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certified that the Document is admitted to Registration. The Signature Sheet and the Endorsement sheets attached to this document are the part of this Document.

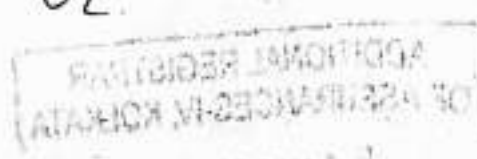
Additional Registrar  
of Assurances-IV, Kolkata

Additional Registrar of  
Assurances-IV, Kolkata

28 MAY 2022

TO ALL TO WHOM THESE PRESENTS SHALL COME, (1) DEVYANSH PROPERTIES PRIVATE LIMITED (having PAN AAHCD0048D and CIN U70109WB2018PTC229407), a Company incorporated under the Companies Act, 2013 having its Registered Office at 10/C, Ho-Chi-Minh Sarani,

*[Handwritten signatures]*



Visit Case No. 2589 of 21.05  
J(1)- 250  
J(2)- 350  
Total 600/-  
Realised on \_\_\_\_\_

ARA-IV  
Kolkata

11/10/21

DSP LAW ASSOCIATES  
4D Nicco House

1B & 2 Floor, Street,  
Kolkata - 700001

NAME \_\_\_\_\_  
ADD \_\_\_\_\_  
Rs. 500/-

22 APR 2022

SURANJAN MIKHERJEE  
Licensed Stamp Vendor  
C. C. Court  
2 & 3 K. S. Roy Road, Kol-1



22 APR 2022

*Signature*



5863

*Signature*



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*Signature*



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*Mayank Shroff*



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*Signature*



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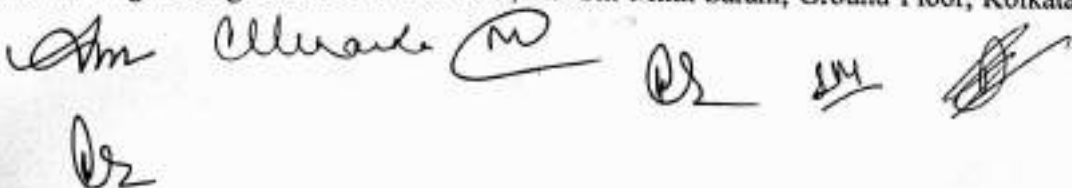
Sheetal Murarka



ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA

21 MAY 2022

Ground Floor, Kolkata - 700071, Post Office - Middleton Street, Police Station - Shakespeare Sarani and represented by its Director Anurag Murarka son of Binod Kumar Murarka of 113A, Ripon Street, beside May Flower Nursing Home, Park Street, Park Street H.O., Park Street, Kolkata - 700016, Police Station - Park Street, Post Office - Park Street, (having Aadhaar No. 4704 9845 3427 and PAN AESPM2602J), (2) **JEEN MATA HOME BUILDERS PRIVATE LIMITED** (having PAN AAECJ4291K and CIN U70200WB2018PTC229506), a Company incorporated under the Companies Act, 2013 and having its Registered Office at 10/C, Ho-Chi-Minh Sarani, Ground Floor, Kolkata - 700071, Police Station - Shakespeare Sarani, Post Office - Middleton Street and represented by its Director Mayank Shroff son of Binod Kumar Shroff of 4B/4C, Nabankur Apartment, 5, Wood Street, Park Street H.O., Park Street, Kolkata - 700016, Police Station - Shakespeare Sarani, Post Office - Park Street, (having Aadhaar No. 5114 9100 1264 and PAN ANNPS0262Q), (3) **MUSADDI BUILDERS PRIVATE LIMITED** (having PAN AAMCM3245J and CIN U70109WB2018PTC229519), a Company incorporated under the Companies Act, 2013 and having its Registered Office at 10C, Ho-Chi-Minh Sarani, First Floor, Flat No. 101, Kolkata - 700071, Police Station - Shakespeare Sarani, Post Office - Middleton Street and represented by its Director Mayank Shroff son of Binod Kumar Shroff of 4B/4C, Nabankur Apartment, 5, Wood Street, Park Street H.O., Park Street, Kolkata - 700016, Police Station - Shakespeare Sarani, Post Office - Park Street, (having Aadhaar No. 5114 9100 1264 and PAN ANNPS0262Q), (4) **PRIYANSHI PROPERTIES PRIVATE LIMITED** (having PAN AAKCP2604G and CIN U70100WB2018PTC229408), a Company incorporated under the Companies Act, 2013 and having its Registered Office at 10/C, Ho-Chi-Minh Sarani, Ground Floor, Kolkata - 700071, Police Station - Shakespeare Sarani, Post Office - Middleton Street and represented by its Director Vikas Murarka son of Pramod Kumar Murarka of 113A, Ripon Street, beside May Flower Nursing Home, Park Street, Park Street H.O., Park Street, Kolkata - 700016, Police Station - Park Street, Post Office - Park Street, (having Aadhaar No. 4704 9845 3427 and PAN AESPM2602J), (5) **VANYA BUILDCON PRIVATE LIMITED** (having PAN AAGCV7360R and CIN U70200WB2018PTC229520), a Company incorporated under the Companies Act, 1956 and having its Registered Office at 10/C, Ho-Chi-Minh Sarani, Ground Floor, Kolkata - 700071, Police Station - Shakespeare Sarani, Post Office - Middleton Street and represented by its Director (Smt.) Sheetal Murarka wife of Vikas Murarka of 113A, Ripon Street, beside May Flower Nursing Home, Park Street, Park Street H.O., Park Street, Kolkata - 700016, Police Station - Park Street, Post Office - Park Street, (having Aadhaar No. 5250 6070 1099 and PAN ADWPG0190Q), (6) **PRIYANSHI REALCON PRIVATE LIMITED** (having PAN AAKCP2809H and CIN U70200WB2019PTC229607), a Company incorporated under the Companies Act, 2013 and having its Registered Office at 10/C, Ho-Chi-Minh Sarani, Ground Floor, Kolkata -





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Amount Shroff



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ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA

21 MAY 2022

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700071, Police Station - Shakespeare Sarani, Post Office - Middleton Street and represented by its Director Anant Shroff son of Binod Kumar Shroff of 4B/4C, Nabankur Apartment, 5, Wood Street, Park Street H.O., Park Street, Kolkata - 700016, Police Station - Shakespeare Sarani, Post Office - Park Street, (having Aadhaar No. 4739 6173 6068 and PAN BGXPS0434A), (7) **MUSADDI REALTORS PRIVATE LIMITED** (having PAN AAMCM3332Q and CIN U70100WB2019PTC229594), a Company incorporated under the Companies Act, 2013 having its Registered Office at 10/C, Ho-Chi-Minh Sarani, Ground Floor, Kolkata - 700071, Police Station - Shakespeare Sarani, Post Office - Middleton Street and represented by its Director Vikash Musaddi son of Late Vijay Kumar Musaddi of 10C, Ho-Chi-Minh Sarani, Middleton Row, Kolkata - 700071, Police Station - Shakespeare Sarani, Post Office - Middleton Street, (having Aadhaar No. 7702 1780 0190 and PAN AFCPM7475E) and (8) **VANYA GRIHA NIRMAN PRIVATE LIMITED** (having PAN AAGCV7230E and CIN U70200WB2018PTC229353), a Company incorporated under the Companies Act, 1956 having its Registered Office at 10/C, Ho-Chi-Minh Sarani, Ground Floor, Kolkata - 700071, Police Station - Shakespeare Sarani, Post Office - Middleton Street and represented by its Director Vikash Musaddi son of Late Vijay Kumar Musaddi of 10C, Ho-Chi-Minh Sarani, Middleton Row, Kolkata - 700071, Police Station - Shakespeare Sarani, Post Office - Middleton Street, (having Aadhaar No. 7702 1780 0190 and PAN AFCPM7475E) hereinafter referred to as "the **PRINCIPALS**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include their and each of their respective successors or successors-in-office and/or assigns) **SEND GREETINGS:**

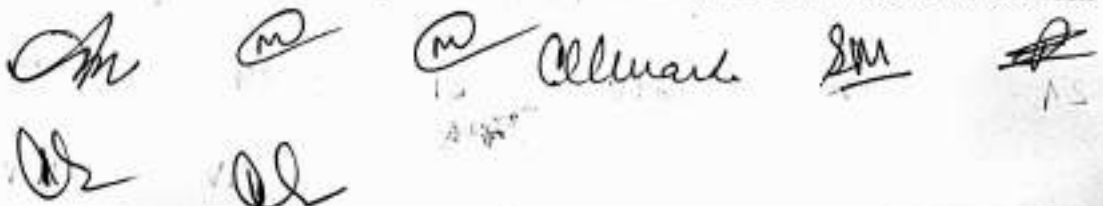
I. **DEFINITIONS:** Unless in this power there be something contrary or repugnant to the subject or context:-

- i. "**Appropriate Authorities**" shall mean the Central or State Government or any Department thereof and/or its officers and all other State Executives, judicial or quasi-judicial authorities and persons and includes any local authority, Government Company, statutory bodies or authorities, Durgapur Avaynagar -I Grampanchayat, Howrah Zilla Parishad, panchayat, gram panchayat, municipal authorities, planning authority, development authority, B.L.&L.R.O., D.L.&L.R.O., District Magistrate, Additional District Magistrate, commissioner, collector, other authorities under the West Bengal Land Reforms Act or Estates Acquisition Act any or other statute, KMDA, MED, planning authority, development authority, fire brigade, the competent authority under the Urban Land (Ceiling & Regulation) Act, 1976, airport authorities, highway authorities, authorities under the Real Estate Laws, police authorities, law enforcement

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authorities, pollution control authorities, fire service authorities, insurance companies, courts, tribunals, judicial and quasi-judicial authorities and forums, service/utility providers for electricity, water, drainage, sewerage, lift, generator, telecom, television, wireless connectivity, digital or any other utilities whatsoever.

