

22-4143

I-4145/2022



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AC 707025

Handwritten notes and signatures: 1460902/22, MSW, 5-35 PM, 18/5/22

Faint, partially legible text: "I hereby certify that the above is a true and correct copy of the original document as submitted to me for attestation." and "19 MAY 2022"

DEVELOPMENT POWER OF ATTOTNEY

TO ALL TO WHOM BY THESE PRESENTS THAT I, DR. CHITTARANJAN MITRA (having PAN ADTPM7295F and Aadhaar No. 3240 6328 0204), son of Late Kali Das Mitra, by faith Hindu, by Occupation-Medical Practitioner, by nationality Indian, residing at H. C. Sarani, Purba Das Para, Baikunthapur more, P.O. and P.S. Sonarpur, District South 24-Parganas, Kolkata -7000150, presently residing at SRINATH NIKET, 527, Aghore Sarani , Barendra Para , P.O- Rajpur, P.S- Sonarpur Dist- 24 Parganas(s), Kolkata- 700149, hereinafter called and referred to as the PRINCIPAL, SEND GREETINGS.

For Kachner Infrastructures Pvt. Ltd.

Ajay Kumar Jain

Director

1511

13 MAY 2022

Dr. Chittaranjan Mitra
Balkotha P.S. - Sonarpur

1802

25/05/22 (S)

2002

Chittaranjan Mitra



1707
18/05/2022

Chittaranjan Mitra



1708
18/05/2022

Sajal Bhalla (Bhalla)



1709
18/05/2022

Ajay Kumar Jain



1710
18/05/2022

Nilgiri Mitra
s/o - Dr. Chittaranjan Mitra
H.O. Sonarpur
Panch Des Para
P.O. + P.S. - Sonarpur
Kod. - 700150
Docton (Daktat)



Ar

Asst. Dir. (Gen. Admin)
Sonarpur
South Zone, Bangalore

13 MAY 2022

For Kachner Infrastructures Pvt. Ltd.
Ajay Kumar Jain

Director

For Kachner Infrastructures Pvt. Ltd.

WHEREAS I, being the owner herein is absolute owner of ALL THAT piece and parcel of land measuring 66 decimals, be the same a little more or less, lying and situated at Mouza-Sonarpur, J.L. No. 39, R.S. Khatian No. 225, 302, 599, L.R. Khatian No. 4962, C.S. Dag Nos. 217, 216, 215, 206, 207, 213/ 1256, 213, 205, R.S. Dag Nos. 245 Shali 5 Decimals, R.S. Dag Nos. 257 Shali 5 Decimals, R.S. Dag Nos. 258 Shali 10 Decimals, R.S. dag Nos. 246 Vita 5¼ Decimals, R.S. Dag Nos. 256 Bagan 10 Decimals, R.S. Dag Nos., 253 Pukur Par 7¼ Decimals, R.s. Dag Nos. 254 Pukur 18½ Decimals, L.R. Dag No. 245 (Bastu Vide Conversion Case No. 358/17 Being Memo No. 41/1255/BL-SNP/17 dated 19.06.2017) 5 Decimals, L.R. Dag No. 246 Vita 5¼ Decimals, L.R. Dag No. 247 (Bastu Vide Conversion Case No. 143/17 Being Memo No. 41/1143/BL-SNP/17 dated 06.06.2017) 5 Decimals, L.R. Dar No. 253 (Bastu Vide Conversion Case No. 454/2017 Being Memo No. 60(c) /454/2411/P/17 dated 09.04.2018) 7¼ Decimals, L.R. Dag 254 Pukur 18½ Decimals, L.R. Dag No. 256 (Bastu Vide Conversion Case No. 360/17 Being Memo No. 41/2017/BL-SNP/17 dated 10.07.2017) 10 Decimals, L.R. Dag No. 257 (Bastu Vide Conversion Case No. 356/17 Being Memo No. 41/2497/BL-SNP/17 dated 05.04.17) 5 Decimals, L.R. Dag No. 258 (Bastu Vide Conversion Case No. 142/17 Being Memo No. 41/933/RL-SNP/17 dated 15.05.17) 10 Decimals under Rajpur Sonarpur Municipality, P.S. Sonarpur, District South 24 Parganas and the land is now known as 74, H.C. Sarani, and the land is within the jurisdiction of Rajpur Sonarpur Municipality, Ward No. 13 enjoying the same free from all encumbrances paying taxes regularly more particularly described in the Schedule written herein below and hereinafter called and referred to as the 'said premises'.

