

16621/2021

I

15/09/21

# भारतीय गैर न्यायिक

पचास  
रुपये  
रु.50



FIFTY  
RUPEES  
Rs.50

## INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AD 600409

*[Handwritten signature]*  
I certify that the document is admitted to  
The Signature Sheet and the  
document is the part of  
Additional Registrar  
Assurance-III, Kolkata

*[Handwritten]* 1003 - 8 - 2645381 / 2021



### DEVELOPMENT POWER OF ATTORNEY

THIS DEVELOPMENT POWER OF ATTORNEY is made on this the  
16<sup>~~th~~</sup> day of December 2021.

BY

**MEGACITY APARTMENTS PVT. LTD.,** (PAN AADCM9141Q) (CIN U70101WB2004PTC097862) a Company within the meaning of the Companies Act, 2013 having its registered office and principle of business at 70, Lake East 6<sup>th</sup> Road, Santoshpur, Police Station – Survey Park, Kolkata - 700075 duly represented by its Managing Director Mr. Avijit Naskar (Aadhar No 3673-8280-9703) (DIN -00623167) (PAN -ACHPN 3527G), son of Sri Jayram Naskar, by faith – Hindu by occupation – Business residing at – 70, Lake East 6<sup>th</sup> Road Santoshpur, Police Station – Survey Park , Kolkata –700075, hereinafter referred to as the **OWNER/EXECUTANT/PRINCIPAL.**

Additional Registrar of  
Assurances III Kolkata

15 DEC 2021

**IN FAVOUR OF**

**GRK HI-RISE LLP** a limited liability partnership incorporated under Section 12(1) of the Limited Liability Partnership Act, 2008, having PAN AARFG-8316-N, Identification No. AAK9550 and having its registered office and principal place of business at 1<sup>st</sup> Floor, 43, Jheel Road, P.O. Sontoshpur, P.S. Garfa, Kolkata – 700075, duly represented by its Designated Partner **KUSHAL AGARWAL**, having PAN AMBPA-0503-F and having Aadhaar No. 8160-0394-6870, son of Shri Kailash Chand Agarwal, residing at No. 3, Vidyasagar Sarani, P.O. – Santoshpur, P.S. Survey Park, Kolkata – 700 075, hereinafter collectively referred to as the **ATTORNEY**.

**WHEREAS** the Owner is presently the owners of **ALL THAT** piece and parcel of land area of **1 (One) Bigha, 13 (Thirteen) Catthas, 05 (Five) Chittaks and 10 (Ten) Square feet**, (be the same, a little more or less) comprised with portions of C.S. Dags No.30/57 and 30/58 and corresponding to portions of R.S. Dags No. 103, 104 and 105, under C.S. Khatian No. 6 corresponding to R.S. Khatian No. 113, 115, 117, 119, 121, 124, 126, 128, 130, 132, 134, 135, 137, 139, 143 and 146, under Mouza Nayabad, J.L. No. 25 **TOGETHER WITH** structures standing thereon lying and situated at and being municipal premises No. 1581, Nayabad, under Police Station Purba Jadavpur, within the limits of Ward No. 109 of the Kolkata Municipal Corporation, within the jurisdiction of the Sub Registrar at Alipore, District 24 Parganas (South) (More fully and particularly described in the **SCHEDULE** hereunder written and hereinafter referred to as the said **PROPERTY**).

**AND WHEREAS** by the reason of a Development Agreement dated 16<sup>th</sup> December 2021, registered with the ARA – III, Kolkata, duly recorded in Book No. I, CD Volume No. , pages from to being No. 15100 for the Year 2021, the Owner herein appointed the said **GRK HI-RISE LLP** as the Developer of the said Property for development of the said land in terms of the said Agreement.

**AND WHEREAS** the owner is desirous of appointing, nominating and constituting the said **ATTORNEY** in its/their name and on its/their behalf and

Kushal Agarwal

for GRK HI-RISE LLP

in its/their place and stead to do the following acts, deeds, matters and things in respect of the said premises.

