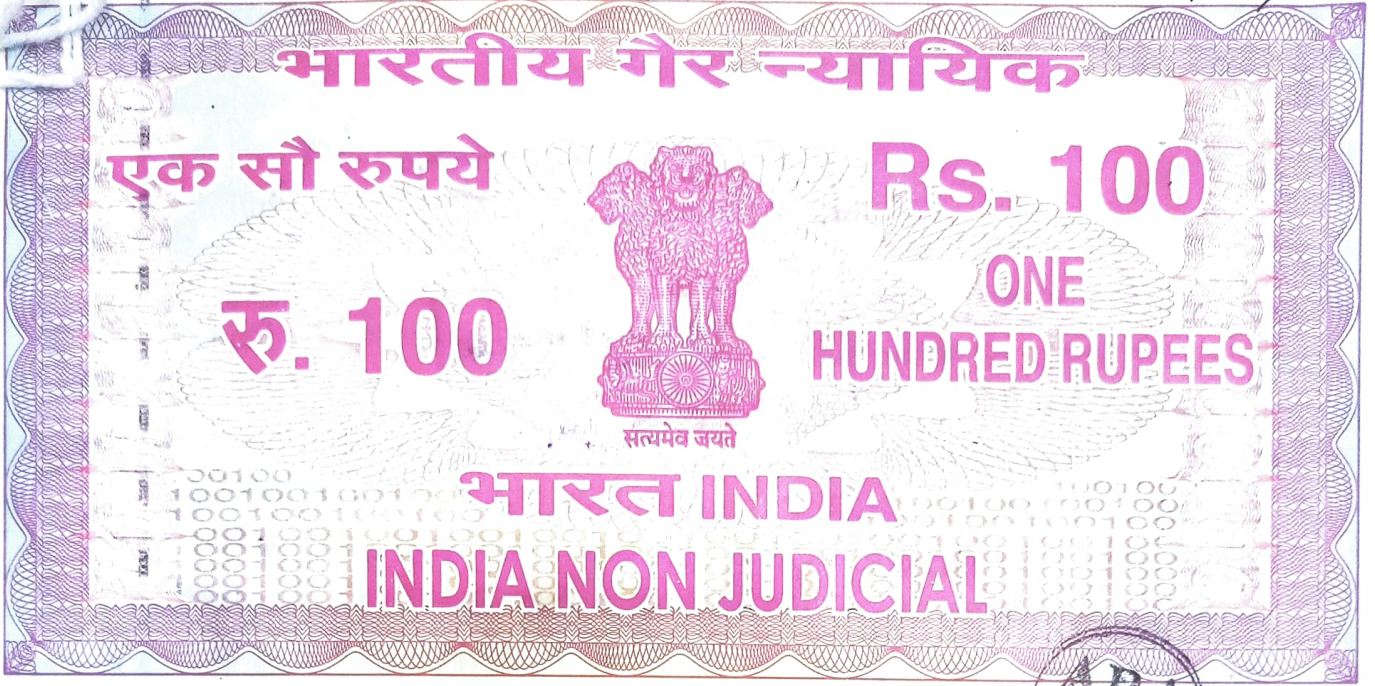


4009/2023

I-3435/23



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

11-29  
15/03/23

8/693212/2023

Additional Registrar of Assurances-II  
Kolkata

Certified that the Document is admitted to  
Registration and the  
endorsement  
are the part  
of this document  
Additional Registrar  
of Assurances II Kolkata

15 MAR 2023

**DEVELOPMENT POWER OF ATTORNEY**  
**AFTER**  
**REGISTERED DEVELOPMENT**  
**AGREEMENT**

**KNOW ALL MEN BY THESE PRESENTS** we,  
(1) **SUBRATA SAHA [PAN : ATOPS2524A],**  
**[AADHAAR NO. 703093799825] & [MOBILE**  
**NO.7439319533]**, son of Subal Chandra Saha,  
by faith - Hindu, by occupation - Business, by  
nationality - Indian, residing at CB-10/11,

180321

Pinaki Chattopadhyay  
Advocate  
Judge's Court Barasat

NAME	
ADD	
Rs.	
25 JAN 2023	
SURANJAN MUKHERJEE	
Licence: Company Vendor	
C.C. Court	
20, S.H. Street, Barasat	