- ii. **"Attorney"** shall mean the Developer represented by its Partner Mr. Vikash Musaddi, son of Late Vijay Kumar Musaddi residing at 10C, Ho-Chi-Minh Sarani, Middleton Row, Kolkata - 700071, Police Station - Shakespeare Sarani, Post Office - Middleton Street, (having PAN AFCPM7475E) and includes any other person whom the Developer may authorize in addition to or as a substitute to the said person but shall not include a person whose authorization to represent the Principals as their attorney is revoked by the Developer.
- iii. **"Building Plans"** shall mean the plans sanctioned by the Howrah Zilla Parishad vide plan No. 132/032/H2P/PS dated 1<sup>st</sup> October 2021 and include any modifications, revisions, alterations, revalidations or renewals thereof and/or any new plans that may be got sanctioned or approved by the Developer from any Appropriate Authority.
- iv. **"Building Complex"** shall mean the New Buildings at the Subject Property together with the Common Areas and Installations and wherever the context so permits or intends, shall include the land at the Subject Property.
- v. **"Developer's Share of Realization"** shall mean 80% of the Realizations in respect of all the Transferable Areas and includes any variation made by mutual consent in writing of the Principals and the Developer.
- vi. **"Developer's Allocation"** shall mean the Developer's Realization Share and shall include all other properties and rights belonging to the Developer in terms of the Development Agreement.
- vii. **"Developer"** shall mean **MUSADDI PROPERTIES LLP** (having PAN ABQFM0344L), a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008 having its Registered Office at 10C, Ho Chi Minh Sarani, Post Office - Little Russell Street, Police Station - Shakespeare Sarani, Kolkata - 700071 and includes its successors or successors-in-office and/or successors-in-interest and/or assigns.
- viii. **"Development Agreement"** shall mean the Development Agreement dated 1<sup>st</sup> September, 2021 and registered with the Additional Registrar of Assurances - IV, Kolkata in Book I, Being No. 190403991 for the year 2022 entered into between



the Principals and the Developer and includes any modifications or alterations thereof as may be made by the Principals and the Developer in writing.

- ix. **"New Buildings"** shall mean the one or more buildings and other structures that may be constructed from time to time at the Subject Property and/or at a portion thereof.
- x. **"Principals' Realization Share"** shall mean 20% of the Realizations in respect of all the Transferable Areas and includes any variation made by mutual consent in writing of the Principals and the Developer.
- xi. **"Principals' Allocation"** shall mean the Principals' Realization Share and includes all other properties and rights belonging to the Principals in terms of the Development Agreement.
- xii. **"Realization"** shall mean the amounts that may, from time to time, be received against the Transfer of Units, the Parking Spaces and the other Transferable Areas and/or in relation to such Transfer on any account other than Pass Through Charges and Extras and Deposits.
- xiii. **"Subject Property"** shall mean the pieces and parcels of contiguous and adjacent lands in one combined parcel in Mouza Bally, J.L. No. 14 under Police Station - Bally in the District of Howrah morefully described in the **FIRST SCHEDULE** hereunder written.
- xiv. **"Transfer"** with all its grammatical variations shall mean transfer by sale or by any other means adopted by the Developer.
- xv. **"Transferable Areas"** shall mean the Units, Parking Spaces and/or anything else comprised at the Subject Property which is or can be commercially exploited including by making it part of area of Units or by making it appurtenant to any Unit or otherwise, save and except the allocation meant for any owner of any land at the Subject Property and shall also include (a) any area, right or privilege at the Building Complex capable of being commercially exploited or transferred for consideration in any manner; (b) the proportionate undivided shares in land and; (c) the Common Areas and Installations appurtenant to the Units.
- xvi. **"Transferees"** shall mean the person(s) who from time to time purchase or agree to purchase or otherwise acquire any Transferable Areas in the Building Complex.
- xvii. **"Units"** shall mean the independent and self-contained residential flats in the New Buildings at the Subject Property capable of being exclusively held, used or


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occupied by a person and also includes any offices, shops or commercial spaces or portions thereof if so constructed by the Developer as part of any New Building(s).

- xviii. Any other term or expression used herein shall, unless there is something contrary or repugnant to the subject or context, have the same meaning as assigned in the Development Agreement.

## II. RECITALS:

- A. **WHEREAS** by the Development Agreement, the parties thereto have agreed, inter alia, that the Developer would have the exclusive right to develop the Subject Property and the Principals and the Developer agreed upon the terms and conditions as morefully contained therein.
- B. **AND WHEREAS** the Developer has already caused to be sanctioned the Building Plans and has commenced acts deeds and things pursuant to the Development Agreement.
- C. **AND WHEREAS** in terms of the Development Agreement, the Developer has now requested the Principals to execute this Power of Attorney in favour of the Attorney to do all acts deeds and things as and for the purposes relating to the Subject Property and the Building Complex and the related purposes and accordingly the Principals are executing the same as hereinafter contained:

**III. NOW KNOW YE BY THESE PRESENTS,** We the Principals abovenamed do hereby nominate constitute and appoint the said Attorney as the true and lawful attorney for in the name and on behalf of the Principals to do execute exercise and perform all or any of the following acts deeds matters and things relating to the Subject Property and the Building Complex and the related purposes i.e. to say:

1. To manage, maintain, look after, supervise, administer, secure, hold and defend possession of the Subject Property and every part thereof and do all acts deeds and things in connection therewith.
2. To deal with fully and in all manner and to warn off and prohibit and if necessary proceed in due form of law against all or any trespassers and to take appropriate steps whether by action or distress or otherwise and to abate all nuisance and for that to enter into all contracts agreements and arrangements with them or any of them or otherwise and to abate all nuisance.





3. To cause survey, measurement, soil test, excavation and other works at the Subject Property.
4. To sign, apply for and obtain mutation, conversion, updation, insertions, correction of area or boundary or dimension or other description or any other correction, modification, alteration or other recording in respect of the Subject Property or any part thereof or the boundary of the Subject Property in the records of the Appropriate Authorities or any of them and to do all other acts, deeds and things with regards thereto as may be deemed fit and proper by the said Attorney.
5. To demolish, construct and reconstruct boundary walls, fencing, dividers etc., at the Subject Property and/or any portion thereof for purposes connected to development in terms of the Development Agreement and to construct or put up temporary sheds, structures etc., for storage of building materials or site offices.
6. To accept or object to the assessments made from time to time of land revenue or municipal taxes or valuation or taxes in respect of the Subject Property or the building or buildings that may be constructed thereon or any part or share thereof by the land authorities, panchayat and other authorities and to attend all hearings and have the same finalized.
7. To pay all rates, taxes, land revenue, electricity charges, utility charges, other charges expenses and other outgoings whatsoever payable in respect of the Subject Property or any part thereof or the New Buildings for the time being thereon or any part or parts thereof and to receive refund of the excess amounts, if paid, from the and/or concerned authorities and to grant receipts and discharges in respect thereof.
8. To prepare apply for sign and submit plans, maps, specifications and sketches in the modification, revision or alteration of the said Building Plans or by way of new plans for approval or sanctioning by the Howrah Zilla Parishad, Municipal Engineering Directorate, Planning Authority, Development Authority, Gram Panchayat or other Appropriate Authorities having jurisdiction and to have the same sanctioned and if required, to have the same modified revised altered and/or renewed.
9. To process any application in connection with the Building Plans, to pay fees and to obtain sanction revalidation modification revision alteration and/or renewal and/or such other orders and permissions of the plans for any construction at the Subject Property.

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10. To sign and submit all declarations, undertakings, affidavits, gifts of strips or splayed corners required by any authority for the purpose of sanction/ modification/alteration/renewal of the plans for any construction at the Subject Property.
11. To give notice to the concerned authorities regarding commencement of construction and/or demolition of any structure(s) and/or for any other purpose as required or deemed fit and proper.
12. To carry out demolition, construction, reconstruction, addition, alteration, erection, re-erection and any other related activity at the Subject Property in respect of the Building Complex.
13. To inform the concerned Appropriate Authorities of all internal alterations within the sanctioned covered space and to incorporate all such deviations in the Completion Plan in accordance with the applicable rules and to get the same regularized.
14. To apply for and obtain temporary or permanent connections of all services including water, electricity, telephone, gas, power, drainage, sewerage, borewell, generator, transformers, lifts, septic tanks, security systems, dish antenna, towers, electronic or technical connections, mechanical parking system, MLCP etc., and/or other utilities inputs and facilities from the Appropriate Authorities and statutory bodies or private bodies or service providers and/or to make alterations therein and to close down and/or have disconnected the same.
15. To apply for and obtain any permission clearance and license to erect and run/operate and/or maintain lift, mechanized parking, generator, dish antenna and any other utility, input or facility in the Building Complex or any part thereof including those mentioned in the last mentioned clause hereinabove and also to give contract to the manufacturer for maintenance of lift or lifts, generator, dish antenna and other utilities and its concerned machineries.
16. To deal with any person or authority owning, occupying or having any right title or interest in any adjacent lands on any side of the Subject Property for any purposes connected with the Building Complex.
17. To apply for and obtain "No Objection Certificate" from the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976 and all other permissions that may be required for the sanctioning and/or alteration and/or revalidation of plan, modification and/or alteration and/or revalidation, and/or for obtaining



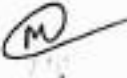
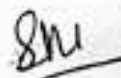


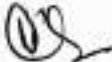
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utilities and/or for any development activity or other purposes connected with the Building Complex.

