10219

I-11199/23 ~~D-10272/23~~

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबंगा पश्चिम बंगाल WEST BENGAL

AK 475396

10.39
12.7.23
Q48/750081/2023

Certified that the document is admitted to registration. The signature sheet/sheets & the endorsement sheet or sheets attached with this document are the part of this documents.

Additional District Sub-Registrar,
Rajarhat, New Town, North 24-Pgs

27 JUL 2023

REGISTERED POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT

1. **Date:** /2 /07/2023

2. **Place:**

3. **Parties:** (Collectively the following and will include their respective successors and/or assigns)

Grantor: (a) DWARKAPATI INFRA PROJECTS PRIVATE LIMITED (PAN AAECD7991C), a company registered under the Companies

Advantage Bengal Infrastructure (Pvt
CN 38/5 Sector V, Sal Lake 91)

1212 07723 100)

তাং কৃত

ট্রেজারির নাম ও সাল .....

ট্রাস্টি ডেভার্স ফাস্ট .....

বিভাগ নং ও সাব-হেড এবং এই টি এন্ট্রি

মোট ট্রাস্টি ক্রয় হয় .....

চালান নং.....মোট কত টাকা বাবদ

ট্রেজারী-বারাকপুর, জেলার-নিতা দত্ত

08 JUN 2023

998000

Additional District Sub-Registrar,
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12 JUL 2023

Act, 1956, having its principal place of business at BF-300, Salt Lake City, Sector-1, P.O. **CC Block**, P.S. **Bidhannagar(North)**, Kolkata – 700064, represented by its Director **Monalisa Mimani**, (**PAN AFCPG2995K**) **(Aadhar No: 5717 0035 9868) (Mobile No. 9831239990)**, aged about 38 years, wife of **Sudarshan Mimani**, by faith – **Hindu** , by occupation **Business**, residing at BF-300, Salt Lake City, Sector-1, P.O. CC Block, P.S. **Bidhannagar(North)**, Kolkata – 700064, **(b) MAREO SALES PRIVATE LIMITED** (**PAN AAECM7796E**), a company registered under the Companies Act, 1956, having its principal place of business at CF-305, Salt Lake City, Sector-1, P.O. **CC Block**, P.S. **Bidhannagar(North)**, Kolkata – 700064, represented by its Director **Monalisa Mimani**, (**PAN AFCPG2995K**) **(Aadhar No: 5717 0035 9868) (Mobile No. 9831239990)**, aged about 38 years, wife of **Sudarshan Mimani**, by faith – **Hindu** , by occupation **Business**, residing at BF-300, Salt Lake City, Sector-1, P.O. **CC Block**, P.S. **Bidhannagar(North)**, Kolkata – 700064, **(c) NATURAL DEVELOPERS PRIVATE LIMITED** (**PAN AACCN7049R**), a company registered under the Companies Act, 1956, having its principal place of business at BF-300, Salt Lake City, Sector-1, P.O. **CC Block**, P.S. **Bidhannagar(North)**, Kolkata – 700064, represented by its Director **Monalisa Mimani**, (**PAN AFCPG2995K**) **(Aadhar No: 5717 0035 9868) (Mobile No. 9831239990)**, aged about 38 years, wife of **Sudarshan Mimani**, by faith – **Hindu** , by occupation **Business**, residing at BF-300, Salt Lake City, Sector-1, P.O. **CC Block**, P.S. **Bidhannagar(North)**, Kolkata – 700064, **(d) NEWTRAL HOLDINGS PRIVATE LIMITED** (**PAN AAACN8484C**), a company registered under the Companies Act, 1956, having its principal place of business at CF-305, Salt Lake City, Sector-1, P.O. **CC Block**, P.S. **Bidhannagar(North)**, Kolkata – 700064, represented by its Director **Monalisa Mimani**, (**PAN AFCPG2995K**) **(Aadhar No: 5717 0035 9868) (Mobile No. 9831239990)**, aged about 38 years, wife of **Sudarshan Mimani**, by faith – **Hindu** , by occupation **Business**, residing at BF-300, Salt Lake City, Sector-1, P.O. **CC Block**, P.S. **Bidhannagar(North)**, Kolkata – 700064, **(e) OSCAR BUSINESS PRIVATE LIMITED** (**PAN AAACO3468M**), a company registered under the Companies Act, 1956, having its principal place of business at CF-305, Salt Lake City, Sector-1, P.O. **CC Block**, P.S. **Bidhannagar(North)**, Kolkata – 700064, represented by its Director **Monalisa Mimani**, (**PAN AFCPG2995K**) **(Aadhar No: 5717 0035 9868) (Mobile No. 9831239990)**, aged about 38 years, wife of **Sudarshan Mimani**, by faith – **Hindu** , by occupation **Business**, residing at BF-300, Salt Lake City, Sector-1, P.O. **CC Block**, P.S. **Bidhannagar(North)**, Kolkata – 700064, **(f) SMART CHAMP BUSINESS PRIVATE LIMITED** (**PAN AATCS3730K**), a company registered under the Companies Act, 1956, having its principal place of business at BF-300, Salt Lake City, Sector-1, P.O. **CC Block**, P.S. **Bidhannagar(North)**, Kolkata – 700064, represented by its Director **Monalisa Mimani**, (**PAN AFCPG2995K**) **(Aadhar No:**

Additional District Sub-Registrar,
Rajarhat, New Town, South 24-Pgs

12 JUL 2023

5717 0035 9868) (Mobile No. 9831239990), aged about 38 years, wife of **Sudarshan Mimani**, by faith – **Hindu** , by occupation **Business**, residing at BF-300, Salt Lake City, Sector-1, P.O. **CC Block**, P.S. **Bidhannagar(North)**, Kolkata – 700064, **(g) SIMPLICITY DEVELOPERS PRIVATE LIMITED (PAN AALCS5585N)**, a company registered under the Companies Act, 1956, having its principal place of business at BF-300, Salt Lake City, Sector-1, P.O. **CC Block**, P.S. **Bidhannagar(North)**, Kolkata – 700064, represented by its Director **Monalisa Mimani**, **(PAN AFCPG2995K) (Aadhar No: 5717 0035 9868) (Mobile No. 9831239990)**, aged about 38 years, wife of **Sudarshan Mimani**, by faith – **Hindu** , by occupation **Business**, residing at BF-300, Salt Lake City, Sector-1, P.O. **CC Block**, P.S. **Bidhannagar(North)**, Kolkata – 700064 of the **One Part**.

AND

3.1 **Attorney: (A) Milan Chakraborty,(PAN-ACBPC4416B) & (Aadhar No: 8880 0405 0405) (Mobile no.9593200469),son of Late Kushi Lal Chakraborty,** aged about 46,by faith -Hindu, by occupation business, residing at Jems Residency,1 Motilal Gupta Road, P.S. Horidevpur, P.O. Barisha , District Kolkata,Kolkata–700008 being one of the director of **ADVANTAGE BENGAL INFRASTRUCTURE LTD.(PAN-AAFCA2974B),** having its principal place of business at GN-38/5,9th Floor, Sector-V, Kolkata – 700091, P.O. Sector-V, P.S. Electronics Complex, Sector-V, **(B) Anirban Dey (PAN-AWYPD9116C) & (Aadhar No: 8616 3096 2923) (Mobile no.9836694794), son of Sri. Asok Kumar De,** by faith - Hindu, by occupation Business, residing at ¾, Bipin Krishna Kumar Street. Belurmath, Howrah – 711202 being one of the director of **RUPALEKHYA INFRASTRUCTURE PVT LTD.(PAN- AAMCR6013R),** having its principal place of business at DGK-708, 7th Floor, DLF GALLERIA, AA-I, New Town, Kolkata 700156 of the **Other Part.**

4. Background

4.1 **Ownership of said property:** The Grantor and each of them are jointly the absolute owner and possess **ALL THAT** the property more fully described in the **Schedule** below (the "**SaidProperty**").

