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पश्चिमबंग पश्चिम बंगाल WEST BENGAL

AL 764175

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Additional Registrar of Assurances-IV, Kolkata

8/29 2596/23

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

Additional Registrar of Assurances-IV, Kolkata

3 MAR 2023

Case No. 757 a 23/2/23

J(1)-	250
J(2)-	200
Total	450
Prepaid on	

ARA-IV
Kolkata

DEVELOPER'S POWER OF ATTORNEY UNDER REGISTERED DEVELOPMENT AGREEMENT

KNOW ALL TO WHOM THESE PRESENTS SHALL COME (1) MR. SANJAY GUPTA (having PAN No - ADRPG6327Q & AADHAAR No. 7089 5093 7284) son of Sri Gopal Prasad Gupta (2) MRS. JYOTI GUPTA (having PAN No - AFVPG4781L & AADHAAR No. 8278 9747 3830) wife of Sri. Sanjay Gupta, both by Nationality Indians, by Faith Hindu, by-occupation: Business, both residing at Dwarka Vedmani, AD-169, Sector-1, Salt Lake City, P.O.- Bidhannagar, P.S. - Bidhannagar North, North 24 Parganas, Kolkata -700064, (3) MR. SURESH

3294

13 JAN 2023

108

Astodurga Construction Pvt Lt
AD-169, Sec-I, Salt Lake City
Pin-700064

क्रमांक नं. ३
विधान नं. ३
मोट्टो
चलान नं.
द्वैजरी-बारकपुर, डेजार-मिता दस्त

04 JAN 2023

998000

Sanjay M.



1618

Sanjay M.



1619

Jyoti Gupta



1620

Suresh Bajaj



1621

Sangeeta Bajaj



1622

Sumit Sinha
S/o. Late Sandip Sinha
171/B, A.P.C. Road
Shyambazar, Kolkata-700004



ADDITIONAL REGISTRAR
OF ASSURANCES - KOLKATA
28 FEB 2023

DEVELOPER'S POWER OF ATTORNEY UNDER REGISTERED DEVELOPMENT AGREEMENT

BAJAJ (having PAN No – ADEPB6790R & AADHAAR No. 2610 0194 0604) son of Shree Gopal Bajaj, **(4) MRS. SANGEETA BAJAJ**, (having PAN No- AESP2279J & AADHAAR No. 4177 0974 1545) wife of Mr. Suresh Bajaj, both by Nationality Indians, by Faith Hindu, by occupation Business, both residing at BC-78, Salt Lake City, Sector-I, P.O.- Bidhannagar, P.S.– Bidhannagar North, North 24 Parganas, Kolkata – 700064, hereinafter jointly called and referred to as the **“LAND OWNERS”/ “PRINCIPALS”** doth hereby **SEND GREETINGS THAT:**

WHEREAS the Principals herein are the joint owners of 2 (two) plots of land which are contiguous and adjacent total containing or admeasuring a net land area about **18 Cottahs 06 Chhitaks** be the same a little more or less comprised in part of R.S. as well L.R. **Dag No. 606**, with R.T. sheded structure measuring 600 Sq.ft. thereon together with common easement rights on and over all Common Passages and the rights properties benefits and appurtenances in connection to the 'Said Land', lying and situated at **Mouza-Sulanguri, J.L. No. 22, Touzi No. 178**, under and Part of R.S. **Khatian No. 228** corresponding to L.R. Khatian No. 86, subsequently recorded under L.R Khatian No. 1247, at present severally recorded respectively in the name of the respective Owners under present L.R Khatian Nos. **2755, 2734, 2744 & 2733**, lying and situated at Mauza: Sulanguri, Police Station: Rajarhat at present P.S.: New Town, under Jyangra-Hatiyara Gram Panchyat-II, District: North 24 Parganas morefully described in the Schedule hereunder written and hereinafter for the sake of brevity referred to as the **“SAID LAND” / “SAID PROPERTY”**.

