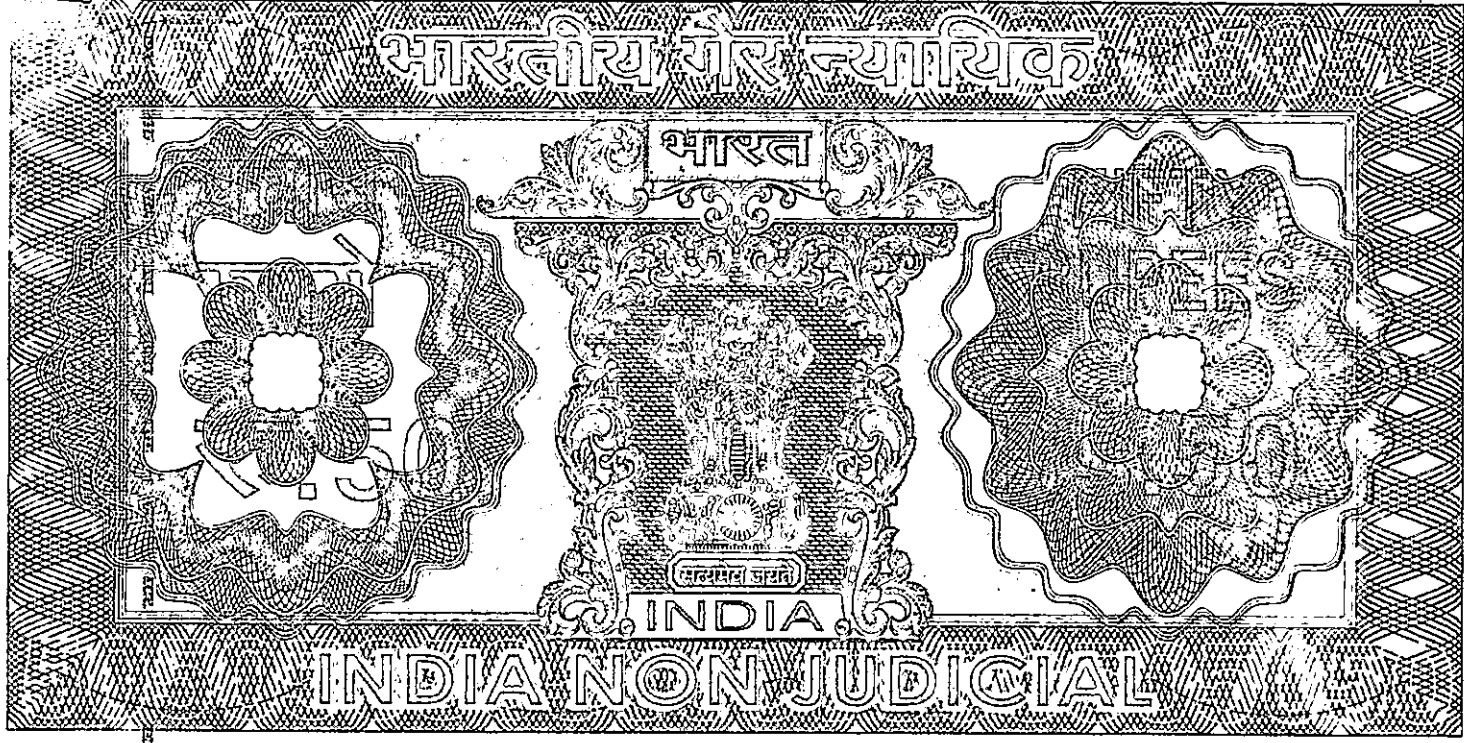


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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

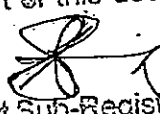
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25/2/21
8 136 226/21

