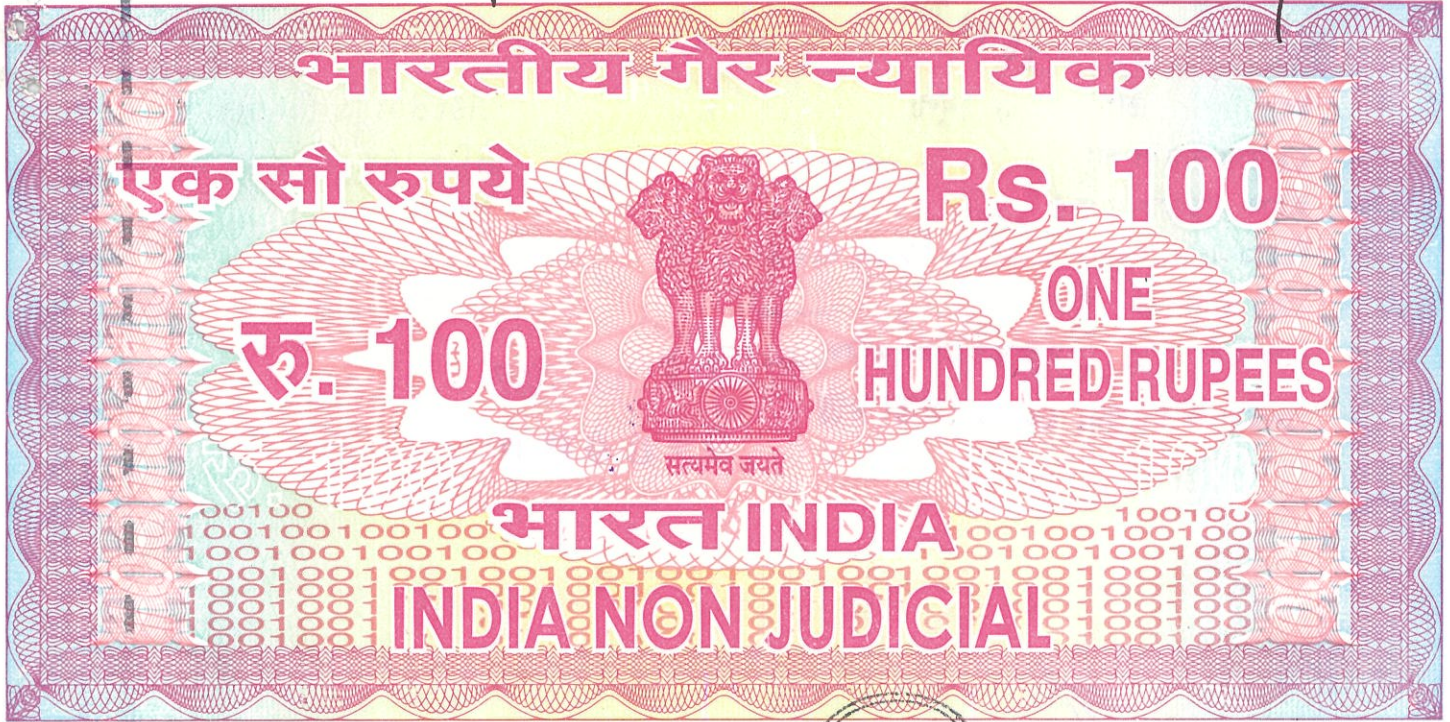


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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



AF 216151

8.40 A.M
05/12/22

20240
5/12

Additional Registrar of Assurances-IV, Kolkata

8/330289/2

Certified that the Document is admitted of Registration. The Signatures and the endorsement sheets attached to this document are the part this Documents

Additional Registrar of Assurances-IV, Kolkata

Val. Cert. No. 5584 04/12/22

J (1)-	250
J (2)-	150
Total	400
Realised on	

10 DEC 2022

DEVELOPER'S POWER OF ATTORNEY UNDER REGISTERED DEVELOPMENT AGREEMENT

KNOW ALL TO WHOM THESE PRESENTS SHALL COME I MR. SANJAY GUPTA (having PAN No. ADRPG6327Q AND AADHAAR No. 7089 5093 7284), son of Sri Gopal Prasad Gupta, by Faith-Hindu, by Nationality-Indian, by Occupation-Business, residing at Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, Kolkata – 700064, being the representing Common Partner of the Principal Partnership Firms namely (1) GENESIS COMPLEX LLP (having PAN – AAWFG4864C) (2) AURUM ENCLAVE LLP (having PAN – ABUFA4612K) (3) SOLITAIRE COMPLEX LLP (having PAN – AEKFS1911C) a Limited Liability