25 JAN 2023

25 JAN 2023

1



ADDITIONAL REGISTRAR  
OF ASSURANCE, KOLKATA

15 MAR 2023

Deshbandhu Nagar, P.O. Jyangra, P.S. Baguiati, Kolkata - 700059, District North 24 Parganas, West Bengal, (2) **DILIP KUMAR FOGLA [PAN : AACPF9703D], [AADHAR NO. 384696339607] & [MOBILE NO. 9836644615]**, son of Kisan Lal Fogla, by faith - Hindu, by occupation- business, by nationality- indian, residing at Flat No. 367, 6th Floor, 11, Watkins Lane, P.O. Salkia, P.S. Golabari, District - Howrah, Pin - 711 101, West Bengal & (3) **SAJAL DAS [PAN : AGCPD3106G], [AADHAAR NO. 884514307847] & [MOBILE NO. 9433016946]**, son of Late Ajit Kumar Das, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at CB-10/14, Deshbandhu Nagar, Baguiati, P.O. Deshbandhu Nagar, P.S. Baguiati, Kolkata - 700059, District North 24 Parganas, West Bengal, Directors of **SWASTI REAL INFRA PRIVATE LIMITED [PAN : AAMCS0142C]**, a Private Limited Company, incorporated under the Provisions of the Companies Act, 1956, having its Registered Office at CB-10/14, Deshbandhu Nagar, Baguiati, P.O. Deshbandhu Nagar, P.S. Baguiati, Kolkata - 700059, District North 24 Parganas, West Bengal, hereinafter called and referred to as the **"LANDOWNER/PRINCIPAL/EXECUTANT"**, do hereby nominate, constitute and appoint **SHREERUDRAM INFRA & ALLIED SERVICES PRIVATE LIMITED [PAN : ABGCS4661M] & [CIN : U70200WB2021PTC246509]**, a Private Limited Company, incorporated under the provisions of Companies Act, 1956, having its office address at CB-10/14, Deshbandhu Nagar, Baguiati, LP-10/10, P.O. Deshbandhu Nagar, P.S. Baguiati, Kolkata - 700059, District North 24 Parganas, West Bengal, represented by its Directors namely (1) **SAJAL DAS [PAN : AGCPD3106G], [AADHAAR NO. 884514307847] & [MOBILE NO. 9433016946]**, son of Late Ajit Kumar Das, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at CB-10/14, Deshbandhu Nagar, Baguiati, P.O. Deshbandhu Nagar, P.S. Baguiati, Kolkata - 700059, District North 24 Parganas, West Bengal & (2) **DILIP KUMAR FOGLA [PAN : AACPF9703D], [AADHAR NO. 384696339607] & [MOBILE NO. 9836644615]**, son of Kisan Lal Fogla, by faith - Hindu, by occupation- business, by nationality- indian, residing at Flat No. 367, 6th Floor, 11, Watkins Lane, P.O. Salkia, P.S. Golabari, District - Howrah, Pin - 711101, West Bengal & (3)

**PAMPA GHOSH [PAN : APSPG2207G], [AADHAAR NO. 886518712698] & [MOBILE NO. 9674554860]**, wife of Avijit Ghosh, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at 68/145, Jessore Road, Amarpally Sitala Mandir, P.O. Motijheel, P.S. Dum Dum, Kolkata - 700074, District North 24 Parganas, West Bengal, hereinafter called as the Power of Attorney Holder, as true, authorised and lawful Attorney for the company, in the name of the company and on behalf of the company, and to to exercise, execute and perform all and every/any of the acts, deeds, matters and things.

**WHEREAS** the said Swasti Real Infra Private Limited, Landowner/Executant/Principal herein, is the absolute owner of **ALL THAT** piece and parcel of land measuring :

<u>R.S. Dag</u>	<u>L.R. Dag</u>	<u>R.S. Khatian</u>	<u>L.R. Khatian</u>	<u>Nature of</u>	<u>Absolute Ownership</u>
<u>No.</u>	<u>No.</u>	<u>No.</u>	<u>No.</u>	<u>Land</u>	<u>K - CH - SFT.</u>
19	520	82 & 83	1297	Bastu	05 - 11 - 17
20	519	82 & 83	1297	Bahutal Abasan	04 - 15 - 43 10 - 11 - 15

