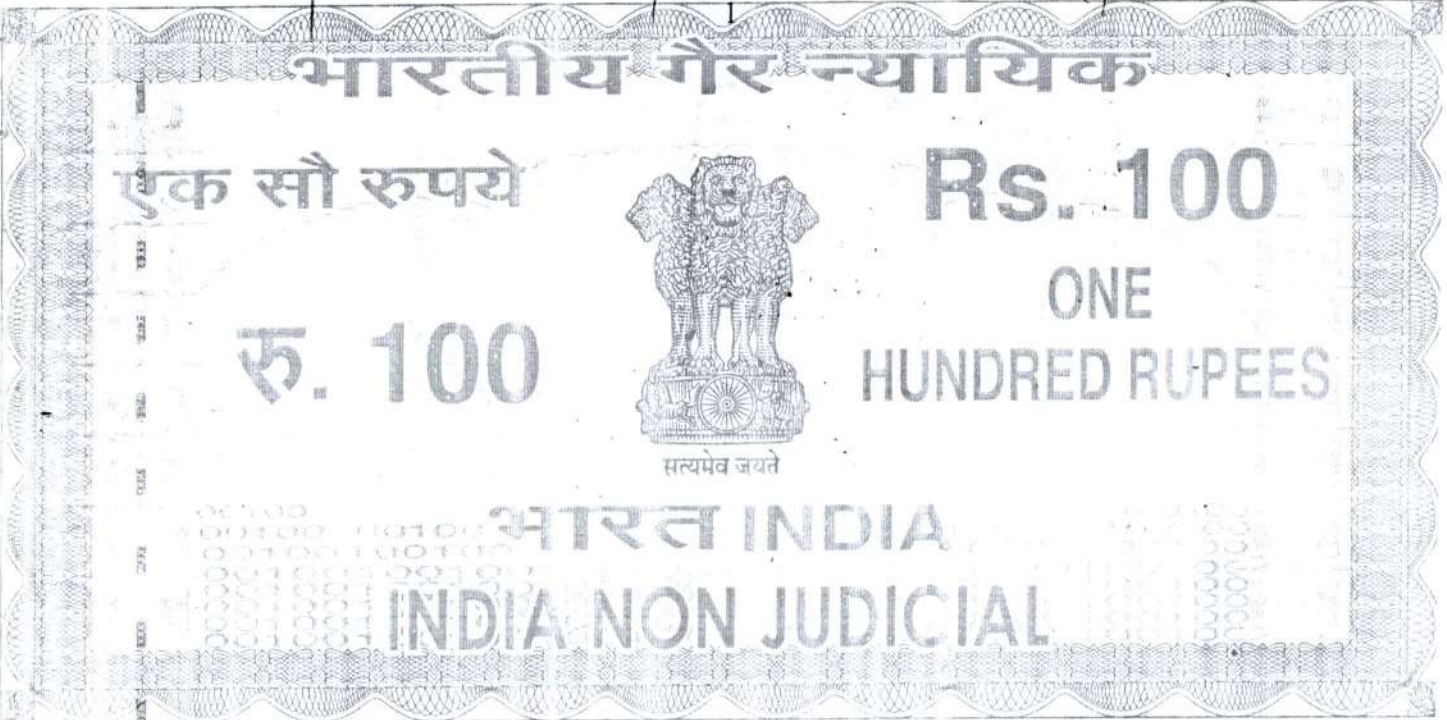


11312/23 VC-2583/23

F-10914/23



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AN 818838

20/11/23
 9.35
 @ 8/182 TTT2

Certified that the document is admitted to registration. The signature sheets and the endorsement sheet are attached with the document as per this document.

[Signature]
 District Sub-Register-III
 Alipore, South 24-pargana

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that We (1) SRI PRADIP KUMAR JAISWAL(AADHAAR: 3183 4083 9664)(PAN : ACSPJ4727D) Son of Late Ramdhani Jaiswal, by faith - Hindu, by occupation - Business, by Nationality - Indian,

939916

NEELKANTH NIRMAN PVT. LTD.
 NAME: NEELKANTH NIRMAN PVT. LTD.
 ADDRESS: BALU SINGHI LANE
 17th FLOOR, NEW KATA, 700009
 Rs.
 14 JUL 2023
S. CHATTERJEE
 Licensed Stamp Vendor
 C. C. Court
 2 & 3, K. S. Roy Road, Kol-1

14 JUL 2023

2023

Brijesh Kumar Jaiswal

8807



NEELKANTH NIRMAN (PVT) LTD.