18. To apply for and obtain all permissions, approvals, licenses, registrations, clearances, no objection certificates, quotas, subsidies, incentives, exemptions, discounts, waivers, entitlements and allocations of cement, steel, bricks and other building materials, in respect of the Building Complex and/or in respect of any input, utility or facility to be installed, run, made operative and managed thereat from all State or Central Government Authorities and statutory or other bodies and authorities concerned and any service providers.
19. To apply for and obtain all necessary permissions and clearances from the authorities under the pollution and environment laws and all other related authorities.
20. To apply for and obtain in the name of the Developer the registration under all Real Estate Laws and to obtain all licenses and permissions under the said Laws and do all other acts and statutes, as applicable.
21. To appoint and terminate the appointment of Architects, Engineers, Surveyors and others for survey and soil testing and also for preparation of plans in respect of building or buildings at the Subject Property or portion or portions thereof and also for additions and/or alteration and/or modifications thereto (including those on account of user or change of user thereof or any part thereof) and also for other purposes connected with the Building Complex.
22. To appoint, employ, engage or hire, contractors, sub-contractors, structural engineers, civil engineers, surveyors, overseers, experts, consultants, vastu consultants, chartered accountants, security guards, personnel and/or such other persons or agents as may be required in respect of the Building Complex or any aspect or part thereof on such terms and conditions as the said Attorney may deem fit and proper and to cancel, alter or revoke any such appointment or collaboration.
23. To appoint organizations and persons in connection with Building Management, Facility Management, Common Area management on such terms and conditions as the said Attorney may deem fit and proper and to cancel, alter or revoke any such appointment or collaboration.

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24. To do all necessary acts deeds and things for complying with all laws rules regulations bye-laws ordinance etc. for the time being in force with regard to the Building Complex.
25. To apply for and obtain Completion or Occupancy Certificate and other certificates as may be required from the concerned authorities.
26. To insure and keep insured the New Buildings and other developments or any part thereof or any materials equipments or machineries against loss or damage by fire earthquake and/or other risks, if and as be deemed necessary and/or desirable by the said Attorney and to pay all premium therefor.
27. To obtain loans and finance for development of the Subject Property from any Banks and/or the Financial Institutions and/or Non-Banking Financial Companies and/or Recognized Foreign Direct Investors by mortgaging and charging the New Buildings and/or other constructions, if any, to be made by the Developer at the Subject Property and the land comprised in the Subject Property and to provide consents, confirmations, no objections or other documents as may be required for the creation of such mortgage or charge by the Developer and also sign necessary loan and/or other agreements and power(s) of attorney with the bankers or financiers in connection with the above.
28. To grant consent and No Objection Certificate and permit the Transferees of Units, Parking Spaces and other Transferable Areas (including proportionate land share) to take loans or finances from any Banks or Financial Institutions.
29. To deal with banks and financiers and/or their officers and/or assigns in connection with the repayment of dues and to obtain any no objection certificates, consents, conditional consents, clearances, releases, redemptions from them.
30. To produce and give/deliver/deposit any original title deed or document relating to the Subject Property and/or the Building Complex to any person or financier or others.
31. To advertise and publicize the Building Complex or any part thereof in any media and to appoint marketing agents, brokers, sub-brokers, sole selling or other agents for sale or otherwise transfer of the same in terms of the Development Agreement.
32. To Transfer any demarcated Transferable Areas allocated to the Developer out of unsold areas as per clause 16 of the Development Agreement with the




 Alkumar    



proportionate share in land and other appurtenances thereof to such person or persons and at such consideration as the Attorneys or any of them may deem fit and proper in accordance with the terms and conditions contained in the Development Agreement, and to receive the amounts receivable in respect thereof and issue receipts, acknowledgements and discharges therefor to fully exonerate the person or persons paying the same;

33. To negotiate with the person or persons interested in obtaining Transfer and/or otherwise acquiring Transferable Areas spaces in the Building Complex, take and accept bookings and applications, deal with, Transfer and/or part with possession of the Transferable Areas alongwith or independent of or independently the land comprised in the Subject Property attributable thereto or any portion thereof or any undivided share therein to any Transferee at such consideration and on such terms and conditions as the said Attorney may deem fit and proper but without violating with the terms and conditions of the Development Agreement.
34. To ask, demand, recover, realize and collect the Realizations and all other amounts or any parts thereof receivable in respect of any Transfer of the Transferable Areas in the manner and as per the terms and conditions of the Development Agreement and to deposit the same in the specified accounts as per the Development Agreement and to issue receipts to the Transferees accordingly which shall fully exonerate the person or persons paying the same.
35. To cancel or terminate any booking/blocking and to terminate any contract agreement right of occupancy user and/or enjoyment with any person or persons intending to acquire Transferable Areas and/or undivided shares in the land comprised in the Subject Property and to deal with the space and rights of such person or persons in such manner as the said Attorney may deem fit and proper.
36. To join in as party to agreements for Transfer of the Transferable Areas and/or undivided share in the land comprised in the Subject Property or part thereof, and also confirming thereunder the rights and entitlements of the Developer under the said Development Agreement and agreeing to execute the Deeds of Transfer to be executed in pursuance thereof.
37. To transfer the proportionate share in land and/or in the Common Areas and Installations to any Association or Society if so and as required by law in such manner as may be required.
38. To prepare sign execute modify, alter, draw, approve rectify and/or register and/or give consent and confirmation and/or deliver all papers, documents,







agreements, sale deeds, conveyances, leases, supplementary agreements, nominations, assignments, licenses, mortgages, charges, declarations, forms, receipts and such other documents and writings as in any way be required to be so done and as may be deemed fit and proper by the said Attorney in respect of the Transfer in the manner and as per the terms and conditions of the Development Agreement.

39. To enforce any covenant in any agreement, deed or any other contracts or documents of transfer executed by the Principals and the Developer and to exercise all rights and remedies available to the Principals and the Developer thereunder.
40. To ask, demand, sue for, recover, realize and collect Extras and Deposits (as defined and described in the Development Agreement) which are or may be due payable or recoverable from any Transferees or any person or persons or authority or authorities on any account whatsoever and to give effectual receipts and discharges for the same.
41. To have the Units Transferred to the Transferees to be separately assessed and mutated in the name of the respective Transferees in all public records and with all authorities and/or persons having jurisdiction and to deal with such authority and/or authorities in such manner as the said Attorney may deem fit and proper.
42. To deal with any claim of any third party in respect of the Subject Property and to oppose or settle the same.
43. To look after all or any of the acts relating to Common Purposes including the management, maintenance and administration of the Building Complex as Maintenance In-Charge.
44. To form a non-profit making company or association or society or syndicate amongst the owners and/or buyers of the Transferable Areas (including Association under the Apartment Ownership Act).
45. To deal with the Government of West Bengal or any department or authority in connection with the compliance of any existing or new laws or provisions affecting the Building Complex.
46. For all or any of the purposes hereinstated to apply for, sign, appear and represent the Principals before all or any of the Appropriate Authorities including the Howrah Zilla Parishad, Kolkata Metropolitan Development

A series of handwritten signatures and initials are present at the bottom of the page. From left to right, there is a signature that appears to be 'M', a signature that appears to be 'S', a signature that appears to be 'M', a signature that appears to be 'Chandra', a signature that appears to be 'SM', and a signature that appears to be 'S'. Below these, there are several more initials, including 'OS', 'OS', and 'OS'.

Authority, B.L. & L.R.O., D.L. & L.R.O., and other authorities / officers under the Land laws, MED, Collector, District Magistrate, ADM, Gram Panchayat, Fire Brigade, Planning Authority, Development Authority, the Authorised Officers / Authorities under the Real Estate (Regulation and Development) Act, 2016 the Authorities under the West Bengal Apartment Ownership Act, Companies Act, Societies Registration Act, the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976, the authorities under the West Bengal Land Reforms Act, West Bengal Estate Acquisition Act, Town and Country (Planning & Development) Act, Development Authority, Airport Authorities, all Revenue Authorities, Pollution Control Authorities and other authorities connected to pollution matters, Environment Authorities, Licensing Authorities, Development Plan Authorities of the Government of West Bengal and/or India, Kolkata Port Trust, Insurance Companies, Police Authorities, Traffic Department, Directorate of Fire Services and all Fire Authorities, Directorate of Lifts, Directorate of Electricity and Chief Electrical Inspector and other Electricity Authorities, Government of West Bengal, Insurance Companies, Microwave Authorities of Department of Telecommunication, Electricity, Water and other service provider organizations, Land Acquisition Collector and also all other authorities and Government Departments and/or its officers and also all other State Executives Judicial or Quasi Judicial, Municipal, land and other authorities and all private bodies and service providers and all other persons and also all courts tribunals and appellate authorities and do all acts deeds and things as the attorney may deem fit and proper and to make sign execute register submit register and/or deliver all documents, declarations, affidavits, applications, undertakings, objections, notices etc (including those relating to boundary verification) and also to submit and take delivery of all title deeds concerning the Subject Property and other papers and documents (including cause papers and orders passed in any suit or litigation or proceeding, if any) as be required by the necessary authorities or as may in any way be found necessary or expedient by the said Attorney.

