3031	142	57,95,101,104, 177,404,449, 568, 798	60
D.S.R.-IV, Alipore	8046	2014	CD-46	3151-3179	142/827	L.R.-798	40
D.S.R.-IV, Alipore	4384	2014	CD-25	612-632	143	R.S.-129 and L.R.-798	89
D.S.R.-IV, Alipore	8041	2014	CD-46	3003-3031		R.S.-129 and L.R.-798	10
D.S.R.-IV, Alipore	8046	2014	CD-46	3151-3179	194	L.R.-798	30
D.S.R.-IV, Alipore	8046	2014	CD-46	3151-3179	195	L.R.- 57, 95, 101,104, 177, 404, 449, 568,	17
D.S.R.-IV, Alipore	8041	2014	CD-46	3003-3031	196	L.R.-57, 95, 101, 104, 177, 449, 568,	7
D.S.R.-IV, Alipore	8041	2014	CD-46	3003-3031	198	L.R.-57,95,101,104 177,404,449, 568, 798	7
D.S.R.-IV, Alipore	4383	2014	CD-25	593-611	202	L.R. - 795, 796, 797	62
A.D.S.R-Baruipur	00671	2017	1611-2017	11446-11468	205	RS- 227, L.R.-799, 800, 801	6.50
						TOTAL =	934.72

the aforesaid "**SHARDA SONS RESOURCES PRIVATE LIMITED**", the Owner/Principal/Executant herein, has purchased **ALL THAT** piece and parcel of Shali and Bastu Commercial land measuring about **934.72 Decimal** ( i.e. **9.3472 Acre**) more or less in **R.S & L.R Dag Nos. 93, 94, 95, 96, 97,98, 99, 101, 111, 133,134, 135, 137, 138, 139, 140, 141, 142, 142/827, 143, 194, 195, 196, 198, 202 and 205 under L.R. Khatian Nos- 1420, 1426, 2121, 2146 and 800**, by Nature- Bastu Commercial, Housing Complex and Shali, lying and situated at **Mouza- Sultanpur**, J.L. No.-16, Revenue Survey No. 47 and 190, Touzi No.250, Pargana- Medanmalla ; District Sub-Registration Office at Alipore, Additional District Sub-Registration Office- Baruipur, Police Station - Baruipur, within the jurisdiction of **Mallickpur Gram Panchaya , Holding No. 577 & 578**, in the District of South 24 Paraganas , more fully and particularly described in the **SCHEDULE** hereunder written, which is free from all encumbrances, charges, liens, lispendense, demands, claims, hindrances, attachments, debts and dues whatsoever from any corner. The Project Land mentioned in **SCHEDULE** hereunder written, has been divided into 5(five) Phases being Phase Nos.I, II, III, IV & V.

**AND WHEREAS** since after purchase, the Owner/Principal/Executant herein , has been possessing, enjoying and exercising its rights, title, interest of the said project land peacefully without any interruption from any corner, by paying all rent and taxes before

the competent authorities and has every right to transfer the same to anybody against valuable consideration.

**AND WHEREAS** thereafter the above-mentioned **MALINATH TRADING PVT. LTD.** ( presently known and identified as **SHARDA SONS RESOURCES PRIVATE LIMITED**), the Owner herein, has mutated its name as the Owner in the records of B.L.& L.R.O- Baruipur, South 24 Parganas under **L.R. Khatian No. 1420, 2121 and 2146** and the mutated area is **916.97Decimal** and rest quantum of land will be mutated and converted as required for the said project by the developer at the earliest possible.

**AND WHEREAS** thereafter for the benefit of the project a few quantum of land was purchased from another company whose **L.R. Khatian No. is/was 1426** and a few quantum of land in **R.S. & L.R. Dag Nos. 94, 95 and 96** was sold to another company whose **L.R. Khatian No. is/was 1420** , by virtue of several Deed of Conveyances.

**AND WHEREAS** after the aforesaid transfer, the Owner/Principal/Executant herein, has become the lawful owner and possessed of **ALL THAT** piece and parcel of Shali and Bastu Commercial land measuring about **918.46 Decimal** ( i.e. **9.1846** Acre) more or less in **R.S & L.R Dag Nos. 93, 94, 95, 96, 97,98, 99, 101, 111, 133,134, 135, 137, 138, 139, 140, 141, 142, 142/827, 143, 194, 195, 196, 198, 202 and 205 under L.R. Khatian Nos- 1420, 1426,2121, 2146 and 800**, lying and situated at **Mouza-Sultanpur**, J.L. No.-16, Revenue Survey No. 47 and 190, Touzi No.250, Pargana-Medanmalla ; District Sub-Registration Office at Alipore, Additional District Sub-Registration Office- Baruipur, Police Station - Baruipur, within the jurisdiction of **Mallickpur Gram Panchaya** , in the District of South 24 Paraganas , more fully and particularly described in the **SCHEDULE** hereunder written, which is free from all encumbrances, charges, liens, lispdense, demands, claims, hindrances, attachments, debts and dues whatsoever from any corner.

**AND WHEREAS** the Owner/Principal/Executant herein, also got its name mutated in respect of the said project land in the records of Mullickpur Gram Panchayat, South 24 Paragana which has since been recorded under  **Holding Nos. 577 & 578.**

**AND WHEREAS** thereafter the aforesaid plots and part of the plots of land and /or project land, more fully and particularly described in the **SCHEDULE** hereunder written, have already been converted from 'Shali' to "**Bastu Commercial and/or Housing Complex**" from the concerned authority.

**AND WHEREAS** the Owner / Principal/Executant herein is holding the aforesaid property more fully described in the **Schedule** hereunder written and /or given which is free from all encumbrances and at present we are unable to look after the said property .