WHEREAS we the Principals being the absolute Owners of the **“SAID LAND”/“SAID PROPERTY”** under the Schedule hereto, having our marketable right, title, interest and physical possession thereof, by a Development Agreement executed by us as the LAND OWNERS/PARTY OF THE FIRST PART and **ASTDURGA CONSTRUCTION PVT. LTD.** a Company incorporated under Indian Companies Act, 1956 having its registered office at Dwarka Vedmani, AD-169, Sector-1, Salt Lake City, P.O.: Bidhannagar, P.S.: Bidhannagar North, being represented by one of its Directors **SRI SANJAY GUPTA**, son of Sri Gopal Prasad Gupta, by faith Hindu, by occupation Business, by Nationality: Indian, residing at Dwarka Vedmani, AD-169, Sector-1, Salt Lake City, P.O.: Bidhannagar, P. S.: Bidhannagar North, Kolkata 700 064, as the DEVELOPER/BUILDER/PARTY OF THE SECOND PART therein on **30th day of January, 2023**, we have jointly and severally agreed to develop our said property through the said DEVELOPER/BUILDER on terms and conditions contained in the said Development or otherwise Joint Venture Agreement executed by and between us, i.e. the Executants/Land Owners in First Part and the said Developer/Builder on the Second Part.



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ADDITIONAL REGISTRAR
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28 FEB 2023

AND WHEREAS to give true effect to the said Development Agreement and for proper implementation to the terms and conditions thereof, it is necessary to give a Power of Attorney to the said DEVELOPER/BUILDER to enable it to get the requisite exemption, permission, sanction etc. from the appropriate and/or competent authorities for smooth execution of the Development work in the "Schedule Property" and also for selling of the units, flats, car parking spaces and other portions in the new buildings proposed to be constructed on the land under the schedule hereto and also for all other practical purposes in terms of the said Development Agreement executed in between us and the said Developer on 30th day of January, 2023 duly registered at the Office of the A.R.A.- IV Kolkata, vide Deed No. 190401970 for the year 2023.

AND ALSO WHEREAS in terms of the said Registered Development Agreement executed by us as being the Land Owners in First Part and said "ASTDURGA CONSTRUCTION PVT. LTD." being the Developer on the Second Part, it is condition precedent to authorize the said DEVELOPER/BUILDER i.e. the said "ASTDURGA CONSTRUCTION PVT. LTD" for proper execution of construction work in the Schedule hereunder written and as such we, (1) MR. SANJAY GUPTA (2) MRS. JYOTI GUPTA (3) MR. SURESH BAJAJ (4) MRS. SANGEETA BAJAJ the PRINCIPALS herein doth hereby jointly and severally nominate, constitute and appoint 1) ASTDURGA CONSTRUCTION PVT. LTD., a Company incorporated under Indian Companies Act, 1956 having its registered office at Dwarka Vedmani, AD-169, Sector-1, Salt Lake City, Post Office: Bidhannagar, Police Station: Bidhannagar North, Kolkata 700 064, 2) SRI SANJAY GUPTA, son of Sri Gopal Prasad Gupta, by faith Hindu, by occupation Business, by nationality: Indian, residing at Dwarka Vedmani, AD-169, Sector-1, Salt Lake City, Post Office Bidhannagar, Police Station Bidhannagar North, Kolkata- 700 064, one of the Directors of said ASTDURGA CONSTRUCTION PVT. LTD." hereinafter be referred to as the Developers/ Builders to be our true and lawful Attorney/s to do, execute and perform jointly or severally all or any of the following acts, deeds, matters and things namely :-

1. To enter into hold and defend possession of the said land and every part thereof also to manage maintain and administer the Said Land/Said Property and every part thereof.
2. To sign, execute and submit all plans documents statements papers undertaking, declarations and plans as may be required for having the plan sanctioned and/or the sanction plans modified and/or altered by the Authority Concerned.
3. To appear and represent us before all above necessary authorities including Jyangra Hatiara Gram Panchayet-II, Zilla Parishad North 24 Parganas,

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ADDITIONAL REGISTRAR
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Metropolitan Development Authority, N.K.D.A, HIDCO, Fire Brigade, West Bengal Police, the Competent Authority under the Urban Land (Ceiling and regulation) Act, 1976 and Government of West Bengal in connection with the sanction and modification and/or alteration of plans.

4. To pay fees, obtain 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 property and also other papers and documents as may be required by the necessary authorities and to appoint Engineers, Architects and other Agents Sub-Contractors for the aforesaid purpose as the said Attorney/s shall think fit and proper.

5. To Develop the '**Said Property**' by making construction of such type of building or building thereon as the said Attorney/s may deem fit and proper and for that purpose to take down demolish and/or remove any house building and/or structure of whatsoever nature on the premises.