Brijesh Kumar Jaiswal
DIRECTOR



8808

Pradeep Kumar Jaiswal



8809

Sangay Kumar Jaiswal



8810

Atul Kumar Jaiswal



8811

Satish Kumar Jaiswal



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SOUTH 24 PGS. ALIPORE

20 JUL 2023

(2) SRI SANJAY KUMAR JAISWAL(AADHAAR: 6615 4504 8388)(PAN: ACFPJ9768D), Son of Late Ram Dhani Jaiswal @ Ram Dulari Shaw @ Jaiswal, by faith - Hindu, by occupation - Business, by Nationality - Indian (3) SRI AJIT KUMAR JAISWAL(AADHAAR: 8939 3688 9294)(PAN: ACUPJ5963D), Son of Late Ram Dhani Jaiswal @ Ram Dulari Shaw @ Jaiswal, by faith - Hindu, by occupation -- Business, by Nationality - Indian (4) SRI SATISH KUMAR JAISWAL(AADHAAR: 4366 2805 4691)(PAN: ACTPJ7042G), Son of Late Ramdhani Jaiswal@ Ram Dulari Shaw @ Jaiswal, by faith - Hindu, by occupation - Business, by Nationality - Indian, (5) SUNITA JAISWAL alias SUNITA ARYA(AADHAAR: 5751 3141 5031)(PAN: ACWPA6045M), Daughter in law of Late Ram Dhani Jaiswal @ Ram Dulari Shaw @ Jaiswal, by faith - Hindu, by occupation - House- Wife, by Nationality - Indian All are residing at 75/H/1, Kailash Bose Street, P.S - Amherst Street, P.O Beadon Street, Kolkata - 700006 and all are belongs to "Group - A Land Owners" (6) SRI UMESH JAISWAL(AADHAAR: 2707 0772 1125)(PAN: AFZPJ4268B), Son of Late Shyam Lal Jaiswal, by faith - Hindu, by occupation - Business, by Nationality - Indian, (7) SRI DAYANAND JAISWAL(AADHAAR: 5507 5785 3975)(PAN: ACVPJ3985E), Son of Late Shyam Lal Jaiswal, by faith - Hindu, by occupation - Business, by Nationality - Indian, (8) SRI RAJ JAISWAL(AADHAAR: 3545 2400 7791)(PAN: ACWPJ6832H), Son of Late Shyamlal Jaiswal, by faith - Hindu, by occupation - Business, by Nationality - Indian, (9) SRI



8812

Sonita Jaiswal alias Sonita Arya



8813

Umesh Jaiswal.



8814

Dayanand Jaiswal



8815

Rajendra



8816

Manish Jaiswal



8817

Anwar Nath Jaiswal.



8818

Raj Kumar Jaiswal



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SOUTH 24 PGS. ALIPORE
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MANISH JAISWAL(AADHAAR: 9294 0781 8861)(PAN: AFZPJ4267Q), Son of Late Rajesh Jaiswal, by faith - Hindu, by occupation - Service, by Nationality - Indian, all are residing at 75/H/1, Kailesh Bose Street, P.S - Amherst Street, P.O - Beadon Street, Kolkata - 700006, and all are belongs to "Group - B Land Owners" (10) SRI AMAR NATH JAISWAL(AADHAAR: 6615 9111 2953)(PAN: BKLPJ2536C), Son of Late Ram Prasad Jaiswal, by faith - Hindu, by occupation - Business, by Nationality - Indian, (11) SRI RAJ KUMAR JAISWAL(AADHAAR: 8052 1600 1245)(PAN: AFSPJ2425D), Son of Late Madan Lal Jaiswal, by faith - Hindu, by occupation - Business, by Nationality - Indian, (12) SRI RAJENDRA JAISWAL(AADHAAR: 5929 4732 3434)(PAN: AFVPJ3378L), Son of Late Madan Lal Jaiswal, by faith - Hindu, by occupation - Business, by Nationality - Indian, All are residing at 75/H/1, Kailash Bose Street, P.S - Amherst Street, Kolkata - 700006 and all are belongs to "Group - C Land Owners" as our true and lawful ATTORNEY for us in our name and on our behalf.

WHEREAS

We, the executants/principal are being the sole and absolute lawful owners in respect of the area measuring about covered area of 1559 sqft (super built up area of 2079 sqft.) more or less as per their ratio 50% out of which The Group- A Mr. Pradip Kumar Jaiswal will get 25% i.e, covered area 389 sft (super built up area of 519 sqft.) more or less , Mr. Ajit Kumar Jaiswal will get 25% i.e, covered area 389 sft (super built



8819

Rajendra Jainwal



8820

Smriti Devi Singh Prafullachandra

23, Dr. P. Mitra Lane

F.O - K.G. Bose Sarani

P.S - Beliaghata

Kol - 700085

Law clerk.