In total a plot of Bastu/Bahutal abasan land measuring **10 (Ten) Cottahs 11 (Eleven) Chittacks 15 (Fifteen) sq.ft. be the same a little more or less [but in physical measurement of the said land is 10 (Ten) Cottahs 10 (Ten) Chittacks 0 (Zero) sq.ft. more or less], including cement flooring residential Tiles shed measuring 555 (Five Hundred Fifty Five) Square Feet be the same a little more or less**, comprised in **R.S. Dag Nos. 19 & 20** corresponding to **L.R. Dag Nos. 520 & 519**, under R.S. Khatian Nos. 82 & 83, L.R. Khatian No. 1127 (in the name of Gajanan Highrise Pvt. Ltd.) corresponding to present **L.R. Khatian No. 1297 (in the name of Swasti Real Infra Private Limited, Landowner herein)**, lying and situate at **Mouza**

- **Prasadpur**, J.L. No. 39, Re. Sa. No. 229, Touzi No. 146, Pargana - Anwarpur, P.S. Barasat, A.D.S.R.O. Barasat, within the local limit of Barasat Municipality, having Holding No. 58/4/8, Jessore Road (South), in Ward No. 26, being Premises No. 83, Krishnanagar Road [Jessore Road (South)], Kolkata - 700124, in the District North 24 Parganas, in the State of West Bengal, morefully described in the Schedule hereinafter written **[Hereinafter called as the "SAID PROPERTY/SAID PREMISES"]**.

**AND WHEREAS** the Landowner/Executant herein, entered into a Registered Development Agreement in respect of the aforesaid plot of land and morefully described in the Schedule hereinafter written, owned by us with the said **SHREERUDRAM INFRA & ALLIED SERVICES PRIVATE LIMITED [PAN : ABGCS4661M] & [CIN : U70200WB2021PTC246509]**, a Private Limited Company, incorporated under the provisions of Companies Act, 1956, having its office address at CB-10/14, Deshbandhu Nagar, Baguiati, LP-10/10, P.O. Deshbandhu Nagar, P.S. Baguiati, Kolkata - 700059, District North 24 Parganas, West Bengal, represented by its Directors namely (1) **SAJAL DAS [PAN : AGCPD3106G], [AADHAAR NO. 884514307847] & [MOBILE NO. 9433016946]**, son of Late Ajit Kumar Das, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at CB-10/14, Deshbandhu Nagar, Baguiati, P.O. Deshbandhu Nagar, P.S. Baguiati, Kolkata - 700059, District North 24 Parganas, West Bengal & (2) **DILIP KUMAR FOGLA [PAN : AACPF9703D], [AADHAAR NO. 384696339607] & [MOBILE NO. 9836644615]**, son of Kisan Lal Fogla, by faith - Hindu, by occupation- business, by nationality- indian, residing at Flat No. 367, 6th Floor, 11, Watkins Lane, P.O. Salkia, P.S. Golabari, District - Howrah, Pin - 711101, West Bengal & (3) **PAMPA GHOSH [PAN : APSPG2207G], [AADHAAR NO. 886518712698] & [MOBILE NO. 9674554860]**, wife of Avijit Ghosh, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at 68/145, Jessore Road, Amarpally Sitala Mandir, P.O. Motijheel, P.S. Dum Dum, Kolkata - 700074, District North 24 Parganas, West Bengal. The

said Development Agreement was registered on 15.03.2023, in the office of the A.R.A - II, Kolkata and recorded in Book No. I, being Deed No. 3432 for the year 2023.

**AND WHEREAS** referencing the above Registered Development Agreement, and for smooth development work, the Principal/Landowner herein, appointing the SAID ATTORNEY HOLDER as true authorised and lawful attorney for the company and on behalf of the company, to do exercise and perform all and every or any of the deeds, matters and things as mentioned hereinafter.

1. To appear and represent before the authorities of concerned Barasat Municipality, CESC Ltd./W.B.S.E.D.C.L., Income Tax Department Authorities, under the Town and Country Planning Act, Airport Authority of India, Assurance of Calcutta, District Registrar, Additional District Sub-Registrar, and before all other statutory and local bodies as and when necessary for the purpose of construction of new building and do all the needful as per the terms and conditions mentioned in the aforesaid Registered Development Agreement for allotment/registration and sale of flats, shops, garage spaces of Developer's Allocation.
2. To apply, obtain Electricity, Gas, Water, Sewerage orders and permissions from the necessary authorities as to expedient for sanction, modification and/or alteration of the development, 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 Engineers, Architects and other Agents and Sub-Contractor for the aforesaid purpose as the said Attorney may think fit and proper.