**NOW KNOW YE ALL MEN BY THESE PRESENTS** that We the said executants, (hereinafter referred to as the OWNER) do hereby nominate appoint and constitute the said **GRK HI-RISE LLP** duly represented by its partners **KUSHAL AGARWAL** (Hereinafter referred to as the **ATTORNEY**) as our true and lawful Attorney for us and on our behalf and in our name place and stead to diligently act and to do the following acts, deeds and things as specified hereinafter.

- 1) To defend possession of the entirety of the said PROPERTY described in Schedule hereto;
- 2) To cause the survey as also measurement of the said property by the local municipal staff members or other Central or State Government Agencies and/or departments and further to cause erection and/or affixation and/or installation of pillars as also fencing all around the said property at such costs and such terms and in such manner as the Attorney shall think proper;
- 3) To appear and represent us before any Notary Public, Inspector General of Registration, Registrar of Assurances, Chief Judicial Magistrate having jurisdiction and to present for registration and to acknowledge papers statements, declarations as may be necessary and/or required from time to time;
- 4) To appear and represent us in any courts, civil or criminal in India relating to the said premises and for the aforesaid purpose to sign all papers, documents affidavit, Plaint, written statements, petition and to give evidence on our behalf as may be necessary and/or require;
- 5) To appoint Solicitors, Advocate, Barristers and Pleaders and to give and sign our name on any warrant or warrants of attorney, vakalatnama to prosecute and defend us as may be necessary and/or required.
- 6) To execute any Affidavit or declaration confirming our marketable title in respect of the said property or any part or portion thereof as the said Attorney may desire or deem fit and proper and to register the same with the Registrar of Assurances, Kolkata and to admit the execution thereof as the said Attorney may desire or deem fit and proper.
- 7) To file and prosecute or appear and defend any suit, writ petitions actions or legal proceedings in any Court of law or before any quasi

judicial authority tribunal or any other forum in any way concerning the said premises and for the aforesaid purpose to appoint and engage Advocates Solicitors Counsels and to settle and pay their fees and to signing our name and on our behalf all complaints, petitions, Vakalatnama etc. and to compromise such suits, writ petitioners actions or legal proceedings upon such terms and conditions as our said Attorney may desire or deem fit and abide by and observe perform and carry out all obligations under the suits and other legal proceedings and consent decrees orders pass there under.

8) To appoint Advocates, Solicitors and other legal advisors and experts to get the said premises scrutinized and investigated and to invite from public claims (in any) to the said premises by publishing notices and by other modes, to take steps to get the title to the said premises completed (if required) for all the aforesaid purpose to get all the necessary deeds, documents assurances etc.

9) To submit Building Plans and to obtain permission or approval from the Planning Authorities and other authorities as may be required for the development and construction of the said property and for that purpose to sign such applications, papers, writings, undertakings, appeals, etc., as may be required.

10) To enter upon the said land with men and material as may be required for the purpose of development work and for that purpose to demolish the existing building and structures standing thereon and erect the said property as per the Building Plans to be sanctioned and to remove the debris and other materials of the demolished structures.

11) To appoint architects, contractors, sub-contractors consultants, maintenance agent/s and surveyors as may be required and to supervise the development and construction work on the said property.

12) To apply for modifications of the Building Plans from time to time as may be required.

13) To apply for obtain quotas, entitlements and other allocations for cement, steel, bricks and other building materials and required for the construction of the said property.

14) To approach the concerned authorities for the purpose of obtaining permissions and service connections including water, sewerage and electricity for carrying out and completing the development of the said property.

15) To make deposits with the Planning Authorities and other authorities for the purpose of carrying out the development work and construction of the on the said property and to claim refunds of such deposits and to give valid and effectual receipt and discharge on behalf of OWNER in connection therewith.

16) After completion of the construction of the New Building/s on the said property, to apply for and obtain occupation and completion certificate in respect of the New Building/s or parts thereof from the Planning Authorities.

17) To obtain and give rights of ways, access drains, water mains, electric cables, telephone, fax lines and telegraph cables etc. under ground and overhead (as the case may be) and for that purpose to obtain and given and sign and execute and deliver all deeds undertakings writings etc., as may be necessary or required from time to time.