DISTRICT SUB REGISTRAR-III
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up area of 519 sq.ft.) more or less, Mr. Sanjay Kumar Jaiswal will get 25% i.e, covered area 389 sq.ft (super built up area of 519 sq.ft.) more or less, Mr. Satish Kumar Jaiswal will get 12.5% i.e, covered area 194 sq.ft (super built up area of 259 sq.ft.) more or less & Mrs. Sunita Jasiwal alias Sunita Jaiswal will get 12.5% i.e, covered area 194 sq.ft. (super built up area of 259 sq.ft.) more or less. **The Group- B** land owners shall be entitled to get covered area 1403 sq.ft. (super built up area of 1871 sq.ft.) from their 45% allocation out of which their share will be distributed equally and **The Group-C** landowners are entitled to get covered area 1310 sq.ft. (super built up area of 1747 sq.ft.) from their 42% allocation out of which Mr. Amarnath Jaiswal will get 40% i.e, covered area 524 sq.ft.(super built up area of 699 sq.ft.) more or less, Mr. Raj kumar Jaiswal will get 30% i.e, covered area 393 sq.ft. (super built up area of 524 sq.ft.) more or less &Mr. Rajendra Jaiswal will get 30% i.e, covered area 393 sq.ft. (super built up area of 524 sq.ft.) more or less in view of the owner's allocation in view of theDevelopment Agreement dated 27/07/2016, ARA- I, Kolkata, with certain terms and conditions and the said Agreement was recorded in Book no. I, Volume no. 1901-2016, Pages 190551 To 190596, being no. 190105660 of 2016. There is also a registered supplementary Agreement which was registered on 17/07/2023, D.S.R-III, Alipore, South 24 Parganas and recorded in Book No. I, Volume No. 1603-2023, Pages 295294 to 295315, being no. 160310795 of 2023. **AND WHEREAS** after obtaining the aforesaid area we



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became the sole and absolute lawful owner and possession holder of the said area and only we have the right to deal with the said property.

AND WHEREAS for the sake of Sale it has become necessary to engage a suitable and reliable person who can effectively look after day to day affairs of our said schedule property and as such we do hereby empower and authorize **NEELKANTH NIRMAN PRIVATE LIMITED (PAN AACCN0826A)**, a Company duly incorporated under the relevant provisions of the Companies Act, 1956, having its Registered Office at 17/H/8, Balai Singhi Lane, 1st Floor, Post Office-Amherst Street, Police Station-Amherst Street, Kolkata-700009 being duly represented by its Director, **SHRI BRIJESH KUMAR AGRAWAL (PAN ACYPA6430G & ADHAAR 9163 5833 7726)** son of Late Baijnath Agrawal, by faith-Hindu, by occupation-Business, by Nationality-Indian, residing at Alcove Gloria, Block -2, 10th Floor, Flat - 10H, 403/1 Dakshindari Road, Sreebhumi, Kolkata - 700 048, Post Office-Shreebhumi, Police Station-Lake Town, Kolkata-700048 as our true and lawful constituted attorney for us in our name and on our behalf.

AND WHEREAS I, the executants/principal herein use to reside different places at the aforesaid address and as because we are very much busy for our life and other family works and as such it is very difficult on our part to look after all circumstances over said immovable property more fully described in the schedule herein under written.



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SOUTH 24 PGS. ALIPORE
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AND WHEREAS for the reason aforesaid it has become urgently necessary to appoint a suitable and reliable person as our authorized representatives who can effectively look after, manage, control and supervise our said property morefully described in the schedule hereunder written and also in our absence to protect our lawful interest, right and title thereof as lawful owner and for that purpose we do hereby empower and authorize **SHRI BRIJESH KUMAR AGRAWAL** as our true and lawful attorney for us, in our name and on our behalf to do, exercise, perform and execute all or any of the following acts, deeds, matters, and things concerning our said property in the land i.e. to say;

1. On our behalf to enter into and/or rescind any contract or Agreement or Agreement for Sale with any person or firm for the sake of sale, transfer or assignment of the said scheduled property and/or our right, title and interest therein in any manner and at any price and on and subject to any terms and conditions as the said attorney shall think fit and proper to receive any consideration amount or money as earnest deposit money for the same and the said attorney shall think fit and proper and also to receive, realize and obtain payment of all moneys which may hereafter become payable to us in respect of said property to sign, give and grant sufficient and effective receipts and to discharge for the same **AND** to pay brokerage which may be necessary in connection therewith **PROVIDED ALWAYS** that all such consideration money shall be deposited in the Principal Accounts.



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2. To sign, appear and represent us before Registrar of Assurance, Kolkata or D.S.R.O, Alipore to execute any sale deed, lease deed or any type of deed in respect of my scheduled property on our behalf and to collect earnest money, consideration amount from the any intending purchaser on our behalf.
3. On our behalf to sign, seal, execute, acknowledge and deliver all such sale contracts, conveyances, agreements, transfer deeds, surrender, receipts, acquaintances, discharges writings or documents whatsoever which in the opinion of the said attorney may be in any way requisite or necessary or proper in relation to our said landed property. To sale and represent us before the Registering officer in respect of the said property on our behalf.
4. To appear and represent us before all or any judicial and Administrative, revenue or local municipal authorities or any person like Chairman of the said Municipality under the jurisdiction where our landed property/area remains and lying also before Magistrate Police authority Public Officer any district body approved by the Government or any Corporate body to make sign, affirm, verify and execute all necessary papers and documents, application, notice, petitions and affidavit and to submit the same to all Government concern and also to like any steps as the said attorney may think fit and proper. The attorney shall also deposit the applicable taxes, if any, as asked for on our behalf.