3. To manage and maintain the said premises including the building to be constructed thereon.
4. To sign, verify and file applications, forms, building plans and revised building plans for multi storied building, deeds, documents and papers in respect of our said premises before the concerned authority or before any other statutory authorities for the purpose of maintenance, protection, preservation and construction of building over and above the said premises.
5. To pay all Municipal and other Statutory Taxes, Rates and charges in respect of the said land and premises on behalf and in the name of the company as and when the same will become due and payable.
6. To enter in to any Agreement for Sale, Memorandum of Understanding, Deed of Conveyance and/or any other instruments and deeds & documents in respect of sale of flat/s, shops/units and/or car parking spaces within Developer's Allocation in the said new building in favour of the intending purchaser/s in terms of the said Registered Development Agreement. To take finance/loan in the name of attorney/developer or in the name of intending purchaser/s from any financial concern by depositing and mortgaging flat/flats/shops/garages from Developer's Allocation and to sign in the papers and documents for the said purpose on behalf of the company. To sign and execute and make registration of any Agreement for Sale, Memorandum of Understanding and/or Deed of Conveyance, Deed of Rectification/Deed of Declaration and/or any other instruments and documents in respect of sale of flats/s, shop/s, units and/or car parking spaces in the said new building in favour of the intending purchaser/s relating to Developer's Allocation as per said Registered Development Agreement. To sign and execute deed of amalgamation with neighbour's

plot of land of the schedule property on behalf and in the name of the company.

7. To receive the consideration money in cash or by cheque/draft and/or in any other modes from the intending purchaser or purchasers for booking of flat/s, shops/garages or units or car parking spaces relating to Developer's Allocation and to grant receipts thereof and to give full discharge to the purchaser/s as lawful representative of the company.
8. To do all the needful according to the condition mentioned in the said Registered Development Agreement regarding negotiation, agreement/contact for sale of flats, garages, covered spaces and car parking spaces within the Developer's Allocation.
9. To instruct the Advocate/Lawyer for preparing and/or drafting such agreements, instruments, deeds & documents and other such papers as per the terms and conditions agreed upon by both the parties in the aforesaid Development Agreement, as may be necessary for the purpose for sale of the flats/units and car parking spaces in the said building/s relating to Developer's Allocation in the said premises.
10. To commence, prosecute, enforce, defend, answer and oppose all actions, demands and other legal proceedings touching any of the matter concerning the said premises or any part or portion thereof.
11. To sign, declare and/or affirm any Complaint, Written Statement, Petition, Affidavit, Verification, Vokalatnama, Warrant of Attorney, Memo of Appeal or any other documents or papers in any proceedings relating to the said premises or in anyway connected therewith, arising out of the agreements and relating to the construction to be made in the premises.



12. That Attorney will take all the necessary steps before the proper Registering Officer by signing, presenting and executing proper Agreements for Sale/ Deeds of Conveyance in favour of any intending purchasers in respect of Developer's Allocation, according to the condition mentioned in the aforesaid Registered Development Agreement on behalf of the company.
13. For all or any of the purposes herein before stated and to appear and represent the company before all concerned authorities having jurisdiction over the said premises as per the condition mentioned in the said Registered Development Agreement.
14. The Attorney will do the aforesaid acts, deeds and things regarding development of the aforesaid land mentioned in the schedule of the said Registered Development Agreement.

For all or any of the purposes arising out of the said Registered Development Agreement and hereinbefore stated and to appear and represent the company before all concerned authorities having jurisdiction over the said premises and to sign, execute and submit papers and documents relating thereto.

**AND GENERALLY** to act as our Attorney in relation to all matters touching the said property and on behalf of the company, to do all instruments, acts, natures, deeds and things as full and effectually as the company could do and personally present.

**AND** the company hereby ratify and confirm and agree or undertake the act whatsoever the said Attorney appointed under this Power shall lawfully do and causes to be done in the right of or by virtue of these presents.