18) To prepare and/or get prepared and to submit and file with all the concerned authorities whether government or otherwise applications for grant and/or issue permits, licenses and authorities from time to time be required as per the provisions of the NOC'S, permissions and/or declarations and for that purpose to appear before any authority or officer make any statement and given any particulars as may from time to time be necessary and/or required and to obtain and take deliver of such licenses permits or authorities may relate and to utilize the same.

19) To procure purchasers of the flats/shops/offices/car parking spaces of the said proposed building and/or complex or project and to execute any kinds of Agreements in respect of the said premises or any part or portion thereof as the said Attorney in its absolute discretion may desire or deem fit and to lodge the same or registration with the Registrar of Assurances, Kolkata as the said Attorney may desire or deem fit and proper.

20) For us and on our behalf and in our name to accept service of any writ or summons or other legal process and to enter an appearance in the defenses or oppose any action or other legal proceedings and to make any counter claim therein and to commence any action or other legal proceedings for such reliefs as the said Attorney or his/its/their advisers shall think necessary for the recovery or protection of the said premises and/or rights and to prosecute discontinue of compromise any

such action or proceedings and to appear against any judgment or decision of any Court or tribunal in any such action of proceedings.

**21)** To ask demand sue for recovery and receive of and from all persons and bodies corporate for any claims or demands actions or rights or otherwise or relating to or concerning with the said premises howsoever with arising and whether past or present or future or against the Government of India or Government of West Bengal or Municipal Authority or any other body or authority respectively and to commerce, carry on and prosecute any motion suit writ petition or other proceedings whatsoever for recovering and compelling payment transfer or delivery thereof respectively and for that purpose sign and execute all Plaints, written statements, affidavits and applications and to engage Solicitors and Advocates and to settle and pay their fees.

**22)** To settle adjust compound submit to arbitration or compromise all actions suits accounts reckonings claims and demands whatsoever between ourselves and any persons or persons whomsoever and in any way connected with the said property or any part thereof in such manner and in all respects as the said Attorneys shall think fit and proper.

**23)** To apply to the City Survey Officer, Town and Country Planning Officer, and Municipal Authorities and all other public or private body, or authority for the purpose of making necessary mutation entries in respect of the said premises or any part or portion thereof and to transfer and mutate the said premises or any part or portion thereof as the said Attorney may desire and for that purpose to make all correspondences including making any application petition representations and prefer an appeal reference review in that behalf as the said Attorney may desire.

**24)** To develop the said property by construction of buildings and/or structure thereon and for the said purpose to do all soil testing, excavation and all other works whatsoever.

**25)** To appear before the necessary authority including the competent authority under the Urban Land (Ceiling and Regulation) Act, 1976, the Real Estate Regulatory Authority within the meaning of Section 20(1) of the Real Estate (Regulation and Development) Act, 2016, Fire Brigade and Police Authorities in connection of sanctioning of plans and other purposes.

**26)** To pay all outgoings from the date of execution of these presents including sanction fees, municipal tax and other charges

whatsoever payable for and on account of the said land and building and receive refund and /or other moneys including compensation of any nature from requisition and/or acquisition authorities and to grant valid receipts and /or discharges thereof.

**27)** To take booking from the intending or proposed buyer or buyers to enter into Agreement for Sale of the said Developer's allocation with the intending or proposed purchasers or from the nominee/nominees of the developer and to receive booking money or earnest money from the flats of the constructed portions on behalf of Principals /Executants and shall have full right to take the full amount from the intending buyers by disposing the Developers allocation and at the same time shall have full right to execute proper Deed of Conveyance in favour of the Purchaser and to issue possession letter for the said sold space namely flats, shops, offices and/or car parking spaces in the said proposed project.

**28)** To affix signboard or install any hoarding on the said scheduled plot of the land in the name of the attorney.

**29)** To advertise in the newspapers for procuring purchasers for selling the flats/shops/offices/car parking spaces in the said proposed complex along with right to appoint marketing agent for getting the sale done at whatever terms and conditions the Developer shall deem fit and suitable: . . .