AND WHEREAS since due to my old age, it is not possible for me to look after and supervise all my affairs to maintain and develop the said premises and / or to construct a multistoried building thereon as per the building plan sanctioned by Rajpur Sonarpur Municipality, in this situation I have decided to develop my aforesaid premises lying and situated at municipal Holding No. 74, H.C. Sarani, P.S. Sonarpur, Kolkata-700149 District South 24-Parganas, Sub-Registry Office: Sonarpur, within the limit of Rajpur Sonarpur Municipality, Ward No. 13, through a Developers, the particular of the same more particularly described in the Schedule written herein below.

AND WHEREAS I, the Principal have entered into a Registered Agreement dated 18/5/2022-4035, 2022, with (1). SPS INFRAREALTY PRIVATE LIMITED (having PAN AAPCS7505Q), a Private Limited company incorporate of under the companies Act, 1956, having its registered office at 152, Kanungo Park, Garia, P.S. Patuli, Kolkata 700084, being represented by one its Directors SRI SAJAL BHATTA (having PAN AEVBP3414J and Aadhaar No. 5530 8355 4646) son of Late Ramesh Chandra Bhatta, by faith Hindu, by occupation Business, by nationality Indian, residing at 152, Kanungo Park, P.O. Garia, P.S. Patuli, Kolkata 700084, (2). M/S KACHNER INFRASTRUCTURES PVT. LTD., (having PAN AADCK7583J) a company incorporated under the Companies Act, 1956 having its

For Kachner Infrastructures Pvt. Ltd.

Ajay Kumar Jain

Director

Chittaranjan Mitra



A

Asst. Engr. T. B. Anand
Bangalore
18 MAY 1982

For Kachner Infrastructures Pvt. Ltd.
Ajay Kumar Jain
Director

Registered Office at 225E, Acharya Jagadish Chandra Bose Road, P.O. Lala Lajpat Rai Sarani, P.S. Ballygunge, Kolkata - 700020, being represented by its Director SRI AJAY KUMAR JAIN (having PAN ACQPJ5099Q and Aadhaar No. 4475 6457 7391) S/o Sumer Mal Jain, by faith Hindu, by occupation Business, by nationality Indian, residing at 225E, Acharya Jagadish Chandra Bose Road, P.O. Lala Lajpat Rai Sarani, P.S. Ballygunge, Kolkata 700020, hereinafter jointly called and referred to as the DEVELOPERS for developing the said premises with a right to construct a residential building as per building plan sanctioned by the Rajpur Sonarpur Municipality at or upon the said municipal Holding No. 74, H.C. Sarani, P.S.- Sonarpur, Kolkata - 700149, District South 24-Parganas, Sub-Registry Office: Sonarpur, within the limit of Rajpur-Sonarpur Municipality Ward No. 13, through Developer/Developers, the particular of the same more particularly described in the Schedule written hereinbelow with such terms and conditions as clearly written therein.

AND WHEREAS in pursuance of the aforesaid Agreement entered into by and between me named therein as Owner of the One Part and (1). SPS INFRAREALTY PRIVATE LIMITED (having PAN AAPCS7505Q), a Private Limited company incorporate of under the companies Act, 1956, having its registered office at 152, Kanungo Park, Garia, P.S. Patuli, Kolkata - 700084, being represented by one its Directors SRI SAJAL BHATTA (having PAN AEVPB3414J and Aadhaar No. 5530 8355 4646) son of Late Ramesh Chandra Bhatta, by faith Hindu, by occupation Business, by nationality Indian, residing at 152, Kanungo Park, P.O. Garia, P.S. Patuli, Kolkata 700084, (2). M/S KACHNER INFRASTRUCTURES PVT. LTD., (having PAN AADCK7583J) a Private Limited company incorporated under the companies Act, 1956, having its registered office at 225E, A J C BOSE ROAD, P.S. Ballygunge, Kolkata - 700020, being represented by one its Directors SRI AJAY KUMAR JAIN (having PAN ACQPJ5099Q and Aadhaar No. 4475 6457 7391) S/o Sumer Mal Jain, by faith Hindu, by occupation Business, by nationality Indian, residing at 225E, Acharya Jagadish Chandra Bose Road, P.O. Lala Lajpat Rai Sarani, P.S. Ballygunge, Kolkata 700020, mentioned therein as Developers of the Other Part and in pursuance of understanding between the parties thereto it is necessary and also expedient for me to appoint agent/agents to look after all my affairs during my absence.

