

7881/2023

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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL



AP 100709

Verified that the Document is admitted of Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this document.

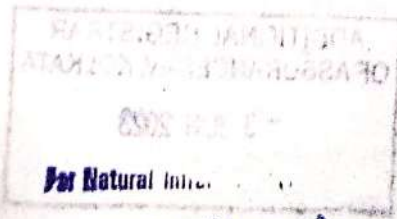
Additional Registrar of Assurances-IV, Kolkata

Additional Registrar of Assurances-IV, Kolkata

POWER OF ATTORNEY

03 JUN 2023

1. Date : 3rd day of June, 2023
2. Place : Kolkata
3. Parties :



Director

3.1. (1),
LTD
under
upto d

220423

AWANI KUMAR ROY
Advocate
10, Kiren Shankar Roy Road,
Jadavaon, Kolkata-700 001

NAME: _____
ADD: _____
Ra: _____
16 MAR 2023
SURANJAN MUKHERJEE
Licensed Stamp Verifier
C.G. Court
2 & 3, K. S. Roy Road, Kol-1



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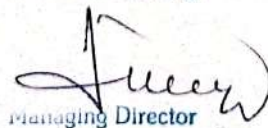
Additional Registrar of Assurances, Kolkata

Partha Nandy
PARTHA NANDY
S/O LATE ARUN KUMAR NANDY
210, BAKSARA VILLAGE ROAD
P.O. - BAKSARA
P.S. - SANTRAGACHH
DIST. - HOWRAH
PIN - 711110
Service

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
- 3 JUN 2023

3.1. (1) **BENGAL IDEAL HOME MAKER & ASSOCIATES PVT. LTD.** PAN No. AADCB8880D, a company incorporated under the provisions of Companies Act, 2013, as amended upto date, having its registered office at Ground floor, at Premises No.932A/83, Jessore Road, Nilkusum Apartment, Police Station - Lake Town, P.O.- Lake Town, Kolkata - 700 089, represented by its Managing Director namely **SRI SUSANTA SUR ROY**, son of Late Niranjana Sur Roy, having PAN no.ALUPS7185H and ADHAAR No.8184 6487 2815, by Religion - Hindu, by Occupation Business, by Nationality - Indian, residing at Indian, residing at 543, Swamiji Sarani, P.O.- Sreebhumi, Police Station - Lake Town, Kolkata — 700048, (2) **SRI SUSANTA SUR ROY**, son of Late Niranjana Sur Roy, having PAN no.ALUPS7185H and ADHAAR No.8184 6487 2815, by Religion - Hindu, by Occupation - Business, by Nationality - Indian, residing at Indian, residing at 543, Swamiji Sarani, P.O.- Sreebhumi, Police Station - Lake Town, Kolkata — 700048, (3) **MRS. SIMA SUR ROY**, wife of Mr. Susanta Sur Roy, having PAN No.ATQPS5029Q and Aadhaar No.6849 1207 0106, by Religion - Hindu, by Occupation - Business, by Nationality Indian residing at 543, Swamiji Sarani, P.O.- Sreebhumi, Police Station - Lake Town, Kolkata - 700048, District - 24-Parganas (North), (4) **MR. SUPRAVO SUR ROY**, son of Mr. Susanta Sur Roy, having PAN No.FIQPS2720L and Aadhaar No.2049 0539 6514, by Religion - Hindu, by Occupation - Business, by Nationality Indian, residing at 543, Swamiji Sarani, P.O.- Sreebhumi, Police Station - Lake Town, Kolkata - 700048, District - 24-Parganas (North) (5) **POROSHPATHOR REALCON PVT. LTD.**, Pan No. AAHCP9431C, a company incorporated under the provisions of Companies Act, 2013, as amended upto date, having its registered office at Premises No.932A/83, Jessore Road, Nilkusum Apartment, Ground floor, Police Station -

Bengal Ideal Home Maker & Associates Pvt. Ltd.


Managing Director

For Natural Inframan (P) Ltd.



Director

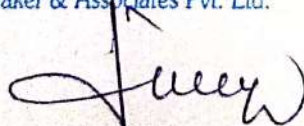


ADDITIONAL REGISTRAR
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- 3 JUN 2023

Lake Town, Kolkata 700089, represented by its Director namely **SRI SUSANTA SUR ROY**, son of Late Niranjan Sur Roy, having PAN no.ALUPS718SH and ADHAAR No.8184 6487 2815, by Religion - Hindu, by Occupation - Business, by Nationality Indian, residing at "Ashirwad" of 543, Swamiji Sarani, Police Station - Lake Town, Kolkata - 700 048 (6) **MIS. TARAMOYEE CONSTRUCTION**, a partnership firm, Pan No. AAIFT9678H, having its registered office at Premises No. "Ashirwad" of 543, Swamiji Sarani, Police Station - Lake Town, Kolkata - 700048, also at Nilkusum Apartment, Ground floor, 932A/83, Jessore Road, Police Station Lake Town, Kolkata .700089, represented by its one of the partners namely **SRI SUSANTA SUR ROY**, son of Late Niranjan Sur Roy, having PAN no. ALUPS7185H and ADHAAR No.8184 6487 2815, by Religion - Hindu, by Occupation - Business, by Nationality - Indian, residing at "Ashirwad" of 543, Swamiji Sarani, Police Station - Lake Town, Kolkata - 700 048;

The aforesaid party numbering from 3.1 is hereinafter in this presents for the sake of brevity, collectively called, referred to and identified as **OWNERS** of this power of attorney AND grant the same in favour of **NATURAL INFRANIRMAN PRIVATE LIMTIED (PAN : AADCN6653L)**(CIN U 74999WB2011 PTC 164428), a company incorporated under the provisions of Companies Act, 2013, as amended upto date, having its registered office at 9A, Lord Sinha Road, P.O. Middleton Row, Police Station - Shakespeare Sarani, Kolkata - 700 071, represented by its Director namely **MR. MUKESH KUMAR SHARMA**, son of Sri Mahesh Kumar Sharma, having PAN no.ARKPS6485Q, by Religion - Hindu, by Occupation - Business, by Nationality Indian, working for gain at 9A, Lord Sinha Road, P.O.- Middleton Road, Police Station - Shakespeare Sarani, Kolkata - 700071, authorised Vide

Bengal Ideal Home Maker & Associates Pvt. Ltd.


Managing Director

For Natural Infranirman (P) Ltd.



Director

Board of resolutio
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identified as



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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
- 3 JUN 2023

Board of resolution dated 17.05.2023 hereinafter in these presents for the sake of brevity, called, referred to and identified as the ATTORNEY of this power of attorney.