**AND WHEREAS** being desirous to develop the said plots of land into a Residential Cum Commercial Building with various modern facilities jointly with the Developer, the **Owner / Principal/Executant** has entered into a **Development Agreement** which is/was executed and registered on **14-03-2023**, with "**SQUAREMARK HOMES PVT. LTD. (Income Tax PAN No.-AAOCA0322Q)**", a company incorporated under the provisions of the companies Act 2013, having its registered office at "The Meridian" Building, E 2/4 & 5, Block - GP, Sector -V, Salt Lake, Kolkata - 700 091, P.O.- Salt Lake Sector-V, P.S.- Electronics Complex (Old P.S. -East Bidhannagar), District- North 24 Parganas, duly represented by one of its Directors namely **SRI RAJ KAMAL DUTTA (Income Tax PAN- ADTPD4126G and Aadhaar No.- 750019376193)**, son of Late Janendu Bikash Dutta, by faith-Hindu, by Occupation - Business, by Nationality - Indian, residing at "Arpan Apartment", Block-A, First Floor, Flat No.- 3, Tegharia, P.O.- Hatiara, P.S- Baguiati, Kolkata- 700 157, District- North 24 Parganas ( **Mobile No.- 9051805763** ), hereinafter who is the "**DEVELOPER**" therein and herein, under some terms and conditions laid down in the aforesaid Development Agreement. The said **Development Agreement** was executed and registered on **14-03-2023** in the office of "**D.S.R-IV, Alipore, South 24 Parganas**" and it was recorded in **Book No- I, Volume No - 1604 -2023, Page Nos. from ..... to ....., being Deed No. 1604-0.3015....., for the Year 2023**.

**AND WHEREAS** due to various unavoidable problems and urgency of official works of **Owner/Principal/Executant** herein, we are not in a position to look after or to develop the above mentioned property, more fully and particularly described in the **Schedule** hereunder written for which we have decided to appoint, nominate and constitute a suitable person/persons as our true, faithful and lawful constituted **ATTORNEY** to take legal steps and/or to look after and/or to develop the said property on behalf of the Company.

**ANDWHEREAS** beside these it is not possible for the **Owner / Principal/Executant** to move to different authorities for obtaining relevant permissions, '**No Objections**' etc. in regard to the development of the said premises and/or plots of land into a Residential Cum Commercial Building Complex which is mentioned in the aforesaid **Development Agreement**, executed and registered on **14-03-2023**, in favour of the aforesaid Developer by name and style "**SQUAREMARK HOMES PVT. LTD. (Income Tax PAN No.-AAOCA0322Q)**", a company incorporated under the provisions of the companies Act 2013, having its registered office at "The Meridian" Building, E 2/4 & 5, Block - GP, Sector -V, Salt Lake, Kolkata - 700 091, P.O.- Salt Lake Sector-V, P.S.- Electronics Complex (Old P.S. -East Bidhannagar), District- North 24 Parganas, duly represented by one of its Directors namely **SRI RAJ KAMAL DUTTA (Income Tax PAN- ADTPD4126G and Aadhaar No.- 750019376193)**, son of Late Janendu Bikash Dutta, by faith-



Hindu, by Occupation - Business, by Nationality - Indian, residing at "Arpan Apartment", Block-A, First Floor, Flat No.- 3, Tegharia, P.O.- Hatiara, P.S- Baguiati, Kolkata- 700 157, District- North 24 Parganas ( **Mobile No.- 9051805763** ) .

**NOW KNOW YE AND THESE PRESENTS WITNESSETH** that **WE/I " , SHARDA SONS RESOURCES PRIVATE LIMITED (Income Tax PAN- AAECM1558L)**, a company incorporated under the provisions of the companies Act 1956, having its registered office at Subham Residency, 29/1/A, Chandra Nath Chatterjee Street, LP-U, Ground Floor, P.O.+P.S.- Bhawanipore, Kolkata-700 025, District- South 24 Parganas which was **previously** known and identified as "**MALINATH TRADING PVT. LTD.**" (Income Tax PAN- AAECM1558L) , duly represented by one of its Directors **SRI SANJAY KUMAR SHARDA (Income Tax PAN- AHWPS4875Q and Aadhaar No.- 4922 3275 2764)**, son of Late Kameshwar Prasad Sharda, by Occupation- Business, by faith- Hindu, by Nationality- Indian, residing at 8, Nafar Kundu Road, P.O.-Kalighat, P.S.- Bhawanipore, Kolkata- 700 026, District- South 24 Parganas ( **Mobile No.- 82981 80000** ) , the **Owner / Principal/Executant**, has appointed, nominated and constituted "**SQUAREMARK HOMES PVT. LTD. (Income Tax PAN No.-AAOCA0322Q )** , a company incorporated under the provisions of the companies Act 2013, having its registered office at "The Meridian" Building, E 2/4 & 5 , Block - GP, Sector -V, Salt Lake, Kolkata - 700 091, P.O.- Salt Lake Sector-V, P.S.- Electronics Complex, District- North 24 Parganas, duly represented by one of its Directors namely **SRI RAJ KAMAL DUTTA (Income Tax PAN- ADTPD4126G and Aadhaar No.- 750019376193)**, son of Late Janendu Bikash Dutta , by faith-Hindu, by Occupation - Business, by Nationality - Indian, residing at "Arpan Apartment", Block-A, First Floor, Flat No.- 3, Tegharia, P.O.- Hatiara, P.S- Baguiati, Kolkata- 700 157, District- North 24 Parganas ( **Mobile No.- 9051805763** ) who is the **DEVELOPER** herein and therein in the aforesaid Development Agreement, executed and registered on **14-03-2023** as our true, faithful and lawful constituted **ATTORNEY** for such acts as stated herein below, in their place and instead, and without any contradiction do, perform for ourselves on our behalf and in our names all or any of the followings acts, deeds and things relating to or concerning with the development of the said Property / Premises/Plots of land.