6. To appoint and engage on our behalves Surveyors, Pleaders, Advocates or Solicitors wherever and whenever our said Attorney shall think fit and proper to do so discharge and/or terminate his or their appointments at his/her own discretion.

7. To apply for and obtain electricity, gas, water, sewerage, drainage telephone or other connections of any other utility to the said property and/or to make alterations therein and to close down and/or have dis-connected the same and for that purpose to sign execute and submit all papers applications documents and plans to do all other acts, deeds and things as may be deemed fit and proper by the said Attorney.

8. To give undertakings, assurances and indemnities, so may be required for the purposes aforesaid.

9. To apply for and obtain mutation, conversion, amalgamation, separation, updation, correction, modification, alteration or other recording in respect of the Subject Property or any part thereof and from the B.L. & L.R.O., the D.L. & L.R.O., Jyangra Hatiara Gram Panchayet-II, Zilla Parishad North 24 Parganas, Metropolitan Development Authority, Collector, District Magistrate, including (ADM), Airport Authority of India and any other appropriate authorities as may be deemed fit and proper by the said Attorney/s.

10. To commence prosecute, enforce, defend, answer and oppose all actions and other legal proceedings and demands touching any of the matters concerning said property or any part thereof including relating to acquisition and/or requisition



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and/or in respect of the said property or any part thereof and if think fit to compromise settle refer to arbitration, abandon, submit to judgment or become non-suited in any such action or proceedings as aforesaid before any Court Civil, Criminal or Revenue, Tribunals including the Hon'ble High Court Kolkata.

11. To receive compensation payable in respect of any acquisition and/or requisition of the said property or any part thereof.

12. To file and defend suits, cases, appeals, applications and whatever nature for and on behalf of or to be instituted preferred by or against any person or persons in respect of the '**Said Property**' and also to present and prosecute writ application in respect thereof.

13. 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 therewith.

14. To deposit and withdraw fees documents and moneys in and from any court or courts and/or other person or persons or authority and give valid receipts and discharge therefor.

15. To negotiate for sale, lease and or transfer of the Developer's Allocation of the '**Said Property**' and/ or undivided share or specified shares thereof and to enter into an agreement, at any price and with such purchaser/s and/or other persons our said Attorney/s shall deem fit and proper and to receive earnest money and/or part and/or full consideration thereunder and also to fulfill and enforce mutual obligations thereto.

16. To grant "Consent" and "No Objection Certificate" and permit to Transferees of Units, Parking Spaces and other Transferable Areas to take loans from any Banks or Financial Institutions.

17. To settle the price against suitable terms at our Attorney's sole discretion and to sign and execute any Agreement for Sale, Deed of Mortgage, Deed of Lease for any part or portion of the said properties in favour of any intending purchaser or purchasers, financial institute and/or of lessee or lessees and upon entering into such agreement to receive consideration money partly or fully and to give valid receipt and discharge for the same at the exclusive discretion of our said Attorney/s but only in respect of the flats, units and the portions under the "Developer's Allocations" in the proposed building/s within the proposed Housing Enclave togetherwith undivided proportionate share of the Said Land under the Schedule hereto as per terms and conditions of the aforesaid Development Agreement.



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28 FEB 2023

18. Upon such receipt of consideration in full to prepare, sign, execute and register all such Conveyance and/or Conveyances, Deed of Transfer, Deed of Lease and/or any such Deeds and Documents in favour of any such purchasers, mortgagees and/or lessees as the case may be and execution and registration of such Deeds to Transfer and convey the rights, title and interest of the Scheduled Property and / or any portion thereof, within Developer's Allocation only.

19. To present any or all such Conveyances, Deed of Transfers, and to rectify by Deed of Rectifications and / or any other Deeds or Documents in respect of the Said Properties before the Registrar of Assurances, Kolkata, concerning Sub-Registrar, District Registrar, Additional District Sub-Registrar for registration, to admit and execution and upon receipt of consideration to sign and execute such Deed or Deeds and have the said Conveyances and/or said Deeds and Documents registered and to do all such acts Deeds, things and matters which our said attorneys shall consider proper and necessary for conveying our said properties or any portion thereof.

20. To raise necessary finances including finance from any financial institution or any other authority or authorities or Financial Institution/s and/or Banks and to create mortgage or any other lien over the land or developed properties by executing registered Deed of Mortgage and/or keeping the title documents of land as security in favour of the Lender.