NOW THIS POWER OF ATTORNEY (POA) WITNESSES AS FOLLOWS:

4. Background

4.1. Ownership of Said Property:

A. BENGAL IDEAL HOME MAKER & ASSOCIATES PVT. LTD. (2) SRI SUSANTA SUR ROY, (3) MRS. SIMA SUR ROY, (4) MR. SUPRAVO SUR ROY, (5) POROSHPATHOR REALCON PVT. LTD, (6) M/S. TARAMOYEE CONSTRUCTION being the then Owners of the entire below mentioned First Schedule property, on and after having intraparty thorough discussion, entered into and executed a Registered Development Agreement dated 03-06-2023, in respect of the entire First Schedule Property mentioned below at the foot of these presents with **NATURAL INFRANIRMAN PRIVATE LIMIETED**, being the Developer therein and such Agreement was executed and registered at and before the Office of the Additional Registrar of Assurance - IV, Kolkata, West Bengal and recorded in Book No. 1, Being No. 7813... for the year 2023.

B. Now with the execution of these presents, the Owners herein on and in respect of the First Schedule, property appoints **NATURAL INFRANIRMAN PRIVATE LIMIETED**, as their sole lawful Constituted Attorney who is hereby empowered to do, perform, execute, implement, act upon and/or cause any and/or all the following acts over, on and in respect of the entire First Schedule, property in consonance and compliance with the provisions of the registered Development Agreement dated 03-06-2023 Being No. 7813..... for the year 2023, which was executed by **(1) BENGAL IDEAL HOME MAKER & ASSOCIATES PVT. LTD. (2) SRI SUSANTA SUR ROY, (3) DRS. SIMA SUR ROY, (4) SUPRAVO SUR ROY, (5)**

[Signature]
For Natural Infranirman (P) Ltd.

[Signature]
Director

[Signature]
For Natural Infranirman (P) Ltd.

[Signature]
Director

Bengal Ideal Home Maker & Associates Pvt. Ltd.

[Signature]
Managing Director

For Natural Infranirman (P) Ltd.

[Signature]

Director



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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

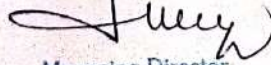
- 3 JUN 2023



POROSHPATHOR REALCON PVT. LTD, (6) M/S.
TARAMOYEE CONSTRUCTION.

- 4.2. Reason for Granting of Powers: It is not possible for the Owners to look after and sell the "Developer's allocation" in Fourth Schedule hereunder written, and it has been agreed as per the terms of the aforesaid Development Agreement. Accordingly, the Owners are granting certain powers and authorities to the Attorneys, by this Development Power of Attorney amongst other as stated hereinafter.
5. To manage, maintain, look after, supervise, administer, secure, hold and defend possession of the Project Land and every part thereof and its equipment's and installations and do all acts deeds and things in connection therewith.
6. To deal with fully and in all manner and to warn off and prohibit and if necessary, proceed in due form of law against all or any trespassers and to take appropriate steps whether by action or distress or otherwise and to abate all nuisance and for that to enter into all contract's agreements and arrangements with them or any of them or otherwise and to abate all nuisance.
7. To cause survey, measurement, soil test, excavation and other works at the Project Land.
8. To prepare apply for sign and submit plans, maps, specifications and sketches for approval or sanctioning by the concerned municipal and other appropriate authorities and to have the same approved and/or sanctioned and if required, to have the same modified revalidated revised altered and/or renewed.
9. To appear before the municipal authorities and to pay taxes, govt. duty charges and other outgoings whatsoever (including

Bengal Ideal Home Maker & Associates Pvt. Ltd.


 Managing Director

Par Natural Infra man (P) Ltd.



Director

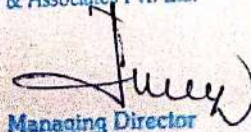


ADDITIONAL REGISTRAR
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municipal rates and taxes, land revenue and other charges whatsoever) payable in respect of the said premises or any part thereof or any undivided share or shares therein or the building or buildings that may be constructed thereon or any part or parts thereof and receive refund of the excess amounts, if paid, from the concerned authorities and to grant receipts and discharges in respect thereof.

10. To have the soil testing done on places, different spots for knowing the strength of the soil beneath the ground level so that the structural design can be prepared on the reports of the soil strength and to appoint Consultants and Experts for such soil test.
11. To appoint and also to terminate the appointment of Architects, Engineers, Structural Engineers, Drainage and Plumbing Engineers/Experts, firefighting experts, electrical engineers, land contractors and all other type of road and garden developers/contractors and such other experts or consultants as may be necessary as may be necessary for developing the said premises in such manner as the said Attorneys or any of them may deem necessary.
12. To appoint suitable number of Engineers, Supervisors, Soil Testing Contractors, Piling Contractors and/or any other type of contractor, worker or labour that may be necessary for starting and or completing and/or carrying out the work of construction including contractors for digging deep tube well and doing all work of sanitation and including septic tank, overhead tank.
13. To apply for and obtain orders of sanction of plans as also for modification of and/or addition and/or alteration to plan as may be sanctioned and/or revision and/or revalidation thereof

Bengal Ideal Home Maker & Associates Pvt. Ltd.


Managing Director

For Natural Inframman (P) Ltd.


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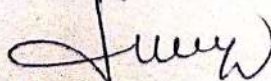
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ADDITIONAL REGISTRAR
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and/or such other orders and permissions as be expedient therefor.

14. To inform the concerned authorities/municipality of all internal alterations within the sanctioned covered space and to incorporate all such deviations in the Completion Plan in terms of the rules of the concerned authorities/municipality and to get the same regularized.
15. To obtain sanction revalidation renewal and such other order or orders or permissions from the necessary authorities.
16. To do all necessary acts deeds and things for complying all laws rules regulations bye-laws ordinance etc., for the time being in force with regard to sanctioning modification revision and/or alteration of plan and/or for construction of the new building/s at the said premises and obtaining utilities and facilities therein.
17. To for consultants, engineers, architects and to deposit all requisite charges, sanction fees and govt. fees that it be necessary for sanctioning of plan and development at the said premises and obtaining permissions for development and construction at the said premises and like sanction fee, mutation fee, conversion fee, drainage connection fees, electric deposit and charges, assessment fees, completion fees or any other fees and charges or monetary payment that may from time to time become payable for development and construction at the said Premises in all respect by the developer being the attorney herein in terms of the said registered Development Agreement.
18. To appear and represent the Principals and each of them before any govt. or semi-govt., private body or municipality or corporation or anybody or bodies where it may be necessary either in person or through appointed lawyers or authorized

Bengal Ideal Home Maker & Associates Pvt. Ltd.