47. To appear and represent the Principals before any Notary Public, Registrar of Assurance, District Registrar, Sub Registrar, Additional Registrar, Metropolitan Magistrate and/or other officer or officers or authority or authorities having jurisdiction and to present for registration before them and admit execution and to acknowledge and register and have registered and perfected and/or notarized and/or affirm or declare all Agreements for transfer, Deeds and documents instruments and writings including the bank/finance documents, mortgage




 Allmark 
  




deeds, if any, executed by the said Attorneys by virtue of the powers hereby conferred.

48. To commence prosecute enforce defend answer and oppose all actions suits writs appeals revisions, review, arbitration proceedings, and other legal proceedings and demands civil criminal or revenue concerning and/or touching any of the matters herein stated and if thought fit to compromise settle, refer to arbitration, abandon, submit to judgment or become non suited in any such action or proceedings as aforesaid before any Court, Civil or Criminal or Revenue, Arbitration Tribunal, any other Tribunal, Collector, Judicial or Quasi Judicial authorities and forums, Statutory authorities, presiding officers, authorized officers, etc. and to sign declare verify and/or affirm any plaint, written statement, petition, application, consent petition, affidavit, vakalatnama, warrant of attorney, memorandum of appeal or any other document or cause paper in any proceeding and to adduce oral and documentary evidences as the occasions shall require and/or as the said attorney or attorneys may think fit and proper.
49. To apply for, obtain, accept and receive any original or copies of clearances, certificates, permissions, no objections, licenses, notices, summons and services of papers from any Court, Tribunal, postal authorities or other authorities or persons.
50. To receive refund of the excess amount of fee or other amounts, if any, paid for the purposes herein stated and to give valid and effectual receipts in respect thereof.
51. To receive all letters, parcels or other postal articles and documents in respect of the Subject Property and to grant proper and effectual receipts thereof.
52. For better and more effectually exercising the powers and authorities aforesaid, to retain, appoint and employ Advocates, Pleaders, Solicitors, Mukhtars and to revoke such appointments.

IV. **AND GENERALLY** to do all acts deeds and things for better exercise of the authorities herein contained relating to the Subject Property and the Building Complex and related purposes which the Principals themselves could have lawfully done under their own hands and seal, if personally present.








V. **AND** the Principals do hereby ratify and confirm and agree to ratify and confirm all and whatever their said Attorney has already done or shall lawfully do or cause to be done in or about the premises aforesaid.

VI. **AND** it is clarified that while exercising the powers and authorities hereby conferred on the said Attorney, it shall not do any act deed or thing which would go against the provisions of the Development Agreement or impair or affect the rights and entitlement of the Principals or give rise to any claim or action either in damages or otherwise against the Owners otherwise than in terms of the Development Agreement and by executing this Power of Attorney the obligations of the Principals or the Developer or consequences for non-compliance under the Development Agreement shall not be affected.

**THE SCHEDULE ABOVE REFERRED TO:**

**(SUBJECT PROPERTY)**

**ALL THAT** the piece or parcel of land containing an area of 2 Bighas 11 Cottahs 5 Chittacks 22.5 Square feet or 84.865 satak more or less and comprised of (i) 48.095 satak or 0.48095 acre more or less out of 17.65 acre comprised in L.R. Dag No. 5312 recorded in L.R. Khatian No. 43076 (formerly C.S. and R.S. Dag No. 2902 recorded in R.S. Khatian Nos. 9620, 9622 and 9624) with recorded nature of use being Khariban and (ii) 36.77 satak or 0.3677 acre more or less out of 0.68 acre comprised in L.R. Dag No. 5311 recorded in L.R. Khatian No. 43076 (formerly C.S. and R.S. Dag No. 2901 recorded in R.S. Khatian Nos. 9619, 9621 and 9623) with recorded nature of use being Sali in Mouza Bally, Police Station Bally Durgapur Avaynagar -I, Grampanchayat Additional District Sub Registrar Howrah in the District of Howrah Pin Code 711205 and butted and bounded as follows:

**On the NORTH** : By portion of R.S. Dag No. 2901;  
**On the SOUTH** : By portion of R.S. Dag No. 2902;  
**On the EAST** : By portion of 25 feet wide Common Road (kancha) and;  
**On the WEST** : By portion of R.S. Dag Nos. 1446 and 1447.

**OR HOWSOEVER OTHERWISE** the same now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished. Be it mentioned that the nature of land as converted in respect of the Subject Property is

*[Handwritten signatures and initials]*

'Housing Complex' and the total existing constructed area at the Subject Property is 1,40,000 square feet more or less.

IN WITNESS WHEREOF the Principals have hereunto set and subscribed their respective hands and seal on this 21st day of May Two Thousand and Twenty Two.

EXECUTED AND DELIVERED by  
the PRINCIPALS abovenamed at  
Kolkata in the presence of:

Lata Khawab  
6, Mukteswar Babu Street  
Kolkata - 700007

Munesh K. Mahato.  
7/1, Kabi Suranla  
Sarani, Kol - 700085

DEVYANSH PROPERTIES PVT. LTD.

*Murarka*  
DIRECTOR

JEEN MATA HOME BUILDERS PVT. LTD.

*Mayank Shroff*  
DIRECTOR

MUSADDI BUILDERS PVT. LTD.

*Mayank Shroff*  
DIRECTOR

PRIYANSHI PROPERTIES PVT. LTD.

*Alluwar*  
DIRECTOR

VANYA BUILDCON PVT. LTD.

*Sheetal Murarka*  
DIRECTOR

PRIYANSHI REALCON PVT. LTD.

*Anant Shroff*  
DIRECTOR

MUSADDI REALTORS PVT. LTD.

*Murarka*  
DIRECTOR

VANYA GRIHA NIRMAN PVT. LTD.

*Murarka*  
DIRECTOR

We accept












MUSADDI PROPERTIES LLP

*Murarka*  
Partner












Drafted by me:-

*Kaushik Bagan*, Advocate  
C/o DSP Law Associates, Advocates  
4D, Nicco House, 2 Hare Street, Kolkata-700001  
F/1415/2010












*Finger prints of the executant*

 <i>Signature</i>					
	Little	Ring	Middle (Left Hand)	Fore Hand	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring Hand	Little

*Finger prints of the executant*

 <i>Signature</i>					
	Little	Ring	Middle (Left Hand)	Fore Hand	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring Hand	Little

*Finger prints of the executant*

 <i>Signature</i>					
	Little	Ring	Middle (Left Hand)	Fore Hand	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring Hand	Little

Finger prints of the executant



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

Finger prints of the executant



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

Finger prints of the executant



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





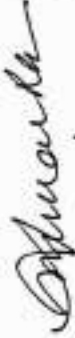


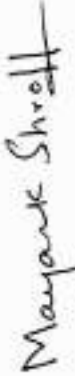
Government of West Bengal

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








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

Signature / LTI Sheet of Query No/Year 19048001227737/2022






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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Anurag Murarka 113A, Ripon Street, Beside May Flower Nursing Home, City:- Kolkata, P.O:- Park Street, P.S:- Park Street, District:- Kolkata, West Bengal, India, PIN:- 700016	Representative of Principal [DEVYAN SH PROPERTIES PRIVATE LIMITED]		5864 	 21/05/22
2	Mayank Shroff 4B/4C, Nabankur Apartment, 5, Wood Street, Park Street, City:- Kolkata, P.O:- Park Street, P.S:- Park Street, District:- Kolkata, West Bengal, India, PIN:- 700016	Representative of Principal [JEEN MATA HOME BUILDERS PRIVATE LIMITED] ,[MUSAD DI BUILDERS PRIVATE LIMITED]		5865 	 21/5/22

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Vikas Murarka 113A, Ripon Street, Beside May Flower Nursing Home, City:- Kolkata, P.O:- Park Street, P.S:- Park Street, District:- Kolkata, West Bengal, India, PIN:- 700016	Representative of Principal [PRIYANS HI PROPERTIES PRIVATE LIMITED]		5866 	 21.05.22
4	SHEETAL MURARKA 113A, RIPON STREET, City:- Kolkata, P.O:- PARK ST, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016	Representative of Principal [VANYA BUILDCON PRIVATE LIMITED]		5869 	Sheetal Murarka 21.05.22
5	Anant Shroff 4B/4C, Nabankur Apartment, 5, Wood Street, Park Street, City:- Kolkata, P.O:- Park Street, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700016	Representative of Principal [PRIYANS HI REALCON PRIVATE LIMITED]		5868 	Anant Shroff 21.5.2022