21. For any of the purposes hereinbefore stated to appear and represent us before all authorities having jurisdiction and to sign, execute and submit papers and documents.

AND GENERALLY to acts as our Sole Attorney or Agent in relation to all matters touching our said land and proposed building/s and on our behalves to do and execute all, instruments, acts, matters, deeds and things as fully and effectually as we would do if personally present; AND we the abovenamed Principals Companies being the absolute owners of the "SAID LAND/SAID PROPERTY" under the SCHEDULE hereto doth hereby ratify and confirm and agreed to ratify and confirm all and whatsoever our said Attorney/s shall lawfully do or cause to be done in or about the "SAID PROPERTY" described in the Schedule hereunder.

We hereby declare that the powers and authorities hereby granted are valid and enforceable till the entire "SAID PROPERTY" is fully and properly developed as per terms and conditions contained in the said Development Agreement by the Developers/Builders and that the transfer and/or conveyance of the flats, car parking spaces, shops and others together with undivided proportionate share of the land under the Developer's Allocations are conveyed to the purchasers and Association of Apartment Owners is registered and starts functioning. This Power

Continue....



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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
28 FEB 2023

of Attorney is executed and presented for registration after registration of the Development Agreement executed by us.

Be it mentioned hereto that this Power of attorney in relation to the aforesaid registered Development agreement shall be read and interpreted analogously considering both the documents a single document and transaction for its legal interpretation.

THE SCHEDULE ABOVE REFERRED TO:
(THE SAID LAND/SAID PROPERTY)

ALL THAT 2 (two) plots of land which are contiguous and adjacent total containing or admeasuring a net land area about 18 Cottahs 06 Chhitaks be the same a little more or less comprised in part of R.S. as well L.R. Dag No. 606, with R.T. sheded structure measuring 600 Sq.ft. thereon together with common easement rights on and over all Common Passages and the rights properties benefits and appurtenances in connection to the 'Said Land', lying and situated at **Mouza-Sulanguri, J.L. No. 22, Touzi No. 178, under and Part of R.S. Khatian No. 228 corresponding to L.R. Khatian No. 86, subsequently recorded under L.R Khatian No. 1247, **at present severally recorded respectively in the name of the respective Owners under present L.R Khatian Nos. 2755, 2734, 2744 & 2733**, within the ambit of the B.L. & L.R.O. Rajarhat, under Jyangra Hatiyara Garam Panchayet- II, Police Station: New Town formerly Rajarhat, Sub- Ragistration Office: Additional District Sub- Registrar Rajarhat, New Town, North 24 Parganas.**

ON THE NORTH : By Land comprised in part of R.S/L.R. Dag No.607;

ON THE SOUTH : By Land in part of R.S / L.R. Dag No. 606;

ON THE EAST : By 6ft. width kuncha road and part of L.R. Dag No.
616;

ON THE WEST : By land comprised in part of R.S/L.R. Dag Nos. 605
& 606;






ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
28 FEB 2023

IN WITNESSES WHEREOF we the abovenamed **PRINCIPALS** in participation of the abovenamed **ATTORNEY** have executed these presents on this the28th..... day of February..... in the year Two Thousand Twenty Three.

WITNESSES:-

1. Sumit Sinha
S/o. Late Sandip Sinha
171/B, A.P.C. Road
P.O. - Shyambazar
P.S. - Shyampukur
Kolkata - 700004

2. Arpan Chakraborty
S/o. Tapam Chakraborty
H.B Road, P.O + P.S - Nimta,
KOL - 700049.

1. 
2. 
3. 
4. Sangeeta Bajaj

PRINCIPALS

ASTDURGA CONSTRUCTION PVT. LTD.



Director


























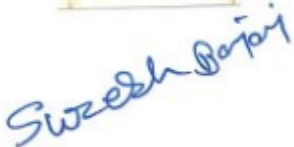











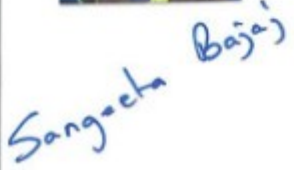










ATTORNEY

Drafted by: as per
declaration in document
by the parties.
K. C. Karanoker
Advocate
High Court, Calcutta
WB/8671/83.