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that We, (1) (SMT.) DOLLY DAS (PAN BATPD0837J) (AADHAR NO. 4897 0170 1719), wife of Late Ajoy Kumar Das, by faith Hindu, by Nationality Indian, by occupation Homemaker, (2) AMIT DAS (PAN BATPD0834M) (AADHAR NO. 2190 1547 1676), son of Late Ajoy Kumar Das, by faith Hindu, by nationality Indian, by occupation Business AND (3) (SMT.) PRIYANKA DAS CHOWDHURY (PAN BATPD0835L) (AADHAR NO. 2073 8657 9989), daughter of Late Ajoy Kumar Das and wife of Santosh Chowdhury, by faith Hindu, by nationality Indian, by occupation Homemaker, all residing at 189C, B.B. Chatterjee Road, P.S. Kasba, P.O. Kasba, Kolkata 700042, hereinafter jointly referred to as "the GRANTORS" SEND GREETINGS:

Certified that the document is admitted to registration. The signature sheets and the endorsement sheets attached with this document are the part of this document.


District Sub-Registrar-II
Alipore, South 24 Parganas

25 FEB 2021

WHEREAS Ajoy Kumar Das, (Smt.) Rina Das, (Smt.) Rita Das, (Smt.) Rupa Das alias Nupur Dey and (Smt.) Ruma Das alias Ruma Roy were jointly the absolute owners of the plot of land totally admeasuring 5 Cottahs 10 Chittacks 25 Sq. ft., a bit more or less situate and lying at the Municipal Premises No. 189C, Kasba Road (also known as B.B. Chatterjee Road), P.S. Kasba, Kolkata 700042 morefully described in the **SCHEDULE** hereunder written and hereinafter called "**SAID PREMISES**" each one thus possessed **undivided 1/5th (one-fifth) share** in the Said Premises.

AND WHEREAS on 31st December, 2019 Ajoy Kumar Das, (Smt.) Rina Das, (Smt.) Rita Das, (Smt.) Rupa Das alias Nupur Dey and (Smt.) Ruma Das alias Ruma Roy jointly entered into a Joint Venture Development Agreement with **PAI INFRA REALTY LLP**, a Limited Liability Partnership Firm incorporated under the Limited Liability Partnership Act, 2008, having its Principal Office at 3A, Madan Street, P.S. New Market, P.O. New Market, Kolkata 700072, being represented by its Partners **(1) INDER CHADHA**, son of Late Jagannath Chadha, by faith Hindu, by occupation Business, Nationality Indian, residing at 8, Chapel Road, P.S. Hastings, P.O. Hastings, Kolkata 700022 **AND (2) PREM M ROHIRA**, son of Sri Manohar Ganeshmal Rohira, by faith Hindu, by occupation Business, Nationality Indian, residing at Flat No. 8C, Bally High, 1, Ballygunge Park Road, P.S. Karaya, P.O. Ballygunge, Kolkata 700019 for developing and commercially exploiting the Said Premises by constructing a new building in the Said Premises. The said Development Agreement was executed dated 31st December, 2019 and registered in the office of the District Sub-Registrar II at Alipore and recorded in Book No. I, Volume No. 1602-2020, Pages from 6656 to 6718, Being No. 160210337 for the year 2019, for developing the Said Premises by constructing a new building comprising of several flats/units/car parking spaces/ shops with the resources and funds of the said Developer in accordance with the building plan to be sanctioned by Kolkata Municipal Corporation and on the terms and conditions morefully described in the Principal Development Agreement. Pursuant to the Principal Development Agreement the Owners therein also executed a Development Power of Attorney dated 31st December, 2019, registered in the office of the District Sub-Registrar II at Alipore and recorded in Book No. I, Volume No. 1602-2020, Pages from 6560 to 6592, Being No. 160210340 for the year 2019.