Managing Director

For Natural Infrarman (P) Ltd.


Director



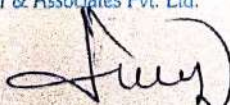
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representative and to furnish all papers, documents as may be required and do all acts, deeds and things that may be necessary for the purpose of obtaining permission/ sanction if necessary for developing the said premises and constructing the building/s and completing the same.

19. To obtain all refunds and surplus deposits or fees from the authorities where deposits are to and to have been made in excess or get adjustment of municipal tax bills for which the same has been paid in excess that what is lawfully payable and to get the property assessed to tax and to get all the assessments for assessment of Tax completed.
20. To construct new building or buildings at the said premises and for that to demolish the existing buildings and/or other structures of whatsoever nature thereon or as may be constructed in future.
21. To apply for and obtain electricity, gas, water, sewerage, drainage, lift/s, and/or other connections of any other utility or facility in the said premises from the CESC Limited/WBSEB, the concerned authorities/municipality and other appropriate authorities and/or to make alterations therein and to close down and/or have disconnected the same.
22. To do all necessary acts deeds and things for complying all laws rules regulations bye-laws ordinance etc., for the time being in force with regard to sanctioning modifications revalidation revision and/or alteration of the plans and/or construction of building/s and/or obtaining utilities and other purposes herein stated.
23. To apply for and obtain the Completion or Occupation or other certificates from the concerned authorities/municipality and/or

Bengal Ideal Home Maker & Associates Pvt. Ltd.


Managing Director

For Natural Intranational (P) Ltd.


Director



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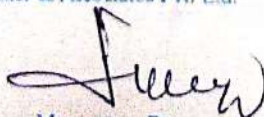
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other concerned authorities in respect of construction and/or occupation of the building or buildings to be constructed at the said premises or any part thereof.

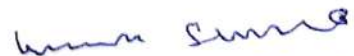
24. For all or any of the purposes hereinbefore and also hereinafter stated, to appear and represent the Principals before the Registrar, District Registrar, Additional Registrar, District Sub-Registrar, Additional District Sub-Registrar and other registration authorities, the Collector, the Commissioner, concerned municipality and all its departments, the Kolkata Metropolitan Development Authority, Fire Brigade, the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976, the Authorised Officer under the West Bengal (Regulation of Promotion of Construction and Transfer by Promoters) Act, 1993 and/or the Real Estate (Regulation and Development) Act, 2016, the B.L.& L.R.O. and other authorities under the West Bengal Land Reforms Act, 1955 and other Land/Tenancy laws, Town And Country Planning Authorities, all Revenue Authorities, Pollution Control Board and other authorities connected to pollution matters, Development Plan Authorities of the Government of West Bengal and/or India, Insurance Companies and authorities and Police Authorities and also all other authorities and Government Departments and/or its officers and also all other State Executives Judicial or Quasi-Judicial, Municipal and other authorities and persons and also all courts tribunals and appellate authorities and to do all acts deeds and things and to make sign execute objections, notices etc only to boundary declaration.

25. To sell, lease out or otherwise transfer or agree so to do the flats, units, car parking spaces within the "Developer's Allocation" mentioned in the FOURTH SCHEDULE hereunder written, togetherwith undivided proportionate share's of land beneath the building constructed areas or saleable spaces in the new

Bengal Ideal Home Maker & Associates Pvt. Ltd.


Managing Director

For Natural



Director





ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
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building or buildings to be used for the purpose of persons interested in the lease and/or otherwise acquired independently of or independently of such consideration, provided that the terms and conditions as the said terms fit and proper and to receive other amounts received/realised on



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ADDITIONAL REGISTRAR
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building or buildings to be constructed at the said premises to the person or persons interested in owning purchasing, taking on lease and/ or otherwise acquiring the same together with or independent of or independently the land, comprised in the said Premises at such consideration, premium, rent etc., and on such terms and conditions as the said Attorneys or any of them may deem fit and proper and to receive all proceeds consideration and other amounts received/ realised out of such sale, lease and/or transfer and grant valid receipts and discharges within the Developer's Allocation which shall fully exonerate the person paying the same without effecting the "Owners' Allocation" as mentioned in the Third Schedule hereunder written as well as the said Registered Development Agreement dated 03.06.2023 and subject to the terms and conditions stated in the said registered Development Agreement.

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26. To join in as confirming party to agreements for sale, lease or otherwise transfer of the flats, ^{as per} related to the resale cases ^{from the developer allocation and} ~~parking spaces or rights and~~ other constructed areas or saleable spaces in the new building/s to be constructed at the said Premises and/or undivided share in the land comprised in the said Premises or part thereof, and confirming thereunder the rights and entitlements of the Developer under the said Development Agreement and agreeing to execute the Deeds of conveyance, lease or otherwise transfer to be executed in pursuance thereof

27. To commence, prosecute, enforce, defend, answer and oppose all actions suits writs appeals revisions and other legal proceedings and demands civil criminal or revenue concerning the said Premises in any manner, including for sanction revalidation renewal modification revision and/or alteration of the plans and/or construction of building or buildings and/or obtaining of permissions, clearances, certificates etc., and/or sale or transfer

Bengal Ideal Home Maker & Associates Pvt. Ltd.

Handwritten signature
Managing Director

For Natural Infrarman (P) Ltd.

Handwritten signature
Director

of the flats, units, car parking spaces or rights or saleable spaces or rights in the new building or buildings to be constructed at the said premises and/or touching any of the matters herein stated proceedings as aforesaid before any Court or Tribunal, Civil or Criminal or Revenue, including the Municipal Tribunal, Collector, Thika Controller etc.

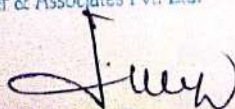
28. To accept notices, summons and services of papers from any Court, Tribunal, postal authorities and/or other authorities and/or persons.

29. To receive, on behalf and account of the Principals, refund of the excess amount of fee or other amounts, if any, paid for the purposes herein stated and to give valid and effectual receipts in respect thereof.

30. To sell, transfer, convey, Lease out, Sub-let the "Developer's Allocation", as mentioned in Fourth Schedule hereinbelow at the foot of these presents and receive part or full consideration thereof and issue receipt thereof and to execute any Agreement for Sale, registered or unregistered documents of whatsoever nature and character in this regard, subject to the terms and conditions of the said registered Development Agreement dated 03-06-2013

31. To sign, execute, modify, rectification, cancel, alter, submit and present for registration of any deed and/or document for Sale and to receive part or full consideration amount thereof and issue and acknowledge the receipt thereof and have registered before the concerned authorities all papers, sale deeds, documents, declarations, affidavits, applications, returns, confirmations and consents with regard to the same as stated above, in connection with the developer's allocation mentioned in the Fourth Schedule hereunder written.