NOW KNOW BY THESE PRESENTS I, DR. CHITTARANJAN MITRA, son of Late Kali Das Mitra, by faith Hindu, by Occupation-Medical Practitioner, residing at H. C. Sarani, Purba Das Para, Baikunthapur More, P.S. + P.O. Sonarpur, District South 24-Parganas, Kolkata - 700150, presently residing at SRINATH NIKET, 527, Aghore Sarani, Barendrapara, P.O. Rajpur, P.S. Sonarpur, Dist. South 24 Parganas, Kolkata - 700149, do hereby and hereunder nominate, appoint, and constitute SRI SAJAL BHATTA (having PAN AEVPB3414J and Aadhaar No. 5530 8355 4646), son of Late Ramesh Chandra Bhatta, by faith Hindu, by

For Kachner Infrastructures Pvt. Ltd.

Ajay Kumar Jain



Dist. Engr. Office
Bangalore
South Zone

18 MAY 2022

For: Kachner Infrastructures Pvt. Ltd.

Ajay Kumar Jain

Director

Nationality Indian, by occupation Business, residing at 152, Kanungo Park, P.O. Garia, P.S. Patuli, Kolkata 700084;- one of The Director of SPS INFREAREALTY PRIVATE LIMITED (having PAN AAPCS7505Q), a Private Limited company incorporate of under the companies Act, 1956, having its registered office at 152, Kanungo Park, Garia, P.S. Patuli, Kolkata 700084, AND SRI AJAY KUMAR JAIN (having PAN ACQPJ5099Q and Aadhaar No. 4475 6457 7391) S/o Sumer Mal Jain , by faith Hindu, by occupation Business, by nationality Indian, residing at 225E, Acharya Jagadish Chandra Bose Road, P.O. Lala Lajpat Rai Sarani, P.S. Ballygunge, Kolkata 700020, one of the DIRECTORS of M/S KACHNER INFRASTRUCTURES PVT. LTD., (having PAN AADCK7583J) a Private Limited company incorporated under the companies Act, 1956, having its registered office at 225E, A J C BOSE ROAD, P.S. Ballygunge, Kolkata - 700020, to be my true and lawful constituted ATTORNEY for me, in my name and on behalf of myself to do execute, exercise and perform jointly or severally all or any of the following acts, deeds and things, jointly and or, singly that is to say :-

1. To construct a multistoried building on the property as described in the SCHEDULE hereunder written, according to the sanctioned / modified building plan to sanctioned/ granted by the Rajpur Sonarpur Municipality in or upon the municipal premises no. municipal Holding No. 74, H.C. Sarani, P.S. Sonarpur, Kolkata-700149, District South 24-Parganas, Sub-Registry Office Sonarpur, within the limit of Rajpur-Sonarpur Municipality Ward No. 13.
2. To apply, sign, issue and receive from the Rajpur-Sonarpur Municipality and/or any other authority or authorities concerned for such or relevant applications, maps plans, papers, writings, drawings, design, forms and/or any representation or representations, too as may be required in respect of the premises by the said Attorneys at their discretion shall think fit and proper for and on behalf of me in my name
3. To deposit any fees, charges or any other amount on behalf of me which may have to paid to Rajpur-Sonarpur Municipality and/or any other authorities in respect of the said premises or at the Scheduled property mentioned herein below.
4. To manage, control and supervise the management and administration of the said property by whatsoever manner or way and if required appoint agent or agents, servant or servants on my behalf.

For Kachner Infrastructures Pvt. Ltd.

Ajay Kumar Jain

Director



[Handwritten signature]

AD. Dist. Engr. South Kanara
South Kanara

18 MAY 2022

For Kachner Infrastructures Pvt. Ltd.

Ajay Kumar Jain

Director

5. To apply for electric, water, telephone, sewerage, drainage and any other connection of whatsoever nature and for that purpose sign, issue and receive all papers and /or representation and/or relevant documents and / plans and/or drawings and/or designs and/or sketches and /or undertaking etc. of whatsoever manner or nature, which may be thought to be necessary by the said Attorney before the various department or departments of the Rajpur-Sonarpur Municipality and/or proper authorities of various public and /or private and/or Government or Semi Government organization and /or autonomous body or bodies.

6. To appoint architect or architects, contractors, masons, labours, plumbers, engineers, painters, electricians, etc. for the purpose of execution of the construction of the proposed building on the said premises according to the sanctioned building plan and to terminate their service or services as and when required.

7. To sign and apply for and obtain necessary permissions and/ or approvals and /or sanction and/or license from statutory authorities including the Fire Brigade and Authorized Officer under the West Bengal Building (Regulation of Promotion of Construction and Transfer by Promoters) Act and The West Bengal (Regulations of Promotion of Construction & Transfer by Promoters) Rules 1995 as well as appear and represent myself before the necessary authorities including Land Acquisition Department, Dis. South 24- Parganas, P.W.D., the Kolkata Metropolitan Development Authority and concerned Police Stations, in connection with the sanction, modification and/or alteration of plans, construction and development in respect of the said property.

