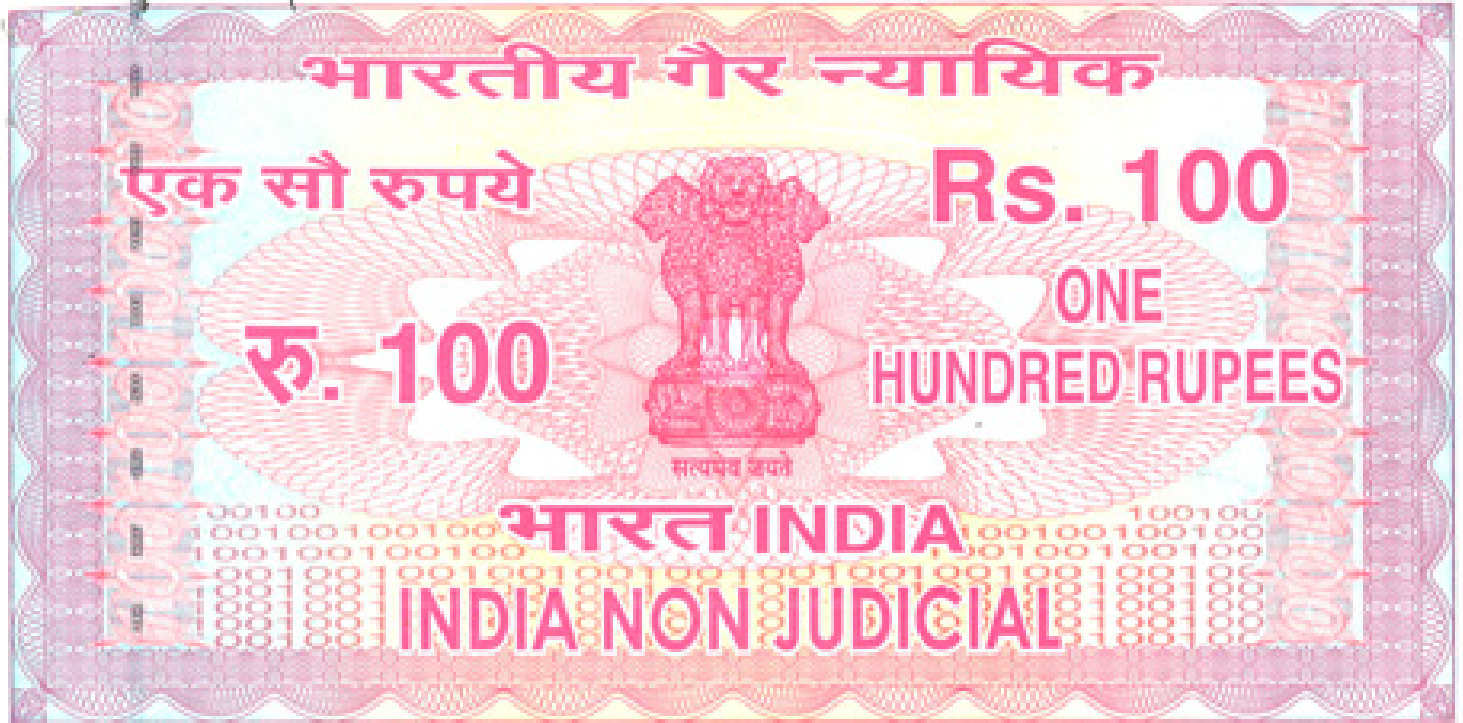


16236/22

15650/22



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AM 595085

28/09/22
 Q-8/29355/3/22

Certified that the document is admitted to registration. The signature sheets and the endorsement sheets annexed with the document are the part of this document.

Xe

District Sub-Register-III
 Alipore, South 2A-cirsaar

28/09/2022

**POWER OF ATTORNEY AFTER REGISTERED
 DEVELOPMENT AGREEMENT**

KNOW ALL MEN BY THESE PRESENTS We (1) GREENERY INFRATECH PRIVATE LIMITED (PAN- AAICG4016D), (2) SARDEV INFRACON PRIVATE LIMITED (PAN- AB ECS0856L), (3) SARDEV PROMOTERS PRIVATE LIMITED (PAN- AB ECS0097H), & (4) VIDHRA INFRACON PRIVATE LIMITED (PAN- AAHCV5042R), all registered under Companies Act, 1956 having

13570 06 SEP 2022

SL. NO.....DT.....

NAME.....

ADDRESS.....

S. G. MAZUMDER (ADV)
ALIPORE POLICE COURT
KOLKATA-700027

RS.....