3384 20 JUL 2022

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ক্রতার নাম ও সাং
স্ট্যাম্প ভেঙার স্বাক্ষর
বিধান নং
মোট স্ট্যাম্প ক্রয়
চালান নং
ক্রতার-বারাকপুর, ভেঙার-মিতা দস্ত

Astdurga Construction Pvt Ltd
AD-169, Sec-I, Salt Lake City
Pin-700064

29 JUN 2022
998000

Handwritten signature: Sanjay

20107



Handwritten signature: Sanjay

20110



Somit Singh
S/o. Late Sandip Singh
Shyambazar
Pin-700004



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
= 3 DEC 2022

Partnership Firm duly incorporated in Ministry of Corporate Affairs having its registered office at Dwarka Vedmani, AD-169, Salt Lake City, Sector-1, Kolkata - 700 064, doth hereby **SEND GREETINGS THAT:**

The Principals are the owners of **ALL THAT** piece and parcel of land total admeasuring an area of **14 cottahs 20 Sq.ft.**, be the same a little more or less out of which 9 Cottahs 14 Chhitacks 15 Sq.ft. comprised in part of R.S/L.R Dag No. 553, under L.R Khatian Nos. 2440 & 2441 at present recorded under L.R Khatian Nos. 3227 & 3225 and 4 Cottahs 02 Chhitacks 5 Sq.ft. comprised in part of R.S/L.R Dag No. 556 under L.R Khatian No. 2442, at present recorded under L.R Khatian No. 3223, lying and situated at Mauza: Sulanguri, Police Station: New Town formerly Rajarhat, under Jyangra-Hatiyara Gram Panchyat-II, District: North 24 Parganas morefully and particularly described in the Schedule hereunder written and hereinafter for the sake of brevity referred to as the **"SAID LAND" / "SAID PROPERTY"**.

WHEREAS we the Principals being the absolute Owners of the **"SAID LAND" / "SAID PROPERTY"** under the Schedule hereto. having our marketable right, title, interest and physical possession thereof, by a Development Agreement dated **01.08.2022** executed by us as the **LAND OWNERS IN PARTY OF THE FIRST PART** and **ASTDURGA CONSTRUCTION PVT. LTD.** a Company incorporated under Indian Companies Act, 1956 having its registered office at Dwarka Vedmani, AD-169, Sector-1, Salt Lake City, P.O.: Bidhannagar, P.S.: Bidhannagar North, being represented by one of its Director's **SRI SANJAY GUPTA**, son of Sri Gopal Prasad Gupta, by faith Hindu, by Occupation: Business, by Nationality: Indian, residing at Dwarka Vedmani, AD-169, Sector-1, Salt Lake City, P.O.: Bidhannagar, P.S.: Bidhannagar North, Kolkata 700 064, as the **DEVELOPER/BUILDER IN PARTY OF THE SECOND PART** therein, we the Principals Partnership Firms herein therein as the Land Owners/First Parties have jointly agreed to develop our said property through the said **DEVELOPER/BUILDER** on terms and conditions contained in the said Development or otherwise Joint Venture Agreement executed by and between us, i.e. the Executants/Land Owners in First Part and the said Developer/Builder on the Second Part.

AND WHEREAS to give true effect to the said Development Agreement and for proper implementation to the terms and conditions thereof, it is necessary to give a Power of Attorney to the said **DEVELOPER/BUILDER** to enable it to get the requisite exemption, permission, sanction etc. from the appropriate and/or competent authorities for smooth execution of the Development work in the "Schedule Property" and also for selling of the units, flats, car parking spaces and other portions in the new buildings proposed to be constructed on the land under the schedule hereto and also for all other practical purposes in terms of the said Development Agreement executed in between us and the said Developer duly

Continue.....