AND WHEREAS the said Ajoy Kumar Das, son of Late Chittaranjan Das who was the absolute owner of the undivided 1/5th (one-fifth) share in the Said Premises died intestate on 24th August, 2020 leaving behind him surviving his wife (Smt.) Dolly Das, only son Amit Das and only daughter (Smt.) Priyanka Das Chowdhury as his only legal heirs successors who jointly inherited his undivided share in the Said Premises and became the absolute owners of the **undivided 1/5th (one-fifth) share** in the Said Premises as per Hindu Succession Act, 1956. Thus on the death of said Ajoy Kumar Das his Power for the development of the Said Premises has become void and it has now become necessary for his heirs and successors to execute and register a fresh General Power of Attorney in favour of the Developer on same terms and conditions.

AND WHEREAS on the death of said Ajoy Kumar Das, his legal heirs and successors being the Grantors herein jointly became the absolute owners of **undivided 1/5th (one-fifth) share** of the piece or parcel of land together with buildings and structures standing thereon admeasuring 5 (Five) Cottahs 10 (Ten) Chittacks 25 (Twenty five) Sq. ft., a bit more or less situate and lying at the Municipal Premises No. 189C, Kasba Road (also known as B.B. Chatterjee Road), P.S. Kasba, Kolkata 700042.

AND WHEREAS on ^{25th} February, 2021 we have entered into a Joint Venture Development Agreement with **PAI INFRA REALTY LLP**, a Limited Liability Partnership Company incorporated under the Limited Liability Partnership Act, 2008, having its Principal Office at 3A, Madan Street, P.S. New Market, Kolkata 700072, being represented by its Partners **(1) INDER CHADHA**, son of Late Jagannath Chadha, by faith Hindu, by occupation Business, Nationality Indian, residing at 8, Chapel Road, P.S. Ekbalpore, Kolkata 700022 **AND (2) PREM M ROHIRA**, son of Sri Manohar Ganeshmal Rohira, by faith Hindu, by occupation Business, Nationality Indian, residing at Flat No. 8C, Bally High, 1, Ballygunge Park Road, P.S. Karaya, Kolkata 700019 for developing and commercially exploiting the **undivided 1/5th (one-fifth) share** of the Said Premises by constructing a new building in the Said Premises which has been registered in the office of the District Sub-Registrar II at Alipore and recorded in Book No. I, Volume No. 1602-2020, Being No. ~~2024~~ for the year 2020.

NOW YE' KNOW ALL MEN BY THESE PRESENTS that we, **(1) (SMT.) DOLLY DAS (2) AMIT DAS AND (3) (SMT.) PRIYANKA DAS CHOWDHURY** do hereby nominate, constitute and appoint **(1) INDER CHADHA (PAN ACDPC5460D) (AADHAR NO. 4231 5091 2092)**, son of Late Jagannath Chadha, by faith Hindu, by occupation Business, Nationality Indian, residing at 8, Chapel Road, P.S. Hastings, P.O. Hastings, Kolkata 700022 **AND (2) PREM M ROHIRA (PAN ADJPR1348A) (AADHAR NO. 4697 1867 7110)**, son of Sri Manohar Ganeshmal Rohira, by faith Hindu, by occupation Business, Nationality Indian, residing at Flat No. 8C, Bally High, 1, Ballygunge Park Road, P.S. Karaya, P.O. Ballygunge, Kolkata 700019, both Partners of **PAI INFRA REALTY LLP (PAN AAWFP8727H)**, a Limited Liability Partnership Company incorporated under the Limited Liability Partnership Act, 2008 having its Principal Office at 3A, Madan Street, P.S. New Market, P.O. New Market, Kolkata 700072 as our true and lawful Attorneys and Agents for us in our name and on our behalf to do, execute and perform all acts, deeds, things and matters as mentioned below at the cost of the Developer:

1. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the Said Premises or any part thereof and to mutate the name of the present owners, amalgamate and/or separate the two or more premises in the Assessment records of the Kolkata Municipal Corporation and to sign and execute all deeds, documents etc..