TANMOY KAR PURKAYASTHA
(STAMP VENDOR)
ALIPORE POLICE COURT
KOLKATA-27



Identified by me
Anurup Mandal
s/o Sujit Mandal
Aacharan, Purua, Jyregar
713342, Scavice,



their registered office at 85B3, Topan Road, Flat no-10, 3rd Floor, P.O. Golundo Khatik Road, P.S. Topan, Kolkata - 700045, and represented by their Director **SRI RISHAV JEJUNJUNWALA** (PAN- ACFPJ5217K), son of Sri Manish Jejunjanwala, by birth - Hindu, by occupation- Business, residing at Flat no-115, Baghara, 19, Dover Place, P.O. Gariahat, P.S- Gariahat, Kolkata-700019, being the joint owners of the land as described in the Schedule hereunder do hereby nominate, constitute and appoint **GANGULY EVERA DEVELOPERS LLP**, PAN NO. AATFG9509M, a Limited Liability Partnership Firm incorporated under the provisions of the Limited Liability Partnership Act 2008, and having its registered office at Eight Prestige, 159, Garia Station Road, Kolkata 700 084 represented through its designated partner **SRI AMIT GANGULY** (PAN NO. AIEPC8766R) son of Sri Ranjit Ganguly, by birth - Hindu, by Nationality - Indian, by occupation - Business, residing at- 154, Garia Station Road, Police Station - Sonarpur, Kolkata 700084 duly authorized vide Resolution dated 23.07.2022, to be the true and lawful constituted Attorney for us in our names and on behalf of us to do all or any of the following acts, deeds and things:-

A. WHEREAS the Land Owners are the absolute and legal owners and in peaceful physical joint possession of the undivided land measuring approx. 11.68 Decoral hereinafter referred to as the "Project Land", as more particularly described in the Schedule A, written hereto

AND WHEREAS all the Landowners herein mutated their names in the Assessment Records of Rappur Sonarpur Municipality in respect of the First Schedule land, and since then they are enjoying the joint ownership of the same without any interferences from anyone and the Landowners herein being desirous of construction of a new multi-storied building on the said Scheduled premises have approached the Developer, and the said Developer



has agreed to develop the same and accordingly a Development Agreement has been executed between the Landowners and the said Developer under certain terms and conditions stated in that said Development Agreement which has been duly registered on 28/12/2022, before DSR III, Alipore, and recorded in Book No. 3, ..., Being No. 116/2, ..., for the year 2022.

AND WHEREAS in order to develop the said premises as per the said Development Agreement the Landowners herein have decided to execute this Power of Attorney in favour of the developer **GANGULY EVERA DEVELOPERS LLP** a Limited Liability Partnership Firm incorporated under the provisions of the Limited Liability Partnership Act, 2008, and having its registered office at 45/1st Prestige, 159, Garia Station Road, Kolkata 700 084 represented through its designated partners **SRI AMIT GANGULY** (PAN NO. AIEPC63746R) son of Late Ranjit Ganguly, by faith Hindu, by Nationality- Indian, by occupation- Business, residing at 161, Garia Station Road, Police Station- Sonarpur, Kolkata 700081

1. To hold and defend possession of the said premises and every part thereof and receive and or deliver possession thereof from and or to any person or persons occupying the same or desirous of purchasing the same and also to manage, maintain and administer the said premises every part thereof.
2. To demand, receive and receive consideration premium and or rents, net net profits, license fees, damages, electricity charges, service Municipal Taxes and Rates and all other sums or moneys receivable in respect of the said premises or any part thereof any share or shares therein from the occupants- licensees purchasers of the said premises and to make all just and reasonable allowance in respect thereof and to take all necessary steps whether by action, distress or otherwise to



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recover any sum of money in arrears in respect of the said premises from all or any one or more of the occupants licensees purchasers of the said premises or any portion or portions thereof and to raise bills and grant, valid, receipt and discharges therefore without making us liable which shall fully exonerate the persons paying such money.

3. To pay all rents and taxes, charges expenses and other out goings whatsoever payable for or on account of the said premises or any portion thereof or any undivided share or shares therein and to ensure and building thereon against loss or damages by fire and/or other risks as he deemed necessary and/or desirable by our said Attorney and to pay all premium for such insurance
4. To sign and give any notice to any occupier of the said premises or trespassers or any portion thereof to quit or to repair or to abate any nuisance or to make remedy and breach of covenant and/or for any other purpose whatsoever
5. To enter upon the said premises and every part thereof as he deemed to view the state or repairs thereof and to require any occupier licensees purchaser as a result of such view to remedy any want or repairable any nuisance
6. To enforce any covenant in any Agreement, Sale Deed, Declaration and/or License or Tenancy Agreement or any other document relating to the said premises or any part thereof and if any right to re-enter arises in any manner under such covenants or under Notice to quit them to exercise such rights, amongst others.
7. To warn off and prohibit and if necessary proceed against in due form of law against all trespasses on the said premises or any part thereof for