Bengal Ideal Home Maker & Associates Pvt. Ltd.


Managing Director

For Natural Infraniman (P) Ltd.

Director

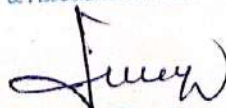


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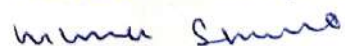
ADDITIONAL REGISTRAR
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32. To employ solicitors, advocates, chartered accountants and/or such other agents as may be required for effectually discharging the powers and authorities granted herein in respect of the Developer's allocation only without effecting the proposed building and/or Owners' allocation in terms of the said Development Agreement dated
33. To do and execute all other lawful acts and represent the Owners at and before all the statutory bodies, Courts, Judicial forum and municipalities as and when required in respect of the below Second scheduled property.
34. To co-operate in causing mutation of such constructed areas/Flats/Apartments to be sold to such respective purchasers from Developer's allocation.
35. To sign and execute any letter and/or documents and make representation to any Bank, Financial Institution, NBFC in respect of any part or portion of the "Developer's Allocation" for purpose of taking loan by the intending purchaser(s) for its/their flat create charge or mortgage to obtain loan out of the Developer's Allocation. However, it is made clear that the owners in any event will not be responsible for taking loan by the intending purchaser(s) in any financial institution in any manner whatsoever and the intending purchaser(s) solely responsible for repayment of the loan amount for the same.
36. Be it noted that this Power of Attorney is being granted in favour of the said Attorney without any consideration in terms of the said registered Development Agreement.

Bengal Ideal Home Maker & Associates Pvt. Ltd.


Managing Director

For Natural Infranirman (P) Ltd.



Director

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THE FIRST SCHEDULE ABOVE REFERRED TO:
(Subject Property total land area)

ALL THAT demarcated piece and parcel of Land measuring area 87 Cottahs 15 Chittacks 30 Sq.ft. i.e., 4 Bighas 7 Cottahs 15 Chittacks 30 Sq.ft. more or less lying and situated at Premises/ Holding No. 36, Ganganagar No. 2, Colony, in Municipal Ward No. 26, P.O. - Ganganagar, Police Station - Narayanpur (formerly Airport), Kolkata - 700132, in Mouza - Ganganagar, J. L. No. 49, within the jurisdiction of the Madhyamgram Municipality, in the District - North 24 Parganas and details Dag Nos. Khatian Nos. Area of land are given below :-

R.S./L.R. Dag No.	L.R. Khatian No.	Area		
		Cottahs	Chittack	Sq.ft.
350	1110	03	10	00
351 (P)	1046, 1037, 356, 1045, 1025, 357, 358, 1024, 1026, 1015 and 1016,	78	00	35
351/659	1047	06	00	36
Total Area of land		87	15	30

Butted and bounded as follows:

- ON THE NORTH : By land of Dag No. 349 and 646.
ON THE SOUTH : By 79'-6" & 20' 6" wide Municipal Road.
ON THE EAST : By 22' — 6" wide Municipal Road.
ON THE WEST : By land of R.S./L.R. Dag No. 351.

SECOND SCHEDULE ABOVE REFERRED TO:
(Description of the total building and/or project)

ALL THAT proposed multi-storeyed brick-built, messuage tenement hereditament premises and/or building in four blocks '1', '2', '3', & '4', together with a piece and parcel of land measuring an area of measuring 87 Cottahs 15 Chittacks 30 Sq.ft. i.e., 4 Bighas 7 Cottahs 15 Chittacks 30 Sq.ft. more or less lying and situated at Premises/ Holding No. 36, Ganganagar No. 2, Colony, in Municipal Ward No. 26, P.O. Ganganagar, Police Station - Narayanpur (formerly Airport), Kolkata - 700132, in Mouza

Bengal Ideal Home Maker & Associates Pvt. Ltd.

Managing Director

For Natural Infrariman (P) Ltd.

Director

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- 3 JUN 2023

- Ganganagar, J.L. No. 49, within the jurisdiction of the Madhyamgram Municipality, in the District - North 24 Parganas and details Dag Nos. Khatian Nos. Area of land are given below :-

R.S./L.R. Dag No.	L.R. Khatian No.	Area		
		Cottahs	Chittack	Sq.ft.
350	1048	03	10	00
351 (P)	1046, 1037, 356, 1045, 1025, 357, 358, 1024, 1026, 1015 and 1016,	78	04	35
351/659	1047	06	00	36
Total Area of land		87	15	30

Butted and bounded as follows:

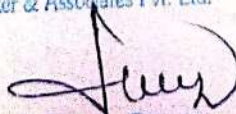
- ON THE NORTH : By land of Dag No. 349 and 646,
 ON THE SOUTH : By 79'-6" & 20' 6" wide Municipal Road,
 ON THE EAST : By 22' — 6" wide Municipal Road,
 ON THE WEST : By land of R.S./L.R. Dag No. 351.

THIRD SCHEDULE ABOVE REFERRED TO:

(OWNERS' ALLOCATION, to be DELIVERED BY THE DEVELOPER)

OWNERS' SHARE and ALLOCATION shall mean that Owners will jointly get **34% (thirty four percent)** of total constructed area within the proposed buildings like **Block '1', Block '2', Block '3', and Block '4'**, in Phase wise in forms of flats and carparking spaces, Two wheelers parking, in the proposed new building/Complex in lieu of Owners land as mentioned in the First Schedule hereinabove written, including proportionate share of land, stair case, lift, lobby, corridor, together with common facilities mentioned in the Fifth Schedule in the said registered Development Agreement, within the projects "Owner's allocation" details as under: -

Bengal Ideal Home Maker & Associates Pvt. Ltd.


 Managing Director

For Natural Infranirman (P) Ltd.



Director



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BLOCK - '1' 3rd FLOOR

1) **Entire THIRD floor in Block '1'**, consisting of several flats are following:

- a) **Flat No.3A**, 3 BHK measuring built-up area **1064** square feet.
- b) **Flat No.3B**, 2 BHK measuring built-up area **812** square feet.
- c) **Flat No.3C**, 3 BHK measuring built-up area **1035** square feet.
- d) **Flat No.3D**, 3 BHK measuring built-up area **1079** square feet.
- e) **Flat No.3E**, 2 BHK measuring built-up area **820** square feet.
- f) **Flat No.3F**, 2 BHK measuring built-up area **823** square feet.
- g) **Flat No.3G**, 3 BHK measuring built-up area **1193** square feet.