8. To sign and submit all papers, documents, plans or any other necessary documents, for the purpose of obtaining sanctioned building plan, undertaking and declarations as may be further required for construction of the proposed building as per plan sanctioned from the Rajpur-Sonarpur Municipality.

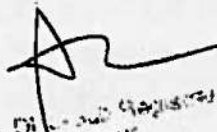
9. To sign and receive registered or registered with A/D letter and /or articles and/or documents of whatsoever manner or nature in respect of the said premises and/or property written in the Schedule mentioned herein below and grant proper and valid receipt or receipts thereof.

For Kachner Infrastructures Pvt. Ltd.

Ajay Kumar Jain

Director




Asst. Dir. - Civil Engineer
South Rd. Bangalore

18 MAY 2002

For Kachner Infrastructures Pvt. Ltd.

Ajay Kumar Jain

Director

For Kachner Infrastructures Pvt. Ltd.

Ajay Kumar Jain

10. To file and defend any or all suits, cases, appeals, complaints and application of whatsoever manner or nature for and on behalf that is to institute and /or preferred against me and also to present and prosecute Writ Applications or Petitions in respect thereof in any manner in any Court of Law and also to appear, file and defend any case or cases whatsoever manner or nature before the Judicial Authority and Quasi Judicial Authority in respect of the said premises particular of the same more particularly described in the Schedule written hereinbelow.
11. For better and more effectually exercising the powers and authorities aforesaid to retain, appoint and employ Advocates, Pleaders, Solicitors to act, plead and conduct the case and to revoke such appointments.
12. In case of acquisition by State or Union Government of the said property my Attorney will have full power to file objection or written statement or petition and to apply for compensation before such competent authority.
13. To sign, declare, verify and/or affirm any plaint, written statement, petition, application, cross objection, claim, counter claim, consent petition, revisions, review, new trial or stay application of whatsoever nature, affidavit, vakalatnama, memorandum of appeal or any other document or cause paper in any proceeding as the occasions shall require for and on behalf of me as my said Attorney in their absolute discretion may think fit and proper.
14. To appear and represent me before the Collector, Rajpur-Sonarpur Municipality, the Income Tax Authorities and other authorities, statutory bodies and Government Departments and/or its officers and also all other State Executives, Judicial or Quasi Judicial, Municipal and other authorities for all matters concerned herewith and to produce deliver and/or explain title deeds, accounts, documents and papers as may be necessary and to pay taxes and other amounts and to deal with them in all manner.
15. To appear and represent me before all authorities including those under Rajpur-Sonarpur Municipality for mutation, fixation and /or finalization of the annual valuation and taxes of the said property and for that sign, execute and submit necessary papers and documents and to do all acts, deeds and things as my said Attorneys think fit and proper.

For Kachner Infrastructures Pvt. Ltd.

Ajay Kumar Jain

Director



[Handwritten signature]

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ಬೆಂಗಳೂರು
ಕೆ.ಆರ್. 24 ರಂಗನಾಥ

18 MAY 2023

For Kachner Infrastructures Pvt. Ltd.

Ajay Kumar Jain

Director

16. To make sign and verify all applications or objections to appropriate authorities for all licence, permission or consent etc. required by law in connection with the management and development of the said property and also to execute, present and register any declaration or undertaking before Registrar and Sub-Registrar and/or any other statutory authority.
17. To apply for and obtain and renew all licence, permits, etc. as may be necessary or required for purchasing cement, iron, steel, and other building materials for the purpose of carrying out construction and develop the said property as my said Attorneys may deem fit and proper.
18. To negotiate for sale or to enter into agreement for sale, lease, construction agreement for creating charge, assignment or nomination over and/ or any covered area or open areas or any part thereof or any Flats and Garage spaces and/or commercially sanctioned space if any in respect of the Developers allocation morefully described in the aforesaid Development Agreement in the said proposed building to be constructed with the prospective buyers of the flats and garage spaces or commercially sanctioned space as our said Attorneys may deem fit proper.
19. To receive all or any money or monies as earnest or part consideration from the intending purchaser or purchasers of the Developers' allocation and to give proper, valid receipt and discharge thereof and also to accept the full and final payment from intending purchasers as my said Attorneys may deem fit proper.
20. Upon such receipt as aforesaid in their name, on myehalf and as my act and deed, to sign, execute and register deeds, instruments and assurances, conveyance or conveyances as may be required for fully and effectually conveying the Developers' allocation mentioned in the said Registered Development Agreement in favour of the purchaser or purchasers or his/her/their nominee or nominees and assignees, as the case may be.
21. To present any such conveyances or conveyances for registration, to admit execution and on receipt of consideration before the Sub-Registrar or Registrar having authority for and to have the said conveyance or conveyances registered and to do all acts, deeds and things which our

For Kachner Infrastructures Pvt. Ltd.