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taking possession and to take appropriate steps whether by action or distress or otherwise and to abate all nuisance and for such to enter into all contracts or arrangement with the trespassers

8. To appoint and terminate the appointment of Architect and to get prepared plans for demolition, construction and/or re-construction of and/or additions and/or alteration to any new or existing Building or Buildings or Structures on the said premises or any portion or portions thereof
9. To mortgage the land on behalf of Landowners to secure the Construction Finance from any bank and/or NBFC's or Financial Institution.
10. To take all steps for preparation of the building plan including survey, soil test etc.
11. To get the building plans prepared and apply for and obtain sanction of building plan so including the revisions and modifications thereof for construction of building so on the said premises and to deposit fees in connection therewith and for getting clearances and permissions from all the government departments and authorities including Fire Brigade, KMDA, Rapur Sonargur Municipality, Police and any other Government or Semi Government Authorities as may be necessary for the construction of the new buildings on the said premises
12. To make sign and verify all applications or objections to appropriate authorities for all and any license permission or consent etc. required by law in connection with management of the property or properties mentioned in Schedule below



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13. To effect mutation or separation of holding in the Revenue or Settlement Offices or Competent Authorities and sign all applications or objections or hearing and swear Affidavits relating to mutation or any other purpose in our names and on our behalf
14. To appear for and represent before the Board of Revenue, Collector any District Sub-Divisional Officer, any Magistrate Judge, Munsiff, BL&LRO Office, Settlement Officers, Rajpur Sonarpur Municipality, C.M.D.A. Fire Brigade, Commissions of any Division on all matter and things relating to estate or its affairs.
15. To appear before and execute all formalities to submit plan, before the Rajpur Sonarpur Municipality.
16. To pay fees, obtain sanction for principal plan and/or alteration and modification of plan and to take delivery of the same and such other orders and permissions from the necessary authorities including the Rajpur Sonarpur Municipality be competent for sanctioning and/or modification and/or alterations of plans and also to submit and take delivery of title deeds concerning the said premises documents as be required by the necessary authorities
17. To apply for sanction of drainage plan, internal water line, supply of water, sinking of tube well, permission for lift erection, supply of electricity, installation of transformer if necessary and other utilities as may be necessary for the convenience and enjoyment of the residential apartments in the said building to be constructed in the said premises and to sign all documents on our behalf for the said purposes



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2024/10/28
28 Oct 2024

18. To apply before 'CESC' Ltd. or WBSEDCCL for connection of electricity at the said premises and to sign all documents in our behalf for the said purpose.
19. To build upon and exploit commercially the said premises by making construction of building or buildings thereon and for that to arrange and take down/demolish structure of whatsoever nature existing thereon or as may be constructed in future.
20. To appoint any Contractor/Sub Contractor for construction work on building thereon and to cancel the same and engage new contractor to be done by his own discretion as if we do the same personally.
21. To apply for and obtain such certificate, permissions and clearance including certificate and/or permissions from Govt. of West Bengal Housing Department under the Income Tax Act or other Law relating to Revenue and/or Land and/or Building both Urban and Rural as may be required for execution and/or Registration of any Sale Deed, lease deed, mortgage deed or other documents of transfer of common amenities and areas to be constructed as mentioned in the Development Agreement concerning the said premises and also to appear before and sign and submit all papers and documents and make representations to the necessary authorities for getting such certificate and/or permissions.
22. To complete the buildings in all respects and to get the construction completion certificate from the concerned Municipal Authority.
23. To negotiate on terms for and to agree and to sell the said space spaces with flats and/or proportionate land to be lying or situated with common space and car parking space spaces share to any Purchaser or Purchasers either for space, proportionate share of land and/or space



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with super structures and/or flat or flats as such price which the said Attorney-in-fact has absolute discretion think proper