BLOCK - '2' 3rd FLOOR

2) **Entire THIRD floor in Block '2'**, consisting of several flats are following:


- a) **Flat No.3A**, 3 BHK measuring built-up area **1201** square feet.
- b) **Flat No.3B**, 3 BHK measuring built-up area **1031** square feet.
- c) **Flat No.3C**, 3 BHK measuring built-up area **1194** square feet.
- d) **Flat No.3D**, 4 BHK measuring built-up area **1351** square feet.
- e) **Flat No.3E**, 4 BHK measuring built-up area **1351** square feet.

BLOCK - '3' 3rd FLOOR

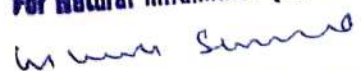
3) **Entire THIRD floor in Block '3'**, consisting of several flats are following:

- a) **Flat No.3A**, 3 BHK measuring built-up area **1091** square feet.
- b) **Flat No.3B**, 3 BHK measuring built-up area **1043** square feet.
- c) **Flat No.3C**, 2 BHK measuring built-up area **818** square feet.
- d) **Flat No.3D**, 3 BHK measuring built-up area **1030** square feet.
- e) **Flat No.3E**, 3 BHK measuring built-up area **1091** square feet.
- f) **Flat No.3F**, 2 BHK measuring built-up area **803** square feet.

Bengal Ideal Home Maker & Associates Pvt. Ltd.


Managing Director

For Natural Infrariman (P) Ltd.


Director



✓

ADDITIONAL REGISTRAR
OF ASSURANCES IN KOLKATA
- 3 JUN 2023

BLOCK - '4' 3rd FLOOR

4) **Entire THIRD floor in Block '4'**, consisting of several flats are following:

- a) **Flat No.3A**, 3 BHK measuring built-up area **1083** square feet.
- b) **Flat No.3B**, 3 BHK measuring built-up area **1028** square feet.
- c) **Flat No.3C**, 3 BHK measuring built-up area **1188** square feet.
- d) **Flat No.3D**, 3 BHK measuring built-up area **1188** square feet.

BLOCK - '1' 5TH FLOOR

5) **Entire FIFTH floor in Block '1'**, consisting of several flats are following:

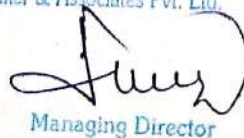
- a) **Flat No.5A**, 3 BHK measuring built-up area **1064** square feet.
- b) **Flat No.5B**, 2 BHK measuring built-up area **812** square feet.
- c) **Flat No.5C**, 3 BHK measuring built-up area **1035** square feet.
- d) **Flat No.5D**, 3 BHK measuring built-up area **1079** square feet.
- e) **Flat No.5E**, 2 BHK measuring built-up area **820** square feet.
- f) **Flat No.5F**, 2 BHK measuring built-up area **823** square feet.
- g) **Flat No.5G**, 3 BHK measuring built-up area **1193** square feet.

BLOCK - '2' 5TH FLOOR

6) **Entire FIFTH floor in Block '2'**, consisting of several flats are following:

- a) **Flat No.5A**, 3 BHK measuring built-up area **1201** square feet.
- b) **Flat No.5B**, 3 BHK measuring built-up area **1031** square feet.
- c) **Flat No.5C**, 3 BHK measuring built-up area **1194** square feet.
- d) **Flat No.5D**, 4 BHK measuring built-up area **1351** square feet.
- e) **Flat No.5E**, 4 BHK measuring built-up area **1351** square feet.

Bengal Ideal Home Maker & Associates Pvt. Ltd.


Managing Director

For Natural Infrantman (P) Ltd.

Director



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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
- 3 JUN 2023

BLOCK - '3' 5TH FLOOR

7) **Entire FIFTH floor in Block '3'**, consisting of several flats are following:

- a) **Flat No.5A**, 3 BHK measuring built-up area **1091** square feet.
- b) **Flat No.5B**, 3 BHK measuring built-up area **1043** square feet.
- c) **Flat No.5C**, 2 BHK measuring built-up area **818** square feet.
- d) **Flat No.5D**, 3 BHK measuring built-up area **1030** square feet.
- e) **Flat No.5E**, 3 BHK measuring built-up area **1091** square feet.
- f) **Flat No.5F**, 2 BHK measuring built-up area **803** square feet.

BLOCK - '4' 5TH FLOOR

8) **Entire FIFTH floor in Block '4'**, consisting of several flats are following:

- a) **Flat No.5A**, 3 BHK measuring built-up area **1083** square feet.
- b) **Flat No.5B**, 3 BHK measuring built-up area **1083** square feet.
- c) **Flat No.5C**, 3 BHK measuring built-up area **1188** square feet.
- d) **Flat No.5D**, 3 BHK measuring built-up area **1188** square feet.

BLOCK - '1' 2ND FLOOR

9) **Three flats in SECOND floor in Block '1'**, consisting of several flats are following:

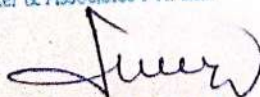
- a) **Flat No. 2B** 2 BHK measuring built-up area **812** square feet.
- b) **Flat No. 2E**, 2 BHK measuring built-up area **820** square feet.
- c) **Flat No. 2F**, 2 BHK measuring built-up area **823** square feet.

BLOCK - '3' 2ND FLOOR

10) **Two flats in SECOND floor in Block '3'**, consisting of several flats are following:

- a) **Flat No.2C**, 2 BHK measuring built-up area **818** square feet.

Bengal Ideal Home Maker & Associates Pvt. Ltd.


Managing Director

For Natural Infrarman (P) Ltd.



Director



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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
- 3 JUN 2023

- b) **Flat No.2F**, 2 BHK measuring built-up area **803** square feet.

BLOCK - '4' 2nd FLOOR

- 11) **Two flats in SECOND floor in Block '4'**, consisting of flats are following:

- a) **Flat No.2C**, 3 BHK measuring built-up area **1188** square feet.
b) **Flat No.2D**, 3 BHK measuring built-up area **1188** square feet.

BLOCK - '2' 1st FLOOR

- 12) **One flat in FIRST floor in Block '2'**, consisting of flats are following:

- a) **Flat No.1A**, 3 BHK measuring built-up area **1201** square feet.

BLOCK - '1', 1st FLOOR

- 13) **One flat in FIRST floor in Block '1'**, consisting of flats are following:

- a) **Flat No.1G** 3 BHK measuring built-up area **1193** square feet.

BLOCK - '3', 1st FLOOR

- 14) **One flat in FIRST floor in Block '3'**, consisting of flats are following:

- a) **Flat No.1C**, 2 BHK measuring built-up area **818** square feet.