2. To appoint architects, contractors, sub-contractors and surveyors as may be required for the preparation of the building plan and to supervise the development and construction work of the Said Building on the Said Premises or part thereof.
3. To enter upon the Said Premises with men and material as may be required for the purpose of development work and erect the Said Building as per the Building Plan to be sanctioned by the Kolkata Municipal Corporation.
4. To apply for and obtain sanction of a building plan from the Kolkata Municipal Corporation in respect of the Said Premises and to further apply for and obtain any modification and/or additions and/or alterations thereto from time to time and at all times hereafter in terms of the said Development Agreement at its own costs and expenses.
5. To sign and execute all plans, sketches, maps, declarations, including Boundary Declaration, forms, petitions, letters or any other documents relating to or in connection with the applying for and obtaining sanction of plan in respect of the development of the Said Premises.
6. To make deposits with the Planning Authorities and other authorities for the purpose of carrying out the development work and construction of the Said Building on the Said Premises and to claim refunds of such deposits and to give valid and effectual receipt and discharge for the same.
7. To apply for and obtain necessary permissions, and/or approvals and/or sanctions and/or licence and/or no objection from any statutory authority including the Kolkata Municipal Corporation, Kolkata Metropolitan Development Authority, Kolkata Improvement Trust, Fire Brigade, Kolkata Police, West Bengal Pollution Control Board, Environment Department, Competent Authority under the West Bengal Apartment Ownership Act, 1972 and all other licencing and statutory authorities for obtaining no objection, approvals, permission, sanction, modification and/or alteration of plans for the Said Building.
8. To pay fees for obtaining sanction and such other orders and permissions from the necessary authorities as be expedient for modification and/or alteration of the sanctioned plans and also to submit and take delivery of title deeds concerning the Said Premises and also other papers and documents as may be required by the necessary authorities and to appoint Architects and other Agents for the aforesaid purposes as the said Attorneys shall think, fit and proper.
9. To receive the excess amount of fees, if any, paid for the purpose of sanction, modification and/or alteration of the plans to any authority or authorities.

10. To obtain delivery of the sanction plan and the completion certificate of the building from the Kolkata Municipal Corporation or any other authority or authorities.
11. To apply for and obtain electricity, water, sewerage, drainage, telephone or other connections of any other utility to the Said Premises and/or to make alterations therein and to close down and/or have disconnected the same and for that purpose to sign, 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 said Attorneys.
12. To appear and represent us before all authorities including the Kolkata Municipal Corporation for fixation and/or finalization of the annual valuation of the Said Premises and for that purpose to sign, execute and submit necessary papers and documents and to do all other acts, deeds and things as the said Attorneys may deem fit and proper.
13. To commence prosecute enforce, defend, answer and oppose all actions and other legal proceedings and demands touching any of the matters concerning the Said Premises or any part thereof including relating to acquisition and/or requisition in respect of the Said Premises or any part thereof and if think fit to compromise settle, refer to arbitration, abandon, any such action or proceeding as aforesaid before any Court, Civil or Criminal or Revenue.
14. To sign, declare and/or affirm any plaint, written statement, petition, affidavit, verification, Vakalatnama, warrant of Attorney, Memo of Appeal or any other documents or papers in any proceedings or in any way connected with the Said Premises or part thereof.
15. To deposit and withdraw fees, documents and moneys in and from any Court or Courts and/or any other person or authority and give valid receipts and discharges therefore.
16. To accept any service of writ of summons or other legal process and to appear in any court of authority as our Attorneys deems appropriate and to commence any action or legal proceedings in any court or before any authority and to prosecute, discontinue or become non-suited and to settle, compromise or refer any dispute to arbitration as our Attorneys may think fit and proper and for such purpose to appoint any Solicitor, Advocate and pay the costs, expenses, fee and other outgoings. Further to depose in the court of law or authority, sign, declare and/or affirm any plaint, written statement, petition, affidavit, verification, vakalatnama, and warrant of Attorney, Memo of Appeal or any other documents or papers in any proceedings or in any way connected therewith.