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
6	Vikash Musaddi 10/C, Ho-Chi-Minh Sarani, Ground Floor, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071	Representative of Principal [MUSADDI REALTORS PRIVATE LIMITED] [VANYA GRIHA NIRMAN PRIVATE LIMITED] [MUSADDI PROPERTIES LLP]		5869 	 21/5/22
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr SAURAV KANOI Son of Mr M K KANOI , 2B, QUEENS PARK, City:- Kolkata, P.O:- BALLYGUNGE, P.S:- Bullygunge, District:- South 24-Parganas, West Bengal, India, PIN:- 700019	Anurag Murarka, Mayank Shroff, Vikas Murarka, SHEETAL MURARKA, Anant Shroff, Vikash Musaddi		5869 	Saurav Kanol 21/5/22

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

**आयकर विभाग**  
**INCOME TAX DEPARTMENT**



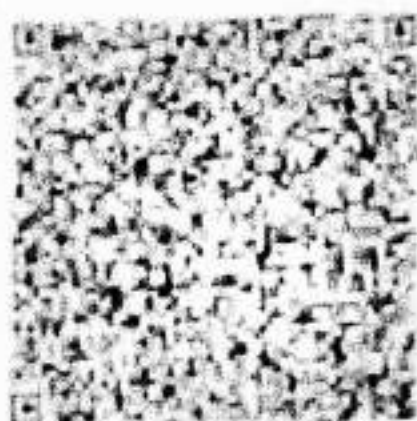
**भारत सरकार**  
**GOVT. OF INDIA**

**स्थायी लेखा संख्या कार्ड**  
**Permanent Account Number Card**

**AAKCP2504G**

**कंपनी नाम**

**PRIVANSHI PROPERTIES PRIVATE LIMITED**



**नियमनपत्र की तारीख**

**Date of Incorporation / Formation**

**13/12/2015**

21122015



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

**AAECJ4291K**



नाम / Name  
JEDH MATA HOME BUILDERS  
PRIVATE LIMITED

28/12/2018

निगम/गठन की तारीख  
Date of Incorporation/Formation  
28/12/2018

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

**AAMCM3245J**



नाम / Name  
MUSADDI BUILDERS PRIVATE LIMITED

28/12/2018

निगम/गठन की तारीख  
Date of Incorporation / Formation  
27/12/2018

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

AAMCM3332Q

नाम / Name  
MUSADDI REALTORS PRIVATE LIMITED



स्थापना/गठन की तारीख  
Date of Incorporation / Formation  
03/01/2019

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

AAGCV7360R

नाम / Name  
VANYA BULDOON PRIVATE LIMITED



स्थापना/गठन की तारीख  
Date of Incorporation / Formation  
27/12/2018

28122018

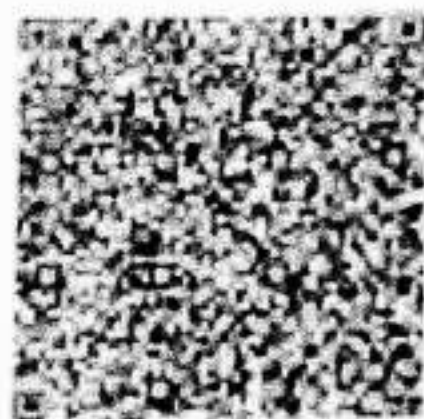
आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

स्थायी खाता संख्या कार्ड  
Permanent Account Number Card

**AAGCV7230E**



नाम / Name  
VANYA GISHA NIHDAN PRIVATE  
LIMITED

19/12/2018

दिनांक / कालक की तारीख  
Date of Incorporation / Formation  
18/12/2018

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

**AAHCD0048D**

नाम/Name

**DEVYANSH PROPERTIES PRIVATE LIMITED**



निगमन/गठन की तारीख  
Date of Incorporation/Formation  
**19/12/2018**

21/12/18

आयकर विभाग  
INCOME TAX DEPARTMENT



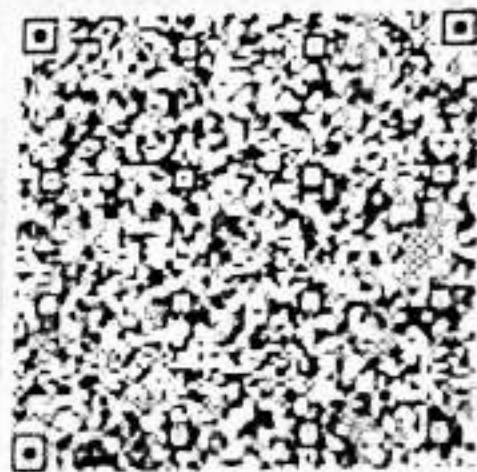
भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

AAKCP2809H

नाम / Name

PRIYANSHI REALCON PRIVATE LIMITED



निगमन/गठन की तारीख

Date of Incorporation/Formation

03/01/2019

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

ABQFM0344L



नाम / Name

MUSADDI PROPERTIES LLP

मिथ्या / चुस्त की तारीख

Date of suspension/revocation

14/12/2020

(8449)

**भारत सरकार**  
**संस्कृत विभाग**



**सलम कान्च**  
 सलम कान्च  
 सलम कान्च

संस्कृत विभाग  
 संस्कृत विभाग  
 संस्कृत विभाग



**4385 9142 7318**

**आचार्य आचार्य, आचार्य परिषद**

**संस्कृत विभाग**  
**संस्कृत विभाग**

संस्कृत विभाग  
 संस्कृत विभाग  
 संस्कृत विभाग

संस्कृत विभाग  
 संस्कृत विभाग  
 संस्कृत विभाग

**4385 9142 7318**

**संस्कृत विभाग**  **भारत सरकार**

**संस्कृत विभाग** **GOVT. OF INDIA**

**सलम कान्च**  
**सलम कान्च**  
**सलम कान्च**

**सलम कान्च**

**सलम कान्च**





ভারত সরকার

Government of India



সৌরভ কানই  
Saurav Kanoi  
পিতা : মহেন্দ্র কুমার কানই  
Father : Mahendra Kumar Kanoi

জন্মতারিখ / DOB: 18/11/1982

পুরুষ / Male

4385 9142 7310



আমার আধার, আমার পরিচয়



ভারতীয় বৈশিষ্ট্য পরিচয় প্রাধিকরণ  
Unique Identification Authority of India

ঠিকানা: এস/ও: মহেন্দ্র কুমার কানই,  
2বি, কুইন্স পার্ক, বালিগঞ্জ,  
কোলকাতা, বালিগঞ্জ, পশ্চিম বঙ্গ,  
700019

Address: S/O: Mahendra Kumar  
Kanoi, 2B, QUEENS PARK,  
Ballygunge, Kolkata, Ballygunge,  
West Bengal, 700019

4385 9142 7310



1947



help@uidai.gov.in

WWW

www.uidai.gov.in

আয়কর বিভাগ  
INCOME TAX DEPARTMENT



ভারত সরকার  
GOVT. OF INDIA

SAURAV KANOI  
MAHENDRA KUMAR KANOI  
18/11/1982

Permanent Account Number

AJXPK3484G

Saurav Kanoi  
Signature





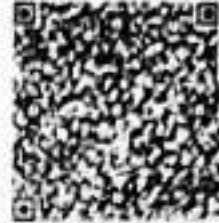


भारत सरकार  
GOVERNMENT OF INDIA



नाम Name  
Anant Shroff  
पिता - पिता का नाम  
Father - Binod Kumar Shroff

जन्म का वर्ष Year of Birth: 1987  
लिंग Gender: Male



4739 6173 6068

आधार - साधारण मानुषेअर अधिकार



उपरोक्त विधि परिचय प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

UIDAI, एन.बी.के. अपार्टमेंट, वुड स्ट्रीट,  
पार्क स्ट्रीट, कोलकाता  
पिनकोड: 700016

Address 4B/4 C  
NABANKUR APARTMENT, 5  
WOOD STREET, Park Street  
H O, Park Street, Kolkata  
West Bengal, 700016



1947  
1800 130 1947



help@uidai.gov.in



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P.O. Box No. 1947,  
Bengaluru-560 001