4.2 **said project:** The Grantor and each of them have decided to jointly develop the Said Property by construction of one or more ready to use residential / commercial building(s)(the "**New Building**") on the Said Property (the "**SaidProject**").

4.3 **Agreement:** By an agreement, dated the **7th day of July 2023**, registered in the Office of the **ADSR Rajarhat, New Town**, copied in Book No. 1, Volume No. 1523-2023, being no. 1523.10194..... for the year 2023 (the "**Development Agreement**") the Grantor and each of

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them have appointed **ADVANTAGE BENGAL INFRASTRUCTURE LTD.(PAN- AAFCA2974B) and RUPALEKHYA INFRASTRUCTURE PVT. LTD.(PAN- AAMCR6013R)** - as the developer of the Said Property for development of the New Building and/or the Said Project on the Said Property in the manner and on the terms and conditions contained in the said Development Agreement.

4.4 **Power and Authority:** The Grantor has further decided to grant power to the developer or its nominees to carry out and complete the development of Said Property and construction of New Building and/or the Said Project thereon and further to convey sell lease and/or transfer the units forming part of the New Building to be erected at the Said Property. The Developer has nominated the attorney above named as its nominee for taking the power of attorney from the Grantor and each of them to do the various works concerning the construction and development of the New Building and/or the Said Project.

4.5 **Reason for Granting of Powers:** Under Clause12 of the said Development Agreement, it has been agreed that the Grantor shall grant and register a Power of Attorney to the Developer and/or its nominees for **(1)** causing Building Plan sanctioned/revalidated/ modified/altered by the New Town Kolkata Development Authority and Other Authorities and obtaining of all necessary permissions from different authorities in connection with construction of theNewBuildings **(2)** doing all things needful for construction and development of the Said Property by construction of the New Building/Buildings **(3)** for entering into Agreements with the Owners of the adjacent lands for making an integrated Development **and (4)** booking and sale, convey, lease, assign and/or transfer of the Units in the New Building to prospective purchasers/transferees (collectively **Transferees**) in terms of the Development Agreement. Accordingly, the Grantor is granting certain powers and authorities to the Attorney herein being the nominee of the said Developer, by this Power of Attorney.

5. Subject Matter of Power of Attorney

5.1 **Sanction of Building Plans:** Powers and authorities for causing sanction and/ormodificationofthebuildingplansandancillaryactivitiesincidental thereto.

5.2 **Construction of New Building:** Powers and authorities for construction of the New Building on the Said Property in terms of the said Development Agreement.

5.3 **Acquisition of Adjacent/Contiguous Plots:** Powers and authorities where we are required to be a party to enter into agreements with the Owners of the Adjacent/Contigious plots for making an integrated Development

14 JUL 2023

5.4 **Sale:**Powers and authorities for sale of the Units in the New Building to the Transferees under the terms of the said Development Agreement.

6. Grant of Power of Attorney

6.1 Appointment

The Grantor hereby nominate, constitute and appoint the Attorney herein as the lawful Attorney of the Grantor and each of them, to do all acts, deeds and things mentioned below, for, in the name of and on behalf of the Grantor and each of them.

6.2 Powers and Authorities

6.3 **Sanction of Building Plans and Other Statutory Compliances:** To cause sanction of the Building Plans by appointing a licensed architect and structural engineer and then, if required, to have the same revalidated and/or modified and/or extended and/or altered and/or revised by New Town Kolkata Development Authority and the Other Authorities and to pay fees, costs and charges for such sanction, modification, alteration, revision, extension and/or re-validation as the case may be and upon completion of work, to obtain drainage connection, water connection, occupancy certificate and other certificates from New Town Kolkata Development Authority and the Other Authorities.

6.4 **Dealing with Authorities:** To deal with all authorities including but not limited to the New Town Kolkata Development Authority and the Other Authorities for sanction, modification, alteration, extension, revision and/or re-validation of the Building Plans and obtaining drainage connection, water connection, occupancy certificate and other certificates and in this regard to prepare, sign and submit plans, papers, documents, statements, undertakings, declarations, applications, indemnities and other ancillary papers, as be required.

6.5 **Connection of Utilities:** To apply for and obtain water connection, drainage connection, sewage connection, electricity connection and any other utilities for the Said Property and the new building.

6.6 **Regulatory Clearances:** To apply for and obtain all requisite statutory clearances/permissions/approvals under various Acts, and to appear before all or any authorities for such clearances and to sign and submit all papers, applications and documents in connection with the same.

6.7 **Signing and Execution:** To sign, execute, modify, cancel, alter, draw, submit and present for registration and have registered before the concerned authorities all papers, documents, declarations, affidavits, applications, returns, confirmations and consents for and in connection with sanction, modification, alteration, revision and re-validation of the Building Plans and to have the same registered and obtain all permissions and clearances as may be required for the same.

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6.8 **Appearance:** To appear before Notary Public, Registrars, Magistrates and all other officers and authorities to have notarized, registered and authenticated all papers, declarations, affidavits, confirmations, consents, agreements, documents, indemnities, undertakings etc. as be required to enforce all powers and authorities contained herein only for the above purposes.

6.9 **Acceptance of Papers:** To accept notices and service of papers from New Town Kolkata Development Authority, Fire Brigade, Competent Authority under the Urban Land (Ceiling & Regulations) Act, 1976, Police, both Civil Court and Criminal Courts, Land and Land Reforms Department and/or any other statutory authorities and/or other persons.

6.10 **Appointment:** To appoint architects, structural engineers, civil engineers, overseers, contractors, solicitors, advocates, chartered accountants and/or such other agents as may be required for effectually discharging the powers and authorities granted herein.

6.11 **Granting Receipts:**To receive and pay and/or deposit of moneys including fees, rent, interest from any person or persons, body or bodies, authority or authorities and receive fund and to receive and grant valid receipts and discharges in respect there of.

6.12 **Municipal Tax:** To make payment of up to date municipal tax in respect of the Said Property by way of approaching New Town Kolkata Development Authority and obtaining necessary orders for such payment and to collect receipts there of.

6.13 **Preparatory Work:** To cause survey, test soil, do excavation and other preparatory works for construction of the New Building on the Said Property.

6.14 **Construction:** To construct temporary sheds and godowns for storage of building materials and running of site office and to construct the New Building and/or any other structure on the Said Property, in accordance with the said Development Agreement.

6.15 **Contracts for Construction:** In relation to such construction, to sign, execute and register any kind of contracts for construction with any third party under the terms and conditions as be deemed fit by the Attorney herein in accordance with the Development Agreement and without creating any liability or obligation of the Grantor.