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
28 FEB 2023

SPECIMEN FORM FOR TEN FINGER PRINTS

Sl. No.	Signature of the Executants/Presentants	LEFT HAND				
		Little	Ring	Middle	Fore	Thumb
 	LEFT HAND					
						
	RIGHT HAND					
						
	 	LEFT HAND				
						
RIGHT HAND						
						
 		LEFT HAND				
						
	RIGHT HAND					
						
	 	LEFT HAND				
						
RIGHT HAND						
						



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

28 FEB 2023





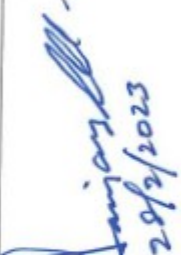

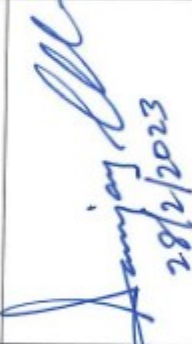
Government of West Bengal

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

OFFICE OF THE A.R.A. - IV KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19048000372596/2023



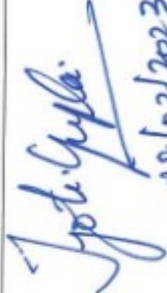

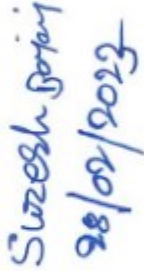


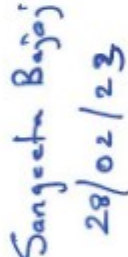
I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr SANJAY GUPTA Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, City:- , P.O:- Bidhannagar, P.S:-North Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700064	Representative of Attorney [ASTDURGA CONSTRUCTION PRIVATE LIMITED]		 1618	 28/2/2023
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mr SANJAY GUPTA Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, City:- , P.O:- Bidhannagar, P.S:-North Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700064	Principal			 28/2/2023





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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mrs JYOTI GUPTA Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, City:- , P.O:- Bidhannagar, P.S:-North Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700064	Principal		1621 	 28/02/2023
4	Mr SURESH BAJAJ BC-78, Salt Lake City, Sector-I, City:- , P.O:- Bidhannagar, P.S:-North Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700064	Principal		1619 	 28/02/2023
5	Mrs SANGEETA BAJAJ BC-78, Salt Lake City, Sector-I, City:- , P.O:- Bidhannagar, P.S:-North Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700064	Principal		1620 	 28/02/23





Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr SUMIT SINHA Son of Late SANDIP SINHA , 171/B, A P C ROAD, City:- Kolkata, P.O:- SHYAMBAZAR, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700004	Mr SANJAY GUPTA, Mr SANJAY GUPTA, Mrs JYOTI GUPTA, Mr SURESH BAJAJ, Mrs SANGEETA BAJAJ		 1622	 Sumit Sinha 28/02/2023

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



Major Information of the Deed

Deed No :	I-1904-03240/2023	Date of Registration	03/03/2023
Query No / Year	1904-8000372596/2023	Office where deed is registered	
Query Date	11/02/2023 11:24:06 AM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Sanjay Gupta AD- 169, SEC- I, SALT LAKE CITY,Thana : North Bidhannagar, District : North24-Parganas, WEST BENGAL, PIN - 700064, Mobile No. : 9932023029, Status :Seller/Executant		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 83,48,062/-		
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]:- 190401970/2023		

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: JANGRAHATIARA-II, Mouza: Sulanguri, Pin Code : 700162