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SOUTH 24 PGS ALIPORE
20 JUL 2023

5. To commence and/or prosecute any action suit appeal or other proceedings criminal or civil of or whatsoever nature in any Court or Tribunal for the recovery of any enforcement of all or any of our debts dues sums of money claims right, title, interest property matter or thing whatsoever relating to my said Property which are now or hereinafter to become due or payable or any way enforceable by or belonging to us against any person or persons firm or Company or institution or bodies Police or Corporate or by any means or any account whatsoever and such action proceedings to discontinue or compromise and the said attorney in his sole discretion or judgment think fit and proper.

6. To appear and/or defend or compromise any action suit appeal or other proceedings instituted commenced or prosecuted against us in lying to prefer any appeal against any orders passed against us and also to defend in any judicial forum to refuse or resist payment of any sum/s money for complying with or fulfillment of any claim or demand or otherwise as the said attorney shall think fit and to pay and satisfy or compromise or compound upon any terms which the said attorney may deem expedient any debts or damages owing to or claim or to be claimed by or from me and any liabilities to which we may or may be alleged to be subject.

7. To sign, plaint, petition, written statement, statement of defense or claim application, affidavit or statement or other proceedings including memorandum of appeal and understanding with any other



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person or firm on our behalf and to verify the same in appropriate manner and do all such acts and things as may be necessary or requisite in the prosecution of any proceedings or appeal and cause all necessary acts to be done in the premises. Any sum received by the attorney holder by virtue of this document, the share of the Principal will be deposited in the account of the Principal/Executants.

8. For all or any of the purpose aforesaid to appoint and retain Advocates such appointment and retainer from time to time or revoke and again to appoint as occasion shall arise and to sign and execute Vokatnama and such other papers and documents as the said attorney shall think necessary and expedient.

9. To allow and pay all fees, costs, charges and expenses necessary to be allowed or paid in the Property aforesaid. It is absolute Sale Power on our behalf to the Attorney.

10. Be it noted that this Power of Attorney is being granted in favour of the said attorney without any consideration and no interest of right of the attorney is created on the property which is the subject matter of this Power of Attorney and that further the said attorney shall not hereby obtain or have cause to make any Construction/ development work on the said property.

11. Provided always that all the consideration money as may be received by the said attorney by virtue of this Power shall be deposited



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SOUTH 24 PGS. ALIPORE
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in the said Principal accounts. This Deed may be revoked by the Executants/Principal at any time.

AND GENERAL TO DO ALL that is or may be necessary and proper for the aforesaid purposes.

AND, we, the said executants/principal above named do hereby agree to ratify and confirm all and whatsoever the said attorney acting as aforesaid shall lawfully do or cause to be done in this property by virtue of these presents.

SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

ALL THAT AREA MENTIONED HEREIN BELOW AT premises no. 77, Raja Dinendra Street, Police Station - Manicktala, P.O - Beadon Street, Ward no. 15 under Kolkata Municipal Corporation, Kolkata - 700006.

Floor	Type	Covered Area (in sft)	SBU Area (in sft)	Allocation
Gr.	-	-	-	Land Lord A - one Car parking
2nd	Commercial	1245	1659	Land Lord A+B+C- 1067 sft SBU area
2nd	3BHK	1113	1484	Land lord A+B+C
3rd	4BHK	1418	1891	Land lord A+B+C



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3rd	3BHK	941	1255	Land lord A+B+C

ON THE NORTH : Premises No. 79, Raja Dinendra Street

ON THE SOUTH : Premises No. 248A, A.P.C Road

ON THE EAST : Raja Dinendra Street

ON THE WEST : Premises no. 248A, A.P.C Road

IN WITNESSES WHEREOF, We the principal/executants named hereinabove, have hereunto set and subscribed our hand and seal the 20th day of July Two Thousand Twenty Three (2023);

IN PRESENCE OF WITNESSES :-

1. Sasojit Ghara
vill - Sonarundi
P.O. - Banwaribad - Raj
P.S. - Salaz
Dist. - Murshidabad
Pin No. - 713123

1. Pradip Kumar Jainwal 2. Sanjey Kumar Jaisw
3. Ajit Kumar Jaiswal 4. Satish Kumar Jainwal
5. Sonita Jainwal Sonita Arya
6. Umesh Jainwal 7. Kalyanand Jaisw
8. Rajiv Jaiswal 9. Manish Jaiswal
10. Anand Nath Jaiswal 11. Roy Kumar Jaiswal
12. Rajendra Jainwal