Ajay Kumar Jain

Director



[Handwritten Signature]
Sd/- Mr. Ajay Kumar Jain
Director
Kachner Infrastructures Pvt. Ltd.

13 MAY 2024

For Kachner Infrastructures Pvt. Ltd.

Ajay Kumar Jain

Director

said Attorney shall consider necessary for conveying and /or transferring the said Developers' allocated portion in the property as mentioned in the Schedule hereunder written to the Purchaser/Purchasers as fully and effectually in all respects as I could do the same myself.

22. To receive any notice relation to my said Property from Rajpur-Sonarpur Municipality or from the offices of the Government or Semi Government and other Department.

23. To accept, sign enter into and acknowledge and perform all such deeds, instruments, contracts, agreements, acts and things as shall be required or deemed proper for or in relation to all or any of purposes, matters or subject herein specified.

24. For all or any of the purpose herein before stated, to appear and represent ourselves before all authorities having jurisdiction and to sign, execute and submit all papers and documents relating to our said property.

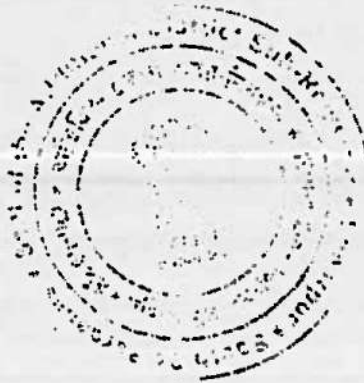
AND GENERALLY to do all acts deeds and things for better exercise of the authorities herein contained relating to our property/properties which I/myself could have lawfully done under my own hand and seal, if personally present.

AND I do hereby ratify and confirm and agree to ratify and confirm all and whatsoever my said Attorney shall lawfully do or cause to be done in or about the premises aforesaid. / Notwithstanding no express power in that behalf is herein provided.

For Kachner Infrastructures Pvt. Ltd.

Ajay Kumar Jain

Director



South District - Bangalore
South 24 Bangalore

18 MAY 2022

For Kachner Infrastructures Pvt. Ltd.

Ajay Kumar Jain

Director

SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

(Description of the premises)

ALL THAT piece and parcel of land measuring 66 decimals, be the same a little more or less, lying and situated at Mouza-Sonarapur, J.L. No. 39, R.S. Khatian No. 225, 302, 599, L.R. Khatian No. 4962, C.S. Dag Nos. 217, 216, 215, 206, 207, 213/ 1256, 213, 205, R.S. Dag Nos. 245 Shali 5 Decimals, R.S. Dag Nos. 257 Shali 5 Decimals, R.S. Dag Nos. 258 Shali 10 Decimals, R.S. dag Nos. 246 Vita 5¼ Decimals, R.S. Dag Nos. 256 Bagan 10 Decimals, R.S. Dag Nos., 253 Pukur Par 7¼ Decimals, R.s. Dag Nos. 254 Pukur 18½ Decimals, L.R. Dag No. 245 (Bastu Vide Conversion Case No. 358/17 Being Memo No. 41/1255/BL-SNP/17 dated 19.06.2017) 5 Decimals, L.R. Dag No. 246 Vita 5¼ Decimals, L.R. Dag No. 247 (Bastu Vide Conversion Case No. 143/17 Being Memo No. 41/1143/BL-SNP/17 dated 06.06.2017) 5 Decimals, L.R. Dag No. 253 (Bastu Vide Conversion Case No. 454/2017 Being Memo No. 60(c)/454/2411/P/17 dated 09.04.2018) 7¼ Decimals, L.R. Dag 254 Pukur 18½ Decimals, L.R. Dag No. 256 (Bastu Vide Conversion Case No. 360/17 Being Memo No. 41/2017/BL-SNP/17 dated 10.07.2017) 10 Decimals, L.R. Dag No. 257 (Bastu Vide Conversion Case No. 356/17 Being Memo No. 41/2497/BL-SNP/17 dated 05.04.17) 5 Decimals. L.R. Dag No. 258 (Bastu Vide Conversion Case No. 142/17 Being Memo No. 41/933/RL-SNP/17 dated 15.05.17) 10 Decimals under Rajpur Sonarapur Municipality, P.S. Sonarapur, District South 24 Parganas and the land is now known as 74, H.C. Sarani, and the land is within the jurisdiction of Rajpur Sonarapur Municipality, Ward No. 13. The land is butted and bounded as follows:-

ON THE NORTH : Building of Friend's Udyog Associates.