17. To make, sign and submit applications and Petitions, letters and other documents to the appropriate Government (State and Central) Departments, Local Authorities or other competent or Appropriate Authorities or bodies for all and any licenses, permissions, consents, approvals, no objection certificates and clearances as may be required by any Central or State legislation for the time being in force, in connection with the Said Premises for construction of buildings and structures thereon and pay such fees, charges, deposits and give security that may be required in respect thereof and for that purpose to give all necessary writings, instruments, affidavits, declarations, indemnities, undertakings, as may be required to be given to the various authorities concerned.
18. After completion of the construction of the Said Building, to apply for and obtain part-occupation and completion certificate in respect of the Said Building or parts thereof from the Planning Authorities.
19. To negotiate for sale/transfer in respect of the saleable spaces of the Developer's Allocation in the Said Building as defined in the said Agreement to be constructed on the Said Premises or part thereof.
20. To enter into agreement for sale, transfer, lease out, let out or to grant any other right in respect of various portions of saleable spaces of the Developer's Allocation as mentioned in the said Agreement on agreed terms and conditions with the intending Purchaser or Transferee in respect thereof and to receive earnest money or consideration from time to time and to sign and give valid and effectual receipts or discharges thereof.
21. To execute and register from time to time Agreement for Sale or any kind of transfer in respect of the Developer's Allocation for amalgamation of two premises, Lease or any other document/s relating to Developer's Allocation in connection with the transfer of the undivided proportionate share in the land comprised in the Said Premises in respect of the of saleable spaces of the Developer's Allocation and to receive consideration therefore and present the above documents for registration and admit the execution of such documents before the appropriate authorities registration authority/ies and/or other authorities having jurisdiction in the matter.
22. To execute conveyance/conveyances in respect of the saleable spaces of the Developer's Allocation of the Said Building to be constructed on the Said Premises or part thereof either in favour of the Purchaser or its nominee or nominees in such part or parts as the Purchaser may desire and to receive consideration money and sign and give valid and effectual receipts or discharges thereof and to present such conveyance or conveyances for registration before the registering authority and admit execution thereof.

23. To present such conveyance or conveyances in respect of the Developer's allocation of the Said Building to be constructed on the Said Premises or part thereof for registration before the registering authority and to admit execution thereof.
24. To insure the Said Building and fittings and fixtures against damages, fire, tempest, riots, civil commotion, floods, earthquakes, malicious damage or destruction and against other risks as our Attorneys may think sufficient to protect the interests of all concerned therein.
25. To ask for, receive and recover from the transferees/purchasers all consideration, charges, service charges and other charges and sums of moneys in respect of transfer of the saleable spaces in the said building comprised in the said Development Agreement and the spaces to be constructed thereon, in any manner whatsoever and also on non-payment thereof to enter upon and restrain and/or and take legal steps for the recovery thereof as our Attorneys may think fit.
26. To hand over and deliver possession of the saleable spaces including units, parking spaces, etc. of the Said Building at the Said Premises to such person or persons including the nominee/s and/or assign/s of the Attorneys as it may in its absolute discretion think fit and proper exclusively for the Developer's Allocation *provided however* that the Grantors shall be handed over possession of their share in the new building first and thereafter possession will be handed over to any third party or parties.
27. To make necessary representations including filing of complaints and appeals before the Assessor & Collector, Kolkata Municipal Corporation and other concerned authorities including the Court of Competent Jurisdiction or Forum in regard the fixation of rateable value of buildings (Said Building) under construction on the Said Premises by the Assessor and Collector and to file Appeals applications and other proceedings in any Court, forum or Tribunal.
28. To do and perform all acts, deeds, matters and things necessary for all or any of the purposes aforesaid and for giving full effect to the powers and authorities herein before contained, as fully and effectually as we could do in person.

AND GENERALLY to act as the Attorney in relation to the Said Premises for and on behalf of us and to do and execute all instruments, acts, deeds, matters and things as fully and effectually as we could have done if personally present.

And we do hereby agree to ratify and confirm whatever said Attorneys shall do or purport to be done by virtue of these presents in or about the Said Premises as aforesaid.