Signature of the Principal/Executants

Rajesh Kumar Jaiswal

Signature of the Attorney

2. Debashis Ghara
F. H. T. Lane,
Kolkata - 700006.

Drafted by me :-

Soumyajit Bhatta
(Soumyajit Bhatta), Advocate
High Court Calcutta
WB-774/2000



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1
SPECIMEN FORM FOR TEN FINGERS PRINT



Pradip Kumar Jainwal



Sangay Kumar Jainwal



Ajit Kumar Jainwal















































Satish Kumar Jainwal





DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS. ALIPORE
20 JUL 2023

SPECIMEN FORM FOR TEN FINGERS PRINT

	<p>Sonita Jaiswal Sonita Arya</p>						<p>Little Ring Middle Fore Thumb (Left Hand)</p>
							<p>Thumb Fore Middle Ring Little (Right Hand)</p>
	<p>Umesh Jaiswal</p>						<p>Little Ring Middle Fore Thumb (Left Hand)</p>
							<p>Thumb Fore Middle Ring Little (Right Hand)</p>
	<p>Dayanand Jaiswal</p>						<p>Little Ring Middle Fore Thumb (Left Hand)</p>
							<p>Thumb Fore Middle Ring Little (Right Hand)</p>
	<p>Rajiv</p>						<p>Little Ring Middle Fore Thumb (Left Hand)</p>
							<p>Thumb Fore Middle Ring Little (Right Hand)</p>



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SPECIMEN FORM FOR TEN FINGERS PRINT



Handwritten name: Rajesh Kumar

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



Handwritten name: Amar Nath Jaiswal

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



Handwritten name: Raj Kumar Jaiswal

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



Handwritten name: Rajendra Jaiswal

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



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SOUTH 24 PGS ALIPORE
20 JUL 2023

SPECIMEN FORM FOR TEN FINGERS PRINT



Rajesh Kumar Agarwal



Little



Ring



Middle



Fore



Thumb

(Left Hand)



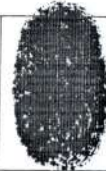
Thumb



Fore



Middle



Ring



Little

(Right Hand)



Sanjiv Kumar

Little

Ring

Middle

Fore

Thumb

(Left Hand)

Thumb

Fore

Middle

Ring

Little

(Right Hand)

PHOTO

Little

Ring

Middle

Fore

Thumb

(Left Hand)

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Ring

Little

(Right Hand)

PHOTO

Little

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(Left Hand)

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Ring

Little

(Right Hand)



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS ALIPORE

20 JUL 2023



GOVERNMENT OF WEST BENGAL
INDIAN UNION DRIVING LICENCE

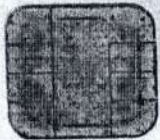
Driving Licence No: WB-0720140002839

Name: SUSAN PATRA

Address

23 DOCTOR PA BHANAN MITRA
LANE KOLKATA 700085

FORM 7



S/D/W Of: P PATRA

Date of Issue	01/04/2014	Blood Group: A+
Valid Till (NT)	05/11/2032	Date of Birth
Valid Till (T)	X	06/11/1982

Licence holder sign

Licensing Authority: P. V. D. Kolkata(SL) Licensing Authority Sign:

Major Information of the Deed

Deed No :	I-1603-10914/2023	Date of Registration	24/07/2023
Query No / Year	1603-8001827772/2023	Office where deed is registered	
Query Date	18/07/2023 4:10:40 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	S PATRA ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 7980418063, Status :Others		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
	Rs. 3,96,35,999/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160310603/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Maniktala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raja Dinendra Street, Road Zone : (Vivekananda Rd -- RG Kar Road) , , Premises No: 77, , Ward No: 015 Pin Code : 700006