ON THE SOUTH : Land and house of Susanta Das & Sonarapur Vidyapith School

ON THE EAST : H.C. Sarani

ON THE WEST : House

For Kachner Infrastructures Pvt. Ltd.

Ajay Kumar Jain

Director














[Handwritten Signature]
MCA, Dist. Bangalore
Bangalore











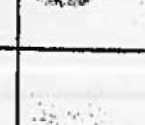
18 MAY 2017




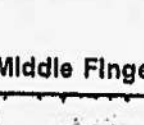
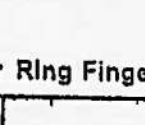
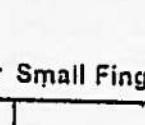





For Kachner Infrastructures Pvt. Ltd.

Ajay Kumar Jain

Director

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	left hand					
	right hand					
Signature <i>Ajay Kumar Jain</i>						

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					
Name <u>SAJAL BHATTAR</u> Signature <i>Sajal</i>						

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					
Name <u>AJAY JAIN</u> <u>AJAY KUMAR JAIN</u> Signature <i>Ajay Kumar Jain</i>						

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					
Name						

For Kachner Infrastructures Pvt. Ltd.

Ajay Kumar Jain

Director

Type by me



For. 2. Job Register
South 24 Parganas

18 MAY 2022

For Kachner Infrastructures Pvt. Ltd.

Ajay Kumar Jain

Director



Government of West Bengal

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

OFFICE OF THE A.D.S.R. SONARPUR, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16088001460902/2022

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Dr CHITTARANJAN MITRA PURBA DAS PARA BAIKUTHAPUR MORE, City:- Not Specified, P.O:- RAJPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700149	Principal		1707 	<i>Chittaranjan Mitra</i> 18/5/2022
2	Mr SAJAL BHATTA 152 KANUNGO PARK, City:- Not Specified, P.O:- PATUL, P.S:-Patull, District:-South 24-Parganas, West Bengal, India, PIN:- 700084	Representative of Attorney [SPS INFRAREALTY PRIVATE LIMITED]		1708 	<i>Sajal Bhatta</i> (Sajal Bhatta) 18/05/22
3	Mr AJAY KUMAR JAIN 225E ACHARYA JAGADISH CHANDRA BOSE ROAD, City:- Not Specified, P.O:- LALA LAJPAT RAI SARANI, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700020	Representative of Attorney [KACHNER INFRASTRUCTURES PVT LIMITED]		1709 	<i>Ajay Kumar Jain</i> 18/05/2022

Query No:-16088001460902/2022; 18/05/2022 01:01:34 PM SONARPUR (A.D.S.R.)

For Kachner Infrastructures Pvt. Ltd.




Ajay Kumar Jain

Director



Additional District Sub-Registrar
Sonapatna, Bihar
18 MAY 2007

For Kachner Infrastructures Pvt. Ltd.
Ajay Kumar Jain
Director

Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Nilanjan Mitra Son of Dr Chittaranjan Mitra H.C Sarani, Purba Para, City:-, P.O:- Sonarpur, P.S:- Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700150	Dr CHITTARANJAN MITRA, Mr SAJAL BHATTA, Mr AJAY KUMAR JAIN		 1710	 18.05.2022.

(Arindam Chakraborty)
ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
SONARPUR
South 24-Parganas, West
Bengal

For Kachner Infrastructures Pvt. Ltd.
Ajay Kumar Jain
Director



Additional District Sub-Collector
South Arcachan District

13 JULY 2022

For Kachner Infrastructures Pvt. Ltd.

Ajay Kumar Jain

Director

Major Information of the Deed

Deed No :	I-1608-04145/2022	Date of Registration	19/05/2022
Query No / Year	1608-8001460902/2022	Office where deed is registered	
Query Date	18/05/2022 12:40:39 PM	A.D.S.R. SONARPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	S R Chowdhury Sonarpur, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9433357135, Status :Deed Writer		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 8/-	Rs. 6,84,50,390/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Daed No/Year]:- 160804035/2022 Received Rs. 50/- (FIFTY only) from the applicant for Issuing the assement alip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Haridhan Chakraborty Sarani, Mouza: Sonarpur, Pin Code : 700150