**30)** To enter into Agreement for sale/lawful conveyance for 53% share of the proposed flats/shops/offices/car parking spaces and to receive advanced/earnest money/consideration in respect of the said spaces and the undivided proportionate share in the land attributable thereto or any portion hereof for transferring land, conveying the proportionate right title and interest to the Executant in the land to hand over the copies of the relevant documents in regard to title of the Executant's to such intending purchase or purchasers as the case may be, AND it is to be noted that in such case the advance receivable by the attorney will not be demanded by the Executant and at the same time the Executant shall no be liable for any such transaction;

**31)** To do and perform necessary acts and deeds for the purpose of granting loans and financial assistances in favour of the Attorney's Companies from any Bank/Financial Institution (Banker). And such Project Finance can be secured on the strength of the security of the

said Companies' share in the Said land being developed and construction work-in-progress/receivables to the extent pertaining to Developer's Allocation. For this purpose, Executant shall execute necessary documents through their delegated authority in favour of Developer and Executant may join as consenting party (if required by the funding institution) to create a charge in favour of Banks or Financial Institutions or any other institution(s) for availing such loan facility. In this regard, Developer shall indemnify Executant against any claim arising out of such borrowings;

**AND** the Principal or Executant hereby ratify, confirm and agree or undertake to ratify, confirm and agree or undertake to ratify and confirm all the whatsoever the said attorney or agents appointed under this Power in that hereinabove contained shall lawfully do or caused to be done in the right of or by virtue of these presents including such confirmations and other works till the completion of the whole deal as per these presents.

**AND GENERALLY** to do such other acts deeds matters and things relating to or concerning the said premises and to sign all letters correspondence and other documents and to execute and perform any other act deed matter or thing which are to be done executed or performed or which in the opinion of our said attorney ought to be done, executed or performed in connection with or in relation to the said premises and effectually to all intents and purposes as the Executant (itself) could do if personally present and did the same by itself being its intent and desire that all matters and things respective the same shall be under the full management and directions of our said Attorney **AND ALL** and whatsoever our said Attorney shall lawfully do or cause to be done in, or about the said premises We as Executant do hereby for ourselves.

**AND** we as the Executant do hereby agree to ratify and confirm all the whatsoever acts, which our said Attorney do or cause to be done by virtue of these presents and the same shall be binding upon us to the said extend and in the same manner as if the same are done by me and personally present.



**THE SCHEDULE ABOVE REFERRED TO**

**The said property/Land**

**ALL THAT** piece and parcel of land area of **1 (One) Bigha, 13 (Thirteen) Catthas, 05 (Five) Chittaks and 10 (Ten) Square feet**, (be the same, a little more or less) comprised with portions of C.S. Dags No.30/57 and 30/58 and corresponding to portions of R.S. Dags No.103, 104 and 105, under C.S. Khatian No. 6 corresponding to R.S. Khatian No. 113, 115, 117, 119, 121, 124, 126, 128, 130, 132, 134, 135, 137, 139, 143 and 146, under Mouza Nayabad, J.L. No. 25 TOGETHER WITH structures standing thereon lying and situated at and being municipal premises No. 1581, Nayabad, under Police Station Purba Jadavpur, within the limits of Ward No. 109 of the Kolkata Municipal Corporation, within the jurisdiction of the Sub Registrar at Alipore, District 24 Parganas (South) is butted and bounded by

ON THE NORTH:-By 16 Ft. wide Municipal Road;


ON THE SOUTH:-By 40 Ft. wide Municipal Road;

ON THE EAST:- By 10 Ft. wide Municipal Road;

ON THE WEST:- By land of R.S. Dag No. 105 and 104;

IN WITNESS WHEREOF WE, the owners, have set and subscribed our hand and signature on this 16<sup>th</sup> day of December 2021.

WITNESSES :

  
Managing Director  
MEGACITY APARTMENTS PVT. LTD.

(SIGNATURE OF OWNER/EXECUTANT)

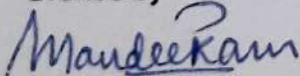
GRK HI-RISE LLP  
Kushal Agrawal  
Designated Partner

Signature of Attorney

1. Mandeep Kaur  
Advocate d/o Gurbinder Singh  
158/16 Hariish Mukheyee Road  
Kolkata 700025

2. Tann Hardu.  
870 Sri Sridhara Hardu  
42F, Rankintha Serrai, Kd. 152

Drafted by



Adv. Mandeep Kaur  
For Pahari & Co  
Advocates

At 10, Old Post Office Street,  
Left Block, 1<sup>st</sup> Floor, Room No. 30 & 31,  
Kolkata - 700001.

