


































ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

13 FEB 2023

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the executants and or purchaser Presentants					
		(Left Hand)				
		Little	Ring	Middle	Fore	Thumb
						
		(Right Hand)				
		Thumb	Fore	Middle	Ring	Little
						
		Signature : <i>Bhagat</i>				
		(Left Hand)				
		Little	Ring	Middle	Fore	Thumb
						
		(Right Hand)				
		Thumb	Fore	Middle	Ring	Little
						
		Signature : <i>Bhagat</i>				
		(Left Hand)				
		Little	Ring	Middle	Fore	Thumb
						
		(Right Hand)				
		Thumb	Fore	Middle	Ring	Little
						
		Signature : <i>Mst</i>				



ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA

13 FEB 2023

MS

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

LOTUS ENCLAVE PRIVATE LIMITED



02/06/2006

Permanent Account Number

AABCL2473N

18122006

LOTUS ENCLAVE PVT. LTD.

N Bhagat
Director

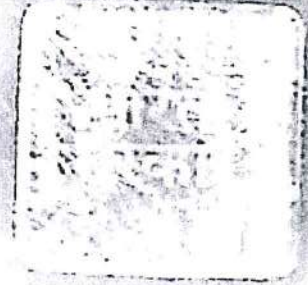
AB

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ASHUTOSH SPINNERS PRIVATE
LIMITED



27/12/1989

Permanent Account Number

AABCA0262E

19062008

Ashutosh Spinners Pvt. Ltd.

Bhagat

Director

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

**AJANTA COMMERCIAL & TRADING CO
PRIVATE LIMITED**

26/06/1982

Permanent Account Number

AABCA2318K

11102007

AJANTA COMMERCIAL & TRADING CO. (P) LTD.

A. Bhagat

DIRECTOR

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RIMJHIM TRADERS AND DEALERS
PRIVATE LIMITED

02/08/1983

Permanent Account Number

AABCR3989B

31072008

Rim Jhim Traders & Dealers Pvt. Ltd.

Shagat
Director

for

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AABCM7442A



नाम /NAME

MULTITECH ELECTRONICS LIMITED

निगमन/बनने की तिथि /DATE OF INCORPORATION/FORMATION

10-03-1988

RB

K. Das

आयकर आयुक्त, प.वं.-XI

COMMISSIONER OF INCOME-TAX, W.B. - XI

MULTITECH ELECTRONICS LTD.

[Signature]
DIRECTOR

आयकर विभाग
INCOME TAX DEPARTMENT
GINNI REALTY PROJECTS PRIVATE
LIMITED

भारत सरकार
GOVT. OF INDIA

20/05/1993

Permanent Account Number
AAACY0359G

भारत
सरकार

17092018

AB

GINNI REALTY PROJECTS PVT. LTD.

D. Bhogat
Director

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

ASHUTOSH BHAGAT
JUGAL KISHORE BHAGAT

11/12/1973
Permanent Account Number
ADJPB0979P

A Bhagat
Signature

भारत सरकार
भारत सरकार

07-1-02/006

A Bhagat



सत्यमेव जयते
যাৰে ধৰণে



आधार

ভাৰতীয় বিশিষ্ট পরিচয় প্রাধিকৰণ

ভাৰত সরকার

Unique Identification Authority of India

Government of India

ভালিকাভুক্তি আই ডি / Enrollment No.: 1127/92012/09317

To

আশুতোষ ভগত

Ashutosh Bhagat

S/O: Jugal Kishore Bhagat

12/1 PRETORIA STREET

AC MARKET

Middleton Row

Middleton Row

Circus Avenue Kolkata

West Bengal 700071

9831031321

09/01/2016

323796903



MA237969031FT



আপনার আধাৰ সংখ্যা / Your Aadhaar No. :

5425 1447 5957

আধাৰ - সাধাৰণ মানুষেৰ অধিকাৰ



ভাৰত সরকার

GOVERNMENT OF INDIA



আশুতোষ ভগত

Ashutosh Bhagat

জন্মতাৰিখ/ DOB: 11/12/1973

পুৰুষ / MALE



5425 1447 5957

আধাৰ-সাধাৰণ মানুষেৰ অধিকাৰ

Ashutosh Bhagat

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ADARSH BHAGAT

RAVI BHAGAT

15/03/1992
Permanent Account Number
ALKPB4772F

RBhagat
Signature

20132010

RBhagat



सत्यमेव जयते
পরে যকোন



आधार

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India

Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1127/92012/09316

To
আদর্শ ভগত
Adarsh Bhagat
S/O: Ravi Bhagat
12/1 PRETORIA STREET
AC MARKET
Middleton Row
Middleton Row
Circus Avenue Kolkata
West Bengal 700071
9831848771