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	6 Katha 7 Chatak 8 Sq Ft		3,86,63,999/-	Property is on Road
Grand Total :				10.6402Dec	0 /-	386,63,999 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	3600 Sq Ft.	0/-	9,72,000/-	Structure Type: Structure
Gr. Floor, Area of floor :3600 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		3600 sq ft	0 /-	9,72,000 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri PRADIP KUMAR JAISWAL Son of Late RAMDHANI JAISWAL 75/H/1, Kailash Bose Street, City:- Kolkata, P.O:- RAJA RAM MOHAN ROY SARANI, P.S:-Amherst Street, District:-Kolkata, West Bengal, India, PIN:- 700006 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx7D,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 20/07/2023 , Admitted by: Self, Date of Admission: 20/07/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/07/2023 , Admitted by: Self, Date of Admission: 20/07/2023 ,Place : Pvt. Residence
2	Shri SANJAY KUMAR JAISWAL Son of Late RAMDHANI JAISWAL 75/H/1, Kailash Bose Street, City:- Kolkata, P.O:- RAJA RAM MOHAN ROY ROAD, P.S:-Amherst Street, District:-Kolkata, West Bengal, India, PIN:- 700006 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx8D,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 20/07/2023 , Admitted by: Self, Date of Admission: 20/07/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/07/2023 , Admitted by: Self, Date of Admission: 20/07/2023 ,Place : Pvt. Residence
3	Shri AJIT KUMAR JAISWAL Son of Late RAMDHANI JAISWAL 75/H/1, Kailash Bose Street, City:- Kolkata, P.O:- RAJA RAM MOHAN ROY ROAD, P.S:-Amherst Street, District:-Kolkata, West Bengal, India, PIN:- 700006 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx3D,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 20/07/2023 , Admitted by: Self, Date of Admission: 20/07/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/07/2023 , Admitted by: Self, Date of Admission: 20/07/2023 ,Place : Pvt. Residence
4	Shri SATISH KUMAR JAISWAL Son of Late RAMDHANI JAISWAL 75/H/1, Kailash Bose Street, City:- Kolkata, P.O:- RAJA RAM MOHAN ROY ROAD, P.S:-Amherst Street, District:-Kolkata, West Bengal, India, PIN:- 700006 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx2G,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 20/07/2023 , Admitted by: Self, Date of Admission: 20/07/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/07/2023 , Admitted by: Self, Date of Admission: 20/07/2023 ,Place : Pvt. Residence
5	Smt SUNITA ARYA, (Alias: SUNITA JAISWAL) Daughter of Late RAMDHANI JAISWAL 75/H/1, Kailash Bose Street, City:- Kolkata, P.O:- RAJA RAM MOHAN ROY ROAD, P.S:-Amherst Street, District:-Kolkata, West Bengal, India, PIN:- 700006 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ACxxxxxx5M,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 20/07/2023 , Admitted by: Self, Date of Admission: 20/07/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/07/2023 , Admitted by: Self, Date of Admission: 20/07/2023 ,Place : Pvt. Residence
6	Shri UMESH JAISWAL Son of Late SHYAM LAL JAISWAL 75/H/1, City:- Kolkata, P.O:- RAJA RAM MOHAN ROY ROAD, P.S:-Amherst Street, District:-Kolkata, West Bengal, India, PIN:- 700006 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx8B,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 20/07/2023 , Admitted by: Self, Date of Admission: 20/07/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/07/2023 , Admitted by: Self, Date of Admission: 20/07/2023 ,Place : Pvt. Residence



7	<p>Shri DAYANAND JAISWAL Son of Late SHYAM LAL JAISWAL 75/H/1, Kailash Bose Street, City:- Kolkata, P.O:- RAJA RAM MOHAN ROY ROAD, P.S:-Amherst Street, District:-Kolkata, West Bengal, India, PIN:- 700009 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx5E,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 20/07/2023 , Admitted by: Self, Date of Admission: 20/07/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/07/2023 , Admitted by: Self, Date of Admission: 20/07/2023 ,Place : Pvt. Residence</p>
8	<p>Shri RAJ JAISWAL Son of Late SHYAM LAL JAISWAL 75/H/1, Kailash Bose Street, City:- Kolkata, P.O:- RAJA RAM MOHAN ROY ROAD, P.S:-Amherst Street, District:-Kolkata, West Bengal, India, PIN:- 700006 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx2H,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 20/07/2023 , Admitted by: Self, Date of Admission: 20/07/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/07/2023 , Admitted by: Self, Date of Admission: 20/07/2023 ,Place : Pvt. Residence</p>
9	<p>Shri MANISH JAISWAL Son of Late RAJESH JAISWAL 75/H/1, Kailash Bose Street, City:- Kolkata, P.O:- RAJA RAM MOHAN ROY ROAD, P.S:-Amherst Street, District:-Kolkata, West Bengal, India, PIN:- 700006 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AFxxxxxx7Q,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 20/07/2023 , Admitted by: Self, Date of Admission: 20/07/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/07/2023 , Admitted by: Self, Date of Admission: 20/07/2023 ,Place : Pvt. Residence</p>
10	<p>Shri AMAR NATH JAISWAL Son of Late RAM PRASAD JAISWAL 75/H/1, Kailash Bose Street, City:- Kolkata, P.O:- RAJA RAM MOHAN ROY ROAD, P.S:-Amherst Street, District:-Kolkata, West Bengal, India, PIN:- 700006 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BKxxxxxx6C,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 20/07/2023 , Admitted by: Self, Date of Admission: 20/07/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/07/2023 , Admitted by: Self, Date of Admission: 20/07/2023 ,Place : Pvt. Residence</p>
11	<p>Shri RAJ KUMAR JAISWAL Son of Late MADAN LAL JAISWAL 75/H/1, Kailash Bose Street, City:- Kolkata, P.O:- RAJA RAM MOHAN ROY ROAD, P.S:-Amherst Street, District:-Kolkata, West Bengal, India, PIN:- 700006 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx5D,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 20/07/2023 , Admitted by: Self, Date of Admission: 20/07/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/07/2023 , Admitted by: Self, Date of Admission: 20/07/2023 ,Place : Pvt. Residence</p>
12	<p>Shri RAJENDRA JAISWAL Son of Late MADAN LAL JAISWAL 75/H/1, Kailash Bose Street, City:- Kolkata, P.O:- RAJA RAM MOHAN ROY ROAD, P.S:-Amherst Street, District:-Kolkata, West Bengal, India, PIN:- 700006 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx8L,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 20/07/2023 , Admitted by: Self, Date of Admission: 20/07/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/07/2023 , Admitted by: Self, Date of Admission: 20/07/2023 ,Place : Pvt. Residence</p>