1. To hold, defend, possess, manage, develop and maintain the said premises or part of it and to construct several buildings upon the plots of land/premises or part of it as per sanction plan approved by the Concerned Authorities ( Mallickpur Gram Panchayat, Panchayat Samity & Zilla Parishad of South 24 Parganas) in terms of the Development Agreement.
2. To erect boundary walls in and around of the said plots of Project Land. .
3. To apply for and obtain sanction of the building plans time to time, if any or require, , from the Concerned Authorities ( Mallickpur Gram Panchayat, Panchayat Samity & Zilla Parishad of

- South 24 Parganas) and/or any other authorities and to sign and execute any such papers documents instruments that may be required in this regard. The Attorney can have such power to sign in the plan/plans which shall be submitted before the authority on behalf of the Owner / Principal/Executant .
4. To sign, execute and submit all applications, maps, plans specifications and obtain plan the same thereof upon sanction in respect of any new plan and/or any modification or alterations thereafter upon the building plans approved by the Concerned Authorities ( Mallickpur Gram Panchayat, Panchayat Samity & Zilla Parishad of South 24 Parganas) and to sign and execute and submit any plan, papers and documents and perform all the formalities and obligations as may be required or necessary from time to time.
  5. To pay fees to obtain sanction and other permission and/or consents from the Concerned authorities as may be necessary or required for modification, alteration and/or sanction of the plan and/or any utility serving and/or concerning the said premises or part of it and also to sign other documents as may be required by the authorities from time to time.
  6. To appoint Engineers, Architects and their agent or agents and Sub-Contractors as the said Attorney shall think fit and proper and to make payment of fees and charges of such Architects, Engineers and their agent or agents and/or sub-contractors, for and on behalf of the Principal.
  7. To apply for connection of electricity, water, drainage, sewerage, telephone, lift or of any other utility in the said premises or part of it 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 attorney.
  8. To apply for and obtain licenses and permissions that may be necessary or be required for the purpose of installation and running of lift, PCB certificate (if any) , Fire license(if any), generator for auxiliary power supply or for the purpose of having the drain of the said premises or part of it to be disconnected and/or connected to the drain and for all or any of the purposes above mentioned to sign and execute all necessary papers on behalf of the Owner/ Principal/Executant .
  9. To supervise and make construction of the buildings and/or structures according to the building plan , sanctioned by the Concerned Authorities ( Mallickpur Gram Panchayat, Panchayat Samity & Zilla Parishad of South 24 Parganas) in respect of the said premises or part of it as mentioned hereunder and to that effect to get signed, pursue and collect on behalf of the



Principal all such or relevant applications, drawings, documents and any representations of whatsoever 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.

10. To appear and represent the Principal before the Panchayat, Panchayat Samity, Zilla Parishad, B.L & LRO, S.D. L & LRO, ADM & LRO, Building Tribunal and other authorities concerned regarding mutation & conversion of the schedule property, if require, in future and to receive any notice or served upon the Principal in respect of the said premises or part of it and to make representations, prefer appeals reviews and revisions and for that to sign and submit all papers appeals applications and papers and to appear and make representation for and on behalf of the Principal before the authorities concerned.
11. To appear and represent the Principal before the Mallickpur Gram Panchayat, Panchayat Samity & Zilla Parishad of South 24 Parganas, B.L & LRO, S.D. L & LRO, Fire Services Dept. of West Bengal, WBSEDCL in connection with the electricity of the said premises or part of it and to sign and execute all the papers and documents wherever necessary.
12. To sign and execute all papers and documents for and on behalf of the Principal to mutate its name in respect of the said premises or part of it before the B.L & LRO Bishnupur, Govt. of West Bengal and other authority.
13. To sign and execute all papers and documents for and on behalf of the Principal regarding conversion case of the land & ULC certificate, if require, in respect of the said premises or part of it in the Government records including Gram Panchayat.
14. To sign and execute all papers and documents for and on behalf of the Principal to obtain land ceiling clearance if any, from the Competent Authority.
15. To appear and represent the Principal before any Notary Public, Registrar of Assurances, District Registrar, Sub-Registrar or any other officers or officers having jurisdiction and to present for registration and have registered and performed all deeds, agreements, documents, Sale Deeds and instruments executed and signed by the said Attorney in any manner concerning the Developer's Allocation or Share only of the project constructed at or upon the building/s to earn the revenue in terms of the aforesaid Development Agreement, executed and registered on **14-03-2023**, in respect the said premises and/or project land or any part thereof together with undivided share of land mentioned in the Schedule hereunder written and/or given in the project being "SQUAREMARK MOHORKOONJO" and admit the execution thereof.