24. To collect the maintenance charges, service charges or whatsoever charges from the intending Purchaser or Purchasers as he thinks fit.
25. To agree upon and to enter into any Agreement or Agreements and/or for to any party or parties in Firm and Company sale or sales of space or spaces with super structures or flats proportionate share of land and/or cancel and repudiate the same with the intending Purchaser or Purchasers as mentioned in Indenture including Development Agreement.
26. To receive from the Intending Purchaser or Purchasers any booking money and/or earnest money or advance or advances and also the balance of the purchase money and to give good valid receipt and discharges for the same without making us liable which will protect the Purchaser or Purchasers
27. Upon such receipt as aforesaid in our name and as per act and deed to sign and to execute and to deliver any Conveyance or Conveyances for the selling of proportionate share of land and/or flat Flats and/or space with super structures and/or flat flats space proposed to be constructed and maintenance and easement rights of the common areas of the proposed selling of space flat proportionate share of land in favour of the Purchaser or Purchasers or their nominee or nominees our said Attorney also join as vendor in the Conveyance or Conveyances of the proposed sale if the said Attorneys receipt and acknowledge the advance and/or booking money and/or earnest money and/or full consideration money from the intending Purchaser or Purchasers in our names he



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treated as receipt and respectively from the Intending Purchaser or Purchasers. The Developer shall not deliver possession of common areas and areas to be constructed at the premises without making payment of Owners share of revenue in pursuance of the agreed terms of the Development Agreement.

28. To sign and execute all other deeds, instruments and assurance which he shall consider necessary and to enter into and/or agree to such covenant and condition as may be required for fully and effectually conveying the said proportionate share of land flat flats, flat space together with the easement right of the common passage as ourselves to personally present.
29. To prepare sign, execute, submit, enter into modify cancel, alter, draw approve present for registration and admit registration of all papers, documents, deeds, contracts, agreement, Tenancy Agreement, Surrender Deed, Cancellation Deed, Nomination Deed, Rectification Deed, Declaration, Affidavit applications consent and other documents as may in any way be required to be so done for or in connection with all or any of the powers herein contained including sale, assignment, tenancies and or lease and license, permissions of the said premises and every or any part thereof and the termination of all contracts rights of occupancy user and or enjoyment by any person or persons whatsoever and also in connection with observing fulfilling and performing all the terms, conditions and covenants on our part to be observed fulfilled and performed under the said Development Agreement.
30. To commence, prosecute enforce defend answer or oppose all actions and other legal proceedings and demand touching any of the matters aforesaid or any other matter relating to the said Premises in which I



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are now or may hereafter be interested or concerned and also of through 50, give evidence and compromise refer to Arbitration award, submit to judgement or before non suited in any such action or proceedings as aforesaid before any Court Civil or Criminal or Revenue including the Rent Controller, District Court and Small Causes Court.

31. To appear and represent before any court including Hon'ble High Court and also Tribunals for and on our behalf and to appoint and engage Advocate for prosecuting or defending any suit or proceedings in court of law and to sign all plaints, applications, petitions, written statements, etc., and to affirm any affidavit on our behalf and in doing it, may appoint lawyer and to pay fees and charges and sign the Vakalatnama on our behalf for the purpose of the same in respect of the said property described in the Schedule hereunder.
32. To receive any payment and to deposit all moneys including the Court Fee, Stamp Duty, Rectification fees, receive refunds and to receive and grant, valid, receipts and discharge in respect thereof.
33. For the better and more effectually executing the powers or authorities aforesaid to retain and employ Solicitors, Architects, Mukhtars and or debt collecting or other agents.
34. To institute conduct and defend all proceedings for acquisition and or requisition in respect of the said Premises or any part thereof and to receive compensation payable in respect thereof in respect of Developer's Allegation and also to grant, valid, receipts and discharges thereof.



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35. To appear and represent as before all authorities make commitments and give undertakings as be required for all or any of the purpose herein contained.
36. To appear before the Rajpur Sonarpur Municipality and/or other Authorities regarding the Tax Assessment or in any other way relating to the said Premises or any part thereof or any undivided share or shares therein.
37. To observe fulfil and perform all the terms, conditions and obligations on our part to be observed fulfilled and performed under the said Developer's Agreement and to exercise all our rights therein.
38. To appoint and/or terminate the appointment from time to time and to make other or others of any substitute or substitutes for exercising all or any of the authorities herein above contained.
39. To make payments to the landowners towards their share of revenue in accordance with the agreed terms of the said Development Agreement.
40. This Power of Attorney is related and collateral covenant's documents of Registered Development Agreement which has been duly registered at A.D.S.R. Sonarpur, in respect of Schedule Property between the Landowners and the Developer herein.
41. This Power of Attorney can be exercised by any one of the partners of Ganguly Evera Developers LLP viz. Mr. Anant Ganguly and Mr. Manish Jhanghwanwala and the same shall remain valid and effective for the Development of the said property mentioned in Schedule hereunder, construction of the proposed building and execution of Agreements for Sale and Sale Deeds in respect of the areas and common amenities to be



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constructed at the said premises and sold and transferred in pursuance of the aforesaid Development Agreement.