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>NEELKANTH NIRMAN PRIVATE LIMITED 17/H/8, Balai Singha Lane, City:- Kolkata, P.O:- AMHERST STREET, P.S:-Amherst Street, District:-Kolkata, West Bengal, India, PIN:- 700009 , PAN No.:: AAxxxxxx6A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri BRIJESH KUMAR AGRAWAL (Presentant) Son of Late BAIJNATH AGRAWAL, ALCOVE GLORIA, 403/1, DAKSHINDARI ROAD, City:- , 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.:: ACxxxxxx0G,Aadhaar No Not Provided Status : Representative, Representative of : NEELKANTH NIRMAN PRIVATE LIMITED (as DIRECTOR)

Identifier Details :

Name	Photo	Finger Print	Signature
SUSANTA PATRA Son of PRAFULLA PATRA 23, DR. PITRA LANE, City:- Kolkata, P.O:- K G BOSE RASANI, P.S:-Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700085			
Identifier Of Shri PRADIP KUMAR JAISWAL, Shri SANJAY KUMAR JAISWAL, Shri AJIT KUMAR JAISWAL, Shri SATISH KUMAR JAISWAL, Smt SUNITA ARYA, Shri UMESH JAISWAL, Shri DAYANAND JAISWAL, Shri RAJ JAISWAL, Shri MANISH JAISWAL, Shri AMAR NATH JAISWAL, Shri RAJ KUMAR JAISWAL, Shri RAJENDRA JAISWAL, Shri BRIJESH KUMAR AGRAWAL			



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri PRADIP KUMAR JAISWAL	NEELKANTH NIRMAN PRIVATE LIMITED-0.886684 Dec
2	Shri SANJAY KUMAR JAISWAL	NEELKANTH NIRMAN PRIVATE LIMITED-0.886684 Dec
3	Shri AJIT KUMAR JAISWAL	NEELKANTH NIRMAN PRIVATE LIMITED-0.886684 Dec
4	Shri SATISH KUMAR JAISWAL	NEELKANTH NIRMAN PRIVATE LIMITED-0.886684 Dec
5	Smt SUNITA ARYA	NEELKANTH NIRMAN PRIVATE LIMITED-0.886684 Dec
6	Shri UMESH JAISWAL	NEELKANTH NIRMAN PRIVATE LIMITED-0.886684 Dec
7	Shri DAYANAND JAISWAL	NEELKANTH NIRMAN PRIVATE LIMITED-0.886684 Dec
8	Shri RAJ JAISWAL	NEELKANTH NIRMAN PRIVATE LIMITED-0.886684 Dec
9	Shri MANISH JAISWAL	NEELKANTH NIRMAN PRIVATE LIMITED-0.886684 Dec
10	Shri AMAR NATH JAISWAL	NEELKANTH NIRMAN PRIVATE LIMITED-0.886684 Dec
11	Shri RAJ KUMAR JAISWAL	NEELKANTH NIRMAN PRIVATE LIMITED-0.886684 Dec
12	Shri RAJENDRA JAISWAL	NEELKANTH NIRMAN PRIVATE LIMITED-0.886684 Dec

Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Shri PRADIP KUMAR JAISWAL	NEELKANTH NIRMAN PRIVATE LIMITED-300.00000000 Sq Ft
2	Shri SANJAY KUMAR JAISWAL	NEELKANTH NIRMAN PRIVATE LIMITED-300.00000000 Sq Ft
3	Shri AJIT KUMAR JAISWAL	NEELKANTH NIRMAN PRIVATE LIMITED-300.00000000 Sq Ft
4	Shri SATISH KUMAR JAISWAL	NEELKANTH NIRMAN PRIVATE LIMITED-300.00000000 Sq Ft
5	Smt SUNITA ARYA	NEELKANTH NIRMAN PRIVATE LIMITED-300.00000000 Sq Ft
6	Shri UMESH JAISWAL	NEELKANTH NIRMAN PRIVATE LIMITED-300.00000000 Sq Ft
7	Shri DAYANAND JAISWAL	NEELKANTH NIRMAN PRIVATE LIMITED-300.00000000 Sq Ft
8	Shri RAJ JAISWAL	NEELKANTH NIRMAN PRIVATE LIMITED-300.00000000 Sq Ft
9	Shri MANISH JAISWAL	NEELKANTH NIRMAN PRIVATE LIMITED-300.00000000 Sq Ft
10	Shri AMAR NATH JAISWAL	NEELKANTH NIRMAN PRIVATE LIMITED-300.00000000 Sq Ft
11	Shri RAJ KUMAR JAISWAL	NEELKANTH NIRMAN PRIVATE LIMITED-300.00000000 Sq Ft
12	Shri RAJENDRA JAISWAL	NEELKANTH NIRMAN PRIVATE LIMITED-300.00000000 Sq Ft