BLOCK - '4' 8th FLOOR


- 15) **Two flats in EIGHT floor in Block '4'**, consisting of flats are following:

- a) **Flat No.8C**, 3 BHK measuring built-up area **1188** square feet
b) **Flat No.8D**, 3 BHK measuring built-up area **1188** square feet.

Bengal Ideal Home Maker & Associates Pvt. Ltd.


Managing Director

For Natural Infratman (P) Ltd.


Director



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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
- 3 JUN 2023

BLOCK - '1' 8th FLOOR

16) **Two flats in 3RD floor in Block '1'**, consisting of flats are following:

- a) **Flat No. 1F**, 2 BHK measuring built-up area **823** square feet.
- b) **Flat No. 1G**, 3 BHK measuring built-up area **1193** square feet.

BLOCK - '3', 8th FLOOR

17) **Two flats in EIGHT floor in Block '3'**, consisting of flats are following:

- a) **Flat No. 8C**, 2 BHK measuring built-up area **818** square feet.
- b) **Flat No. 8F**, 2 BHK measuring built-up area **803** square feet.

CAR PARKING SPACES ON THE GROUND FLOOR BENEATH THE SPACE BUILDINGS


34% of the car parking spaces beneath the building distribution of all blocks, each car parking space (measuring built-up area 135 (one hundred thirty-five square feet) and two-wheeler parking places.

The aforesaid flats, and Car Parking Space, as contained in the building complex, lying and situated at Premises/Holding No. 36, Ganganagar No. 2, Colony, in Municipal Ward No. 26, P.O. - Ganganagar, Police Station - Narayanpur (formerly - Airport), Kolkata - 700132, within the jurisdiction of the Madhyamgram Municipality, more fully and particularly described in the **SECOND SCHEDULE** hereinabove written, Together with undivided proportionate share of the said land, more fully and particularly described in the **FIRST SCHEDULE** hereinabove written, upon which the said multi storeyed building is to be constructed as well as all common areas and facilities

Bengal Ideal Home Maker & Associates Pvt. Ltd.


Managing Director

For Natural Infranman (P) Ltd.


Director



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
- 3 JUN 2023

and together with common expenses and maintenance together with guidance and restriction, save and except the developer's allocation mentioned in the **FOURTH SCHEDULE** hereunder written.

FOURTH SCHEDULE ABOVE REFERRED TO:
(DEVELOPER'S ALLOCATION)

DEVELOPER'S SHARE AND ALLOCATION shall mean that Developer will entitled to get remaining **66% (sixty six percent)** total constructed area within the proposed buildings i.e., **Block '1', Block '2', Block '3', and Block '4'**, in forms of flats and carparking spaces, in the proposed new building including proportionate share of land, stair case, lift, lobby, corridor, together with common facilities, as contained in the buildings, lying and situated at Premises/Holding No.36, Ganganagar No. 2, Colony, in Ward No. 26, P.O. - Ganganagar, Police Station - Narayanpur (formerly Airport), Kolkata - 700132, within the jurisdiction of the Madhyamgram Municipality, more fully and particularly described in the **SECOND SCHEDULE** hereinabove written Together with undivided proportionate share of the said land, more fully and particularly described in the **FIRST SCHEDULE** hereinabove written, save and except the Owners' allocation mentioned in the **THIRD SCHEDULE** hereinabove written.

For Natural Inframirman (P) Ltd.

[Handwritten Signature]

Director

Bengal Ideal Home Maker & Associates Pvt. Ltd.

[Handwritten Signature]
Managing Director



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
- 3 JUN 2023

Execution and Delivery

52.1. In Witness Whereof the Grantors and the Attorney have executed this Power of Attorney on the above date.

Witnesses:

Bengal Ideal Home Maker & Associates Pvt. Ltd.

[Signature]

Managing Director

(1) Bengal Ideal Home Maker & Associates Pvt. Ltd.

1. Partha Nandy
10, K.S. Roy Road
Kolkata-700001

[Signature]

(2) Sri Susanta Sur Roy,

Sima Sur Roy

2. Sayan K. Chakraborty
13, A.M. Road,
Belghoria, Kol-700056

(3) Mrs. Sima Sur Roy,

Supravo Sur Roy

(4) Mr. Supravo Sur Roy,

POROSHPATHOR REALCON PVT. LTD.

[Signature]

Director

(5) Poroshpathor Realcon Pvt. Ltd,

TARAMOYEE CONSTRUCTION

[Signature]

Partner

(6) M/S. Taramoyee Construction (OWNERS)

We accept
For Natural Infratman (P) Ltd.

[Signature]

Director

Witnesses:

1. Partha Nandy

2. Sayan K. Chakraborty

Drafted by
Anami Kumar Roy
Advocate
High Court
Calcutta
WB/1927/1978




ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
- 3 JUN 2023

SL No.

Signature of the executants/ Presentants

Under Rule 44A of the I.R. Act 1908
SPECIMEN FOR TEN FINGER PRINT

Page No.....

 					
	Little	Ring	Middle (Left)	Fore Hand	Thumb
					
	Thumb	Fore	Middle (Right)	Ring Hand	Little
 					
	Little	Ring	Middle (Left)	Fore Hand	Thumb
					
	Thumb	Fore	Middle (Right)	Ring Hand	Little
 					
	Little	Ring	Middle (Left)	Fore Hand	Thumb
					
	Thumb	Fore	Middle (Right)	Ring Hand	Little



✓

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
- 3 JUN 2023

SPECIMEN FORM FOR TEN FINGERPRINTS



Munish Kumar

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

PHOTO

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

PHOTO

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

PHOTO

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



✓

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
- 3 JUN 2023

Major Information of the Deed

Query No :	I-1904-07815/2023	Date of Registration	03/06/2023
Query No / Year	1904-8001429877/2023	Office where deed is registered	
Query Date	03/06/2023 2:03:35 PM	A.R.A. - IV KOLKATA, District Kolkata	
Applicant Name, Address & Other Details	P NANDY 210, BAKSARA VILLAGE ROAD, Thana : JAGACHHA, District : Howrah, WEST BENGAL, PIN - 711110 Mobile No. : 7003298463, Status : Solicitor firm		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 7,44,52,583/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs 100/- (Article:48(g))	Rs. 73/- (Article:E, M(a).)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190407813/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		










Land Details :

District: North 24-Parganas, P.S:- Airport, Municipality: NORTH DUM DUM, Road: Ganganagar, Mouza: Ganganagar, Pin Code : 700132