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-606	LR-2755	Bastu	Shali	2 Katha 2 Chatak		9,46,687/-	Width of Approach Road: 6 Ft., , Project Name :
L2	LR-606	LR-2734	Bastu	Shali	2 Katha 2 Chatak		9,46,687/-	Width of Approach Road: 6 Ft., , Project Name :
L3	LR-606	LR-2744	Bastu	Shali	7 Katha 1 Chatak		31,46,344/-	Width of Approach Road: 6 Ft., , Project Name :
L4	LR-606	LR-2733	Bastu	Shali	7 Katha 1 Chatak		31,46,344/-	Width of Approach Road: 6 Ft., , Project Name :
		TOTAL :			30.3188Dec	0 /-	81,86,062 /-	
	Grand Total :				30.3188Dec	0 /-	81,86,062 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4	600 Sq Ft.	0/-	1,62,000/-	Structure Type: Structure
Floor No: 1, Area of floor : 600 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
	Total :	600 sq ft	0 /-	1,62,000 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr SANJAY GUPTA Son of Mr Gopal Prasad Gupta Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, City:- , P.O:- Bidhannagar, P.S:-North Bidhannagar, District:-North24-Parganas, West Bengal, India, PIN:- 700064 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: adxxxxxx7q,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 28/02/2023 , Admitted by: Self, Date of Admission: 28/02/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/02/2023 , Admitted by: Self, Date of Admission: 28/02/2023 ,Place : Pvt. Residence
2	Mrs JYOTI GUPTA Wife of Mr Sanjay Gupta Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, City:- , P.O:- Bidhannagar, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: afxxxxxx11,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 28/02/2023 , Admitted by: Self, Date of Admission: 28/02/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/02/2023 , Admitted by: Self, Date of Admission: 28/02/2023 ,Place : Pvt. Residence
3	Mr SURESH BAJAJ Son of Mr Gopal Bajaj BC-78, Salt Lake City, Sector-I, City:- , P.O:- Bidhannagar, P S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: adxxxxxx0r,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 28/02/2023 , Admitted by: Self, Date of Admission: 28/02/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/02/2023 , Admitted by: Self, Date of Admission: 28/02/2023 ,Place : Pvt. Residence
4	Mrs SANGEETA BAJAJ Wife of Mr Suresh Bajaj BC-78, Salt Lake City, Sector-I, City:- , P.O:- Bidhannagar, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: aexxxxxx9j,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 28/02/2023 , Admitted by: Self, Date of Admission: 28/02/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/02/2023 , Admitted by: Self, Date of Admission: 28/02/2023 ,Place : Pvt. Residence

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	ASTDURGA CONSTRUCTION PRIVATE LIMITED Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, City:- , P.O:- Bidhannagar, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064 , PAN No.:: AAxxxxxx6M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr SANJAY GUPTA (Presentant) Son of Mr Gopal Prasad Gupta Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, City:- , P.O:- Bidhannagar, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx7Q,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : ASTCURGA CONSTRUCTION PRIVATE LIMITED (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUMIT SINHA Son of Late SANDIP SINHA , 171/B, A P C ROAD, City:- Kolkata, P.O:- SHYAMBAZAR, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700004			
Identifier Of Mr SANJAY GUPTA, Mr SANJAY GUPTA, Mrs JYOTI GUPTA, Mr SURESH BAJAJ, Mrs SANGEETA BAJAJ			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr SANJAY GUPTA	ASTDURGA CONSTRUCTION PRIVATE LIMITED-0.876562 Dec
2	Mrs JYOTI GUPTA	ASTDURGA CONSTRUCTION PRIVATE LIMITED-0.876562 Dec
3	Mr SURESH BAJAJ	ASTDURGA CONSTRUCTION PRIVATE LIMITED-0.876562 Dec
4	Mrs SANGEETA BAJAJ	ASTDURGA CONSTRUCTION PRIVATE LIMITED-0.876562 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr SANJAY GUPTA	ASTDURGA CONSTRUCTION PRIVATE LIMITED-0.876562 Dec
2	Mrs JYOTI GUPTA	ASTDURGA CONSTRUCTION PRIVATE LIMITED-0.876562 Dec
3	Mr SURESH BAJAJ	ASTDURGA CONSTRUCTION PRIVATE LIMITED-0.876562 Dec
4	Mrs SANGEETA BAJAJ	ASTDURGA CONSTRUCTION PRIVATE LIMITED-0.876562 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr SANJAY GUPTA	ASTDURGA CONSTRUCTION PRIVATE LIMITED-2.91328 Dec
2	Mrs JYOTI GUPTA	ASTDURGA CONSTRUCTION PRIVATE LIMITED-2.91328 Dec
3	Mr SURESH BAJAJ	ASTDURGA CONSTRUCTION PRIVATE LIMITED-2.91328 Dec
4	Mrs SANGEETA BAJAJ	ASTDURGA CONSTRUCTION PRIVATE LIMITED-2.91328 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mr SANJAY GUPTA	ASTDURGA CONSTRUCTION PRIVATE LIMITED-2.91328 Dec
2	Mrs JYOTI GUPTA	ASTDURGA CONSTRUCTION PRIVATE LIMITED-2.91328 Dec
3	Mr SURESH BAJAJ	ASTDURGA CONSTRUCTION PRIVATE LIMITED-2.91328 Dec
4	Mrs SANGEETA BAJAJ	ASTDURGA CONSTRUCTION PRIVATE LIMITED-2.91328 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr SANJAY GUPTA	ASTDURGA CONSTRUCTION PRIVATE LIMITED-150.00000000 Sq Ft
2	Mrs JYOTI GUPTA	ASTDURGA CONSTRUCTION PRIVATE LIMITED-150.00000000 Sq Ft
3	Mr SURESH BAJAJ	ASTDURGA CONSTRUCTION PRIVATE LIMITED-150.00000000 Sq Ft
4	Mrs SANGEETA BAJAJ	ASTDURGA CONSTRUCTION PRIVATE LIMITED-150.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: JANGRAHATIARA-II, Mouza: Sulanguri, Pin Code : 700162


Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 606, LR Khatian No:- 2755	Owner:সঞ্জয় গুপ্তা, Gurdian:গোপাল প্রসাদ গুপ্তা, Address:সেক্টর-১, মন্টলেক, কোল-৬৪ , Classification:শালি, Area:0.04000000 Acre,	Owner Name not selected by applicant.

L2	LR Plot No:- 606, LR Khatian No:- 2734	Owner:জ্যোতি গুপ্তা, Gurdian:সন্নয় গুপ্তা, Address:সেক্টর-1, সল্টলেক, কোল-64 , Classification:শালি, Area:0.03000000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 606, LR Khatian No:- 2744	Owner:সুরেশ বাজাজ, Gurdian:গোপাল বাজাজ, Address:সেক্টর-1, সল্টলেক, কোল-64 , Classification:শালি, Area:0.12000000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 606, LR Khatian No:- 2733	Owner:সঙ্গীতা বাজাজ, Gurdian:সুরেশ বাজাজ, Address:সেক্টর-1, সল্টলেক, কোল-64 , Classification:শালি, Area:0.11000000 Acre,	Owner Name not selected by applicant.

On 11-02-2023

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 83,48,062/-



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

On 28-02-2023

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

Presented for registration at 08:35 hrs on 28-02-2023, at the Private residence by Mr SANJAY GUPTA ,.

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

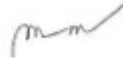
Execution is admitted on 28/02/2023 by 1. Mr SANJAY GUPTA, Son of Mr Gopal Prasad Gupta, Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, P.O: Bidhannagar, Thana: North Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700064, by caste Hindu, by Profession Business, 2. Mrs JYOTI GUPTA, Wife of Mr Sanjay Gupta, Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, P.O: Bidhannagar, Thana: North Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700064, by caste Hindu, by Profession Business, 3. Mr SURESH BAJAJ, Son of Mr Gopal Bajaj, BC-78, Salt Lake City, Sector-I, P.O: Bidhannagar, Thana: North Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700064, by caste Hindu, by Profession Business, 4. Mrs SANGEETA BAJAJ, Wife of Mr Suresh Bajaj, BC-78, Salt Lake City, Sector-I, P.O: Bidhannagar, Thana: North Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700064, by caste Hindu, by Profession Business

Indetified by Mr SUMIT SINHA, , Son of Late SANDIP SINHA, , 171/B, A P C ROAD, P.O: SHYAMBAZAR, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700004, by caste Hindu, by profession Others

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

Execution is admitted on 28-02-2023 by Mr SANJAY GUPTA, Director, ASTDURGA CONSTRUCTION PRIVATE LIMITED, Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, City:- , P.O:- Bidhannagar, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064

Indetified by Mr SUMIT SINHA, , Son of Late SANDIP SINHA, , 171/B, A P C ROAD, P.O: SHYAMBAZAR, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700004, by caste Hindu, by profession Others



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

On 03-03-2023

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.

Payment of Fees

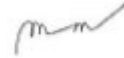
Certified that required Registration Fees payable for this document is Rs 73.00/- (E = Rs 7.00/- ,I = Rs 55.00/- ,M(a) = Rs 7.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 73.00/-

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 3294, Amount: Rs.100.00/-, Date of Purchase: 13/01/2023, Vendor name: M Dutta



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 184578 to 184600
being No 190403240 for the year 2023.



Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2023.03.14 11:56:48 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2023/03/14 11:56:48 AM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)