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

ANANT SHROFF  
BINOD KUMAR SHROFF

01/04/1987  
Permanent Account Number  
BGXPS0434A

Anant Shroff

Signature



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

AFCPM7475E



नाम / NAME

VIKASH MUSADDI

पिता का नाम / FATHER'S NAME

VIJAY KUMAR MUSADDI

जन्म तिथि / DATE OF BIRTH

28-08-1977








हस्ताक्षर / SIGNATURE

*Musaddi*

*CBTers*

आयकर आयुक्त, प.द.-XI

COMMISSIONER OF INCOME-TAX, W.B. - XI

 	 
<p><b>भारत सरकार</b> Government of India</p>	<p><b>सूचना</b></p>
<p><b>भारतीय विशिष्ट पहचान प्राधिकरण</b> Unique Identification Authority of India</p>	<ul style="list-style-type: none"> <li>जन्म पहचान का प्रमाण है, नागरिकता का नहीं।</li> <li>सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन अधिष्ठापन से पहचान प्रमाणित करें।</li> <li>यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।</li> </ul>
<p>समावेशन क्रम/ Enrolment No.: 0687/00263/02738</p> <p><b>To</b> श्रीकांत मुद्दी Vikash Musaddi 10C HO CH MENI SARANI Middleton Row Kolkata West Bengal - 700071 9831900308</p> <p>Valid till: 30/09/2025</p>  <p><b>आपका आधार क्रमांक / Your Aadhaar No. :</b> <b>7702 1780 0190</b> UID : 9113 1568 1652 6964</p> <p><b>मेरा आधार, मेरी पहचान</b></p>	<p><b>INFORMATION</b></p> <ul style="list-style-type: none"> <li>Aadhaar is a proof of identity, not of citizenship.</li> <li>Verify identity using Secure QR Code/ Offline XML/ Online Authentication.</li> <li>This is electronically generated later.</li> </ul> <div style="border: 1px solid black; padding: 5px;"> <ul style="list-style-type: none"> <li>आधार देश भर में मान्य है।</li> <li>आधार कई सरकारी और गैर सरकारी सेवाओं को प्राप्त आसानी करता है।</li> <li>आधार में मोबाइल नंबर और ईमेल ID अपडेट करें।</li> <li>आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।</li> </ul> </div> <ul style="list-style-type: none"> <li>Aadhaar is valid throughout the country.</li> <li>Aadhaar helps you avail various Government and non-Government services easily.</li> <li>Keep your mobile number &amp; email ID updated in Aadhaar.</li> <li>Carry Aadhaar in your smart phone – use mAadhaar App.</li> </ul>
<p><b>भारत सरकार</b> Government of India</p> <p><b>श्रीकांत मुद्दी</b> Vikash Musaddi जन्म तिथि: 28/08/1977 पुरुष MALE</p>  <p><b>7702 1780 0190</b> UID : 9113 1568 1652 6964</p> <p><b>मेरा आधार, मेरी पहचान</b></p>	<p><b>भारतीय विशिष्ट पहचान प्राधिकरण</b> Unique Identification Authority of India</p> <p><b>श्रीकांत मुद्दी</b>, भारतीय नागरिक, निवासी का, कोलकाता, पिन कोड - 700071</p> <p><b>Address:</b> 10C, HO CH MENI SARANI, Middleton Row, Kolkata, West Bengal - 700071</p>  <p><b>7702 1780 0190</b> UID : 9113 1568 1652 6964</p> <p>1947   help@uidai.gov.in   www.uidai.gov.in</p>

स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER



AESPM2602J

नाम /NAME

ANURAG MURARKA

पिता का नाम /FATHER'S NAME

BINOD KUMAR MURARKA

जन्म तिथि /DATE OF BIRTH

19-10-1978

हस्ताक्षर /SIGNATURE

*Anuraga*

*B. K. Murarka*

आयकर आयुक्त, प.पं.-XI

COMMISSIONER OF INCOME-TAX, W.B. - XI



भारत सरकार  
GOVERNMENT OF INDIA



अनुराग मुरार्का

Anurag Murarka

जन्म साल / Year of Birth : 1978

पुरुष / Male



4704 9845 3427

आधार - साधारण মানুষের অধিকার



भारतीय विशिष्ट परिचय प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:

S/O বিনোদ কুমার মুরার্কী, ১১৩  
এ রিপন স্ট্রিট, মে ফ্লাওয়ার নার্সিং  
হোম, পার্ক স্ট্রিট, পার্ক স্ট্রিট  
এইচ.ও, কলকাতা, পশ্চিমবঙ্গ,  
700016

Address:

S/O Binod Kumar Murarka,  
113 A Ripon Street, May  
Flower Nursing Home, Park  
Street, Park Street H.O, Park  
Street, Kolkata, West  
Bengal, 700016



1217  
1800 100 1947



help@uidai.gov.in



www.uidai.gov.in



P.O. Box No.1947,  
Bangalore-560 001

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ADWPG0190Q



नाम /NAME  
SHEETAL MURARKA

पिता का नाम /FATHER'S NAME  
LALIT KUMAR GOENKA

जन्म तिथि /DATE OF BIRTH  
09-05-1980

हस्ताक्षर /SIGNATURE

Sheetal Murarka

आयकर आयुक्त, (कम्प्यू. अपा.), कोलकाता  
COMMISSIONER OF INCOME-TAX(C.O.), KOLKATA



भारत सरकार  
Government of India



Issue Date: 08/03/2012

शीतल मुरार्का  
Sheetal Murarka  
जन्मतिथि / DOB: 09/05/1980  
महिला / FEMALE



5250 6070 1099

5250 6070 1099

मेरा आधार, मेरी पहचान



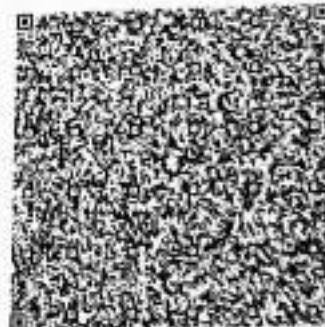
भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India



ठिकाना: W/O विकास मुरार्का, ११३ ए रिपन  
स्ट्रीट, मे फ्लावर नर्सिंग होम एर पास,  
पार्क स्ट्रीट, पार्क स्ट्रीट एच.ओ., कोलकाता,  
पश्चिमबंग, 700016

Print Date: 29/08-2020

Address: W/O Vikas Murarka, 113 A Ripon  
Street, Beside May Flower Nursing Home,  
Park Street, Park Street H.O, Kolkata,  
West Bengal, 700016



5250 6070 1099



1947



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स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AEZPM4989H



नाम /NAME

VIKAS MURARKA

पिता का नाम /FATHER'S NAME

PRAMOD KUMAR MURARKA

जन्म तिथि /DATE OF BIRTH

19-05-1977

हस्ताक्षर /SIGNATURE

Murarka

*K. Murarka*

आयकर आयुक्त, प.ब.-XI

COMMISSIONER OF INCOME-TAX, W.B. - XI



भारत सरकार  
Government of India



Issue Date: 05/03/2012



विकास मुरार्का

Vikas Murarka

जन्मतिथि / DOB: 19/05/1977

पुरुष / MALE



1977 05 19

9251 2598 1855

मेरा आधार, मेरी पहचान



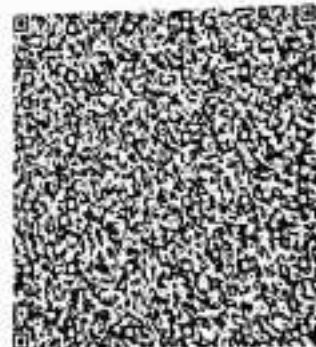
भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India



Print Date: 28/09/2020

ठिकाना: S/O प्रमोद कुमार मुरार्का, ११० ए  
रिपन स्ट्रीट, मे फ्लाওয়ার नर्सिंग होम एंड  
पासे, पार्क स्ट्रीट, पार्क स्ट्रीट २, ७,  
कलकत्ता, पश्चिमबंग, 700016

Address: S/O Pramod Kumar Murarka, 113  
A Ripon Street, Beside May Flower  
Nursing Home, Park Street, Park Street  
H.O, Kolkata, West Bengal, 700016



9251 2598 1855



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भारत सरकार  
GOVERNMENT OF INDIA



ময়ঙ্ক শরফ  
Mayank Shroff  
পিতা : বিনোদ কুমার শরফ  
Father : Binod Kumar Shroff  
জন্ম দাল / Year of Birth : 1980  
পুরুষ / Male



5114 9100 1264

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:  
৪বি/৪সি নবকুর এপার্টমেন্ট, ৫  
উডই স্ট্রীট, পার্ক স্ট্রীট,  
কোলকাতা, পশ্চিমবঙ্গ, ৭০০০১৬

Address:  
4B/4 C NABANKUR  
APARTMENT, 5 WOOD  
STREET, Park Street H.O,  
Park Street, Kolkata, West  
Bengal, 700016

1947  
1800 180 1947

help@uidai.gov.in

www  
www.uidai.gov.in

P.O. Box No. 1947,  
Bengaluru-560 001

স্থায়ী লেখা সংখ্যা / PERMANENT ACCOUNT NUMBER  
ANNPS0262Q



নাম / NAME  
MAYANK SHROFF

পিতা কা নাম / FATHER'S NAME  
BINOD KUMAR SHROFF

জন্ম তারিখ / DATE OF BIRTH  
12-08-1980

হस्ताক্ষর / SIGNATURE

Mayank Shroff

*Signature*

আয়কর আয়ুক্ত, প.সং.-১১১

COMMISSIONER OF INCOME-TAX, W.B. - III

## Major Information of the Deed

Deed No :	I-1904-08874/2022	Date of Registration	28/05/2022
Query No / Year	1904-8001227737/2022	Office where deed is registered	
Query Date	23/04/2022 2:29:20 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	SUBHAS NASKAR 2, HARE STREET, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9123314639, Status : Solicitor firm		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Stampduty Paid(SD)	Rs. 4,25,16,332/-		
Rs. 500/- (Article:48(g))	Registration Fee Paid		
Remarks	Rs. 73/- (Article:E, M(a), M(b), I)		
	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190403991/2022		

### Land Details :

District: Howrah, P.S:- Bally, Gram Panchayat: BALI, Mouza: Bali(Part), Pin Code : 711205