The Said Attorneys shall exercise its rights under this power in terms of the said Development Agreement without any liability on us of any nature whatsoever, financial, criminal, civil or otherwise.

**SCHEDULE
(PREMISES)**

ALL THAT the undivided 1/5th (one-fifth) share of the piece or parcel of homestead land admeasuring 5 (Five) Cottahs 10 (Ten) Chittacks 25 (Twenty Five) Sq. ft., a bit more or less (equivalent to 1 Cottah 2 Chittacks 5 Sq. ft., a bit more or less) together with the undivided 1/5th (one-fifth) share of the building and structures standing thereon admeasuring 1500 Sq. ft., a bit more or less (equivalent to 300 Sq. ft., a bit more or less), situate and lying at the Municipal Premises No. 189C, Kasba Road (Mailing address 189C, B.B. Chatterjee Road), Kolkata 700042, Police Station Kasba, within the limits of the Kolkata Municipal Corporation Ward No. 91 under Assessee No. 21-091-09-0019-5, District Registration office at Alipore, District: South 24 Parganas butted and bounded in the manner as follows:

ON THE NORTH	:	Partly by Premises No. 189/C/11, B.B. Chatterjee Road, partly by Premises No. 189/F/3, B.B. Chatterjee Road & partly by Premises No. 189/C//1C, B.B. Chatterjee Road;
ON THE SOUTH	:	By the K.M.C. Road named B.B. Chatterjee Road;
ON THE EAST	:	Partly by Premises No. 189/C/1, B.B. Chatterjee Road & partly by Premises No. 189/C/1A, B.B. Chatterjee Road;
ON THE WEST	:	Partly by Premises No. 189/E/7, B.B. Chatterjee Road, partly by Premises No. 189/E, B.B. Chatterjee Road & partly by Premises No. 189/D, B.B. Chatterjee Road;

OR HOWSOEVER OTHERWISE the same hereditaments and premises are situated bounded called known described or distinguished together with building and structure for the time being thereon and which the said piece or parcel of land.

IN WITNESS WHEREOF we hereby execute this General Power of Attorney on this the 25th day of February, 2021

SIGNED SEALED AND DELIVERED
by the GRANTORS herein at Kolkata
in the presence of :

1. Bitan Chaudhuri
Advocate, Calcutta High Court
2. R. K. Sanyal
995 LaS Barkal
R. Pally, Kol-39

- Priyanka Das Chowdhury,
- Dolly Das
- Amit Das

Signature of the Attorney:

- Powar (PREM M POHARA)
- Indu Chatterjee

Bitan Chaudhuri
Drafted and prepared by:
BITAN CHAUDHURI, Advocate
Calcutta High Court.
Registration No. WB/310/1989



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

Name

Signature



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

Name

Signature *Priyanka Das Choudhary*



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

Name

Signature *Anil Das*



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

Name

Signature *Bohra (PREM M ROHIRA)*

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

Name

Signature



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

Name

Signature *Prateek Chandra*

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

Name

Signature

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PHOTO	left hand					
	right hand					

Name

Signature

Major Information of the Deed

Deed No :	I-1602-02037/2021	Date of Registration	25/02/2021
Query No / Year	1602-8000436326/2021	Office where deed is registered	
Query Date	25/02/2021 1:12:51 PM	1602-8000436326/2021	
Applicant Name, Address & Other Details	Bitan Chowdhury Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9339469654, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 2/-	Rs. 53,18,751/-		
Stampduty 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]:- 160202024/2021 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



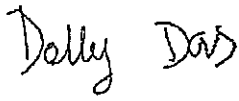





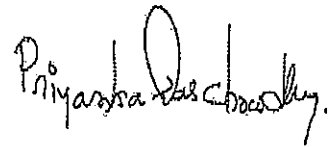
District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kasba Road, Road Zone : ((Ward-91) – (Ward-91)) , , Premises No: 189C, , Ward No: 091 Pin Code : 700042