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-245	RS-225	Bastu	Bastu	5 Dec	1/-	51,85,636/-	Property Is on Road , Project Name :
L2	RS-246	RS-302	Bastu	Bastu	5.25 Dec	1/-	54,44,917/-	Property Is on Road , Project Name :
L3	RS-247	RS-599	Bastu	Bastu	5 Dec	1/-	51,85,636/-	Property Is on Road , Project Name :
L4	RS-253	RS-225	Bastu	Pukur Parh	7.25 Dec	1/-	75,19,171/-	Property Is on Road , Project Name :
L5	RS-254	RS-302	Bastu	Bastu	18.5 Dec	1/-	1,91,86,852/-	Property Is on Road , Project Name :
L6	RS-256	RS-599	Bastu	Bastu	10 Dec	1/-	1,03,71,271/-	Property Is on Road , Project Name :
L7	RS-257	RS-225	Bastu	Bastu	5 Dec	1/-	51,85,636/-	Property Is on Road , Project Name :
L8	RS-258	RS-302	Bastu	Bastu	10 Dec	1/-	1,03,71,271/-	Property Is on Road , Project Name :
TOTAL :					66Dec	8 /-	684,50,390 /-	
Grand Total :					66Dec	8 /-	684,50,390 /-	

For Kachner Infrastructures Pvt. Ltd.

Ajay Kumar Jain

Director

20/05/2022 Query No:-16088001460902 / 2022 Deed No : I - 160804145 / 2022, Document is digitally signed.

For Kachner Infrastructures Pvt. Ltd.

Ajay Kumar Jain

Director

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Dr CHITTARANJAN MITRA (Presentant) Son of Late KALI DAS MITRA PURBA DAS PARA BAIKUTHAPUR MORE, City:- Not Specified, P.O:- RAJPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700149 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ADxxxxxx5F,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 18/05/2022 , Admitted by: Self, Date of Admision: 18/05/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 18/05/2022 , Admitted by: Self, Date of Admision: 18/05/2022 ,Place : Pvt. Residence

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SPS INFRAREALTY PRIVATE LIMITED 152 KANUNGO PARK, City:- Not Specified, P.O:- GARIA, P.S:-Patull, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 , PAN No.:: AAxxxxxx5Q,Aadhaar No Not Provided, Status :Organization, Executed by: Representative
2	KACHNER INFRASTRUCTURES PVT LIMITED ACHARYA JAGADISH CHANDRA BOSE ROAD, City:- Not Specified, P.O:- LALA RAJPT RAI SARANI, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 , PAN No.:: AAxxxxxx3J,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr SAJAL BHATTA Son of Late RAMESH CHANDRA BHATTA 152 KANUNGO PARK, City:- Not Specified, P.O:- PATULI, P.S:-Patull, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx4J,Aadhaar No Not Provided Status : Representative, Representative of : SPS INFRAREALTY PRIVATE LIMITED (as DIRECTOR)
2	Mr AJAY KUMAR JAIN Son of Mr SUMER MAL JAIN 225E ACHARYA JAGADISH CHANDRA BOSE ROAD, City:- Not Specified, P.O:- LALA LAJPAT RAI SARANI, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700020, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx9Q,Aadhaar No Not Provided Status : Representative, Representative of : KACHNER INFRASTRUCTURES PVT LIMITED (as DIRECTOR)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Nilanjan Mitra Son of Dr Chittaranjan Mitra H C Sarani , Purba Para, City:- , P.O:- Sonarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150			
Identifier Of Dr CHITTARANJAN MITRA, Mr SAJAL BHATTA, Mr AJAY KUMAR JAIN			

For Kachner Infrastructures Pvt. Ltd.

Ajay Kumar Jain

-Director

For Kachner Infrastructures Pvt. Ltd.

Ajay Kumar Jain

Director

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Dr CHITTARANJAN MITRA	SPS INFREAREALTY PRIVATE LIMITED-2.5 Dec,KACHNER INFRATUCTURES PVT LIMITED-2.5 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Dr CHITTARANJAN MITRA	SPS INFREAREALTY PRIVATE LIMITED-2.625 Dec,KACHNER INFRATUCTURES PVT LIMITED-2.625 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Dr CHITTARANJAN MITRA	SPS INFREAREALTY PRIVATE LIMITED-2.5 Dec,KACHNER INFRATUCTURES PVT LIMITED-2.5 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Dr CHITTARANJAN MITRA	SPS INFREAREALTY PRIVATE LIMITED-3.625 Dec,KACHNER INFRATUCTURES PVT LIMITED-3.625 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Dr CHITTARANJAN MITRA	SPS INFREAREALTY PRIVATE LIMITED-9.25 Dec,KACHNER INFRATUCTURES PVT LIMITED-9.25 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Dr CHITTARANJAN MITRA	SPS INFREAREALTY PRIVATE LIMITED-5 Dec,KACHNER INFRATUCTURES PVT LIMITED-5 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	Dr CHITTARANJAN MITRA	SPS INFREAREALTY PRIVATE LIMITED-2.5 Dec,KACHNER INFRATUCTURES PVT LIMITED-2.5 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	Dr CHITTARANJAN MITRA	SPS INFREAREALTY PRIVATE LIMITED-5 Dec,KACHNER INFRATUCTURES PVT LIMITED-5 Dec

For Kachner Infrastructures Pvt. Ltd.