**THE SCHEDULE ABOVE REFERRED TO**

**ALL THAT** piece and parcel of land measuring :

<u>R.S. Dag</u>	<u>L.R. Dag</u>	<u>R.S. Khatian</u>	<u>L.R. Khatian</u>	<u>Nature of</u>	<u>Total Land Area</u>
<u>No.</u>	<u>No.</u>	<u>No.</u>	<u>No.</u>	<u>Land</u>	<u>K - CH - SFT.</u>
19	520	82 & 83	1297	Bastu	05 - 11 - 17
20	519	82 & 83	1297	Bahutal Abasan	04 - 15 - 43 10 - 11 - 15

In total a plot of Bastu/Bahutal abasan land measuring **10 (Ten) Cottahs 11 (Eleven) Chittacks 15 (Fifteen) sq.ft. be the same a little more or less [but in physical measurement of the said land is 10 (Ten) Cottahs 10 (Ten) Chittacks 0 (Zero) sq.ft. more or less], including cement flooring residential Tiles shed measuring 555 (Five Hundred Fifty Five) Square Feet be the same a little more or less**, comprised in **R.S. Dag Nos. 19 & 20** corresponding to **L.R. Dag Nos. 520 & 519**, under R.S. Khatian Nos. 82 & 83, L.R. Khatian No. 1127 (in the name of Gajanan Highrise Pvt. Ltd.) corresponding to present **L.R. Khatian No. 1297 (in the name of Swasti Real Infra Private Limited, Landowner herein)**, lying and situate at **Mouza - Prasadpur**, J.L. No. 39, Re. Sa. No. 229, Touzi No. 146, Pargana - Anwarpur, P.S. Barasat, A.D.S.R.O. Barasat, within the local limit of Barasat Municipality, having Holding No. 58/4/8, Jessore Road (South), in Ward No. 26, being Premises No. 83, Krishnanagar Road [Jessore Road (South)], Kolkata - 700124, in the District North 24 Parganas, in the State of West Bengal. The said plot of land is butted and bounded as follows :-

ON THE NORTH : Land of Saktiranjana Bhattacharya & Arun Nandy.  
 ON THE SOUTH : Land of Dilip Ghosh.  
 ON THE EAST : Land of Sudhin Biswas.  
 ON THE WEST : 60 ft. Wide Road [Krishnanagar Road (Jessore Road)].

**IN WITNESS WHEREOF** the parties hereto have set and subscribed their respective hands and seals on the 15<sup>th</sup> day of March, 2023 (Two Thousand Twenty Three) in presence of witnesses.

**SIGNED, SEALED AND DELIVERED**

by the parties at Kolkata  
in presence of :

1. Sudjit Acharya  
Barasat,  
Kol - 700124.
2. Sahel Sinha,  
Bally Hoatah - 71227

Subrata Saha  
Subrata Saha

Dilip Kumar Fogla  
Dilip Kumar Fogla

Sajal Das  
Sajal Das

Directors of  
Swasti Real Infra Private Limited  
**Landowner/Principal**

Sajal Das  
Sajal Das

**Drafted By :**

Parash Narayan Swarnakar  
Adv.  
F/1305/114/2011  
Judge Court, Barasat.

**For Pinaki Chattopadhyay & Associates,  
Advocates,**

Sangita Apartment, Ground Floor,  
Teghoria Main Road,  
Kolkata - 700157.  
Ph. : 9830061809.

**Composed By :**

Jayashree Mondal  
**Jayashree Mondal,**  
Teghoria Main Road,  
Kolkata - 700157.

Dilip Kumar Fogla  
Dilip Kumar Fogla

Pampa Ghosh  
Pampa Ghosh  
Directors of  
Shreerudram Infra & Allied  
Services Private Limited  
**Attorney**

SIGNATURE OF THE  
PRESENTANT /  
EXECUTANT /SELLER /  
BUYER /CLAIMANT  
WITH PHOTO

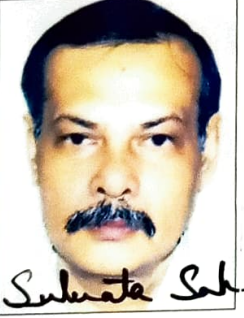










UNDER RULES 44A OF THE I.R. ACT 1908  
N.B. L.H. BOX-SMALL TO THUMB PRINTS  
R.H. BOX-THUMB TO SMALL PRINTS

 <i>Sajal Das</i>	L.H.					
	R.H.					

ATTESTED :- *Sajal Das*

 <i>Sushil Kumar Saha</i>	L.H.					
	R.H.					

ATTESTED :- *Sushil Kumar Saha*

 <i>Subrata Saha</i>	L.H.					
	R.H.					