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	1 Katha 2 Chatak 5 Sq Ft	1/-	50,93,751/-	Property is on Road , Project Name :
Grand Total :				1.8677Dec	1 /-	50,93,751 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	300 Sq Ft.	1/-	2,25,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 300 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		300 sq ft	1 /-	2,25,000 /-	



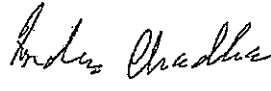


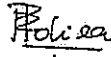
Principal Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs Dolly Das Wife of Late Ajoy Kumar Das Executed by: Self, Date of Execution: 25/02/2021 , Admitted by: Self, Date of Admission: 25/02/2021 ,Place : Office	 25/02/2021	 LTI 25/02/2021	 25/02/2021
189C, B.B. Chatterjee Road, P.O:- Kasba, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700042 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BAxxxxxx7J, Aadhaar No: 48xxxxxxxx1719, Status :Individual, Executed by: Self, Date of Execution: 25/02/2021 , Admitted by: Self, Date of Admission: 25/02/2021 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Mr Amit Das Son of Late Ajoy Kumar Das Executed by: Self, Date of Execution: 25/02/2021 , Admitted by: Self, Date of Admission: 25/02/2021 ,Place : Office	 25/02/2021	 LTI 25/02/2021	 25/02/2021
189C, B.B. Chatterjee Road, P.O:- Kasba, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700042 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BAxxxxxx4M, Aadhaar No: 21xxxxxxxx1676, Status :Individual, Executed by: Self, Date of Execution: 25/02/2021 , Admitted by: Self, Date of Admission: 25/02/2021 ,Place : Office				
3	Name	Photo	Finger Print	Signature
	Mrs Priyanka Das Chowdhury Wife of Mr Santosh Chowdhury Executed by: Self, Date of Execution: 25/02/2021 , Admitted by: Self, Date of Admission: 25/02/2021 ,Place : Office	 25/02/2021	 LTI 25/02/2021	 25/02/2021
189C, B.B. Chatterjee Road, P.O:- Kasba, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700042 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BAxxxxxx5L, Aadhaar No: 20xxxxxxxx9989, Status :Individual, Executed by: Self, Date of Execution: 25/02/2021 , Admitted by: Self, Date of Admission: 25/02/2021 ,Place : Office				



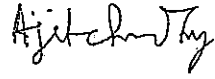
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Pai Infra Realty LLP 3A, Madan Street, Block/Sector: New Market, P.O:- New Market, P.S:- New Market, District:-Kolkata, West Bengal, India, PIN - 700072 , PAN No.:: AAxxxxx7H,Aadhaar No Not Provided by UIDAI, Status :Organization. Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Inder Chadha Son of Late Jagannath Chadha Date of Execution - 25/02/2021, , Admitted by: Self, Date of Admission: 25/02/2021, Place of Admission of Execution: Office	 Feb 25 2021 3:51PM	 LTI 25/02/2021	 25/02/2021
8, Chapel Road, P.O:- Hastings, P.S:- Ekbalpore, District:-South 24-Parganas, West Bengal, India, PIN - 700022, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxx0D, Aadhaar No: 42xxxxxxxx2092 Status : Representative, Representative of : Pai Infra Realty LLP (as PARTNER)				
2	Name	Photo	Finger Print	Signature
	Mr Prem Manohar Rohira (Presentant) Son of Mr Manohar Ganeshmal Rohira Date of Execution - 25/02/2021, , Admitted by: Self, Date of Admission: 25/02/2021, Place of Admission of Execution: Office	 Feb 25 2021 3:52PM	 LTI 25/02/2021	 25/02/2021
Bally High, 1, Ballygunge Park Road, P.O:- Ballygunge, P.S:- Karaya, District:-South 24-Parganas, West Bengal, India, PIN - 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxx8A, Aadhaar No: 46xxxxxxxx7110 Status : Representative, Representative of : Pai Infra Realty LLP (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Ajit Chowdhury Son of Late Suresh Chandra Chowdhury F/26 Kalijunagar, P.O:- Jadavpur, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700045	 25/02/2021	 25/02/2021	 25/02/2021
Identifier Of Mrs Dolly Das, Mr Amit Das, Mrs Priyanka Das Chowdhury, Mr Inder Chadha, Mr Prem Manohar Rohira			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Dolly Das	Pai Infra Realty LLP-0.622569 Dec
2	Mr Amit Das	Pai Infra Realty LLP-0.622569 Dec
3	Mrs Priyanka Das Chowdhury	Pai Infra Realty LLP-0.622569 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs Dolly Das	Pai Infra Realty LLP-100.00000000 Sq Ft
2	Mr Amit Das	Pai Infra Realty LLP-100.00000000 Sq Ft
3	Mrs Priyanka Das Chowdhury	Pai Infra Realty LLP-100.00000000 Sq Ft