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-2902	RS-9622	Bastu	Kharibon	16 Dec		79,71,264/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road, , Project Name :
L2	RS-2902	RS-9622	Bastu	Kharibon	16 Dec		79,71,264/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road, , Project Name :
L3	RS-2902	RS-9624	Bastu	Kharibon	16.095 Dec		80,18,593/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road, , Project Name :
L4	RS-2901	RS-9619	Bastu	Sali	12 Dec		59,78,448/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road, , Project Name :
L5	RS-2901	RS-2196	Bastu	Sali	12 Dec		59,78,448/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road, , Project Name :

RS-2901	RS-9323	Bastu	Sali	12.77 Dec	63,62,065/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road, Project Name :
<b>TOTAL :</b>				84.865Dec	0 /-	422,80,082 /-
<b>Grand Total :</b>				84.865Dec	0 /-	422,80,082 /-

**Structure Details :**

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	350 Sq Ft.	0/-	2,36,250/-	Structure Type: Structure
Gr. Floor, Area of floor : 350 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		<b>350 sq ft</b>	<b>0 /-</b>	<b>2,36,250 /-</b>	

**Principal Details :**

SI No	Name, Address, Photo, Finger print and Signature
1	<b>DEVYANSH PROPERTIES PRIVATE LIMITED</b> 10/C, Ho-Chi-Minh Sarani, Ground Floor, City:- Kolkata, P.O:- MIDDLETON STREET, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071 , PAN No.:: AAxxxxxx8D, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	<b>JEEN MATA HOME BUILDERS PRIVATE LIMITED</b> 10/C, Ho-Chi-Minh Sarani, Ground Floor, City:- Kolkata, P.O:- MIDDLETON STREET, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071 , PAN No.:: AAxxxxxx1K, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
3	<b>MUSADDI BUILDERS PRIVATE LIMITED</b> 10/C, Ho-Chi-Minh Sarani, Ground Floor, City:- Kolkata, P.O:- MIDDLETON STREET, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071 , PAN No.:: AAxxxxxx5J, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
4	<b>PRIYANSHI PROPERTIES PRIVATE LIMITED</b> 10/C, Ho-Chi-Minh Sarani, Ground Floor, City:- Kolkata, P.O:- MIDDLETON STREET, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071 , PAN No.:: AAxxxxxx4G, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
5	<b>VANYA BUILDCON PRIVATE LIMITED</b> 10/C, Ho-Chi-Minh Sarani, Ground Floor, City:- Kolkata, P.O:- MIDDLETON STREET, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071 , PAN No.:: AAxxxxxx0R, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
6	<b>PRIYANSHI REALCON PRIVATE LIMITED</b> 10/C, Ho-Chi-Minh Sarani, Ground Floor, City:- Kolkata, P.O:- MIDDLETON STREET, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071 , PAN No.:: AAxxxxxx9H, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
7	<b>MUSADDI REALTORS PRIVATE LIMITED</b> 10/C, Ho-Chi-Minh Sarani, Ground Floor, City:- Kolkata, P.O:- MIDDLETON STREET, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071 , PAN No.:: AAxxxxxx2Q, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative



**VANYA GRIHA NIRMAN PRIVATE LIMITED**

10/C, Ho-Chi-Minh Sarani, Ground Floor, City:- Kolkata, P.O:- MIDDLETON STREET, P.S:-Shakespeare Sarani,  
 District:-Kolkata, West Bengal, India, PIN:- 700071 , PAN No.:: AAxxxxx0E,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	<b>MUSADDI PROPERTIES LLP</b> 10/C, Ho-Chi-Minh Sarani, Ground Floor, City:- Kolkata, P.O:- MIDDLETON STREET, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071 , PAN No.:: ABxxxxx4L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Anurag Murarka</b> Son of Binod Kumar Murarka 113A, Ripon Street, Beside May Flower Nursing Home, City:- Kolkata, P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxx2J,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : DEVYANSH PROPERTIES PRIVATE LIMITED (as Director)
2	<b>Mayank Shroff</b> Son of Binod Kumar Shroff 4B/4C, Nabankur Apartment, 5, Wood Street, Park Street, City:- Kolkata, P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ANxxxxx2Q,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : JEEN MATA HOME BUILDERS PRIVATE LIMITED (as Director), MUSADDI BUILDERS PRIVATE LIMITED (as Director)
3	<b>Vikas Murarka</b> Son of Pramod Kumar Murarka 113A, Ripon Street, Beside May Flower Nursing Home, City:- Kolkata, P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxx9H,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : PRIYANSHI PROPERTIES PRIVATE LIMITED (as Director)
4	<b>SHEETAL MURARKA</b> Wife of VIKAS MURARKA 113A, RIPON STREET, City:- Kolkata, P.O:- PARK ST, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxx0Q,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : VANYA BUILDCON PRIVATE LIMITED (as Director)
5	<b>Anant Shroff</b> Son of Binod Kumar Shroff 4B/4C, Nabankur Apartment, 5, Wood Street, Park Street, City:- Kolkata, P.O:- Park Street, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700016, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BGxxxxx4A,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : PRIYANSHI REALCON PRIVATE LIMITED (as Director)
6	<b>Vikash Musaddi (Presentant)</b> Son of Vijay Kumar Musaddi 10/C, Ho-Chi-Minh Sarani, Ground Floor, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxx5E,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MUSADDI REALTORS PRIVATE LIMITED (as Director), VANYA GRIHA NIRMAN PRIVATE LIMITED (as Director), MUSADDI PROPERTIES LLP (as Director)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr SAURAV KANOI</b> Son of Mr M K KANOI 2B, QUEENS PARK, City:- Kolkata, P.O:- BALLYGUNGE, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019			

Identifier Of Anurag Murarka, Mayank Shroff, Vikas Murarka, SHEETAL MURARKA, Anant Shroff, Vikash Musaddi

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	DEVYANSH PROPERTIES PRIVATE LIMITED	MUSADDI PROPERTIES LLP-2 Dec
2	JEEN MATA HOME BUILDERS PRIVATE LIMITED	MUSADDI PROPERTIES LLP-2 Dec
3	MUSADDI BUILDERS PRIVATE LIMITED	MUSADDI PROPERTIES LLP-2 Dec
4	PRIYANSHI PROPERTIES PRIVATE LIMITED	MUSADDI PROPERTIES LLP-2 Dec
5	VANYA BUILDCON PRIVATE LIMITED	MUSADDI PROPERTIES LLP-2 Dec
6	PRIYANSHI REALCON PRIVATE LIMITED	MUSADDI PROPERTIES LLP-2 Dec
7	MUSADDI REALTORS PRIVATE LIMITED	MUSADDI PROPERTIES LLP-2 Dec
8	VANYA GRIHA NIRMAN PRIVATE LIMITED	MUSADDI PROPERTIES LLP-2 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	DEVYANSH PROPERTIES PRIVATE LIMITED	MUSADDI PROPERTIES LLP-2 Dec
2	JEEN MATA HOME BUILDERS PRIVATE LIMITED	MUSADDI PROPERTIES LLP-2 Dec
3	MUSADDI BUILDERS PRIVATE LIMITED	MUSADDI PROPERTIES LLP-2 Dec
4	PRIYANSHI PROPERTIES PRIVATE LIMITED	MUSADDI PROPERTIES LLP-2 Dec
5	VANYA BUILDCON PRIVATE LIMITED	MUSADDI PROPERTIES LLP-2 Dec
6	PRIYANSHI REALCON PRIVATE LIMITED	MUSADDI PROPERTIES LLP-2 Dec
7	MUSADDI REALTORS PRIVATE LIMITED	MUSADDI PROPERTIES LLP-2 Dec
8	VANYA GRIHA NIRMAN PRIVATE LIMITED	MUSADDI PROPERTIES LLP-2 Dec

**Transfer of property for L3**

Sl.No	From	To. with area (Name-Area)
1	DEVYANSH PROPERTIES PRIVATE LIMITED	MUSADDI PROPERTIES LLP-2.01187 Dec
2	JEEN MATA HOME BUILDERS PRIVATE LIMITED	MUSADDI PROPERTIES LLP-2.01187 Dec
3	MUSADDI BUILDERS PRIVATE LIMITED	MUSADDI PROPERTIES LLP-2.01187 Dec
4	PRIYANSHI PROPERTIES PRIVATE LIMITED	MUSADDI PROPERTIES LLP-2.01187 Dec
5	VANYA BUILDCON PRIVATE LIMITED	MUSADDI PROPERTIES LLP-2.01187 Dec
6	PRIYANSHI REALCON PRIVATE LIMITED	MUSADDI PROPERTIES LLP-2.01187 Dec
7	MUSADDI REALTORS PRIVATE LIMITED	MUSADDI PROPERTIES LLP-2.01187 Dec
8	VANYA GRIHA NIRMAN PRIVATE LIMITED	MUSADDI PROPERTIES LLP-2.01187 Dec