16. To enter into Agreement for Sale, Lease and/or to sign and execute any other Deeds, documents, Deed of Conveyance or Deed of Sale in respect of the Developer's Allocation or Share only of the project, constructed at or upon the building/s, to earn money and/or gain financially, in terms of the aforesaid Development Agreement, by and between the Principal and the Developer together with undivided proportionate share of the land of the said premises and/or project land mentioned in the Schedule hereunder written and/or given in the project being "SQUAREMARK MOHORKOONJO" and to present the same for registration before the registering authority and admit the execution thereof.
17. To receive money or moneys whether in advance or booking from time to time or at a time from the intending Purchaser or Purchasers in respect of the Developer's Allocation only in terms of the aforesaid Development Agreement and to grant proper receipt and discharge thereof.
18. To deliver khas and vacant possession of the Developer's Allocation after completion of the proposed new building(s) in terms of the aforesaid Development Agreement, executed by and between the Principal and the Developer to the intending Purchasers/Transferee.
19. To charge by way of equitable mortgage in respect of the Developer's Allocation only in terms of the aforesaid Development Agreement, consisting of Unit/Floors/Flats/Car Parking Spaces/Commercial Space/Offices of the proposed Building(s), together with undivided proportionate share of land mentioned in the Schedule hereunder written and/or given in the project who wants to purchase the same from the Developer includes its transferee and to make the Principals free from all encumbrances and liabilities whatsoever.
20. To obtain bank finance and/or banking facilities in the form of project loan or construction loan/loans from the bank/banks in its own name and capability for the purpose of undertaking the Housing Project by creating the charge/mortgage of the premises and/or project land, however without creating any financial obligation and/or liability upon the Owners and without creating any charge or lien on the Allocation/Realizations/Share attributable to the Owners. Such Project Finance can be made secured against the stock of raw materials in the form of flat/unit/apartment/parking space/constructed space etc. (along with proportionate share of land upon which the new building/block will be built part by part as per sanction) for completion of construction of the project or the Receivables from the allottees to the extent pertaining to the Developer's Shares of the Receivables/Allocation without creating any charge or mortgage on the entire premises/project land rather it will be block/building wise. In this event, the Owners shall not be held liable for any default committed by the Developer in



repaying any such project loan/finance obtained by it and the Developer shall assure and indemnify the Owner against any claim arising out of such borrowings/loans. In case owing to any loan or finance obtained by the Developer, the Owner suffers any losses or damages due to any non repayment, delay in repayment by the Developer or due to any other consequence of delay or default of the Developer in respect of obligations in respect of any such loan or liability whatsoever, the Developer shall indemnify and keep the Owner indemnified and saved harmless.

21. All the Charges/Lien created by the Bank and/or any Financial Institution in connection with the property, mentioned in the Schedule herein below, for extending any financial facility to the Developer, would be limited only to the portion of land upon which the structure will be constructed part by part.
22. To sign and execute all the papers and documents for obtaining "No Objection Certificate" from KMDA, Fire Brigade, West Bengal Pollution Control Board and other authorities (if required) in respect of the said premises and/or project land or part of it in the name of the Principal.
23. To sign execute and submit all declarations, statements, applications and affirm affidavits as may be necessary or required from time to time.
24. To commence, prosecute, enforce, defend, answer and oppose all actions and proceedings concerning in any way the said premises and/or project land or any part thereof including those relating to acquisition and/or requisition in which the Principal is now or may hereafter be interested or concerned and if thought fit and compromise settle refer to arbitration abandon become non-suited submit to judgment in any action or proceedings as aforesaid before any Court, Civil or Criminal or Revenue.
25. To institute, commence, prosecute, carry on or defend or resist all suits and other actions and proceedings or be add as a party or be non suited or withdrawal the same concerning our said property or any part thereof or concerning anything in which we are the owners before Government offices or in any civil, criminal, revenue, revisional jurisdiction including special jurisdiction of the High Court, Article 226 of the constitution of India and to sign and verify all complaints, statements, accounts, notice and other judicial process, to execute any judgment and to appoint and engage any advocate at his cost and to sign and execute any Vokatnama and to act and plead.

26. To appoint any retainers, solicitors, advocate and other legal agents and to revoke such appointments and others as occasion shall require.
27. To sign affirm and verify plaint, petition, written statements, tabular statements, Review, Revisions, Affidavit, Declarations, Memorandum of Appeal or any other paper or pleadings including applications under Article 226 of the Constitution of India in any suit action or proceedings relating to the said premises and/or project land or any part thereof.
28. All of the directors of "SQUAREMARK HOMES PVT. LTD." jointly or severally or any of them in single or its authorized representatives would sign time to time "Agreement for Sale/s" and "Deed of Conveyance/s", or any other deeds and documents in the proposed Residential cum Commercial buildings to convey undivided share of the land for and on behalf of the Principal for the Developer's Allocation only.

AND GENERALLY to do all acts and things concerning the powers herein conferred in respect of the said premises and/or project land, which the Principals could have done lawfully under it own hands, if present personally. And the Principal do hereby agree ratify and confirm all acts, deeds and things whatsoever and the said Attorney shall do and/or cause to do in accordance herewith.

**SCHEDULE OF THE PROPERTY ABOVE REFERRED TO**  
( Schedule of Project Land )

ALL THAT piece and parcel of Shali and Bastu Commercial land measuring about **918.46** Decimal ( i.e. **9.1846** Acre) more or less in **R.S & L.R Dag Nos. 93, 94, 95, 96, 97,98, 99, 101, 111, 133,134, 135, 137, 138, 139, 140, 141, 142, 142/827, 143, 194, 195, 196, 198, 202 and 205** under **L.R. Khatian Nos- 1420, 1426,2121, 2146 and 800**, lying and situated at **Mouza- Sultanpur**, J.L. No.-16, Revenue Survey No. 47 and 190, Touzi No.250, Pargana- Medanmalla; comprised in the following **R.S.& L.R Dag Nos and L.R. Khatian Nos -**