ATTESTED :- *Subrata Saha*

 <i>Pampa Ghosh</i>	L.H.					
	R.H.					

ATTESTED :- *Pampa Ghosh*

## Major Information of the Deed

Deed No :	I-1902-03435/2023	Date of Registration	15/03/2023
Query No / Year	1902-8000693212/2023	Office where deed is registered	
Query Date	15/03/2023 1:52:03 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Sujit Acharya BARASAT, Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124, Mobile No. : 6289087849, Status :Others		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
	Rs. 2,42,43,608/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 101/- (Article:E, E, M(a))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190203432/2023 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: North 24-Parganas, P.S:- Barasat, Municipality: BARASAT, Road: Krishnanagar Rd, Mouza: Prasadpur, , Ward No: 26, Holding No:58/4/8 Pin Code : 700124

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	LR-520	LR-1297	Bastu	Bastu	5 Katha 11 Chatak 17 Sq Ft		1,28,50,004/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-519	LR-1297	Bastu	Bastu	4 Katha 15 Chatak 43 Sq Ft		1,12,43,754/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road, , Project Name :
		<b>TOTAL :</b>			<b>17.6688Dec</b>	<b>0 /-</b>	<b>240,93,758 /-</b>	
		<b>Grand Total :</b>			<b>17.6688Dec</b>	<b>0 /-</b>	<b>240,93,758 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	555 Sq Ft.	0/-	1,49,850/-	Structure Type: Structure
Gr. Floor, Area of floor : 555 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>555 sq ft</b>	<b>0 /-</b>	<b>1,49,850 /-</b>	

**Principal Details :**







**Name,Address,Photo,Finger print and Signature**

No	1	<b>SWASTI REAL INFRA PRIVATE LIMITED</b> CB-10/14, DESHBANDHU NAGAR, BAGUIATI, City:- , P.O:- DESHBANDHU NAGAR, P.S:-Baguiati, District:- North 24-Parganas, West Bengal, India, PIN:- 700059 , PAN No.:: AAxxxxxx2C,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
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**Attorney Details :**

SI No	1	<b>SHREERUDRAM INFRA &amp; ALLIED SERVICES PRIVATE LIMITED</b> CB- 10/14, DESHBANDHU NAGAR, BAGUIATI, LP-10/10, City:- , P.O:- DESHBANDHU NAGAR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 , PAN No.:: ABxxxxxx1M,Aadhaar No Not Provided, Status :Organization, Executed by: Representative
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**Representative Details :**

SI No	1	<b>Name,Address,Photo,Finger print and Signature</b>			
		<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
		<b>SUBRATA SAHA</b> Son of SUBAL CHANDRA SAHA Date of Execution - 15/03/2023, , Admitted by: Self, Date of Admission: 15/03/2023, Place of Admission of Execution: Office	 <small>Mar 15 2023 1:59PM</small>	 <small>LTI 15/03/2023</small>	 <small>15/03/2023</small>
		CB-10/11, DESHBANDHU NAGAR, City:- , P.O:- JYANGRA, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ATxxxxxx4A,Aadhaar No Not Provided Status : Representative, Representative of : SWASTI REAL INFRA PRIVATE LIMITED (as DIRECTOR)			
		<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
		<b>DILIP KUMAR FOGLA</b> Son of KISAN LAL FOGLA Date of Execution - 15/03/2023, , Admitted by: Self, Date of Admission: 15/03/2023, Place of Admission of Execution: Office	 <small>Mar 15 2023 2:00PM</small>	 <small>LTI 15/03/2023</small>	 <small>15/03/2023</small>
		FLAT NO. 367, 6TH FLOOR, 11, WATKINS LANE, City:- , P.O:- SALKIA, P.S:-Golabari, District:- Howrah, West Bengal, India, PIN:- 711101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AAxxxxxx3D,Aadhaar No Not Provided Status : Representative, Representative of : SWASTI REAL INFRA PRIVATE LIMITED (as DIRECTOR)			