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-350	LR-1110	Bastu	Danga	3 Katha 10 Chatak 4 Sq Ft		30,72,367/-	Property is on Road , Project Name :
L2	LR-351	LR-1046	Bastu	Danga	78 Katha 4 Chatak 35 Sq Ft		6,62,60,389/-	Property is on Road , Project Name :
L3	LR-351/659	LR-1047	Bastu	Bastu	6 Katha 36 Sq Ft		51,19,827/-	Property is on Road , Project Name :
TOTAL :					145.1656Dec	0 /-	744,52,583 /-	
Grand Total :					145.1656Dec	0 /-	744,52,583 /-	

Details :
Name, Address, Photo, Finger print and Signature

BENGAL IDEAL HOME MAKER & ASSOCIATES PRIVATE LIMITED
B32A/B3, JESSORE ROAD, NILKUSUM APARTMENT, GROUND FLOOR, City - South Dum Dum, P O - LAKE TOWN, P S - Lake Town, District - North 24 Parganas, West Bengal, India, PIN - 700089, PAN No. AAxxxxxx0D, Aadhaar No Not Provided by UIDAI, Status - Organization, Executed by Representative, Executed by Representative

	Name	Photo	Finger Print	Signature
2	<p>Mr SUSANTA SUR ROY Son of Late NIRANJAN SUR ROY Executed by: Self, Date of Execution: 03/06/2023 , Admitted by: Self, Date of Admission: 03/06/2023 ,Place : Office</p>	 <p>03/06/2023</p>	 <p>LTI 03/06/2023</p>	 <p>03/06/2023</p>
<p>City:- South Dum Dum, P.O:- SRI EBHUMI, P.S:-Lake Town, District:-North24-Parganas, West Bengal, India, PIN:- 700048 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ALxxxxxx5H,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 03/06/2023 , Admitted by: Self, Date of Admission: 03/06/2023 ,Place : Office</p>				
3	<p>Mrs SIMA SUR ROY Wife of Mr SUSANTA SUR ROY Executed by: Self, Date of Execution: 03/06/2023 , Admitted by: Self, Date of Admission: 03/06/2023 ,Place : Office</p>	 <p>03/06/2023</p>	 <p>LTI 03/06/2023</p>	 <p>03/06/2023</p>
<p>543, SWAMIJI SARANI, City:- South Dum Dum, P.O:- SREEBHUMI, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ATxxxxxx9Q,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 03/06/2023 , Admitted by: Self, Date of Admission: 03/06/2023 ,Place : Office</p>				
4	<p>Mr SUPRAVO SUR ROY Son of Mr SUSANTA SUR ROY Executed by: Self, Date of Execution: 03/06/2023 , Admitted by: Self, Date of Admission: 03/06/2023 ,Place : Office</p>	 <p>03/06/2023</p>	 <p>LTI 03/06/2023</p>	 <p>03/06/2023</p>
<p>543, SWAMIJI SARANI, City:- South Dum Dum, P.O:- SREEBHUMI, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: FIxxxxxx0L,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 03/06/2023 , Admitted by: Self, Date of Admission: 03/06/2023 ,Place : Office</p>				

POROSHPATHOR REALCON PRIVATE LIMITED

543, SWAMIJI SARANI, ASHIRWAD City:- South Dum Dum, P.O:- SREEBHUMI, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048, PAN No.:: AAxxxxxx1C,Aadhaar No Not Provided by UIDAI, Status Organization, Executed by Representative, Executed by: Representative















TARAMOYEE CONSTRUCTION

543, SWAMIJI SARANI, ASHIRWAD City:- South Dum Dum, P.O:- SREEBHUMI, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048, PAN No.:: AAxxxxxx8H,Aadhaar No Not Provided by UIDAI, Status Organization, Executed by Representative, Executed by: Representative




Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	NATURAL INFRANIRMAN PRIVATE LIMITED 9A, LORD SINHA ROAD, City - Kolkata P.O:- MIDDLETON ROW, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071, PAN No.:: aaxxxxxx3I,Aadhaar No Not Provided by UIDAI, Status Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature	Signature						
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> </tr> </thead> <tbody> <tr> <td> Mr SUSANTA SUR ROY Son of Late NIRANJAN SUR ROY Date of Execution - 03/06/2023, , Admitted by: Self, Date of Admission: 03/06/2023, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Mr SUSANTA SUR ROY Son of Late NIRANJAN SUR ROY Date of Execution - 03/06/2023, , Admitted by: Self, Date of Admission: 03/06/2023, Place of Admission of Execution: Office			 03/06/2023
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543, SWAMIJI SARANI, City:- South Dum Dum, P.O:- SREEBHUMI, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxxx5H,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : BENGAL IDEAL HOME MAKER & ASSOCIATES PRIVATE LIMITED (as DIRECTOR), POROSHPATHOR REALCON PRIVATE LIMITED (as DIRECTOR), TARAMOYEE CONSTRUCTION (as PARTNER)								
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> </tr> </thead> <tbody> <tr> <td> Mr MUKESH KUMAR SHARMA (Presentant) Son of Mr MAHESH KUMAR SHARMA Date of Execution - 03/06/2023, , Admitted by: Self, Date of Admission: 03/06/2023, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Mr MUKESH KUMAR SHARMA (Presentant) Son of Mr MAHESH KUMAR SHARMA Date of Execution - 03/06/2023, , Admitted by: Self, Date of Admission: 03/06/2023, Place of Admission of Execution: Office			 03/06/2023
Name	Photo	Finger Print						
Mr MUKESH KUMAR SHARMA (Presentant) Son of Mr MAHESH KUMAR SHARMA Date of Execution - 03/06/2023, , Admitted by: Self, Date of Admission: 03/06/2023, Place of Admission of Execution: Office								
9A, LORD SINHA ROAD, 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.:: ARxxxxxx5Q,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : NATURAL INFRANIRMAN PRIVATE LIMITED (as DIRECTOR)								

Details :
PARTHA NANDY
 Son of Late ARUN KUMAR NANDY
 710, BAKSARA VILLAGE ROAD, City
 Not Specified, P O - BAKSARA, P S -
 Santragachi, District - Howrah, West
 Bengal, India. PIN - 711110