AND GENERALLY to do all acts, deeds and things concerning the said Premises or in any part thereof and for better exercise of the authorities herein contained which WE could have lawfully done under our own hands and seals, if personally present.

SCHEDULE

ALL THAT piece and parcel of land measuring 34.58 decimal be the same or little more or less within Motza Bahans Partahul, J.L. No. 47, out of which

R.S. Dag	R.S. Khatian	Subject land area of this Agreement (Dec.)
589	1127	2.00
602	1105, 1128 & 1828	15.50
604	423	3.00
604	4	4.50
639	11	2.00
645	774	5.17
644	774	0.41

Holding No. 96, Paschim Mahanagar, within Ward No. 28 of Bapur-Sonapur Municipality under Sub-Registry Office- Garia, Police Station Nandapur (previous Sonapur) within the District - 24 Parganas -South.

ON THE NORTH : By R.S. Dag 626, 603, 605 & 674;

ON THE SOUTH : By 15m wide Municipal Road.

ON THE EAST : By 12 wide Municipal Road.

ON THE WEST : By 8m wide Municipal Road.

IN WITNESS WHEREOF the Parties hereto have signed and executed these presents on the ..26th... day of *September*, 2022 (Two Thousand and Twenty Two).

SIGNED, SEALED & DELIVERED

by the parties at Kolkata in presence of:-

1. *Kelohanta Hazumda*
East Fastebad, Garia
Ko1- 700084
2. *Suroop Mondal*
Chakraborty Rampur, Jayrampi
743342

GREENERY INFRA TECH PVT LTD
SARDEV INFRA CON PVT LTD
SARDEV PROMOTERS PVT LTD
VIDHRA INFRA CON PVT LTD

Rishu Shekhar
Director / Authorised Signatory

SIGNATURE OF THE EXECUTANTS

GANGULY EVERA DEVELOPERS LLP

[Signature]
Designated Partner

SIGNATURE OF THE ACCEPTOR

Drafted by

[Signature]
SOMA CHAKRABORTY
Advocate.

Baruipur Civil Court
WB - 2618/99



28 SEP 2021

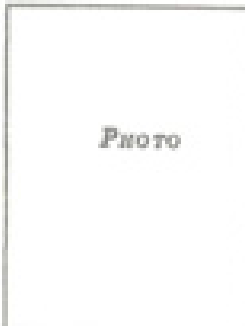
SPECIMEN FORM FOR TEN FINGER PRINTS



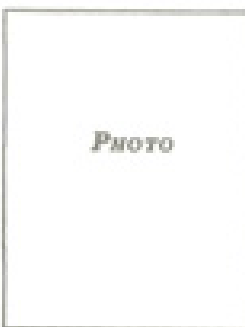
<i>Prithvi Sampalwar</i>		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	LEFT HAND					
<i>Prithvi</i>		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	RIGHT HAND					



<i>Satish</i>		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	LEFT HAND					
<i>Satish</i>		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	RIGHT HAND					



		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	LEFT HAND					
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	RIGHT HAND					



		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	LEFT HAND					
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	RIGHT HAND					



28 SEP 2022

Major Information of the Deed

Deed No :	I-1603-15650/2022	Date of Registration	28/09/2022
Query No / Year	1603-8002935513/2022	Office where deed is registered	
Query Date	28/09/2022 12:51:44 PM	D S R - 11 SOUTH 24 PARGANAS, District South 24-Parganas	
Applicant Name, Address & Other Details	Soma Chakraborty Thana Baranpur, District South 24 Parganas, WEST BENGAL. Mobile No - 8335247751, Status, Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[335] Other than Amovable Property Declaration (No of Declaration : 2)		
Set Forth value	Market Value		
Rs. 7/-	Rs. 329,36,034/-		
Stampduty Paid (SD)	Registration Fee Paid		
Rs. 100/- (Article 48 (g))	Rs. 53/- (Article 5, E, M, D)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year] 1603-15619/2022. Received Rs. 50/- (FIFTY only) from the applicant for issuing the assessment slip (Urban area)		

Land Details :

District, South 24-Parganas P.S: Sonarpur, Municipality: RAJIBR-SONARPUR Road Paschen Mahanayapur Road Minara Barhara Farhadad, Ward No: 28 Pin Code: 730004