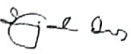


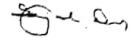


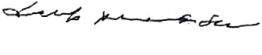


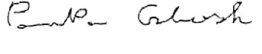
Name	Photo	Finger Print	Signature
<b>SAJAL DAS (Presentant )</b> Son of Late AJIT KUMAR DAS Date of Execution - 15/03/2023, , Admitted by: Self, Date of Admission: 15/03/2023, Place of Admission of Execution: Office	 Mar 15 2023 2:01PM	 LTI 15/03/2023	 15/03/2023
CB-10/14, DESHBANDHU NAGAR, City:- , P.O:- DESHBANDHU NAGAR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx6G,Aadhaar No Not Provided Status : Representative, Representative of : SWASTI REAL INFRA PRIVATE LIMITED (as DIRECTOR)			
<b>SAJAL DAS</b> Son of Late AJIT KUMAR DAS Date of Execution - 15/03/2023, , Admitted by: Self, Date of Admission: 15/03/2023, Place of Admission of Execution: Office	 Mar 15 2023 2:02PM	 LTI 15/03/2023	 15/03/2023
CB-10/14, DESHBANDHU NAGAR, City:- , P.O:- DESHBANDHU NAGAR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx6G,Aadhaar No Not Provided Status : Representative, Representative of : SHREERUDRAM INFRA & ALLIED SERVICES PRIVATE LIMITED (as DIRECTOR)			
<b>DILIP KUMAR FOGLA</b> Son of KISAN LAL FOGLA Date of Execution - 15/03/2023, , Admitted by: Self, Date of Admission: 15/03/2023, Place of Admission of Execution: Office	 Mar 15 2023 2:03PM	 LTI 15/03/2023	 15/03/2023
FLAT NO. 367, 6TH FLOOR, 11, WATKINS LANE, City:- , P.O:- SALKIA, P.S:-Golabari, District:- Howrah, West Bengal, India, PIN:- 711101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AAxxxxxx3D,Aadhaar No Not Provided Status : Representative, Representative of : SHREERUDRAM INFRA & ALLIED SERVICES PRIVATE LIMITED (as DIRECTOR)			
<b>PAMPA GHOSH</b> Wife of AVIJIT GHOSH Date of Execution - 15/03/2023, , Admitted by: Self, Date of Admission: 15/03/2023, Place of Admission of Execution: Office	 Mar 15 2023 2:04PM	 LTI 15/03/2023	 15/03/2023
68/145, JESSORE ROAD, AMARPALLY, SITALA MANDHIR, City:- , P.O:- MOTIJHEEL, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: APxxxxxx7G,Aadhaar No Not Provided Status : Representative, Representative of : SHREERUDRAM INFRA & ALLIED SERVICES PRIVATE LIMITED (as DIRECTOR)			

Photo	Finger Print	Signature
		
15/03/2023	15/03/2023	15/03/2023

Identifier Of SUBRATA SAHA, DILIP KUMAR FOGLA, SAJAL DAS, SAJAL DAS, DILIP KUMAR FOGLA, PAMPA GHOSH

Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	SWASTI REAL INFRA PRIVATE LIMITED	SHREERUDRAM INFRA & ALLIED SERVICES PRIVATE LIMITED-9.42333 Dec
Transfer of property for L2		
SI.No	From	To. with area (Name-Area)
1	SWASTI REAL INFRA PRIVATE LIMITED	SHREERUDRAM INFRA & ALLIED SERVICES PRIVATE LIMITED-8.24542 Dec
Transfer of property for S1		
SI.No	From	To. with area (Name-Area)
1	SWASTI REAL INFRA PRIVATE LIMITED	SHREERUDRAM INFRA & ALLIED SERVICES PRIVATE LIMITED-555.00000000 Sq Ft

## Land Details as per Land Record

District: North 24-Parganas, P.S:- Barasat, Municipality: BARASAT, Road: Krishnanagar Rd, Mouza: Prasadpur, , Ward No: 26, Holding No:58/4/8 Pin Code : 700124

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 520, LR Khatian No:- 1297	Owner:স্বস্তি রিয়েল ইনফ্রা প্রাঃ লিঃ, Gurdian:গঞ্জে - ডাইরেক্টর, Address:সি. বি.10/14 দেশবন্ধুনগর থানা - বাগুইআর্ট,কোল -59 , Classification:বাড়, Area:0.09440000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 519, LR Khatian No:- 1297	Owner:স্বস্তি রিয়েল ইনফ্রা প্রাঃ লিঃ, Gurdian:গঞ্জে - ডাইরেক্টর, Address:সি. বি.10/14 দেশবন্ধুনগর থানা - বাগুইআর্ট,কোল -59 , Classification:ডাঙ্গা, Area:0.08260000 Acre,	Owner Name not selected by applicant.