6.16 **Watch and Ward:** To employ and appoint watchmen, guards, and other security personnel for the safety and security of the Said Property.

6.17 **Confirmation:**To sign as Party if required for development of said property along with the adjacent/contiguous plots for making an integrated Development.

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6.18 **Negotiation and Sale:** To negotiate for sale and sell the Units in the New Building to the Transferees, on terms and conditions as be deemed fit by the Attorney herein and to prepare, sign, execute and deliver agreements, deeds and other instruments in this regard.

6.19 **Receipts/Payments:** To receive the payment of the amounts , on account of the sale proceed of the Units in the said New Building from the Transferees and acknowledge receipt of the payments and in this regard to openand/or caused to be opened three separate account with any scheduled bank(s) namely (i) **"Sale Proceeds Account"**, (ii) **"Escrow Account"** and (iii) **"Disbursement Account"** for and in connection with the construction and development of the Said Project and/or the New Building and to deposit all revenues/receipts/sale proceeds/other payment byfirst depositing the money into the "Sale Proceeds Account" and thereafter to cause the said bank to transfer the agreed percentage (as agreed under the terms of the said Development Agreement) of the amount(s) credited in the Sale Proceeds Account to the credit of the Escrow Account for the purpose of covering cost of construction and the Land cost and/or the Project costs and also to cause the balance amounts remaining in the said Sale Proceeds Account to be transferred, by the said bank to the Disbursement Account and further to ensure that any amount which is withdrawn out of the Escrow Account is also transferred to the said Disbursement Account and to ensure further that the agreed percentage(as agreed under the terms of the said Development Agreement)of the amount lying in the said Disbursement Account (after deduction/accounting for as mentioned in clause 15.3 of the said Development Agreement) is transferred and/or paid to the Grantor and each of them by the Attorney herein,in the manner provided in the said Development Agreement and further to explicitly notify all intending Transferee(s) to make all payment and/or to draw all cheques and other instruments only in favour of the said Sale Proceeds Account and further to ensure that there are explicit standing instructions to the said bank about transfer of the funds from the said Sale Proceeds Account to the said Escrow Account and the said Disbursement Account, in the manner as aforesaid.

6.20 Payment of Grantor's Entitlement: To pay and/or disburse the Grantors' Entitlement (defined and/or mentioned as "Owner's Entitlement" in the said Development Agreement) on a monthly basis after deduction of:-

(a) the then applicable tax deductible at source,

(b) the Taxes, if any, payable on the Grantor's Entitlement,

Additional District Sub-Registrar,
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(c) all costs and expenses incurred by the Attorney herein for and on behalf of the Grantor and each of them including those towards/on account of performing any of the obligations, for and on behalf of the Grantor and each of them, which the Grantor (jointly and/or severally) is/was bound and obliged to do, execute and perform; and

(d) any further/other amounts reimbursable/payable by the Grantor (jointly and/or severally) to the Developer and/or in terms of any other terms and conditions stipulated in this Agreement and/or as per any other written understanding between the Parties.

6.21 **Permissions and Clearances:** To apply for and obtain all kind of permissions and clearances required for entering into agreements, deeds and instruments including but not limited to the clearance under the Income Tax Act, 1961, for transfer of the Units in the New Buildings to the Transferees.

6.22 **Registration and Authentication:** To appear before Notary Public, Registrars, Magistrates and all other officers and authorities and to have notarized, registered and authenticated all agreements, deeds and other instruments as aforesaid and in particular to present for registration,admit execution, have registered and obtain original of all agreements, deeds and other instruments for the purpose of plan sanction /for conveying/assigning and or transferring of the Units to the Transferees or its nominees in the New Building/Buildings after sanction of the Building Plan.

6.23 **Legal Action:** To take any legal action or to move and/or defend any legal proceeding including arbitration proceeding arising out of any matter in respect of development of the Said Property and to accept any notice and service of papers from any Court, Tribunal, Arbitral Tribunal, Postaland/or other authorities and to receive and pay all moneys, including Court Fees etc.

To sign, affirm and file complaint or case, civil or criminal as may be necessary,inconnectionwithormattersrelatingtothesaidpropertyonmy behalf and before the competent court of law and to further prosecute, look after, take proper and necessary steps with regard to such cases.

Toinstituteproceedingsbothcivilandcriminalbeforeappropriatecourtso f lawandforthatpurposeappointAdvocates,signandverifypetitions,affir m affidavits for and on my behalf and to appear before different courts of law as and when required.

To appear for and prosecute and defend all actions and proceedings,

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to depose on my behalf in such matters, to sign and verify all complaints, written statements/objections and other applications, petitions or documents to the court of law.

To prefer appeals, revisions before the higher court of law or highest court of law including the Supreme Court of India and for that purpose my said attorney is authorised to sign Vakalatnama, Present Memorandum of Appeal, petitions, affidavits in my name and on my behalf and to represent me before all courts of law as and when required and depose on my behalf in all such courts of law in my name and on my behalf.

To sign and verify any and all legal documents, including vakalatnama, petition, plaints, written statements, written objection, amended applications, petitions, pleadings, applications, affidavits, claims, appeals, objections, revisions and caveats of all kinds and to file them in any such court or office in connection with matters relating to the said property.

To execute any order or decree that may be passed in or during the trial of any suit, case or proceeding and to take all steps that may be necessary to recover any money or property under the said decree or order and to do everything that is appropriate or necessary in that regard on my behalf.

To apply to courts and concerned government offices/departments for obtaining copies of documents and papers and apply for the inspection of and to inspect judicial records in connection with matters relating to the said property.

To compromise, compound suits, cases, legal proceedings or contest judgments on my behalf and refer to arbitration matters and disputes relating to the said property.

6.24 **Outgoings:** To pay all outgoings, including municipal taxes, etc. in respect of the Said Property/New Building and to collect receiptstherefore.

7. Covenants and Ratification

Covenants: The Attorney herein agree and covenant with the Grantor that **(1)**all the costs, charges and expenses for and in connection with the powers hereby granted shall be borne and paid by the Attorney herein under the terms of the said Development Agreement **(2)** no financial or other liability shall be created on the Grantor and each of them by virtue of grant of this Power of Attorney or by the exercise of any power or authority under this Power of Attorney **and (3)** the liabilities and obligations of the Grantor and each of them shall continue to remain the same as mentioned in the said Development Agreement, irrespective of grant of this Power of Attorney unless specifically mentioned in the

Additional District Sub-Registrar,
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said Development Agreement and the Grantor hereby ratify and confirm and agree to ratify and confirm all lawful actions of the Attorney herein in pursuance of this Power of Attorney.