ADDITIONAL REGISTRAR
OF ASSURANCES - KOLKATA
- 5173 2022

registered at the Office of the A.R.A.- IV KOLKATA vide Deed No. 12457 for the year 2022.

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

1. To enter into hold and defend possession of the said land and every part thereof also to manage maintain and administer the Said Land/Said Property and every part thereof.
2. To sign, execute and submit all plans documents statements papers undertaking, declarations and plans as may be required for having the plan sanctioned and/or the sanction plans modified and/or altered by the Authority Concerned.
3. To appear and represent us before all above necessary authorities including Jyangra Hatiara Gram Panchayet-II, Zilla Parishad North 24 Parganas, Metropolitan Development Authority, N.K.D.A, HIDCO, Fire Brigade, West Bengal Police, the Competent Authority under the Urban Land (Ceiling and regulation) Act, 1976 and Government of West Bengal in connection with the sanction and modification and/or alteration of plans.
4. To pay fees, obtain sanction and such other orders and permissions from the necessary authorities as be expedient for modification and/or alteration of the sanctioned plans and also to submit and take delivery of title deeds concerning the said property and also other papers and documents as may be required by the necessary authorities and to appoint Engineers, Architects and other Agents Sub-

Continue.....



ADDITIONAL REGISTRAR
OF ASSURANCES - KOLKATA

5 FEB 2012

Contractors for the aforesaid purpose as the said Attorney/s shall think fit and proper.

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

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

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

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

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

10. To commence prosecute, enforce, defend, answer and oppose all actions and other legal proceedings and demands touching any of the matters concerning said property or any part thereof including relating to acquisition anc/or requisition and/or in respect of the said property or any part thereof and if think fit to compromise settle refer to arbitration, abandon, submit to judgment or become non-suited in any such action or proceedings as aforesaid before any Court Civil, Criminal or Revenue, Tribunals including the Hon'ble High Court Kolkata.

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

12. To file and defend suits, cases, appeals. applications and whatever nature for and on behalf of or to be instituted preferred by or against any person or

Continue.....



ADDITIONAL REGISTRAR
OF COMPANIES, KOLKATA
5 2002

persons in respect of the 'Said Property' and also to present and prosecute writ application in respect thereof.

13. To sign declare and/or affirm any plaint, written statement, petition, affidavit, verification, Vakalatnama, Warrant of Attorney, memo of appeal or any other documents or papers in any proceedings or in any way connected therewith.

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

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

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

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

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

19. To present any or all such Conveyances, Deed of Transfers, and to rectify by Deed of Rectifications and / or any other Deeds or Documents in respect of the Said Properties before the Registrar of Assurances, Kolkata, concerning Sub-

Continue.....



ADDITIONAL REGISTRAR
OF ASSAM - DISPUR
- 5.08.2022

Registrar, District Registrar, Additional District Sub-Registrar for registration, to admit and execution and upon receipt of consideration to sign and execute such Deed or Deeds and have the said Conveyances and/or said Deeds and Documents registered and to do all such acts Deeds, things and matters which our said attorneys shall consider proper and necessary for conveying our said properties or any portion thereof.

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

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

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

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

Be it mentioned hereto that this Power of attorney in relation to the aforesaid registered Development agreement executed by us and the said Developers/Builders on **1st day of August, 2022**, shall be read and interpreted analogously considering both the documents a single document and transaction for its legal interpretation.

Continue.....



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
-SDEC 2022

THE SCHEDULE ABOVE REFERRED TO:
(THE SAID DEMISED LAND/SAID PROPERTIES)

ALL THAT SAID LAND total admeasuring a net land area about **14 Cottahs 20 Sq.ft.**, be the same a little more or less out of which 4 Cottahs 02 Chhitacks 5 Sq.ft. comprised in part of R.S/L.R Dag No. 556 under L.R Khatian No. 2442, at present recorded under L.R Khatian No. 3223 and 9 Cottahs 14 Chhitacks 15 Sq.ft. comprised in part of R.S/L.R Dag No. 553, under L.R Khatian Nos. 2440 & 2441 at present severally recorded under respective L.R Khatian Nos. 3227 & 3225 togetherwith rights of ingress and egress through common passages abutting the "Said Land" and all the rights, properties, benefits, easements and appurtenances in connection thereto, lying and situates at **Mouza: Sulanguri, J.L. No. 22, Touji No.178, Police Station: New Town** formerly Rajarhat P.S., under **Jyangra-Hatiara Gram Panchayet-II**, within the ambit of B.L. & L.R.O. Rajarhat, Sub-Registry Office: Addl. Dist. Sub-Registrar Rajarhat, New Town, District: North 24 Parganas. The Said Land butted and bounded by:

ON THE NORTH : By part of R.S/L.R Dag Nos. 553 & 556;

ON THE SOUTH : By part of R.S/L.R Dag Nos. 553 & 556;

ON THE EAST : By 12' feet wide kuncha common passage & partly
R.S/L.R Dag No. 556;

ON THE WEST : By Mouza - Hatiara;

Continue.....



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
-5 DEC 2022

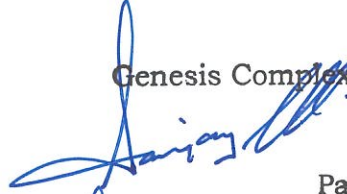
IN WITNESSES WHEREOF we the abovenamed **PRINCIPALS** in participation of the abovenamed **ATTORNEY** have executed these presents on this the ~~31~~ 3rd day of ~~December~~ in the year Two Thousand and Twenty Two.

WITNESSES:-

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

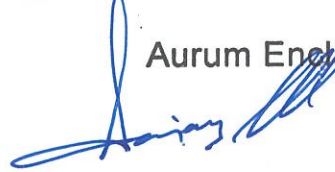
2. Arpan Chakraborty
S/o. Tapam Chakraborty
H.B Road, P.O + P.S - Nimta,
Kod - 700049.

Genesis Complex LLP



Partner

Aurum Enclave LLP



Partner

Solitaire Complex LLP



Partner

PRINCIPALS

ASTDURGA CONSTRUCTION PVT. LTD.



Director

ATTORNEY

Drafted by:
as per declaration in
document, by the executant
H. C. Karmsaker
Advocate
High Courts, Calcutta
WB/8671/83.

Continue.....












GA CONSTRUCTION PVT. LTD.

01



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
-5 DEC 2022

SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the Executants/Presentants	LEFT HAND				
	Little	Ring	Middle	Fore	Thumb
					
	RIGHT HAND				
	Thumb	Fore	Middle	Ring	Little
					
	LEFT HAND				
	Little	Ring	Middle	Fore	Thumb
	RIGHT HAND				
	Thumb	Fore	Middle	Ring	Little
	LEFT HAND				
	Little	Ring	Middle	Fore	Thumb
	RIGHT HAND				
	Thumb	Fore	Middle	Ring	Little



ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
- DEC 2022






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 19048003302389/2022

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

SI No.	Name of the Executant	Category	Photo	Finger Print 20107	Signature with date
1	Mr SANJAY GUPTA Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, City:- , P.O:- Bidhanagar, P.S:-North Bidhanagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700064	Representative of Attorney [ASTDURGA CONSTRUCTION PRIVATE LIMITED] ,[GENESIS COMPLEX LLP] ,[AURUM ENCLAVE LLP] ,[SOLITARE COMPLEX LLP]			 05/12/2022



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
-5 DEC 2022

SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr SUMIT SINHA Son of Late Sandip Sinha 171/B, A P C Road, City:- Kolkata, P.O:- Shyambazar, P.S:- Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700004	Mr SANJAY GUPTA		20110 	Sumit Sinha 05/12/2022

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





[Handwritten signature]

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
- 5 DEC 2022

Major Information of the Deed

Deed No :	I-1904-19874/2022	Date of Registration	10/12/2022
Query No / Year	1904-8003302389/2022	Office where deed is registered	
Query Date	21/11/2022 6:11:03 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Sanjay Gupta AD-169, Salt Lake City, Sec-I, Thane : North Bidhannagar, District : North 24-Parganas, WEST BENGAL, PIN - 700064, Mobile No. : 9832023029, Status :Buyer/Claimant		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 93,74,062/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 73/- (Article:E, M(a), M(b), I)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190412457/2022		