5-03-2023

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 13:55 hrs on 15-03-2023, at the Office of the A.R.A. - II KOLKATA by SAJAL DAS ,

**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 2,42,43,608/-

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

Execution is admitted on 15-03-2023 by SUBRATA SAHA, DIRECTOR, SWASTI REAL INFRA PRIVATE LIMITED, CB-10/14, DESHBANDHU NAGAR, BAGUIATI, City:- , P.O:- DESHBANDHU NAGAR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059

Indetified by Mr SUJIT ACHARYA, , Son of Mr SUNIL ACHARYA, BARASAT, P.O: BARASAT, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Others

Execution is admitted on 15-03-2023 by DILIP KUMAR FOGLA, DIRECTOR, SWASTI REAL INFRA PRIVATE LIMITED, CB-10/14, DESHBANDHU NAGAR, BAGUIATI, City:- , P.O:- DESHBANDHU NAGAR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059

Indetified by Mr SUJIT ACHARYA, , Son of Mr SUNIL ACHARYA, BARASAT, P.O: BARASAT, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Others

Execution is admitted on 15-03-2023 by SAJAL DAS, DIRECTOR, SWASTI REAL INFRA PRIVATE LIMITED, CB-10/14, DESHBANDHU NAGAR, BAGUIATI, City:- , P.O:- DESHBANDHU NAGAR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059

Indetified by Mr SUJIT ACHARYA, , Son of Mr SUNIL ACHARYA, BARASAT, P.O: BARASAT, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Others

Execution is admitted on 15-03-2023 by SAJAL DAS, DIRECTOR, SHREERUDRAM INFRA & ALLIED SERVICES PRIVATE LIMITED, CB- 10/14, DESHBANDHU NAGAR, BAGUIATI, LP-10/10, City:- , P.O:- DESHBANDHU NAGAR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059

Indetified by Mr SUJIT ACHARYA, , Son of Mr SUNIL ACHARYA, BARASAT, P.O: BARASAT, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Others

Execution is admitted on 15-03-2023 by DILIP KUMAR FOGLA, DIRECTOR, SHREERUDRAM INFRA & ALLIED SERVICES PRIVATE LIMITED, CB- 10/14, DESHBANDHU NAGAR, BAGUIATI, LP-10/10, City:- , P.O:- DESHBANDHU NAGAR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059

Indetified by Mr SUJIT ACHARYA, , Son of Mr SUNIL ACHARYA, BARASAT, P.O: BARASAT, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Others

Execution is admitted on 15-03-2023 by PAMPA GHOSH, DIRECTOR, SHREERUDRAM INFRA & ALLIED SERVICES PRIVATE LIMITED, CB- 10/14, DESHBANDHU NAGAR, BAGUIATI, LP-10/10, City:- , P.O:- DESHBANDHU NAGAR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059

Indetified by Mr SUJIT ACHARYA, , Son of Mr SUNIL ACHARYA, BARASAT, P.O: BARASAT, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Others

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 101.00/- ( E = Rs 21.00/- ,I = Rs 55.00/- ,M(a) = Rs 21.00/- .M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 101.00/-

**Stamp Duty**

Required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-  
Description of Stamp  
Stamp: Type: Impressed, Serial no 180381, Amount: Rs.100.00/-, Date of Purchase: 25/01/2023, Vendor name: S  
MUKHERJEE



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2023, Page from 112651 to 112670

being No 190203435 for the year 2023.



Digitally signed by SATYAJIT BISWAS  
Date: 2023.03.18 11:34:10 +05:30  
Reason: Digital Signing of Deed.

*Signature*

(Satyajit Biswas) 2023/03/18 11:34:10 AM  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - II KOLKATA  
West Bengal.

(This document is digitally signed.)

DATED THE            DAY OF            2023

**DEVELOPMENT POWER OF**  
**ATTORNEY AFTER REGISTERED**  
**DEVELOPMENT AGREEMENT**

**BETWEEN**

Swasti Real Infra Private Limited  
**Landowner/Principal**

Shreerudram Infra & Allied  
Services Private Limited  
**Attorney**

**Drafted By**  
**Pinaki Chattopadhyay & Associates**  
**Advocates**

Sangita Apartment, Ground Floor  
Teghoria Main Road  
Kolkata - 700157  
Ph. : 9830061809

**Composed By**  
**Jayashree Mondal**  
Teghoria Main Road  
Kolkata - 700157