Schedule
(Said Property)

ALL THAT the piece and parcel of Sali land containing by estimation an area of **61.2840** Decimal (be the same a little more or less) comprised in R.S./L.R. Dag Nos.**1308, 1309, 1310, 1311, 1312, 1313, 1316,** situated in Mouza **Jamalpara, J.L.No.- 42.**

SL. NO.	OWNER	DAG NO.	AREA (in dec.)	LR KH. NO.	DEED NO.	BOOK NO.	VOL. NO.	PAGE NO.
1	Dwarkapati Infra Projects Pvt.Ltd	1308	3.5000	3782	2808/20	1	1523-2020	126788 to 126815
1	Dwarkapati Infra Projects Pvt.Ltd	1309	0.5000	3782	2808/20	1	1523-2020	126788 to 126815
1	Dwarkapati Infra Projects Pvt.Ltd	1316	5.1832	3782	2808/20	1	1523-2020	126788 to 126815
2	Mareo Sales Pvt.Ltd	1310	2.0000	3631	12916/18	1	1523-2018	429810 to 429836
2	Mareo Sales Pvt.Ltd	1313	8.0000	3631	12916/18	1	1523-2018	429810 to 429836
3	Natural Developers Pvt.Ltd	1309	10.0000	3783	2810/20	1	1523-2020	126604 to 126630
4	Newtral Holdings Pvt.Ltd	1308	2.9176	3664	13112/18	1	1523-2020	435916 to 435944

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SL. NO.	OWNER	DAG NO.	AREA (in dec.)	LR KH. NO.	DEED NO.	BOOK NO.	VOL. NO.	PAGE NO.
5	Oscar Business Pvt.Ltd	1311	2.0000	3531	12915/ 18	1	1523-2018	429597 to 429623
5	Oscar Business Pvt.Ltd	1312	8.0000	3531	12915/ 18	1	1523-2018	429597 to 429623
6	Smart Champ Business Pvt.Ltd	1308	3.5000	3781	2809/20	1	1523-2020	126178 to 126205
6	Smart Champ Business Pvt.Ltd	1316	5.1832	3781	2809/20	1	1523-2020	126178 to 126815
7	Simplicity Developers Pvt.Ltd	1309	10.5000	3380	7410/16	1	1523-2016	228577 to 228600

TOTAL 61.2840

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8. Execution and Delivery

8.1 **In Witness Whereof** the Grantor and the Attorney have executed this Power of Attorney on the date, month and year first above written.

Dwarkapati Infra Project Pvt. Ltd.
Director

MAREO SALES PVT. LTD.
Director

NATURAL DEVELOPERS PVT. LTD.
Director

Newtral Holdings Pvt. Ltd.
Director

OSCAR BUSINESS PVT. LTD.
Director

SIMPLICITY DEVELOPERS PVT. LTD.
Director

Smartchamp Business Pvt. Ltd.
Director

[GRANTOR]

WITNESSES :

1. Rahul Roy
Garia
Kolkata - 96

2. Ankita Dutta
295/4, Roy Bahadur Road
Kolkata - 700053

RUPALEKHYA INFRASTRUCTURES PVT. LTD.
DIRECTOR

Advantage Bengal Infrastructure Limited
Director

[ATTORNEY]

Draft Prepared by me: -

MD. MANIR UZ JAMAN
Licence No. DW- I - 33.
Residence: Mahammadpur
Rajarhat, Kolkata-700135
District – North 24-Parganas

Additional District Sub-Registrar,
Rajarhat, New Town, North 24-Pgs

12 JUL 2023

ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

LMW5021209

নির্বাচকের নাম : রাহুল রায়
Elector's Name : Rahul Roy

পিতার নাম : মিলন কুমার রায়
Father's Name : Milan Kumar Roy

লিঙ্গ / Sex : পুং / M
জন্ম তারিখ
Date of Birth : 07/11/1987

12/07/2023
GIVEN TO ADSR Rajarhat
PURPOSE Development Power of Attorney Jamalpara Regd
SIGNATURE Rahul Roy
NOT TO BE USED FOR ANY OTHER PURPOSE

IDENTIFIED BY ME
Rahul Roy

LMW5021209
ঠিকানা:
A/61 ব্রহ্মপুর মোড় কোলকাতা মিউনিসিপাল কর্পো
রিজেন্ট পার্ক দক্ষিণ 24 পরগণা 700094

Address:
A/61 Brahmapur More Kolkata
Municipal Corp. Regent Park SOUTH 24
PARGANAS 700094

Date: 12/02/2008
108-যাদবপুর বিধান কেন্দ্রের নির্বাচন নিবন্ধন
কর্মকর্তাদের স্বাক্ষরের অনুকৃতি
Facsimile Signature of the Electoral
Registration Officer for
108-Jadavpur Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানার ভোটার লিস্টে নাম তোলা ও একই নম্বরের নতুন পরিচয় পত্রের জন্য নির্দিষ্ট ফর্মে এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।
In case of change in address mention this Card No. in the relevant Form for including your name in the roll at the changed address and to obtain the card with same number.

SPECIMEN FOR TEN FINGERPRINTS

Sl. No.	Signature of the Executans.					
		S	R	M (Left Hand)	I	T
		T	I	M (Right Hand)	R	S
		S	R	M (Left Hand)	I	T
		T	I	M (Right Hand)	R	S
		S	R	M (Left Hand)	I	T
		T	I	M (Right Hand)	R	S

Additional District Sub-registrar,
Rajarhat, New Town, North 24-Pgs
12 JUL 2023

Major Information of the Deed

Deed No :	**I-1523-11199/2023**	**Date of Registration**	**27/07/2023**
Query No / Year	**1523-8001750031/2023**	**Office where deed is registered**	
Query Date	**10/07/2023 5:34:38 PM**	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	MD MANIR UZ JAMAN MAHAMMADPUR,Thana : Rajarhat, District : North 24-Parganas, WEST BENGAL, PIN - 700135, Mobile No. : 9830538095, Status :Deed Writer		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
Rs. 12/-		Rs. 1,98,10,512/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 7/- (Article:E)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 152310194/2023		

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-II, Mouza: Jamalpara, Pin Code : 700135

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1308	LR-3782	Bastu	Bastu	3.5 Dec	1/-	11,31,401/-	Property is on Road Adjacent to Metal Road, , Project Name :
L2	LR-1309	LR-3782	Bastu	Bastu	0.5 Dec	1/-	1,61,629/-	Property is on Road Adjacent to Metal Road, , Project Name :
L3	LR-1316	LR-3782	Bastu	Bastu	5.1832 Dec	1/-	16,75,508/-	Property is on Road Adjacent to Metal Road, , Project Name :
L4	LR-1310	LR-3631	Bastu	Bastu	2 Dec	1/-	6,46,515/-	Property is on Road Adjacent to Metal Road, , Project Name :
L5	LR-1313	LR-3631	Bastu	Bastu	8 Dec	1/-	25,86,060/-	Property is on Road Adjacent to Metal Road, , Project Name :
L6	LR-1309	LR-3783	Bastu	Bastu	10 Dec	1/-	32,32,575/-	Property is on Road Adjacent to Metal Road, , Project Name :
L7	LR-1308	LR-3664	Bastu	Bastu	2.9176 Dec	1/-	9,43,136/-	Property is on Road Adjacent to Metal Road, , Project Name :