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-551	RS-1327	Basu	Danga	2 Dec	10	18,52,234/-	Property is on Road, Project Name:
L2	RS-552	RS-1605	Basu	Danga	15.5 Dec	10	15,81,557/-	Property is on Road, Project Name:
L3	RS-553	RS-523	Basu	Danga	5 Dec	10	48,87,018/-	Property is on Road, Project Name:
L4	RS-504	RS-6	Basu	Danga	4.5 Dec	10	44,07,978/-	Property is on Road, Project Name:
L5	RS-639	RS-10	Basu	Danga	2 Dec	10	17,41,269/-	Property is on Road, Project Name:
L6	RS-643	RS-774	Basu	Danga	5.17 Dec	10	45,01,171/-	Property is on Road, Project Name:
L7	RS-644	RS-774	Basu	Danga	0.41 Dec	10	5,56,859/-	Property is on Road, Project Name:
TOTAL :					34.58 Dec	7/-	329,36,034/-	
Grand Total :					34.58 Dec	7/-	329,36,034/-	










Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	GREENERY INFRATECH PRIVATE LIMITED 609/2, TOPSIA ROAD, Flat No: 3D, City - Not Specified, P O - GOBINDO KHATIK ROAD, P.S.-Topsia, District - South 24-Parganas, West Bengal, India, PIN - 700046, PAN No. : AAxxxxxx6D, Aadhaar No Not Provided, Status - Organization, Executed by: Representative, Executed by: Representative
2	SARDEV INFRACON PRIVATE LIMITED 682, TOPSIA ROAD, Flat No: 3D, City - Not Specified, P O - GOBINDO KHATIK ROAD, P.S.-Topsia, District - South 24 Parganas, West Bengal, India, PIN - 700046, PAN No. : ABxxxxxx6I, Aadhaar No Not Provided, Status - Organization, Executed by: Representative, Executed by: Representative
3	SARDEV PROMOTERS PRIVATE LIMITED 682, TOPSIA ROAD, Flat No: 3D, City - Not Specified, P O - GOBINDO KHATIK ROAD, P.S.-Topsia, District - South 24-Parganas, West Bengal, India, PIN - 700046, PAN No. : ABxxxxxx7H, Aadhaar No Not Provided, Status - Organization, Executed by: Representative, Executed by: Representative
4	VIDHRA INFRACON PRIVATE LIMITED 682, TOPSIA ROAD, Flat No: 3D, City - Not Specified, P O - GOBINDO, P.S.-Topsia, District -South 24-Parganas, West Bengal, India, PIN - 700046, PAN No. : AAxxxxxx2R, Aadhaar No Not Provided, Status - Organization, Executed by: Representative, Executed by: Representative



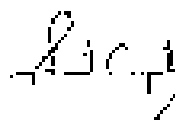
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	GANGULY EVERA DEVELOPERS LLP 159, GARIA STATION ROAD, City - Not Specified, P O - GARIA, P.S -Sonarpur, District -South 24 Parganas, West Bengal, India, PIN - 700084, PAN No. : AAxxxxxx9M, Aadhaar No Not Provided, Status - Organization, Executed by: Representative

Representative Details :




Sl No	Name,Address,Photo,Finger print and Signature												
	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri RISHAV JHUNJHUNWALA Son of Shri MANISH JHUNJHUNWALA Date of Execution - 28/09/2022, Admitted by SrP, Date of Admission - 28/09/2022, Place of Admission of Execution - G.O. no </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td></td> <td>3874771-53274</td> <td>171-12342021</td> <td>12011027</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Shri RISHAV JHUNJHUNWALA Son of Shri MANISH JHUNJHUNWALA Date of Execution - 28/09/2022, Admitted by SrP, Date of Admission - 28/09/2022, Place of Admission of Execution - G.O. no					3874771-53274	171-12342021	12011027
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Shri RISHAV JHUNJHUNWALA Son of Shri MANISH JHUNJHUNWALA Date of Execution - 28/09/2022, Admitted by SrP, Date of Admission - 28/09/2022, Place of Admission of Execution - G.O. no													
	3874771-53274	171-12342021	12011027										

18, RAJBARI, 19, Dwyer Place, City:- Not Specified, P.O:- GARIAHAT, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: A0xxxxxx7K Aadhaar No Not Provided Status: Representative, Representative of: GREENERY INFRA TECH PRIVATE LIMITED (as DIRECTOR), SARDEV INFRACON PRIVATE LIMITED (as DIRECTOR), SARDEV PROMOTERS PRIVATE LIMITED (as DIRECTOR), VIDHA INFRACON PRIVATE LIMITED (as DIRECTOR)

2	Name	Photo	Finger Print	Signature
	Shri AMIT GANGULY (Presentant) Son of Late: BANJIT GANGULY Date of Execution - 28/09/2022, Admitted by Sr.1, Date of Admission - 28/09/2022, Place of Admission of Execution - Office	 <small>28/09/2022 1:32PM</small>	 <small>L11 28/09/2022</small>	 <small>28/09/2022</small>