R.S.& L.R. Dag Nos.	L.R. Khatian Nos.	Nature of Land	Total Area in Dag (In Dec.)	Own Area (In Dec.)	Mutated Area (In Dec.)	Area under this Agreement ( In Dec. )	Set Forth Value ( In Rs.)
93	1420	Housing Complex	53	20.40	20	20.40	1000000
94	1420	Bastu Commercial	49	43.41	43.41	43.41	2000000
95	1420	Bastu Commercial	39	33.66	33.66	33.66	1500000
96	1420	Shali	13	7.67	7.67	7.67	350000
97	1420	Housing Complex	19	8.25	8.25	8.25	400000
	1426	Bastu Commercial		5.57	5.57	5.57	250000
98	1420	Housing Complex	28	28	28	28	1400000
99	1420	Housing Complex	28	28	28	28	1400000
101	1420	Housing Complex	53	53	53	53	2600000
111	1420	Shali	23	23	23	23	1150000
133	1420	Bastu Commercial	110	110	110	110	5500000
134	1420	Shali	73	73	73	73	3650000
135	1420	Housing Complex	21	21	21	21	1150000
137	1420	Housing Complex	34	34	34	34	1700000
138	1420	Housing Complex	19	19	19	19	950000
139	1420	Shali	20	20	20	20	1000000
140	1420	Bastu Commercial	26	26	26	26	1300000
141	1420	Bastu Commercial	36	36	36	36	1800000
142	1420	Bastu Commercial	60	60	60	60	3000000
142/827	1420	Shali	40	40	40	40	2000000
143	1420	Bastu Commercial	99	99	99	99	4850000
194	1420	Bastu Commercial	30	30	30	30	1500000
195	1420	Bastu Commercial	17	17	17	17	850000
196	1420	Bastu Commercial	11	7	6.40	7	350000
198	1420	Bastu Commercial	7	7	7	7	350000
202	1420	Bastu Commercial	77	62	62	62	3150000
205	2121	Shali	40	1.624	1.624	1.624	75000
	3.248			3.248	3.248	150000	
	1.628			0	1.628	100000	
<b>Total =</b>			<b>1025</b>	<b>918.46</b>	<b>916.97</b>	<b>918.46</b>	<b>4,54,75,000/-</b>

District Sub-Registration Office at Alipore, Additional District Sub-Registration Office-  
Baruipur, Police Station - Baruipur, within the jurisdiction of **Mallickpur Gram Panchaya , Holding No. 577 & 578, Pin Code No. 700145**, in the District of South 24 Paraganas,, hereinafter called and referred to as the **SAID LAND/PROJECT LAND** .

IN WITNESS WHERE OF the parties, hereunder have executed these presents at Kolkata on the  
14th day of March, 2023.

**SIGNED, SEALED AND DELIVERED**

By the above named Owner/ Principal/Executant  
In the presence of:-

- 1) Shek Ataur Rahaman  
209, C.R. Avenue  
Kolkata - 700006
- 2) Panche gopal Sardar  
35, V.V. Kananda Road  
KOL - 700007

SHARDA SONS RESOURCES PVT. LTD.

Jaiyan Kumar Sharda.  
Director

**SIGNATURE OF THE OWNER /  
PRINCIPAL/EXECUTANT**

**SIGNED, SEALED AND DELIVERED**

By the above named Constituted Attorney  
In the presence of:-

- 1) Shek Ataur Rahaman
- 2) Panche gopal Sardar

SQUAREMARK HOMES PVT. LTD.

Rajkamal Dutt  
Director

**SIGNATURE OF THE CONSTITUTED  
ATTORNEY**







Drafted and Prepared by me



(Shek Ataur Rahaman)  
Advocate  
Alipore Judges' Court  
Kolkata-700 027  
(Regn.No.-WB/382/2000)  
Mob.No. 93309 42717



**DISTRICT- SOUTH 24 PARGANAS  
OFFICE OF THE DISTRICT SUB- REGISTRAR -IV, ALIPORE**

		Thumb	1st finger	Middle finger	Ring finger	Small finger
 <i>Sanjay Kumar Sharda</i>	Left Hand					
	Right Hand					

SHARDA SONS RESOURCES PVT. LTD.

Name: SRI SANJAY KUMAR SHARDA

Signature :-

*Sanjay Kumar Sharda*

Director

 <i>Raj Kamal Dutta</i>	Left Hand					
	Right Hand					

Name: SRI RAJ KAMAL DUTTA

Signature :-

SQUAREMARK HOMES PVT. LTD.

*Raj Kamal Dutta*

Director

PHOTO	Left Hand					
	Right Hand					

Name:

Signature :-



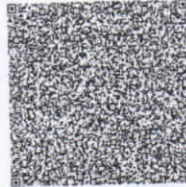
भारत सरकार  
Government of India



भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

Enrollment No.: 0647/00034/75994

To  
Shek. Ataur Rahaman  
34, . SODEPUR BRICK FIELD ROAD,  
RAHAMAN BARI, HARIDEVPUR,  
VTC: Haridevpur,  
PO: Haridevpur,  
Sub District: Thakurpukur Mahestola, District: South 24  
Parganas,  
State: West Bengal,  
PIN Code: 700082,  
Mobile: 9073103425  
191192547  
ME911925474FH



आपका आधार क्रमांक / Your Aadhaar No. :

**7802 9944 0063**

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India



Shek. Ataur Rahaman  
DOB : 22/10/1973  
Male

**7802 9944 0063**

मेरा आधार, मेरी पहचान

02/04/2013

(Shek Ataur Rahaman)  
Adu.