11/01/2016
323796893



MA237968932FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

3308 2628 8101

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



আদর্শ ভগত
Adarsh Bhagat
জন্মতারিখ / DOB : 15/03/1992
পুরুষ / Male



3308 2628 8101

আধার - সাধারণ মানুষের অধিকার

Adarsh Bhagat

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ADJPB0978N



नाम /NAME

RAVI BHAGAT

पिता का नाम /FATHER'S NAME

JUGAL KISHORE BHAGAT

जन्म तिथि /DATE OF BIRTH

07-01-1964

हस्ताक्षर /SIGNATURE



RBH

आयकर अधिकारी, प.नं.-II

COMMISSIONER OF INCOME-TAX, W.B. - II

RBH



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকার

ভারত সরকার
Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1127/92012/09313

To
রাউসি ভগত
Ravi Bhagat
S/O: Jugal Kishore Bhagat
12/1 PRETORIA STREET
AC MARKET
Middleton Row
Middleton Row
Circus Avenue Kolkata
West Bengal 700071
9830066585

09/01/2016
323796854



MA237968549FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

8530 3002 7369

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



রাউসি ভগত
Ravi Bhagat
জন্মতারিখ / DOB : 07/01/1964
পুরুষ / Male





8530 3002 7369

আধার - সাধারণ মানুষের অধিকার

MS+

**INCORPORATED LAW SOCIETY OF CALCUTTA
HIGH COURT, CALCUTTA**

MEMBER'S EMPLOYEES IDENTITY CARD

Name **GOURI SANKAR RANA**

Employed by **R. GINODIA & CO.**

Advocate's Signature *R. Ginodia*

[Signature]
HON. SECRETARY

Gouri Sankar Rana
Signature of the Card Holder

No. 2513
REGISTRAR
(ADMINISTRATION)
HIGH COURT & S.

CARD NO. ME **233** Date **7 MAY 2013**

ADDRESS **4E&F, HASTINGS CHAMBERS**
Office **7C, K.S. ROY ROAD, KOLKATA-1**

Residence **C/O. SUDHADEB BASU, 23/2, F.C.**
GHOSH LANE, GHOSH PARA, HOWRAH-4

Office: **2248 8498** (Resl): **9903443553**
Residence: **2248 0108**

Board Group

DATED THIS 13th DAY OF February 2023

FROM

**LOTUS ENCLAVE PRIVATE LIMITED &
ANR.**

TO

GINNI REALTY PRIVATE LIMITED

POWER OF ATTORNEY

R. Ginodia & Co. LLP
Advocates
Ground Floor, 6, Church Lane,
Kolkata- 700 001.

Major Information of the Deed

Deed No :	I-1902-02038/2023	Date of Registration	16/02/2023
Query No / Year	1902-8000219868/2023	Office where deed is registered	
Query Date	28/01/2023 2:56:05 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	AKASH SARKAR 6,CHURCH LANE,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9123973083, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
	Rs. 34,46,12,216/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190200823/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Kolkata, P.S:- Park Street, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Rafi Ahamed Kidwai Road, Road Zone : (On Road -- On Road) , , Premises No: 43, , Ward No: 063 Pin Code : 700016