174, GARIA STATION ROAD, City:- Not Specified, P.O:- GARIA, P.S:-Sundarbar, District:-South 24-Parganas, West Bengal, India, PIN - 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: A xxxxxx6R Aadhaar No Not Provided Status: Representative, Representative of: GANGULY EVERA DEVELOPERS LLP (as DIRECTOR)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SWARUP MONDAL Son of Mr: SUJIT MONDAL PUNPLA, JANGAL A Day -, P.O:- PUNPLA, P.S:-Jangal, District:-South 24-Parganas, West Bengal, India, PIN - 743342	 <small>28/09/2022</small>	 <small>28/09/2022</small>	 <small>28/09/2022</small>

Identifier Of Son (R. SHAM) Of N. JHUNWALA, SH. AMIT GANGULY

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	GREENERY INFRA TECH PRIVATE LIMITED	GANGULY EVERA DEVELOPERS LLP 0.5 Dec
2	SARDEV INFRACON PRIVATE LIMITED	GANGULY EVERA DEVELOPERS LLP 0.5 Dec
3	SARDEV PROMOTERS PRIVATE LIMITED	GANGULY EVERA DEVELOPERS LLP 0.5 Dec
4	VIDHA INFRACON PRIVATE LIMITED	GANGULY EVERA DEVELOPERS LLP 0.5 Dec

Transfer of property for L2

Sl.No	From	To, with area (Name-Area)
1	GREENERY INFRA TECH PRIVATE LIMITED	GANGULY EVERA DEVELOPERS LLP 0.975 Dec
2	SARDEV INFRACON PRIVATE LIMITED	GANGULY EVERA DEVELOPERS LLP 0.975 Dec
3	SARDEV PROMOTERS PRIVATE LIMITED	GANGULY EVERA DEVELOPERS LLP 0.975 Dec

4 VIDHRA INFRACON PRIVATE LIMITED GANGULY EVERA DEVELOPERS LLP-3 875 Dec

Transfer of property for L3

Sl.No	From	To, with area (Name-Area)
1	GREENEY INFRA TECH PRIVATE LIMITED	GANGULY EVERA DEVELOPERS LLP-1 25 Dec
2	SARDEV INFRACON PRIVATE LIMITED	GANGULY EVERA DEVELOPERS LLP-1 25 Dec
3	SARDEV PROMOTERS PRIVATE LIMITED	GANGULY EVERA DEVELOPERS LLP 1 25 Dec
4	VIDHRA INFRACON PRIVATE LIMITED	GANGULY EVERA DEVELOPERS LLP 1 25 Dec

Transfer of property for L4

Sl.No	From	To, with area (Name-Area)
1	GREENEY INFRA TECH PRIVATE LIMITED	GANGULY EVERA DEVELOPERS LLP-1 125 Dec
2	SARDEV INFRACON PRIVATE LIMITED	GANGULY EVERA DEVELOPERS LLP-1 125 Dec
3	SARDEV PROMOTERS PRIVATE LIMITED	GANGULY EVERA DEVELOPERS LLP-1 125 Dec
4	VIDHRA INFRACON PRIVATE LIMITED	GANGULY EVERA DEVELOPERS LLP-1 125 Dec

Transfer of property for L5

Sl.No	From	To, with area (Name-Area)
1	GREENEY INFRA TECH PRIVATE LIMITED	GANGULY EVERA DEVELOPERS LLP-0.5 Dec
2	SARDEV INFRACON PRIVATE LIMITED	GANGULY EVERA DEVELOPERS LLP 0.5 Dec
3	SARDEV PROMOTERS PRIVATE LIMITED	GANGULY EVERA DEVELOPERS LLP 0.5 Dec
4	VIDHRA INFRACON PRIVATE LIMITED	GANGULY EVERA DEVELOPERS LLP 0.5 Dec

Transfer of property for L6

Sl.No	From	To, with area (Name-Area)
1	GREENEY INFRA TECH PRIVATE LIMITED	GANGULY EVERA DEVELOPERS LLP-1 2925 Dec
2	SARDEV INFRACON PRIVATE LIMITED	GANGULY EVERA DEVELOPERS LLP-1 2925 Dec
3	SARDEV PROMOTERS PRIVATE LIMITED	GANGULY EVERA DEVELOPERS LLP-1 2925 Dec
4	VIDHRA INFRACON PRIVATE LIMITED	GANGULY EVERA DEVELOPERS LLP-1 2925 Dec

Transfer of property for L7

Sl.No	From	To, with area (Name-Area)
1	GREENEY INFRA TECH PRIVATE LIMITED	GANGULY EVERA DEVELOPERS LLP-0 1025 Dec

2	SARDEY INFRACON PRIVATE LIMITED	GANGULY EVERA DEVELOPERS LLP-3 1025 Dec
3	SARDEY PROMOTERS PRIVATE LIMITED	GANGULY EVERA DEVELOPERS LLP-3 1025 Dec
4	VEDRA INFRACON PRIVATE LIMITED	GANGULY EVERA DEVELOPERS LLP-3 1025 Dec

On 28-09-2022

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 1E (g) of Indian Stamp Act 1899.