SEAL OF THE ADDITIONAL DISTRICT SUB REGISTRAR

L8	LR-1311	LR-3531	Bastu	Bastu	2 Dec	1/-	6,46,515/-	Property is on Road Adjacent to Metal Road, , Project Name :
L9	LR-1312	LR-3531	Bastu	Bastu	8 Dec	1/-	25,86,060/-	Property is on Road Adjacent to Metal Road, , Project Name :
L10	LR-1308	LR-3781	Bastu	Bastu	3.5 Dec	1/-	11,31,401/-	Property is on Road Adjacent to Metal Road, , Project Name :
L11	LR-1316	LR-3781	Bastu	Bastu	5.1832 Dec	1/-	16,75,508/-	Property is on Road Adjacent to Metal Road, , Project Name :
L12	LR-1309	LR-3380	Bastu	Bastu	10.5 Dec	1/-	33,94,204/-	Property is on Road Adjacent to Metal Road, , Project Name :
		TOTAL :			**61.284Dec**	**12 /-**	**198,10,512 /-**	
	Grand Total :				**61.284Dec**	**12 /-**	**198,10,512 /-**	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**DWARKAPATI INFRA PROJECTS PRIVATE LIMITED** BF-300, Salt Lake City, Block/Sector: 1, City:- Not Specified, P.O:- CC Block, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064 , PAN No.:: AAxxxxxx1C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	**Mareo Sales Private Limited** CF-305, Salt Lake City, Block/Sector: 1, City:- Not Specified, P.O:- CC Block, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064 , PAN No.:: aaxxxxxx6e,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
3	**Natural Developers Private Limited** B F -300, Salt Lake City, City:- , P.O:- C C Block, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064 , PAN No.:: aaxxxxxx9r,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
4	**Newtral Holdings Private Limited** CF-305, Salt Lake City, Block/Sector: 1, City:- Not Specified, P.O:- CC Block, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064 , PAN No.:: aaxxxxxx4c,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
5	**Oscar Business Private Limited** CF-305, Salt Lake City, Block/Sector: 1, City:- Not Specified, P.O:- CC Block, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064 , PAN No.:: aaxxxxxx8m,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

SEAL OF THE ADDITIONAL DISTRICT MAGISTRATE

6	**Smart Champ Business Private Limited** BF-300, Salt Lake City, Block/Sector: 1, City:- Not Specified, P.O:- CC Block, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064 , PAN No.:: aaxxxxxx0k,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
7	**Simplicity Developers Private Limited** CF-300, Salt Lake City, Block/Sector: 1, City:- Not Specified, P.O:- CC Block, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064 , PAN No.:: aaxxxxxx5n,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Advantage Bengal Infrastructure Limited** GN-38/5, Block/Sector: V, City:- Not Specified, P.O:- Sector V, P.S:-East Bidhannagar, District:-North 24-Parganas West Bengal, India, PIN:- 700091 , PAN No.:: aaxxxxxx4b,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
2	**Rupalekhya Infrastructures Private Limited** DGK-708, DLF Galleeria, AA-I, New Town, City:- Not Specified, P.O:- New Town, P.S:-New Town, District:-North 2 -Parganas, West Bengal, India, PIN:- 700156 , PAN No.:: aaxxxxxx3r,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Monalisa Mimani Wife of Sudarshan Mimani Date of Execution - 12/07/2023, , Admitted by: Self, Date of Admission: 27/07/2023, Place of Admission of Execution: Office	 Jul 27 2023 1:31PM	 LTI 27/07/2023	27/07/2023
	BF-300, Salt Lake City, Block/Sector: 1, City:- Not Specified, P.O:- CC Block, 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.:: afxxxxxx5k,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : DWARKAPATI INFRA PROJECTS PRIVATE LIMITED (as DIRECTOR), Mareo Sales Private Limited (as DIRECTOR), Natural Developers Private Limited (as DIRECIOR), Newtral Holdings Private Limited (as DIRECTOR), Oscar Business Private Limited (as DIRECTOR), Smart Champ Business Private Limited (as DIRECTOR), Simplicity Developers Private Limited (as DIRECTOR)			
2	Name	Photo	Finger Print	Signature
	Milan Chakraborty Son of Late Kushi Lal Chakraborty Date of Execution - 12/07/2023, , Admitted by: Self, Date of Admission: 12/07/2023, Place of Admission of Execution: Office	 Jul 12 2023 2:07PM	 LTI 12/07/2023	12/07/2023

SEAL OF THE ADDITIONAL DISTRICT SUB-REGISTRAR

	1, Motilal Gupta Road, City:- Not Specified, P.O:- Barisha, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700008, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: acxxxxxx6b,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Advantage Bengal Infrastructure Limited (as Director)

3	Name	Photo	Finger Print	Signature
	Anirban Dey (Presentant) Son of Shri Asok Kumar De Date of Execution - 12/07/2023, , Admitted by: Self, Date of Admission: 12/07/2023, Place of Admission of Execution: Office			
		Jul 12 2023 2:07PM	LTI 12/07/2023	12/07/2023
	3/4, Bipin Krishna Kumar Street, City:- Not Specified, P.O:- Belurmath, P.S:-Bally, District:-Howrah, West Bengal, India, PIN:- 711202, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: awxxxxxx6c,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Rupalekhya Infrastructures Private Limited (as Director)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr RAHUL ROY Son of Mr M K ROY GARIA, City:- , P.O:- BRAHMAPUR, P.S:- Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700096			
	12/07/2023	12/07/2023	12/07/2023
Identifier Of Monalisa Mimani, Milan Chakraborty, Anirban Dey			

Transfer of property for L1		
Sl.No	**From**	**To. with area (Name-Area)**
1	DWARKAPATI INFRA PROJECTS PRIVATE LIMITED	Advantage Bengal Infrastructure Limited-0.25 Dec,Rupalekhya Infrastructures Private Limited-0.25 Dec
2	Mareo Sales Private Limited	Advantage Bengal Infrastructure Limited-0.25 Dec,Rupalekhya Infrastructures Private Limited-0.25 Dec
3	Natural Developers Private Limited	Advantage Bengal Infrastructure Limited-0.25 Dec,Rupalekhya Infrastructures Private Limited-0.25 Dec
4	Newtral Holdings Private Limited	Advantage Bengal Infrastructure Limited-0.25 Dec,Rupalekhya Infrastructures Private Limited-0.25 Dec
5	Oscar Business Private Limited	Advantage Bengal Infrastructure Limited-0.25 Dec,Rupalekhya Infrastructures Private Limited-0.25 Dec
6	Smart Champ Business Private Limited	Advantage Bengal Infrastructure Limited-0.25 Dec,Rupalekhya Infrastructures Private Limited-0.25 Dec
7	Simplicity Developers Private Limited	Advantage Bengal Infrastructure Limited-0.25 Dec,Rupalekhya Infrastructures Private Limited-0.25 Dec

Transfer of property for L10		
Sl.No	From	To. with area (Name-Area)
1	DWARKAPATI INFRA PROJECTS PRIVATE LIMITED	Advantage Bengal Infrastructure Limited-0.25 Dec,Rupalekhya Infrastructures Private Limited-0.25 Dec
2	Mareo Sales Private Limited	Advantage Bengal Infrastructure Limited-0.25 Dec,Rupalekhya Infrastructures Private Limited-0.25 Dec
3	Natural Developers Private Limited	Advantage Bengal Infrastructure Limited-0.25 Dec,Rupalekhya Infrastructures Private Limited-0.25 Dec
4	Newtral Holdings Private Limited	Advantage Bengal Infrastructure Limited-0.25 Dec,Rupalekhya Infrastructures Private Limited-0.25 Dec
5	Oscar Business Private Limited	Advantage Bengal Infrastructure Limited-0.25 Dec,Rupalekhya Infrastructures Private Limited-0.25 Dec
6	Smart Champ Business Private Limited	Advantage Bengal Infrastructure Limited-0.25 Dec,Rupalekhya Infrastructures Private Limited-0.25 Dec
7	Simplicity Developers Private Limited	Advantage Bengal Infrastructure Limited-0.25 Dec,Rupalekhya Infrastructures Private Limited-0.25 Dec