F/2208/2177/17



Thumb

1<sup>st</sup> Finger

Middle Finger

Ring Finger

Small Finger

LEFT HAND					
RIGHT HAND					

Name: AVJIT NASKAR

Signature : 9831518156



Thumb

1<sup>st</sup> Finger

Middle Finger

Ring Finger

Small Finger

LEFT HAND					
RIGHT HAND					

Name : KUSHAL AGARWAL

Signature : 9831026524

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
**ACHPN3527G**



नाम /NAME  
**AVIJIT NASKAR**

पिता का नाम /FATHER'S NAME  
**JAYRAM NASKAR**

जन्म तिथि /DATE OF BIRTH  
**07-09-1979**

हस्ताक्षर /SIGNATURE  
*Avijit Naskar*

*AVIJIT NASKAR*  
आयकर आयुक्त, प.ब.-111  
COMMISSIONER OF INCOME-TAX, W.B. - III



*Avijit Naskar*

भारत सरकार  
राज्य सरकार

व्यक्तिगत फोटो

व्यक्तिगत नाम  
Avijit Naeher

जन्म तिथि/CMR 07/09/1979

लिंग/Male

3673 8280 0703

गोरी आचार, गोरी परगना

*Handwritten signature*

भारत सरकार  
राज्य सरकार

व्यक्तिगत फोटो

व्यक्तिगत नाम  
Avijit Naeher

जन्म तिथि/CMR 07/09/1979

लिंग/Male

3673 8280 0703

गोरी आचार, गोरी परगना

1007

help@uidai.gov.in

www.uidai.gov.in



  
Managing Director  
MEGACITY APARTMENTS PVT. LTD.

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

KUSHAL AGARWAL  
KAILASH AGARWAL

16/10/1987  
Permanent Account Number  
AMBPA0503F

Kushal  
Signature



Kushal Agarwal

प्रमाणित प्रतिलिपि / याने पर कृपया संचित करें / लीडर :  
आयकर विभाग, पुणे-४११००१, पुणे-४११००१  
आयकर विभाग, पुणे-४११००१, पुणे-४११००१  
पुणे-४११००१, पुणे-४११००१, पुणे-४११००१  
पुणे-४११००१, पुणे-४११००१, पुणे-४११००१

Kushal Agarwal



ভারত সরকার

Government of India

কুশল আগরওয়াল

Kushal Agarwal

পিতা - কৈলাশ চন্দ আগরওয়াল

Father Kailash Chand Agarwal



জন্মতারিখ/DOB 16/10/1987

পুরুষ / Male



8160 0394 6870

সাধারণ মানুষের অধিকার

*Kushal Agarwal*



ভারত সরকার  
UIDAI  
UIDAI Certification Authority of India

ঠিকানা: নং, বিজয়াসাগর সরানী  
সন্তোষপুর, সন্তোষপুর, কোলকাতা  
পশ্চিম বঙ্গ,

Address: 3 NO.,  
VIDYASAGAR SARANI,  
Santoshpur, Santoshpur,  
Kolkata, West Bengal,  
700075

8160 0394 6870

1947  
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in



GRK HI-RISE LLP

*Kishal Agwal*

Designated Partner

आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT. OF INDIA
	स्थायी लेखा संख्या कार्ड Permanent Account Number Card	
एनए / None GRK HI-RISE LLP	<b>AARFG8318N</b>	
संस्थापित/गठन की तारीख Date of Incorporation / Formation		07/11/2017
<b>28/10/2017</b>		



ভারত সরকার  
Government of India



প্রদীপ পাহাড়ী  
Pradip Pahari  
পিতা : গণেশ পাহাড়ী  
Father : GANESH PAHARI  
অনুভবতারিখ / DOB : 03/02/1982  
পুরুষ / Male



8747 7043 9299

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
Unique Identification Authority of India