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

Presented for registration at 12.58 hrs. on 28-09-2022, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Shri AMIT GANGULY .

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of the property which is the subject matter of the deed has been assessed at Rs 3,26,36,004/-

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

Execution is admitted on 28-09-2022 by Shri RISHAV CHANDRANWALA, DIRECTOR, GREENERY INFRATECH PRIVATE LIMITED, 66B-2, TOPSIA ROAD, Flat No: 30, City - Not Specified, P.O: GORINDO KHATIK ROAD, P.S.-Topsia, District-South 24-Parganas, West Bengal, India PIN - 700046; DIRECTOR, SARDEV INFRACON PRIVATE LIMITED 66B-2, TOPSIA ROAD, Flat No: 30, City - Not Specified, P.O - GOBINDO KHATIK ROAD, P.S.-Topsia, District-South 24-Parganas, West Bengal, India PIN - 700046; DIRECTOR, SARDEV PROMOTERS PRIVATE LIMITED 66B-2, TOPSIA ROAD, Flat No: 30, City - Not Specified, P.O. GORINDO KHATIK ROAD, P.S.-Topsia, District: South 24-Parganas, West Bengal, India PIN - 700046; DIRECTOR, VIDHRA INFRACON PRIVATE LIMITED, 66B-2, TOPSIA ROAD, Flat No: 30, City - Not Specified, P.O - GOBINDO P.S.-Topsia, District -South 24-Parganas, West Bengal, India PIN - 700046

Identified by Mr SWARUP MONDAL, . . . Son of Mr SUNIT MONDAL, PUNPLA JANGALIA, P.O: PUNPLA, Thana Jaynagar, South 24-Parganas, WEST BENGAL, India, PIN - 743372, by caste Hindu, by profession Others

Execution is admitted on 28-09-2022 by Shri AMIT GANGULY, DIRECTOR, GANGULY EVERA DEVELOPERS LLP, 159, GARIA STATION ROAD, City - Not Specified, P.O.- GARIA P.S. Sonarpur, District -South 24-Parganas, West Bengal, India, PIN - 700084

Identified by Mr SWARUP MONDAL, . . . Son of Mr SUNIT MONDAL, PUNPLA JANGALIA, P.O: PUNPLA, Thana Jaynagar, South 24-Parganas, WEST BENGAL India, PIN - 743372, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53,004/- E - Rs 21,000/- H - Rs 29,004/- (M) = Rs 4,004/- plus Registration Fees paid by Cash Rs 53,004/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 704 and Stamp Duty paid by Stamp Rs 700 (0/- Deduction of Stamp)

1. Stamp Type: Impressed, Serial no 13570, Amount: Rs 100,000, Date of Purchase: 28-09-2022, Vendor name: T.K Parkavasilla



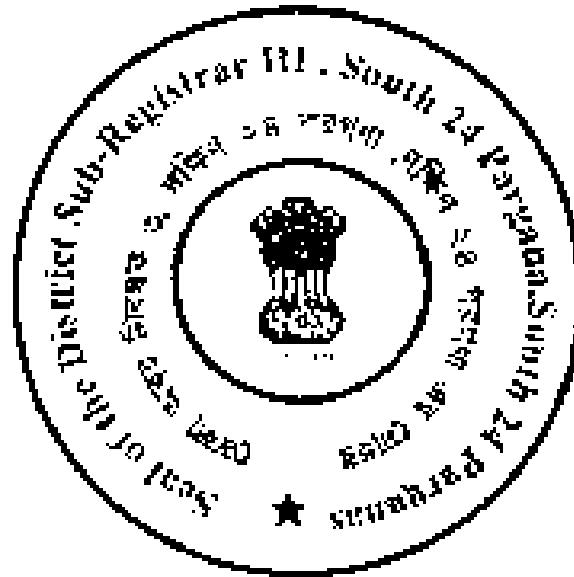
Babasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2022, Page from 508370 to 508391

being No 160315550 for the year 2022.



Digitally signed by Debasish Dhar
Date: 2022.09.29 17:44:17 +05:30
Reason: Digital Signing of Docc.

(Debasish Dhar) 2022/09/29 05:44:17 PM

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

West Bengal.

(This document is digitally signed.)