Identified for Regn. Purpose only



## Major Information of the Deed

Deed No :	I-1604-03098/2023	Date of Registration	15/03/2023
Query No / Year	1604-8000682515/2023	Office where deed is registered	
Query Date	14/03/2023 6:08:35 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	SHEK ATAUR RAHAMAN ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9330942717, Status : Advocate		
Transaction	Additional Transaction		
<b>[0138] Sale, Development Power of Attorney after Registered Development Agreement</b>			
Set Forth value	Market Value		
Rs. 4,54,75,000/-	Rs. 16,47,47,406/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 39/- (Article:E, M(b),)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160403015/2023		

### Land Details :

District: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: MALLIKPUR, Mouza: Sultanpur, , Sultanpur Pin Code : 700145

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-93	RS-1420	Commercial Use	Bastu	20.4 Dec	10,00,000/-	39,16,805/-	Width of Approach Road: 25 Ft., , Project Name :
L2	RS-94	RS-1420	Commercial Use	Bastu	43.41 Dec	20,00,000/-	83,34,730/-	Width of Approach Road: 25 Ft., , Project Name :
L4	RS-96	RS-1420	Commercial Use	Shali	7.67 Dec	3,50,000/-	14,72,642/-	Width of Approach Road: 25 Ft., , Project Name :
L5	RS-97	RS-1420	Commercial Use	Bastu	8.25 Dec	4,00,000/-	15,84,002/-	Width of Approach Road: 25 Ft., , Project Name :
L6	RS-97	RS-1426	Commercial Use	Bastu	5.57 Dec	2,50,000/-	10,69,441/-	Property is on Road , Project Name :
L7	RS-98	RS-1420	Commercial Use	Bastu	28 Dec	14,00,000/-	53,76,006/-	Width of Approach Road: 25 Ft., , Project Name :
L9	RS-101	RS-1420	Commercial Use	Bastu	53 Dec	26,00,000/-	1,01,76,013/-	Width of Approach Road: 25 Ft., , Project Name :
L10	RS-111	RS-1420	Commercial Use	Shali	23 Dec	11,50,000/-	35,32,794/-	Width of Approach Road: 25 Ft., , Project Name :
L11	RS-133	RS-1420	Commercial Use	Bastu	110 Dec	55,00,000/-	1,68,95,974/-	Width of Approach Road: 25 Ft., , Project Name :



L12	RS-134	RS-1420	Commercial Use	Shali	73 Dec	36,50,000/-	1,12,12,782/-	Property is on Road , Project Name :
L13	RS-135	RS-1420	Commercial Use	Bastu	21 Dec	11,50,000/-	32,25,595/-	Width of Approach Road: 25 Ft., , Project Name :
L14	RS-137	RS-1420	Commercial Use	Bastu	34 Dec	17,00,000/-	52,22,392/-	Width of Approach Road: 25 Ft., , Project Name :
L15	RS-138	RS-1420	Commercial Use	Bastu	19 Dec	9,50,000/-	29,18,395/-	Width of Approach Road: 25 Ft., , Project Name :
L16	RS-139	RS-1420	Commercial Use	Shali	20 Dec	10,00,000/-	30,71,995/-	Width of Approach Road: 25 Ft., , Project Name :
L18	RS-141	RS-1420	Commercial Use	Bastu	36 Dec	18,00,000/-	55,29,591/-	Width of Approach Road: 25 Ft., , Project Name :
L19	RS-142	RS-1420	Commercial Use	Bastu	60 Dec	30,00,000/-	92,15,986/-	Width of Approach Road: 25 Ft., , Project Name :
L20	RS-142/827	RS-1420	Commercial Use	Shali	40 Dec	20,00,000/-	61,43,990/-	Width of Approach Road: 25 Ft., , Project Name :
L21	RS-143	RS-1420	Commercial Use	Bastu	99 Dec	48,50,000/-	1,52,06,376/-	Width of Approach Road: 25 Ft., , Project Name :
L22	RS-194	RS-1420	Commercial Use	Bastu	30 Dec	15,00,000/-	80,63,993/-	Width of Approach Road: 25 Ft., , Project Name :
L23	RS-195	RS-1420	Commercial Use	Bastu	17 Dec	8,50,000/-	45,69,596/-	Width of Approach Road: 25 Ft., , Project Name :
L24	RS-196	RS-1420	Commercial Use	Bastu	7 Dec	3,50,000/-	18,81,598/-	Width of Approach Road: 25 Ft., , Project Name :
L26	RS-202	RS-1420	Commercial Use	Bastu	62 Dec	31,50,000/-	1,66,65,585/-	Width of Approach Road: 25 Ft., , Project Name :
L27	RS-205	RS-2121	Commercial Use	Shali	1.624 Dec	75,000/-	4,36,531/-	Width of Approach Road: 25 Ft., , Project Name :
L28	RS-205	RS-2146	Commercial Use	Shali	3.248 Dec	1,50,000/-	8,73,062/-	Width of Approach Road: 25 Ft., , Project Name :
L29	RS-205	RS-800	Commercial Use	Bastu	1.628 Dec	1,00,000/-	4,37,606/-	Width of Approach Road: 25 Ft., , Project Name :
		<b>TOTAL :</b>			<b>823.8Dec</b>	<b>409,25,000 /-</b>	<b>1470,33,480 /-</b>	

District: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: MALLIKPUR, Mouza: Sultanpur, Pin Code : 700145

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L3	RS-95	RS-1420	Commercial Use	Bastu	33.66 Dec	15,00,000/-	64,62,728/-	Width of Approach Road: 25 Ft., , Project Name :



L8	RS-99	RS-1420	Commercial Use	Bastu	28 Dec	14,00,000/-	53,76,006/-	Width of Approach Road: 25 Ft., , Project Name :
		<b>TOTAL :</b>			<b>61.66Dec</b>	<b>29,00,000 /-</b>	<b>118,38,734 /-</b>	

District: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: MALLIKPUR, Mouza: Sultanpur, , Sultanpur Pin Code : 145