ঠিকানা:  
কুদভনী, জুনবনী, পূর্ব  
মেদিনীপুর, পশ্চিমবঙ্গ, 721452

Address:  
Kudbheri, Junboni, East  
Midnapore, West Bengal, 721452

8747 7043 9299

1947  
1888 300 1947

help@uidai.gov.in

www.uidai.gov.in

Pradip Pahari

## Major Information of the Deed

Deed No :	I-1903-15109/2021	Date of Registration	16/12/2021
Query No / Year	1903-8002645381/2021	Office where deed is registered	
Query Date	16/12/2021 4:32:39 PM	1903-8002645381/2021	
Applicant Name, Address & Other Details	Pradip Pahari 10, Old Post Office Street, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8017013457, Status : Solicitor firm		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 5,82,47,988/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 73/- (Article:E, M(a).)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190315100/2021 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 1581, , Ward No: 109 Pin Code : 700075

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	1 Bigha 13 Katha 5 Chatak 10 Sq Ft		5,75,72,988/-	Width of Approach Road: 40 Ft., , Project Name :
<b>Grand Total :</b>				54.9885Dec	0/-	575,72,988 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1000 Sq Ft.	0/-	6,75,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		1000 sq ft	0/-	6,75,000 /-	

### Principal Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	<b>MEGACITY APARTMENTS PRIVATE LIMITED</b> 70, Lake East 6th Road, Santoshpur, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 , PAN No.:: AAxxxxx1Q, Aadhaar No Not Provided by UIDAI, Status : Organization, Executed by: Representative, Executed by: Representative



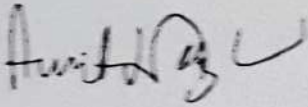


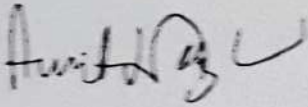


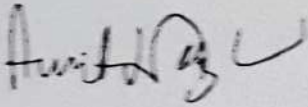


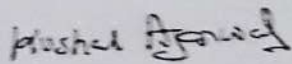


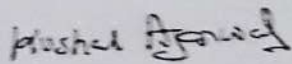


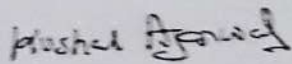
Identify Details :

Name, Address, Photo, Finger print and Signature

**GRK HI-RISE LLP**

1st Floor, 43, Jheel Road, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District-South 24-Parganas, West Bengal, India, PIN:- 700075 , PAN No.:: AAxxxxxxx5N, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name, Address, Photo, Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr Avijit Naskar</b>                      Son of Mr Jayram Naskar                      Date of Execution - 16/12/2021, , Admitted by: Self, Date of Admission: 16/12/2021, Place of Admission of Execution: Office                 </td> <td>  <p>Dec 16 2021 4:47PM</p> </td> <td>  <p>L75 16/12/2021</p> </td> <td>  <p>16/12/2021</p> </td> </tr> </tbody> </table> <p>70, Lake East 6th Road, Santoshpur, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District-South 24-Parganas, West Bengal, India, PIN:- 700075, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxxx7G, Aadhaar No: 36xxxxxxxx9703 Status : Representative, Representative of : MEGACITY APARTMENTS PRIVATE LIMITED (as Managing Director)</p>	Name	Photo	Finger Print	Signature	<b>Mr Avijit Naskar</b> Son of Mr Jayram Naskar Date of Execution - 16/12/2021, , Admitted by: Self, Date of Admission: 16/12/2021, Place of Admission of Execution: Office	 <p>Dec 16 2021 4:47PM</p>	 <p>L75 16/12/2021</p>	 <p>16/12/2021</p>
Name	Photo	Finger Print	Signature						
<b>Mr Avijit Naskar</b> Son of Mr Jayram Naskar Date of Execution - 16/12/2021, , Admitted by: Self, Date of Admission: 16/12/2021, Place of Admission of Execution: Office	 <p>Dec 16 2021 4:47PM</p>	 <p>L75 16/12/2021</p>	 <p>16/12/2021</p>						
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr Kushal Agarwal (Presentant)</b>                      Son of Mr Kailash Chand Agarwal                      Date of Execution - 16/12/2021, , Admitted by: Self, Date of Admission: 16/12/2021, Place of Admission of Execution: Office                 </td> <td>  <p>Dec 16 2021 4:48PM</p> </td> <td>  <p>L75 16/12/2021</p> </td> <td>  <p>16/12/2021</p> </td> </tr> </tbody> </table> <p>3, Vidyasagar Sarani, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District-South 24-Parganas, West Bengal, India, PIN:- 700075, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AMxxxxxxx3F, Aadhaar No: 81xxxxxxxx6870 Status : Representative, Representative of : GRK HI-RISE LLP (as Designated Partner)</p>	Name	Photo	Finger Print	Signature	<b>Mr Kushal Agarwal (Presentant)</b> Son of Mr Kailash Chand Agarwal Date of Execution - 16/12/2021, , Admitted by: Self, Date of Admission: 16/12/2021, Place of Admission of Execution: Office	 <p>Dec 16 2021 4:48PM</p>	 <p>L75 16/12/2021</p>	 <p>16/12/2021</p>
Name	Photo	Finger Print	Signature						
<b>Mr Kushal Agarwal (Presentant)</b> Son of Mr Kailash Chand Agarwal Date of Execution - 16/12/2021, , Admitted by: Self, Date of Admission: 16/12/2021, Place of Admission of Execution: Office	 <p>Dec 16 2021 4:48PM</p>	 <p>L75 16/12/2021</p>	 <p>16/12/2021</p>						

Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr Pradip Pahari</b> Son of Mr Ganesh Pahari Village - Kudoban, City:- , P.O:- Junboni, P.S:-Contai, District-Purba Midnapore, West Bengal, India, PIN - 721452	 <p>16/12/2021</p>	 <p>16/12/2021</p>	 <p>16/12/2021</p>
Identifier Of Mr Avijit Naskar, Mr Kushal Agarwal			

Transfer of property for L1

From  
MEGACITY  
APARTMENTS PRIVATE  
LIMITED

To. with area (Name-Area)  
GRK HI-RISE LLP-54.9885 Dec

Transfer of property for S1

Sl.No	From
1	MEGACITY APARTMENTS PRIVATE LIMITED

To. with area (Name-Area)
GRK HI-RISE LLP-1000.00000000 Sq Ft

16-12-2021

**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.

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

Presented for registration at 16:36 hrs on 16-12-2021, at the Office of the A.R.A. - III KOLKATA by Mr Kushal Agarwal .

**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 5,82,47,988/-

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

Execution is admitted on 16-12-2021 by Mr Avijit Naskar, Managing Director, MEGACITY APARTMENTS PRIVATE LIMITED, 70, Lake East 6th Road, Santoshpur, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075

Identified by Mr Pradip Pahari, . . Son of Mr Ganesh Pahari, Village - Kudbheri,, P.O: Junboni, Thana: Contai, , Purba Midnapore, WEST BENGAL, India, PIN - 721452, by caste Hindu, by profession Law Clerk

Execution is admitted on 16-12-2021 by Mr Kushal Agarwal, Designated Partner, GRK HI-RISE LLP, 1st Floor, 43, Jheel Road, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075

Identified by Mr Pradip Pahari, . . Son of Mr Ganesh Pahari, Village - Kudbheri,, P.O: Junboni, Thana: Contai, , Purba Midnapore, WEST BENGAL, India, PIN - 721452, by caste Hindu, by profession Law Clerk

**Payment of Fees**

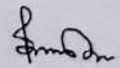
Certified that required Registration Fees payable for this document is Rs 73/- ( E = Rs 7/- , I = Rs 55/- , M(a) = Rs 7/- , M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 73/-

**Payment of Stamp Duty**

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

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 33887, Amount: Rs.50/-, Date of Purchase: 27/10/2021, Vendor name: Soumitra Chanda



**Probir Kumar Golder**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - III KOLKATA**  
**Kolkata, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1903-2022, Page from 17447 to 17472  
being No 190315109 for the year 2021.



*Handwritten signature of Probir Kumar Golder.*

Digitally signed by PROBIR KUMAR  
GOLDER  
Date: 2022.01.06 15:40:57 -08:00  
Reason: Digital Signing of Deed.

(Probir Kumar Golder) 2022/01/06 03:40:57 PM  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - III KOLKATA  
West Bengal.

(This document is digitally signed.)

---