Transfer of property for L11		
Sl.No	From	To. with area (Name-Area)
1	DWARKAPATI INFRA PROJECTS PRIVATE LIMITED	Advantage Bengal Infrastructure Limited-0.370229 Dec,Rupalekhya Infrastructures Private Limited-0.370229 Dec
2	Mareo Sales Private Limited	Advantage Bengal Infrastructure Limited-0.370229 Dec,Rupalekhya Infrastructures Private Limited-0.370229 Dec
3	Natural Developers Private Limited	Advantage Bengal Infrastructure Limited-0.370229 Dec,Rupalekhya Infrastructures Private Limited-0.370229 Dec
4	Newtral Holdings Private Limited	Advantage Bengal Infrastructure Limited-0.370229 Dec,Rupalekhya Infrastructures Private Limited-0.370229 Dec
5	Oscar Business Private Limited	Advantage Bengal Infrastructure Limited-0.370229 Dec,Rupalekhya Infrastructures Private Limited-0.370229 Dec
6	Smart Champ Business Private Limited	Advantage Bengal Infrastructure Limited-0.370229 Dec,Rupalekhya Infrastructures Private Limited-0.370229 Dec
7	Simplicity Developers Private Limited	Advantage Bengal Infrastructure Limited-0.370229 Dec,Rupalekhya Infrastructures Private Limited-0.370229 Dec

Transfer of property for L12		
Sl.No	From	To. with area (Name-Area)
1	DWARKAPATI INFRA PROJECTS PRIVATE LIMITED	Advantage Bengal Infrastructure Limited-0.75 Dec,Rupalekhya Infrastructures Private Limited-0.75 Dec
2	Mareo Sales Private Limited	Advantage Bengal Infrastructure Limited-0.75 Dec,Rupalekhya Infrastructures Private Limited-0.75 Dec
3	Natural Developers Private Limited	Advantage Bengal Infrastructure Limited-0.75 Dec,Rupalekhya Infrastructures Private Limited-0.75 Dec
4	Newtral Holdings Private Limited	Advantage Bengal Infrastructure Limited-0.75 Dec,Rupalekhya Infrastructures Private Limited-0.75 Dec
5	Oscar Business Private Limited	Advantage Bengal Infrastructure Limited-0.75 Dec,Rupalekhya Infrastructures Private Limited-0.75 Dec
6	Smart Champ Business Private Limited	Advantage Bengal Infrastructure Limited-0.75 Dec,Rupalekhya Infrastructures Private Limited-0.75 Dec
7	Simplicity Developers Private Limited	Advantage Bengal Infrastructure Limited-0.75 Dec,Rupalekhya Infrastructures Private Limited-0.75 Dec

Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	DWARKAPATI INFRA PROJECTS PRIVATE LIMITED	Advantage Bengal Infrastructure Limited-0.0357143 Dec,Rupalekhya Infrastructures Private Limited-0.0357143 Dec
2	Mareo Sales Private Limited	Advantage Bengal Infrastructure Limited-0.0357143 Dec,Rupalekhya Infrastructures Private Limited-0.0357143 Dec
3	Natural Developers Private Limited	Advantage Bengal Infrastructure Limited-0.0357143 Dec,Rupalekhya Infrastructures Private Limited-0.0357143 Dec
4	Newtral Holdings Private Limited	Advantage Bengal Infrastructure Limited-0.0357143 Dec,Rupalekhya Infrastructures Private Limited-0.0357143 Dec
5	Oscar Business Private Limited	Advantage Bengal Infrastructure Limited-0.0357143 Dec,Rupalekhya Infrastructures Private Limited-0.0357143 Dec
6	Smart Champ Business Private Limited	Advantage Bengal Infrastructure Limited-0.0357143 Dec,Rupalekhya Infrastructures Private Limited-0.0357143 Dec
7	Simplicity Developers Private Limited	Advantage Bengal Infrastructure Limited-0.0357143 Dec,Rupalekhya Infrastructures Private Limited-0.0357143 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	DWARKAPATI INFRA PROJECTS PRIVATE LIMITED	Advantage Bengal Infrastructure Limited-0.370229 Dec,Rupalekhya Infrastructures Private Limited-0.370229 Dec
2	Mareo Sales Private Limited	Advantage Bengal Infrastructure Limited-0.370229 Dec,Rupalekhya Infrastructures Private Limited-0.370229 Dec
3	Natural Developers Private Limited	Advantage Bengal Infrastructure Limited-0.370229 Dec,Rupalekhya Infrastructures Private Limited-0.370229 Dec
4	Newtral Holdings Private Limited	Advantage Bengal Infrastructure Limited-0.370229 Dec,Rupalekhya Infrastructures Private Limited-0.370229 Dec
5	Oscar Business Private Limited	Advantage Bengal Infrastructure Limited-0.370229 Dec,Rupalekhya Infrastructures Private Limited-0.370229 Dec
6	Smart Champ Business Private Limited	Advantage Bengal Infrastructure Limited-0.370229 Dec,Rupalekhya Infrastructures Private Limited-0.370229 Dec
7	Simplicity Developers Private Limited	Advantage Bengal Infrastructure Limited-0.370229 Dec,Rupalekhya Infrastructures Private Limited-0.370229 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	DWARKAPATI INFRA PROJECTS PRIVATE LIMITED	Advantage Bengal Infrastructure Limited-0.142857 Dec,Rupalekhya Infrastructures Private Limited-0.142857 Dec
2	Mareo Sales Private Limited	Advantage Bengal Infrastructure Limited-0.142857 Dec,Rupalekhya Infrastructures Private Limited-0.142857 Dec
3	Natural Developers Private Limited	Advantage Bengal Infrastructure Limited-0.142857 Dec,Rupalekhya Infrastructures Private Limited-0.142857 Dec
4	Newtral Holdings Private Limited	Advantage Bengal Infrastructure Limited-0.142857 Dec,Rupalekhya Infrastructures Private Limited-0.142857 Dec
5	Oscar Business Private Limited	Advantage Bengal Infrastructure Limited-0.142857 Dec,Rupalekhya Infrastructures Private Limited-0.142857 Dec
6	Smart Champ Business Private Limited	Advantage Bengal Infrastructure Limited-0.142857 Dec,Rupalekhya Infrastructures Private Limited-0.142857 Dec
7	Simplicity Developers Private Limited	Advantage Bengal Infrastructure Limited-0.142857 Dec,Rupalekhya Infrastructures Private Limited-0.142857 Dec

Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	DWARKAPATI INFRA PROJECTS PRIVATE LIMITED	Advantage Bengal Infrastructure Limited-0.571429 Dec,Rupalekhya Infrastructures Private Limited-0.571429 Dec
2	Mareo Sales Private Limited	Advantage Bengal Infrastructure Limited-0.571429 Dec,Rupalekhya Infrastructures Private Limited-0.571429 Dec
3	Natural Developers Private Limited	Advantage Bengal Infrastructure Limited-0.571429 Dec,Rupalekhya Infrastructures Private Limited-0.571429 Dec
4	Newtral Holdings Private Limited	Advantage Bengal Infrastructure Limited-0.571429 Dec,Rupalekhya Infrastructures Private Limited-0.571429 Dec
5	Oscar Business Private Limited	Advantage Bengal Infrastructure Limited-0.571429 Dec,Rupalekhya Infrastructures Private Limited-0.571429 Dec
6	Smart Champ Business Private Limited	Advantage Bengal Infrastructure Limited-0.571429 Dec,Rupalekhya Infrastructures Private Limited-0.571429 Dec
7	Simplicity Developers Private Limited	Advantage Bengal Infrastructure Limited-0.571429 Dec,Rupalekhya Infrastructures Private Limited-0.571429 Dec

Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	DWARKAPATI INFRA PROJECTS PRIVATE LIMITED	Advantage Bengal Infrastructure Limited-0.714286 Dec,Rupalekhya Infrastructures Private Limited-0.714286 Dec
2	Mareo Sales Private Limited	Advantage Bengal Infrastructure Limited-0.714286 Dec,Rupalekhya Infrastructures Private Limited-0.714286 Dec
3	Natural Developers Private Limited	Advantage Bengal Infrastructure Limited-0.714286 Dec,Rupalekhya Infrastructures Private Limited-0.714286 Dec
4	Newtral Holdings Private Limited	Advantage Bengal Infrastructure Limited-0.714286 Dec,Rupalekhya Infrastructures Private Limited-0.714286 Dec
5	Oscar Business Private Limited	Advantage Bengal Infrastructure Limited-0.714286 Dec,Rupalekhya Infrastructures Private Limited-0.714286 Dec
6	Smart Champ Business Private Limited	Advantage Bengal Infrastructure Limited-0.714286 Dec,Rupalekhya Infrastructures Private Limited-0.714286 Dec
7	Simplicity Developers Private Limited	Advantage Bengal Infrastructure Limited-0.714286 Dec,Rupalekhya Infrastructures Private Limited-0.714286 Dec

Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	DWARKAPATI INFRA PROJECTS PRIVATE LIMITED	Advantage Bengal Infrastructure Limited-0.2084 Dec,Rupalekhya Infrastructures Private Limited-0.2084 Dec
2	Mareo Sales Private Limited	Advantage Bengal Infrastructure Limited-0.2084 Dec,Rupalekhya Infrastructures Private Limited-0.2084 Dec
3	Natural Developers Private Limited	Advantage Bengal Infrastructure Limited-0.2084 Dec,Rupalekhya Infrastructures Private Limited-0.2084 Dec
4	Newtral Holdings Private Limited	Advantage Bengal Infrastructure Limited-0.2084 Dec,Rupalekhya Infrastructures Private Limited-0.2084 Dec
5	Oscar Business Private Limited	Advantage Bengal Infrastructure Limited-0.2084 Dec,Rupalekhya Infrastructures Private Limited-0.2084 Dec
6	Smart Champ Business Private Limited	Advantage Bengal Infrastructure Limited-0.2084 Dec,Rupalekhya Infrastructures Private Limited-0.2084 Dec
7	Simplicity Developers Private Limited	Advantage Bengal Infrastructure Limited-0.2084 Dec,Rupalekhya Infrastructures Private Limited-0.2084 Dec

Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	DWARKAPATI INFRA PROJECTS PRIVATE LIMITED	Advantage Bengal Infrastructure Limited-0.142857 Dec,Rupalekhya Infrastructures Private Limited-0.142857 Dec
2	Mareo Sales Private Limited	Advantage Bengal Infrastructure Limited-0.142857 Dec,Rupalekhya Infrastructures Private Limited-0.142857 Dec
3	Natural Developers Private Limited	Advantage Bengal Infrastructure Limited-0.142857 Dec,Rupalekhya Infrastructures Private Limited-0.142857 Dec
4	Newtral Holdings Private Limited	Advantage Bengal Infrastructure Limited-0.142857 Dec,Rupalekhya Infrastructures Private Limited-0.142857 Dec
5	Oscar Business Private Limited	Advantage Bengal Infrastructure Limited-0.142857 Dec,Rupalekhya Infrastructures Private Limited-0.142857 Dec
6	Smart Champ Business Private Limited	Advantage Bengal Infrastructure Limited-0.142857 Dec,Rupalekhya Infrastructures Private Limited-0.142857 Dec
7	Simplicity Developers Private Limited	Advantage Bengal Infrastructure Limited-0.142857 Dec,Rupalekhya Infrastructures Private Limited-0.142857 Dec
Transfer of property for L9		
Sl.No	**From**	**To. with area (Name-Area)**
1	DWARKAPATI INFRA PROJECTS PRIVATE LIMITED	Advantage Bengal Infrastructure Limited-0.571429 Dec,Rupalekhya Infrastructures Private Limited-0.571429 Dec
2	Mareo Sales Private Limited	Advantage Bengal Infrastructure Limited-0.571429 Dec,Rupalekhya Infrastructures Private Limited-0.571429 Dec
3	Natural Developers Private Limited	Advantage Bengal Infrastructure Limited-0.571429 Dec,Rupalekhya Infrastructures Private Limited-0.571429 Dec
4	Newtral Holdings Private Limited	Advantage Bengal Infrastructure Limited-0.571429 Dec,Rupalekhya Infrastructures Private Limited-0.571429 Dec
5	Oscar Business Private Limited	Advantage Bengal Infrastructure Limited-0.571429 Dec,Rupalekhya Infrastructures Private Limited-0.571429 Dec
6	Smart Champ Business Private Limited	Advantage Bengal Infrastructure Limited-0.571429 Dec,Rupalekhya Infrastructures Private Limited-0.571429 Dec
7	Simplicity Developers Private Limited	Advantage Bengal Infrastructure Limited-0.571429 Dec,Rupalekhya Infrastructures Private Limited-0.571429 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-II, Mouza: Jamalpara, Pin Code : 700135

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1308, LR Khatian No:- 3782	Owner:দ্বার্কাপতি ইন্ফ্রা প্রোজেক্ট প্রা লি, Gurdian:পক্ষে ডাইরেক্টর, Address:বি এক্স ৩০০,সল্টলেক,সেক্টর ১, থানা-বিধাননগর উত্তর, কোলকাতা-৭০০০৬৪, Classification:শালি, Area:0.03000000 Acre,	Owner Name not selected by applicant.