On 19-07-2023

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 3,96,35,999/-



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 20-07-2023

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

Presented for registration at 21:35 hrs on 20-07-2023, at the Private residence by Shri BRIJESH KUMAR AGRAWAL

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

Execution is admitted on 20/07/2023 by 1. Shri PRADIP KUMAR JAISWAL, Son of Late RAMDHANI JAISWAL, 75/H/1, Road: Kailash Bose Street, , P.O: RAJA RAM MOHAN ROY SARANI, Thana: Amherst Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Business, 2. Shri SANJAY KUMAR JAISWAL, Son of Late RAMDHANI JAISWAL, 75/H/1, Road: Kailash Bose Street, , P.O: RAJA RAM MOHAN ROY ROAD, Thana: Amherst Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Business, 3. Shri AJIT KUMAR JAISWAL, Son of Late RAMDHANI JAISWAL, 75/H/1, Road: Kailash Bose Street, , P.O: RAJA RAM MOHAN ROY ROAD, Thana: Amherst Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Business, 4. Shri SATISH KUMAR JAISWAL, Son of Late RAMDHANI JAISWAL, 75/H/1, Road: Kailash Bose Street, , P.O: RAJA RAM MOHAN ROY ROAD, Thana: Amherst Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Business, 5. Smt SUNITA ARYA, Alias SUNITA JAISWAL, Daughter of Late RAMDHANI JAISWAL, 75/H/1, Road: Kailash Bose Street, , P.O: RAJA RAM MOHAN ROY ROAD, Thana: Amherst Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession House wife, 6. Shri UMESH JAISWAL, Son of Late SHYAM LAL JAISWAL, 75/H/1, P.O: RAJA RAM MOHAN ROY ROAD, Thana: Amherst Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Business, 7. Shri DAYANAND JAISWAL, Son of Late SHYAM LAL JAISWAL, 75/H/1, Road: Kailash Bose Street, , P.O: RAJA RAM MOHAN ROY ROAD, Thana: Amherst Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700009, by caste Hindu, by Profession Business, 8. Shri RAJ JAISWAL, Son of Late SHYAM LAL JAISWAL, 75/H/1, Road: Kailash Bose Street, , P.O: RAJA RAM MOHAN ROY ROAD, Thana: Amherst Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Business, 9. Shri MANISH JAISWAL, Son of Late RAJESH JAISWAL, 75/H/1, Road: Kailash Bose Street, , P.O: RAJA RAM MOHAN ROY ROAD, Thana: Amherst Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Service, 10. Shri AMAR NATH JAISWAL, Son of Late RAM PRASAD JAISWAL, 75/H/1, Road: Kailash Bose Street, , P.O: RAJA RAM MOHAN ROY ROAD, Thana: Amherst Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN 700006, by caste Hindu, by Profession Business, 11. Shri RAJ KUMAR JAISWAL, Son of Late MADAN LAL JAISWAL, 75/H/1, Road: Kailash Bose Street, , P.O: RAJA RAM MOHAN ROY ROAD, Thana: Amherst Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Business, 12. Shri RAJENDRA JAISWAL, Son of Late MADAN LAL JAISWAL, 75/H/1, Road: Kailash Bose Street, , P.O: RAJA RAM MOHAN ROY ROAD, Thana: Amherst Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Business

Indetified by SUSANTA PATRA, , Son of PRAFULLA PATRA, 23, DR. PITRA LANE, P.O: K G BOSE RASANI, Thana: Beliaghata, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700085, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 20-07-2023 by Shri BRIJESH KUMAR AGRAWAL, DIRECTOR, NEELKANTH NIRMAN PRIVATE LIMITED, 17/H/8, Balai Singha Lane, City:- Kolkata, P.O:- AMHERST STREET, P.S:-Amherst Street, District:- Kolkata, West Bengal, India, PIN:- 700009



Indetified by SUSANTA PATRA, , Son of PRAFULLA PATRA, 23, DR. PITRA LANE, P.O: K G BOSE RASANI, Thana: Beliaghata, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700085, by caste Hindu, by profession Law Clerk



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 24-07-2023

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 53.00/- (E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 53.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 239916, Amount: Rs.100.00/-, Date of Purchase: 14/07/2023, Vendor name: S Chatterjee



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2023, Page from 316310 to 316335

being No 160310914 for the year 2023.



Dhar

Digitally signed by Debasish Dhar
Date: 2023.08.02 16:46:59 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2023/08/02 04:46:59 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)