Ajay Kumar Jain

Director

Kachner Infrastructures Pvt. Ltd.
Director

For Kachner Infrastructures Pvt. Ltd.

Ajay Kumar Jain

Director

Endorsement For Deed Number : I - 160804145 / 2022

On 18-05-2022

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

Presented for registration at 17:35 hrs on 18-05-2022, at the Private residence by Dr CHITTARANJAN MITRA, Executant.

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 6,84,50,390/-

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

Execution is admitted on 18/05/2022 by Dr CHITTARANJAN MITRA, Son of Late KALI DAS MITRA, PURBA DAS PARA BAIKUTHAPUR MORE, P.O: RAJPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700149, by caste Hindu, by Profession Others

Identified by Mr Nilanjan Mitra, , Son of Dr Chittaranjan Mitra, H C Sarani , Purba Para, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by profession Professionals

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

Execution is admitted on 18-05-2022 by Mr SAJAL BHATTA, DIRECTOR, SPS INFRAREALTY PRIVATE LIMITED, 152 KANUNGO PARK, City:- Not Specified, P.O:- GARIA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Identified by Mr Nilanjan Mitra, , Son of Dr Chittaranjan Mitra, H C Sarani , Purba Para, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by profession Professionals

Execution is admitted on 18-05-2022 by Mr AJAY KUMAR JAIN, DIRECTOR, KACHNER INFRASTRUCTURES PVT LIMITED, ACHARYA JAGADISH CHANDRA BOSE ROAD, City:- Not Specified, P.O:- LALA RAJPT RAI SARANI, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700020

Identified by Mr Nilanjan Mitra, , Son of Dr Chittaranjan Mitra, H C Sarani , Purba Para, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by profession Professionals

Arindam Chakraborty

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR

South 24-Parganas, West Bengal

On 19-05-2022

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 7/- (E = Rs 7/-) and Registration Fees paid by Cash Rs 7/-

For. Kachner Infrastructures Pvt. Ltd.

Ajay Kumar Jain

Director

The Kachner Infrastructures Pvt. Ltd.
Ajay Kumar Jain
Director

For Kachner Infrastructures Pvt. Ltd.

Ajay Kumar Jain

Director

ent of Stamp Duty

ified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 1511, Amount: Rs.100/-, Date of Purchase: 13/05/2022, Vendor name:
Sabyasachi Deb

AZ

Arindam Chakraborty
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
South 24-Parganas, West Bengal

For Kachner Infrastructures Pvt. Ltd.

Ajay Kumar Jain

Director

For Kachner Infrastructures Pvt. Ltd.
Ajay Kumar Jain

For Kachner Infrastructures Pvt. Ltd.

Ajay Kumar Jain

Director

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1608-2022, Page from 105201 to 105220

being No 160804145 for the year 2022.



AR

Digitally signed by ARINDAM
CHAKRABORTY
Date: 2022.05.20 18:34:12 +05:30
Reason: Digital Signing of Deed.

(Arindam Chakraborty) 2022/05/20 06:34:12 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. SONARPUR

West Bengal.

For Kachner Infrastructures Pvt. Ltd.

Ajay Kumar Jain

Director

(This document is digitally signed.)

For Kachner Infrastructures Pvt. Ltd.

Ajay Kumar Jain

Director

IN WITNESS WHEREOF the Parties have hereunto set and subscribed their respective hands and seals on this 18th day of May. Two Thousand Twenty Two above written.

SIGNED, SEALED & DELIVERED
at KOLKATA IN THE PRESENCE OF
WITNESSES:

1. Niljan Mitra
H.C. Sanani
Prabhu Das Saran
P.O. + P.S. - Sonarpur
Kolkata - 700150
Doota

Chitranjan Mitra
SIGNATURE OF PRINCIPAL
D

For SPS INFRA REALTY PVT. LTD.

Sajal Bhalla
Director

For Kochner Infrastructures Pvt. Ltd.

Ajay Kumar Jain
Director

Director

POWER accepted by us

2. Bhaskar Mahto
Baranadarpara. M.N. Roy Road
P.O. - Rajpur, P.S. Sonarpur
Kolkata - 149.

ATTORNEY

Drafted by me :

Prabin Kumar Roy
Advocate. W.B. 828/81
Alipore Criminal Court.
Kolkata - 7

Type by me

S. Mukherjee
Sonarpur A.D.S.R

For Kochner Infrastructures Pvt. Ltd.

Ajay Kumar Jain

Director