SEAL OF THE ADDITIONAL DISTRICT SUB-REGISTRAR

L2	LR Plot No:- 1309, LR Khatian No:- 3782	Owner:দ্বারকাপতি ইন্ফ্রা প্রোজেক্ট প্রা লি, Gurdian:পক্ষে ডাইরেক্টর, Address:বি এফ ৩০০,সল্টলেক,সেক্টর ১, থানা-বিধাননগর উত্তর, কোলকাতা-৭০০০৬৪, Classification:শালি, Area:0.01000000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 1316, LR Khatian No:- 3782	Owner:দ্বারকাপতি ইন্ফ্রা প্রোজেক্ট প্রা লি, Gurdian:পক্ষে ডাইরেক্টর, Address:বি এফ ৩০০,সল্টলেক,সেক্টর ১, থানা-বিধাননগর উত্তর, কোলকাতা-৭০০০৬৪, Classification:শালি, Area:0.05000000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 1310, LR Khatian No:- 3631	Owner:মারিও সেলস প্রা. লি. , Gurdian:ডিরেক্টর , Address:পি এফ-300,সেক্টর-1 কোল-700064 , Classification:শালি, Area:0.02000000 Acre,	Owner Name not selected by applicant.
L5	LR Plot No:- 1313, LR Khatian No:- 3631	Owner:মারিও সেলস প্রা. লি. , Gurdian:ডিরেক্টর , Address:পি এফ-300,সেক্টর-1 কোল-700064 , Classification:শালি, Area:0.08000000 Acre,	Owner Name not selected by applicant.
L6	LR Plot No:- 1309, LR Khatian No:- 3783	Owner:ন্যাচুরাল ডেভেলপার্স প্রা লি, Gurdian:পক্ষে ডাইরেক্টর, Address:২৮/৩/এন/১,রামকৃষ্ণ সমাধী রোড, থানা-ফুলবাগান, কোলকাতা-৭০০০৫৪, Classification:শালি, Area:0.10000000 Acre,	Owner Name not selected by applicant.
L7	LR Plot No:- 1308, LR Khatian No:- 3664	Owner:নিউট্রাল হোল্ডিংস প্রা লি, Gurdian:পক্ষে ডাইরেক্টর, Address:সল্ট লেক সিটি, সেক্টর এক, সিসি ব্লক, বিধাননগর, , Classification:শালি, Area:0.03000000 Acre,	Owner Name not selected by applicant.
L8	LR Plot No:- 1311, LR Khatian No:- 3531	Owner:অস্কার বিসনেস প্রাঃ লিঃ, Gurdian:ডাইরেক্টর , Address:কাকুঁরগাছি, কোল-54 , Classification:শালি, Area:0.02000000 Acre,	Owner Name not selected by applicant.
L9	LR Plot No:- 1312, LR Khatian No:- 3531	Owner:অস্কার বিসনেস প্রাঃ লিঃ, Gurdian:ডাইরেক্টর , Address:কাকুঁরগাছি, কোল-54 , Classification:শালি, Area:0.08000000 Acre,	Owner Name not selected by applicant.

L10	LR Plot No:- 1308, LR Khatian No:- 3781	Owner:স্মার্ট চ্যাম্প বিজনেস প্রা লি, Gurdian:পক্ষে ডাইরেক্টর, Address:বি এফ ৩০০,সল্টলেক,সেক্টর ১, থানা-বিধাননগর উত্তর, কোলকাতা-৭০০০৬৪, Classification:শালি, Area:0.04000000 Acre,	Owner Name not selected by applicant.
L11	LR Plot No:- 1316, LR Khatian No:- 3781	Owner:স্মার্ট চ্যাম্প বিজনেস প্রা লি, Gurdian:পক্ষে ডাইরেক্টর, Address:বি এফ ৩০০,সল্টলেক,সেক্টর ১, থানা-বিধাননগর উত্তর, কোলকাতা-৭০০০৬৪, Classification:শালি, Area:0.05000000 Acre,	Owner Name not selected by applicant.
L12	LR Plot No:- 1309, LR Khatian No:- 3380	Owner:সিম্পলিসিটি ডেভলপার্স প্রা লি ., Gurdian:পক্ষে ডাইরেক্টর, Address:পি.এফ-300, সল্টলেক, সেকটর - 1 কোল - 64, Classification:শালি, Area:0.10000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 152311199 / 2023

On 11-07-2023

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 1,98,10,512/-

Pranab Kumar Datta
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

On 12-07-2023

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

Presented for registration at 10:42 hrs on 12-07-2023, at the Office of the A.D.S.R. RAJARHAT by Anirban Dey ,.

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

Execution is admitted on 12-07-2023 by Milan Chakraborty, Director, Advantage Bengal Infrastructure Limited, GN-38/5, Block/Sector: V, City:- Not Specified, P.O:- Sector V, P.S:-East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700091

Indetified by Mr RAHUL ROY, , , Son of Mr M K ROY, GARIA, P.O: BRAHMAPUR, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700096, by caste Hindu, by profession Service

Execution is admitted on 12-07-2023 by Anirban Dey, Director, Rupalekhya Infrastructures Private Limited, DGK-708, DLF Galleeria, AA-I, New Town, City:- Not Specified, P.O:- New Town, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700156

Indetified by Mr RAHUL ROY, , , Son of Mr M K ROY, GARIA, P.O: BRAHMAPUR, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700096, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7.00/- (E = Rs 7.00/-) and Registration Fees paid by Cash Rs 7.00/-

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 1212, Amount: Rs.100.00/-, Date of Purchase: 07/07/2023, Vendor name: Mita Dutta

Pranab Kumar Datta
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

On 27-07-2023

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.

SEAL OF THE ADDITIONAL DISTRICT SUB REGISTRAR

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

Execution is admitted on 27-07-2023 by Monalisa Mimani, DIRECIOR, Natural Developers Private Limited, B F -300, Salt Lake City, City:- , P.O:- C C Block, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064; DIRECTOR, DWARKAPATI INFRA PROJECTS PRIVATE LIMITED, BF-300, Salt Lake City, Block/Sector: 1, City:- Not Specified, P.O:- CC Block, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064; DIRECTOR, Mareo Sales Private Limited, CF-305, Salt Lake City, Block/Sector: 1, City:- Not Specified, P.O:- CC Block, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064; DIRECTOR, Newtra Holdings Private Limited, CF-305, Salt Lake City, Block/Sector: 1, City:- Not Specified, P.O:- CC Block, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064; DIRECTOR, Oscar Business Private Limited, CF-305, Salt Lake City, Block/Sector: 1, City:- Not Specified, P.O:- CC Block, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064; DIRECTOR, Smart Champ Business Private Limited, BF-300, Salt Lake City, Block/Sector: 1, City:- Not Specified, P.O:- CC Block, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064; DIRECTOR, Simplicity Developers Private Limited, CF-300, Salt Lake City, Block/Sector: 1, City:- Not Specified, P.O:- CC Block, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064

Indetified by Mr RAHUL ROY, , , Son of Mr M K ROY, GARIA, P.O: BRAHMAPUR, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700096, by caste Hindu, by profession Service

Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

SEAL OF THE ADDITIONAL DISTRICT SUB REGISTRAR

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2023, Page from 372589 to 372616

being No 152311199 for the year 2023.

Seal of the Additional District Sub Registrar, Rajarhat, District North 24 parganas

Digitally signed by SANJOY BASAK
Date: 2023.08.01 17:02:06 +05:30
Reason: Digital Signing of Deed.

(Sanjoy Basak) 2023/08/01 05:02:06 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)

SEAL OF THE ADDITIONAL DISTRICT SUB REGISTRAR