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-556	LR-3223	Bastu	Shali	4 Katha 2 Chatak 5 Sq Ft		27 61,172/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-553	LR-3227	Bastu	Shali	9 Katha 14 Chatak 15 Sq Ft		66 12,890/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			23.1458Dec	0 /-	93,74,062 /-	
	Grand Tota :				23.1458Dec	0 /-	93,74,062 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	GENESIS COMPLEX LLP Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, City:- , P.O:- Bidhannagar, P.S:-North Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700064 , PAN No.:: AAxxxxxx4C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	AURUM ENCLAVE LLP Dwarka Vedman., AD-169, Sector-I, Salt Lake City, City:- , P.O - Bidhannagar, P.S:-North Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700064 , PAN No.:: ABxxxxxx2K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
3	SOLITAIRE COMPLEX LLP Dwarka Vedman., AD-169, Sector-I, Salt Lake City, City:- . P.O:- Bidhannagar, P.S:-North Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700064 , PAN No.:: AExxxxxx1C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Attorney Details :

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

Representative Details :

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

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUMIT SINHA Son of Late Sandip Sinha 171/B, A P C Road, City:- Kolkata, P.O:- Shyambazar, P.S:-Shyampukur, District:- Kolkata, West Bengal, India, PIN:- 700004			
Identifier Of Mr SANJAY GUPTA			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	GENESIS COMPLEX LLP	ASTDURGA CONSTRUCTION PRIVATE LIMITED-2.27257 Dec
2	AURUM ENCLAVE LLP	ASTDURGA CONSTRUCTION PRIVATE LIMITED-2.27257 Dec
3	SOLITAIRE COMPLEX LLP	ASTDURGA CONSTRUCTION PRIVATE LIMITED-2.27257 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	GENESIS COMPLEX LLP	ASTDURGA CONSTRUCTION PRIVATE LIMITED-5.44271 Dec
2	AURUM ENCLAVE LLP	ASTDURGA CONSTRUCTION PRIVATE LIMITED-5.44271 Dec
3	SOLITAIRE COMPLEX LLP	ASTDURGA CONSTRUCTION PRIVATE LIMITED-5.44271 Dec

Land Details as per Land Record

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

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 556, LR Khatian No:- 3223	Owner:জেনেসিস কমপ্লেক্স এল এল পি, Gurdian:পক্ষে পার্টনার, Address:নিজ , Classification:শালি, Area:0.07000000 Acre.	Owner Name not selected by applicant.
L2	LR Plot No:- 553, LR Khatian No:- 3227	Owner:অরাম এনক্লেভ এল এল পি, Gurdian:পক্ষে পার্টনার, Address:নিজ , Classification:শালি, Area:0.06000000 Acre.	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 190419874 / 2022

On 21-11-2022

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 93,74,062/-



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

On 05-12-2022

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

Presented for registration at 08:40 hrs on 05-12-2022, at the Private residence by Mr SANJAY GUPTA ,.

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

Execution is admitted on 05-12-2022 by Mr SANJAY GUPTA, Director, ASTDLRGA CONSTRUCTION PRIVATE LIMITED, Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, City:- , P.O:- Bidhannagar, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064; Partner, GENESIS COMPLEX LLP, Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, City:- , P.O:- Bidhannagar, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064; Partner, AURUM ENCLAVE LLP, Dwarka Vedman , AD-169, Sector-I, Salt Lake City, City:- , P.O:- Bidhannagar, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064; Partner, SOLITAIRE COMPLEX LLP, Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, City:- , P.O:- Bidhannagar, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064

Indetified by Mr SUMIT SINHA, , Son of Late Sandip Sinha, 171/B, A P C Road, P.O: Shyambazar, Thana: Shyampukur, , City/Town: KCLKATA, Kolkata, WEST BENGAL, India, PIN - 70C004, by caste Hindu, by profession Others



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

On 10-12-2022

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 Ac: 1899.

Payment of Fees

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

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 3384, Amount: Rs.100.00/-, Date of Purchase: 20/07/2022, Vendor name: M
DUTTA



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2022, Page from 1149274 to 1149293
being No 190419874 for the year 2022.



mm

Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2022.12.15 15:43:40 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2022/12/15 03:43:40 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)