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L17	RS-140	RS-1420	Commercial Use	Bastu	26 Dec	13,00,000/-	39,93,594/-	Width of Approach Road: 25 Ft., , Project Name :
L25	RS-198	RS-1420	Commercial Use	Bastu	7 Dec	3,50,000/-	18,81,598/-	Width of Approach Road: 25 Ft., , Project Name :
		<b>TOTAL :</b>			<b>33Dec</b>	<b>16,50,000 /-</b>	<b>58,75,192 /-</b>	
	<b>Grand Total :</b>				<b>918.46Dec</b>	<b>454,75,000 /-</b>	<b>1647,47,406 /-</b>	






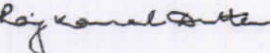
#### Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>SHARDA SONS RESOURCES PRIVATE LIMITED</b> Subham Resedency, 29/1/A, Chandra Nath Chatterjee Street, LP-U, Ground Floor, City:- Not Specified, P.O:- Bhawanipore, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025 , PAN No.:: AAxxxxxx8L,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative




#### Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>SQUAREMARK HOMES PRIVATE LIMITED</b> The Meridian Building, E 2-4 And 5 Block -GP Sector-V Salt Lake, City:- Not Specified, P.O:- Salt Lake Sector V, P.S:-East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700091 , PAN No.:: AAxxxxxx2Q,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr SANJAY KUMAR SHARDA</b> Son of Late Kameshwar PRASAD Sharda Date of Execution - 14/03/2023, , Admitted by: Self, Date of Admission: 14/03/2023, Place of Admission of Execution: Office	 Mar 14 2023 6:27PM	 LTI 14/03/2023	 14/03/2023
SHARDA HOUSE NO 402E HARIOM TOWER CIRCULAR RD, City:- , P.O:- LALPUR, P.S:-LALPUR, District:-Ranchi, Jharkhand, India, PIN:- 834001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx5Q,Aadhaar No Not Provided Status : Representative, Representative of : SHARDA SONS RESOURCES PRIVATE LIMITED (as Director)				
2	Name	Photo	Finger Print	Signature
	<b>Mr RAJ KAMAL DUTTA (Presentant)</b> Son of Late Janendu Bikash Dutta Date of Execution - 14/03/2023, , Admitted by: Self, Date of Admission: 14/03/2023, Place of Admission of Execution: Office	 Mar 14 2023 6:29PM	 LTI 14/03/2023	 14/03/2023
Arpan Apartment, Block-A, First Folllr, Flat No. -3, Tegharia, City:- Not Specified, P.O:- Hatiara, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700157, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx6G,Aadhaar No Not Provided Status : Representative, Representative of : SQUAREMARK HOMES PRIVATE LIMITED (as Director)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>SHEK ATAUR RAHAMAN</b> Son of Late SK ANISUR RAHAMAN 34 SODEPUR BRICK FIELD RD, City:- , P.O:- HARIDEVPUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700082	 14/03/2023	 14/03/2023	 14/03/2023
Identifier Of Mr SANJAY KUMAR SHARDA, Mr RAJ KAMAL DUTTA			

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	SHARDA SONS RESOURCES PRIVATE LIMITED	SQUAREMARK HOMES PRIVATE LIMITED-20.4 Dec



Transfer of property for L10		
Sl.No	From	To. with area (Name-Area)
1	SHARDA SONS RESOURCES PRIVATE LIMITED	SQUAREMARK HOMES PRIVATE LIMITED-23 Dec
Transfer of property for L11		
Sl.No	From	To. with area (Name-Area)
1	SHARDA SONS RESOURCES PRIVATE LIMITED	SQUAREMARK HOMES PRIVATE LIMITED-110 Dec
Transfer of property for L12		
Sl.No	From	To. with area (Name-Area)
1	SHARDA SONS RESOURCES PRIVATE LIMITED	SQUAREMARK HOMES PRIVATE LIMITED-73 Dec
Transfer of property for L13		
Sl.No	From	To. with area (Name-Area)
1	SHARDA SONS RESOURCES PRIVATE LIMITED	SQUAREMARK HOMES PRIVATE LIMITED-21 Dec
Transfer of property for L14		
Sl.No	From	To. with area (Name-Area)
1	SHARDA SONS RESOURCES PRIVATE LIMITED	SQUAREMARK HOMES PRIVATE LIMITED-34 Dec
Transfer of property for L15		
Sl.No	From	To. with area (Name-Area)
1	SHARDA SONS RESOURCES PRIVATE LIMITED	SQUAREMARK HOMES PRIVATE LIMITED-19 Dec
Transfer of property for L16		
Sl.No	From	To. with area (Name-Area)
1	SHARDA SONS RESOURCES PRIVATE LIMITED	SQUAREMARK HOMES PRIVATE LIMITED-20 Dec
Transfer of property for L17		
Sl.No	From	To. with area (Name-Area)
1	SHARDA SONS RESOURCES PRIVATE LIMITED	SQUAREMARK HOMES PRIVATE LIMITED-26 Dec
Transfer of property for L18		
Sl.No	From	To. with area (Name-Area)
1	SHARDA SONS RESOURCES PRIVATE LIMITED	SQUAREMARK HOMES PRIVATE LIMITED-36 Dec
Transfer of property for L19		
Sl.No	From	To. with area (Name-Area)
1	SHARDA SONS RESOURCES PRIVATE LIMITED	SQUAREMARK HOMES PRIVATE LIMITED-60 Dec



Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	SHARDA SONS RESOURCES PRIVATE LIMITED	SQUAREMARK HOMES PRIVATE LIMITED-43.41 Dec
Transfer of property for L20		
Sl.No	From	To. with area (Name-Area)
1	SHARDA SONS RESOURCES PRIVATE LIMITED	SQUAREMARK HOMES PRIVATE LIMITED-40 Dec
Transfer of property for L21		
Sl.No	From	To. with area (Name-Area)
1	SHARDA SONS RESOURCES PRIVATE LIMITED	SQUAREMARK HOMES PRIVATE LIMITED-99 Dec
Transfer of property for L22		
Sl.No	From	To. with area (Name-Area)
1	SHARDA SONS RESOURCES PRIVATE LIMITED	SQUAREMARK HOMES PRIVATE LIMITED-30 Dec
Transfer of property for L23		
Sl.No	From	To. with area (Name-Area)
1	SHARDA SONS RESOURCES PRIVATE LIMITED	SQUAREMARK HOMES PRIVATE LIMITED-17 Dec
Transfer of property for L24		
Sl.No	From	To. with area (Name-Area)
1	SHARDA SONS RESOURCES PRIVATE LIMITED	SQUAREMARK HOMES PRIVATE LIMITED-7 Dec
Transfer of property for L25		
Sl.No	From	To. with area (Name-Area)
1	SHARDA SONS RESOURCES PRIVATE LIMITED	SQUAREMARK HOMES PRIVATE LIMITED-7 Dec
Transfer of property for L26		
Sl.No	From	To. with area (Name-Area)
1	SHARDA SONS RESOURCES PRIVATE LIMITED	SQUAREMARK HOMES PRIVATE LIMITED-62 Dec
Transfer of property for L27		
Sl.No	From	To. with area (Name-Area)
1	SHARDA SONS RESOURCES PRIVATE LIMITED	SQUAREMARK HOMES PRIVATE LIMITED-1.624 Dec
Transfer of property for L28		
Sl.No	From	To. with area (Name-Area)
1	SHARDA SONS RESOURCES PRIVATE LIMITED	SQUAREMARK HOMES PRIVATE LIMITED-3.248 Dec



**Transfer of property for L29**

Sl.No	From	To. with area (Name-Area)
1	SHARDA SONS RESOURCES PRIVATE LIMITED	SQUAREMARK HOMES PRIVATE LIMITED-1.628 Dec

**Transfer of property for L3**

Sl.No	From	To. with area (Name-Area)
1	SHARDA SONS RESOURCES PRIVATE LIMITED	SQUAREMARK HOMES PRIVATE LIMITED-33.66 Dec

**Transfer of property for L4**

Sl.No	From	To. with area (Name-Area)
1	SHARDA SONS RESOURCES PRIVATE LIMITED	SQUAREMARK HOMES PRIVATE LIMITED-7.67 Dec

**Transfer of property for L5**

Sl.No	From	To. with area (Name-Area)
1	SHARDA SONS RESOURCES PRIVATE LIMITED	SQUAREMARK HOMES PRIVATE LIMITED-8.25 Dec

**Transfer of property for L6**

Sl.No	From	To. with area (Name-Area)
1	SHARDA SONS RESOURCES PRIVATE LIMITED	SQUAREMARK HOMES PRIVATE LIMITED-5.57 Dec

**Transfer of property for L7**

Sl.No	From	To. with area (Name-Area)
1	SHARDA SONS RESOURCES PRIVATE LIMITED	SQUAREMARK HOMES PRIVATE LIMITED-28 Dec

**Transfer of property for L8**

Sl.No	From	To. with area (Name-Area)
1	SHARDA SONS RESOURCES PRIVATE LIMITED	SQUAREMARK HOMES PRIVATE LIMITED-28 Dec

**Transfer of property for L9**

Sl.No	From	To. with area (Name-Area)
1	SHARDA SONS RESOURCES PRIVATE LIMITED	SQUAREMARK HOMES PRIVATE LIMITED-53 Dec

Endorsement For Deed Number : I - 160403098 / 2023

On 14-03-2023

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

Presented for registration at 18:21 hrs on 14-03-2023, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr RAJ KAMAL DUTTA ,.

**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 16,47,47,406/-

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

Execution is admitted on 14-03-2023 by Mr SANJAY KUMAR SHARDA, Director, SHARDA SONS RESOURCES PRIVATE LIMITED, Subham Residency, 29/1/A, Chandra Nath Chatterjee Street, LP-U, Ground Floor, City:- Not Specified, P.O:- Bhawanipore, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025

Indetified by SHEK ATAUR RAHAMAN, , , Son of Late SK ANISUR RAHAMAN, 34 SODEPUR BRICK FIELD RD, P.O: HARIDEVPUR, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700082, by caste Muslim, by profession Advocate

Execution is admitted on 14-03-2023 by Mr RAJ KAMAL DUTTA, Director, SQUAREMARK HOMES PRIVATE LIMITED, The Meridian Building, E 2-4 And 5 Block -GP Sector-V Salt Lake, City:- Not Specified, P.O:- Salt Lake Sector V, P.S:-East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700091

Indetified by SHEK ATAUR RAHAMAN, , , Son of Late SK ANISUR RAHAMAN, 34 SODEPUR BRICK FIELD RD, P.O: HARIDEVPUR, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700082, by caste Muslim, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 39.00/- ( E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 39.00/-

**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/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 13378, Amount: Rs.50.00/-, Date of Purchase: 14/03/2023, Vendor name: SUBHANKAR DAS



Anupam Halder  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal

On 15-03-2023

**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.



Anupam Halder  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2023, Page from 84732 to 84759

being No 160403098 for the year 2023.



Digitally signed by ANUPAM HALDER  
Date: 2023.03.15 16:48:00 -07:00  
Reason: Digital Signing of Deed.

*(Handwritten signature)*

(Anupam Halder) 2023/03/15 04:48:00 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.

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District Sub-Registrar-IV  
Registrar U/S 7 (2) of  
Registration 1908  
Alipur, South 24 Parganas

15 MAR 2023