On 25-02-2021

Certificate of Admissibility (Rule 43, W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article 4 (g) of Indian Stamp Act 1899.

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

Presented for registration at 13:32 hrs on 25-02-2021, at the Office of the D.S.R. - I I SOUTH 24-PARGANAS by Mr Prem Manohar Rohira ,

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 53,18,751/-

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

Execution is admitted on 25/02/2021 by 1. Mrs Dolly Das, Wife of Late Ajoy Kumar Das, 189C, B.B. Chatterjee Road, P.O: Kasba, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by Profession House wife, 2. Mr Amit Das, Son of Late Ajoy Kumar Das, 189C, B.B. Chatterjee Road, P.O: Kasba, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by Profession Business, 3. Mrs Priyanka Das Chowdhury, Wife of Mr Santosh Chowdhury, 189C, B.B. Chatterjee Road, P.O: Kasba, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by Profession House wife

Indetified by Mr Ajit Chowdhury, , , Son of Late Suresh Chandra Chowdhury, F/26 Kalijunagar, P.O: Jadavpur, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700045, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 25-02-2021 by Mr Inder Chadha, PARTNER, Pai Infra Realty LLP, 3A, Madan Street, Block/Sector: New Market, P.O:- New Market, P.S:- New Market, District:-Kolkata, West Bengal, India, PIN - 700072

Indetified by Mr Ajit Chowdhury, , , Son of Late Suresh Chandra Chowdhury, F/26 Kalijunagar, P.O: Jadavpur, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700045, by caste Hindu, by profession Law Clerk

Execution is admitted on 25-02-2021 by Mr Prem Manohar Rohira, PARTNER, Pai Infra Realty LLP, 3A, Madan Street, Block/Sector: New Market, P.O:- New Market, P.S:- New Market, District:-Kolkata, West Bengal, India, PIN - 700072

Indetified by Mr Ajit Chowdhury, , , Son of Late Suresh Chandra Chowdhury, F/26 Kalijunagar, P.O: Jadavpur, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700045, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39/- (E = Rs 7/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 39/-

Payment of Stamp Duty

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

1. Stamp: Type: Impressed, Serial no 951042, Amount: Rs.50/-, Date of Purchase: 22/02/2021, Vendor name: Suranjan Mukherjee



Samar Kumar Pramanick
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2021, Page from 104728 to 104758

being No 160202037 for the year 2021.

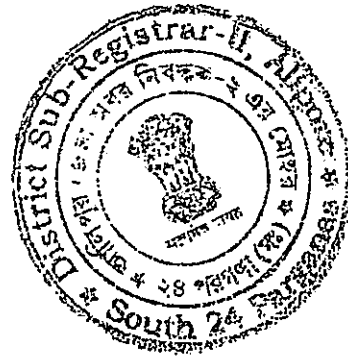


Digitally signed by SAMAR KUMAR PRAMANICK

Date: 2021.03.18 18:03:55 +05:30

Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2021/03/18 06:03:55 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)