Photo	Finger Print	Signature
		
03/06/2023	03/06/2023	03/06/2023

Identifier Of Mr SUSANTA SUR ROY, Mrs SIMA SUR ROY, Mr SUPRAVO SUR ROY, Mr SUSANTA SUR ROY, Mr MUKESH KUMAR SHARMA

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	BENGAL IDEAL HOME MAKER & ASSOCIATES PRIVATE LIMITED	NATURAL INFRANIRMAN PRIVATE LIMITED-0.998403 Dec
2	Mr SUSANTA SUR ROY	NATURAL INFRANIRMAN PRIVATE LIMITED-0.998403 Dec
3	Mrs SIMA SUR ROY	NATURAL INFRANIRMAN PRIVATE LIMITED-0.998403 Dec
4	Mr SUPRAVO SUR ROY	NATURAL INFRANIRMAN PRIVATE LIMITED-0.998403 Dec
5	POROSHPATHOR REALCON PRIVATE LIMITED	NATURAL INFRANIRMAN PRIVATE LIMITED-0.998403 Dec
6	TARAMOYEE CONSTRUCTION	NATURAL INFRANIRMAN PRIVATE LIMITED-0.998403 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	BENGAL IDEAL HOME MAKER & ASSOCIATES PRIVATE LIMITED	NATURAL INFRANIRMAN PRIVATE LIMITED-21.5321 Dec
2	Mr SUSANTA SUR ROY	NATURAL INFRANIRMAN PRIVATE LIMITED-21.5321 Dec
3	Mrs SIMA SUR ROY	NATURAL INFRANIRMAN PRIVATE LIMITED-21.5321 Dec
4	Mr SUPRAVO SUR ROY	NATURAL INFRANIRMAN PRIVATE LIMITED-21.5321 Dec
5	POROSHPATHOR REALCON PRIVATE LIMITED	NATURAL INFRANIRMAN PRIVATE LIMITED-21.5321 Dec
6	TARAMOYEE CONSTRUCTION	NATURAL INFRANIRMAN PRIVATE LIMITED-21.5321 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	BENGAL IDEAL HOME MAKER & ASSOCIATES PRIVATE LIMITED	NATURAL INFRANIRMAN PRIVATE LIMITED-1.66375 Dec
2	Mr SUSANTA SUR ROY	NATURAL INFRANIRMAN PRIVATE LIMITED-1.66375 Dec
3	Mrs SIMA SUR ROY	NATURAL INFRANIRMAN PRIVATE LIMITED-1.66375 Dec
4	Mr SUPRAVO SUR ROY	NATURAL INFRANIRMAN PRIVATE LIMITED-1.66375 Dec
5	POROSHPATHOR REALCON PRIVATE LIMITED	NATURAL INFRANIRMAN PRIVATE LIMITED-1.66375 Dec
6	TARAMOYEE CONSTRUCTION	NATURAL INFRANIRMAN PRIVATE LIMITED-1.66375 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Airport, Municipality: NORTH DUM DUM, Road: Ganganagar, Mouza: Ganganagar,
Pin Code : 700132

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 350, LR Khatian No:- 1110	Owner:পরশপাথর রিয়েলকন প্রাইভেট লিমিটেড , Gurdian:ডিরেক্টর , Address:নিজ , Classification:ডাঙ্গা, Area:0.06000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 351, LR Khatian No:- 1046	Owner:সীমা সুর রায়, Gurdian:সুশান্ত সুর রায়, Address:নিজ , Classification:ডাঙ্গা, Area:0.11900000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 351/659, LR Khatian No:- 1047	Owner:সুশান্ত সুর রায়, Gurdian:নিরঞ্জন সুর রায়, Address:নিজ , Classification:বাঙ্গা, Area:0.10000000 Acre,	Owner Name not selected by applicant.

03-06-2023

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.

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

Presented for registration at 12:35 hrs on 03-06-2023, at the Office of the A.R.A. - IV KOLKATA by Mr MUKESH KUMAR SHARMA .

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 7,44,52,583/-

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

Execution is admitted on 03/06/2023 by 1. Mr SUSANTA SUR ROY, Son of Late NIRANJAN SUR ROY, P.O: SREEBHUMI, Thana: Lake Town, , City/Town: SOUTH DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by Profession Business, 2. Mrs SIMA SUR ROY, Wife of Mr SUSANTA SUR ROY, 543, SWAMIJI SARANI, P.O: SREEBHUMI, Thana: Lake Town, , City/Town: SOUTH DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by Profession Business, 3. Mr SUPRAVO SUR ROY, Son of Mr SUSANTA SUR ROY, 543, SWAMIJI SARANI, P.O: SREEBHUMI, Thana: Lake Town, , City/Town: SOUTH DUM DUM North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by Profession Business

Indetified by Mr PARTHA NANDY, , , Son of Late ARUN KUMAR NANDY, , 210, BAKSARA VILLAGE ROAD, P.O: BAKSARA, Thana: Santragachi, , Howrah, WEST BENGAL, India, PIN - 711110, by caste Hindu, by profession Service

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

Execution is admitted on 03-06-2023 by Mr SUSANTA SUR ROY, DIRECTOR, BENGAL IDEAL HOME MAKER & ASSOCIATES PRIVATE LIMITED, 932A/83, JESSORE ROAD, NILKUSUM APARTMENT, GROUND FLOOR, City:- South Dum Dum, P.O:- LAKE TOWN, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089; DIRECTOR, POROSHPATHOR REALCON PRIVATE LIMITED, 932A/83, JESSORE ROAD, NILKUSUM APARTMENT GROND FLOOR, City:- South Dum Dum, P.O:- SREEBHUMI, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048; PARTNER, TARAMOYEE CONSTRUCTION, 543, SWAMIJI SARANI, ASHIRWAD, City:- South Dum Dum, P.O:- SREEBHUMI, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048

Indetified by Mr PARTHA NANDY, , , Son of Late ARUN KUMAR NANDY, , 210, BAKSARA VILLAGE ROAD, P.O: BAKSARA, Thana: Santragachi, , Howrah, WEST BENGAL, India, PIN - 711110, by caste Hindu, by profession Service

Execution is admitted on 03-06-2023 by Mr MUKESH KUMAR SHARMA, DIRECTOR, NATURAL INFRANIRMAN PRIVATE LIMITED, 9A, LORD SINHA ROAD, City:- Kolkata, P.O:- MIDDLETON ROW, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071

Indetified by Mr PARTHA NANDY, , , Son of Late ARUN KUMAR NANDY, , 210, BAKSARA VILLAGE ROAD, P.O: BAKSARA, Thana: Santragachi, , Howrah, WEST BENGAL, India, PIN - 711110, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 73.00/- (E = Rs 7.00/- ,I = Rs 55.00/- ,M(a) = Rs 7.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 73.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 220423, Amount: Rs.100.00/-, Date of Purchase: 16/03/2023, Vendor name: S Mukherjee

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

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1904-2023, Page from 393855 to 393887
being No 190407815 for the year 2023.



mm

Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2023.06.09 16:36:13 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2023/06/09 04:36:13 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)