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Semi-Commercial use	1 Bigha 5 Katha		32,63,84,179/-	Property is on Road , Project Name :
Grand Total :				41.25Dec	0 /-	3263,84,179 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	18003 Sq Ft.	0/-	1,82,28,037/-	Structure Type: Structure
Gr. Floor, Area of floor : 10000 Sq Ft.,Semi Commercial Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 8003 Sq Ft.,Semi Commercial Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
	Total :	18003 sq ft	0 /-	182,28,037 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Lotus Enclave Private Limited 7, Hare Street, City:- Kolkata, P.O:- Kolkata GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxx3N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	Ajanta Commercial And Trading Company Private Limited 4th Floor, 7, Hare Street, City:- Kolkata, P.O:- Kolkata GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxx8K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
3	Multitech Electronics Limited 3rd Floor, 113, Park Street, North Block, City:- Kolkata, P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016 , PAN No.:: AAxxxxx2A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
4	Rimjhim Traders And Dealers Private Limited 3rd Floor, 113, Park Street, City:- Kolkata, P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016 , PAN No.:: AAxxxxx9B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
5	Ashutosh Spinners Private Limited 4th Floor, 7, Hare Street, City:- Kolkata, P.O:- Kolkata GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxx2E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Ginni Realty Projects Private Limited 4th Floor, 7 Hare Street, City:- Kolkata, P.O:- Kolkata GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxx9G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Ashutosh Bhagat (Presentant) Son of Mr Jugal Kishore Bhagat 12/1, Pretoria Street, City:- Kolkata, P.O:- Middleton Row, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxx9P,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Lotus Enclave Private Limited (as Director), Ashutosh Spinners Private Limited (as Director), Ginni Realty Projects Private Limited (as Director)
2	Mr Adarsh Bhagat Son of Mr Ravi Bhagat 12/1, Pretoria Street, City:- Kolkata, P.O:- Middleton Row, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxx2F,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Ajanta Commercial And Trading Company Private Limited (as Director), Rimjhim Traders And Dealers Private Limited (as Director)
3	Mr Ravi Bhagat Son of Mr Jugal Kishore Bhagat 12/1, Pretoria Street, City:- Kolkata, P.O:- Middleton Row, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxx8N,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Multitech Electronics Limited (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Gouri Sankar Rana Son of Late Kamala Kanta Rana 6, Church Lane, City:- , P.O:- GPO, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001			
Identifier Of Mr Ashutosh Bhagat, Mr Adarsh Bhagat, Mr Ravi Bhagat			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Lotus Enclave Private Limited	Ginni Realty Projects Private Limited-8.25 Dec
2	Ajanta Commercial And Trading Company Private Limited	Ginni Realty Projects Private Limited-8.25 Dec
3	Multitech Electronics Limited	Ginni Realty Projects Private Limited-8.25 Dec
4	Rimjhim Traders And Dealers Private Limited	Ginni Realty Projects Private Limited-8.25 Dec
5	Ashutosh Spinners Private Limited	Ginni Realty Projects Private Limited-8.25 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Lotus Enclave Private Limited	Ginni Realty Projects Private Limited-3600.60000000 Sq Ft
2	Ajanta Commercial And Trading Company Private Limited	Ginni Realty Projects Private Limited-3600.60000000 Sq Ft
3	Multitech Electronics Limited	Ginni Realty Projects Private Limited-3600.60000000 Sq Ft
4	Rimjhim Traders And Dealers Private Limited	Ginni Realty Projects Private Limited-3600.60000000 Sq Ft
5	Ashutosh Spinners Private Limited	Ginni Realty Projects Private Limited-3600.60000000 Sq Ft

On 06-02-2023

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 34,46,12,216/-



Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

On 13-02-2023

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

Presented for registration at 18:10 hrs on 13-02-2023, at the Private residence by Mr Ashutosh Bhagat ,.

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

Execution is admitted on 13-02-2023 by Mr Ashutosh Bhagat, Director, Lotus Enclave Private Limited, 7, Hare Street, City:- Kolkata, P.O:- Kolkata GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; Director, Ashutosh Spinners Private Limited, 4th Floor, 7, Hare Street, City:- Kolkata, P.O:- Kolkata GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; Director, Ginni Realty Projects Private Limited, 4th Floor, 7 Hare Street, City:- Kolkata, P.O:- Kolkata GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001

Indetified by Gouri Sankar Rana, , , Son of Late Kamala Kanta Rana, 6, Road: Church Lane, , P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

Execution is admitted on 13-02-2023 by Mr Adarsh Bhagat, Director, Ajanta Commercial And Trading Company Private Limited, 4th Floor, 7, Hare Street, City:- Kolkata, P.O:- Kolkata GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; Director, Rimjhim Traders And Dealers Private Limited, 3rd Floor, 113, Park Street, City:- Kolkata, P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016

Indetified by Gouri Sankar Rana, , , Son of Late Kamala Kanta Rana, 6, Road: Church Lane, , P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

Execution is admitted on 13-02-2023 by Mr Ravi Bhagat, Director, Multitech Electronics Limited, 3rd Floor, 113, Park Street, North Block, City:- Kolkata, P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016

Indetified by Gouri Sankar Rana, , , Son of Late Kamala Kanta Rana, 6, Road: Church Lane, , P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service



Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

On 16-02-2023

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 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 21.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 76096, Amount: Rs.100.00/-, Date of Purchase: 25/01/2023, Vendor name: A BANERJEE



Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2023, Page from 72525 to 72547

being No 190202038 for the year 2023.



Digitally signed by SATYAJIT BISWAS
Date: 2023.02.17 17:48:12 +05:30
Reason: Digital Signing of Deed.

(Satyajit Biswas) 2023/02/17 05:48:12 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

(This document is digitally signed.)