**Transfer of property for L4**

Sl.No	From	To. with area (Name-Area)
1	DEVYANSH PROPERTIES PRIVATE LIMITED	MUSADDI PROPERTIES LLP-1.5 Dec
2	JEEN MATA HOME BUILDERS PRIVATE LIMITED	MUSADDI PROPERTIES LLP-1.5 Dec
3	MUSADDI BUILDERS PRIVATE LIMITED	MUSADDI PROPERTIES LLP-1.5 Dec
4	PRIYANSHI PROPERTIES PRIVATE LIMITED	MUSADDI PROPERTIES LLP-1.5 Dec
5	VANYA BUILDCON PRIVATE LIMITED	MUSADDI PROPERTIES LLP-1.5 Dec
6	PRIYANSHI REALCON PRIVATE LIMITED	MUSADDI PROPERTIES LLP-1.5 Dec
7	MUSADDI REALTORS PRIVATE LIMITED	MUSADDI PROPERTIES LLP-1.5 Dec
8	VANYA GRIHA NIRMAN PRIVATE LIMITED	MUSADDI PROPERTIES LLP-1.5 Dec

**Transfer of property for L5**

Sl.No	From	To. with area (Name-Area)
1	DEVYANSH PROPERTIES PRIVATE LIMITED	MUSADDI PROPERTIES LLP-1.5 Dec
2	JEEN MATA HOME BUILDERS PRIVATE LIMITED	MUSADDI PROPERTIES LLP-1.5 Dec
3	MUSADDI BUILDERS PRIVATE LIMITED	MUSADDI PROPERTIES LLP-1.5 Dec

4	PRIYANSHI PROPERTIES PRIVATE LIMITED	MUSADDI PROPERTIES LLP-1.5 Dec
5	VANYA BUILDCON PRIVATE LIMITED	MUSADDI PROPERTIES LLP-1.5 Dec
6	PRIYANSHI REALCON PRIVATE LIMITED	MUSADDI PROPERTIES LLP-1.5 Dec
7	MUSADDI REALTORS PRIVATE LIMITED	MUSADDI PROPERTIES LLP-1.5 Dec
8	VANYA GRIHA NIRMAN PRIVATE LIMITED	MUSADDI PROPERTIES LLP-1.5 Dec

#### Transfer of property for L6

Sl.No	From	To. with area (Name-Area)
1	DEVYANSH PROPERTIES PRIVATE LIMITED	MUSADDI PROPERTIES LLP-1.59625 Dec
2	JEEN MATA HOME BUILDERS PRIVATE LIMITED	MUSADDI PROPERTIES LLP-1.59625 Dec
3	MUSADDI BUILDERS PRIVATE LIMITED	MUSADDI PROPERTIES LLP-1.59625 Dec
4	PRIYANSHI PROPERTIES PRIVATE LIMITED	MUSADDI PROPERTIES LLP-1.59625 Dec
5	VANYA BUILDCON PRIVATE LIMITED	MUSADDI PROPERTIES LLP-1.59625 Dec
6	PRIYANSHI REALCON PRIVATE LIMITED	MUSADDI PROPERTIES LLP-1.59625 Dec
7	MUSADDI REALTORS PRIVATE LIMITED	MUSADDI PROPERTIES LLP-1.59625 Dec
8	VANYA GRIHA NIRMAN PRIVATE LIMITED	MUSADDI PROPERTIES LLP-1.59625 Dec

#### Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	DEVYANSH PROPERTIES PRIVATE LIMITED	MUSADDI PROPERTIES LLP-43.75000000 Sq Ft
2	JEEN MATA HOME BUILDERS PRIVATE LIMITED	MUSADDI PROPERTIES LLP-43.75000000 Sq Ft
3	MUSADDI BUILDERS PRIVATE LIMITED	MUSADDI PROPERTIES LLP-43.75000000 Sq Ft
4	PRIYANSHI PROPERTIES PRIVATE LIMITED	MUSADDI PROPERTIES LLP-43.75000000 Sq Ft
5	VANYA BUILDCON PRIVATE LIMITED	MUSADDI PROPERTIES LLP-43.75000000 Sq Ft
6	PRIYANSHI REALCON PRIVATE LIMITED	MUSADDI PROPERTIES LLP-43.75000000 Sq Ft
7	MUSADDI REALTORS PRIVATE LIMITED	MUSADDI PROPERTIES LLP-43.75000000 Sq Ft
8	VANYA GRIHA NIRMAN PRIVATE LIMITED	MUSADDI PROPERTIES LLP-43.75000000 Sq Ft



On 23-04-2022

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 4,25,16,332/-

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

On 21-05-2022

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

Presented for registration at 18:30 hrs on 21-05-2022, at the Private residence by Vikash Musaddi ..

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

Execution is admitted on 21-05-2022 by Anurag Murarka, Director, DEVYANSH PROPERTIES PRIVATE LIMITED, 10/C, Ho-Chi-Minh Sarani, Ground Floor, City:- Kolkata, P.O:- MIDDLETON STREET, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071

Indetified by Mr SAURAV KANOI, . . Son of Mr M K KANOI, . 2B, QUEENS PARK, P.O: BALLYGUNGE, Thana: Bullygunge, . City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by profession Others

Execution is admitted on 21-05-2022 by Mayank Shroff, Director, JEEN MATA HOME BUILDERS PRIVATE LIMITED, 10/C, Ho-Chi-Minh Sarani, Ground Floor, City:- Kolkata, P.O:- MIDDLETON STREET, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071; Director, MUSADDI BUILDERS PRIVATE LIMITED, 10/C, Ho-Chi-Minh Sarani, Ground Floor, City:- Kolkata, P.O:- MIDDLETON STREET, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071

Indetified by Mr SAURAV KANOI, . . Son of Mr M K KANOI, . 2B, QUEENS PARK, P.O: BALLYGUNGE, Thana: Bullygunge, . City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by profession Others

Execution is admitted on 21-05-2022 by Vikas Murarka, Director, PRIYANSHI PROPERTIES PRIVATE LIMITED, 10/C, Ho-Chi-Minh Sarani, Ground Floor, City:- Kolkata, P.O:- MIDDLETON STREET, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071

Indetified by Mr SAURAV KANOI, . . Son of Mr M K KANOI, . 2B, QUEENS PARK, P.O: BALLYGUNGE, Thana: Bullygunge, . City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by profession Others

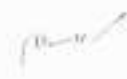
Execution is admitted on 21-05-2022 by SHEETAL MURARKA, Director, VANYA BUILDCON PRIVATE LIMITED, 10/C, Ho-Chi-Minh Sarani, Ground Floor, City:- Kolkata, P.O:- MIDDLETON STREET, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071

Indetified by Mr SAURAV KANOI, . . Son of Mr M K KANOI, . 2B, QUEENS PARK, P.O: BALLYGUNGE, Thana: Bullygunge, . City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by profession Others

Execution is admitted on 21-05-2022 by Anant Shroff, Director, PRIYANSHI REALCON PRIVATE LIMITED, 10/C, Ho-Chi-Minh Sarani, Ground Floor, City:- Kolkata, P.O:- MIDDLETON STREET, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071

Indetified by Mr SAURAV KANOI, . . Son of Mr M K KANOI, . 2B, QUEENS PARK, P.O: BALLYGUNGE, Thana: Bullygunge, . City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by profession Others

Execution is admitted on 21-05-2022 by Vikash Musaddi, Director, MUSADDI REALTORS PRIVATE LIMITED, 10/C, Ho-Chi-Minh Sarani, Ground Floor, City:- Kolkata, P.O:- MIDDLETON STREET, P.S:-Shakespeare Sarani, District:- Kolkata, West Bengal, India, PIN:- 700071; Director, VANYA GRIHA NIRMAN PRIVATE LIMITED, 10/C, Ho-Chi-Minh Sarani, Ground Floor, City:- Kolkata, P.O:- MIDDLETON STREET, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071; Director, MUSADDI PROPERTIES LLP, 10/C, Ho-Chi-Minh Sarani, Ground Floor, City:- Kolkata, P.O:- MIDDLETON STREET, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071  
Indetified by Mr SAURAV KANOI, , Son of Mr M K KANOI, , 2B, QUEENS PARK, P.O: BALLYGUNGE, Thana: Bullygunge, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by profession Others

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

**On 28-05-2022**

**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 : 48 (g) of Indian Stamp Act 1899.

**Payment of Fees**

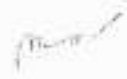
Certified that required Registration Fees payable for this document is Rs 73/- ( E = Rs 7/- , I = Rs 55/- ,M(a) = Rs 7/- ,M (b) = Rs 4/- ) and Registration Fees paid by Cash Rs 73/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 500/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 11987, Amount: Rs.500/-, Date of Purchase: 22/04/2022, Vendor name: S Mukherjee

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2022, Page from 615271 to 615319  
being No 190408874 for the year 2022.



Digitally signed by SEMANTI SIKDAR  
Date: 2022.06.02 20:34:43 +05:30  
Reason: Digital Signing of Deed.

(Semanti Sikdar) 2022/06/02 08:34:43 PM  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
West Bengal.

(This document is digitally signed.)



DATED THIS 21<sup>st</sup> DAY OF May 2022

FROM

DEVYANSH PROPERTIES PRIVATE LIMITED &  
ORS.

...PRINCIPALS

TO

MUSADDI PROPERTIES LLP

...ATTORNEY

POWER OF ATTORNEY

DSP LAW ASSOCIATES  
Advocates  
4D, NICCO HOUSE  
1B & 2, HARE STREET  
KOLKATA-700001