

062/21

1-0054/21



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AE 154947

W
 07/04/21
 8 0000 12056/21

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

[Signature]
 District Sub-Registrar-y
 Alipore, South 24 Parganas

07 JAN 2021

DEVELOPMENT POWER OF ATTORNEY

A.R. Das
 District Sub-Registrar
 Alipore Police Court
 Alipore

SL. NO. 23287 Dt. 31/12/2020

NAME M/s JKL Vistat Developer LLP


ADDRESS. 651/A, Block - O, New Alipore
KOL-53

RS. 100/-


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




District Sub-Registrar-V
Alipore, South 24 Parganas
07 JAN 2021


A.R. Basu
S/o Late Tarapada Basu
Alipore Police Court
KOL-27

Know all men by these presents that **WE** (1) **MRS TANIA GHOSE (PAN NO AOZPC7617N) (Aadhar Card No.7347-1623-3171)**, wife of Mr. Ranadeep Ghose, residing at 23B, Ground Floor, Sardar Sankar Road, Kolkata – 700029, P.S. – Tollygunge, P.O. Sarat Bose Road and (2) **MRS RIMA GHOSE (PAN NO ALHPG9309E), (Aadhar Card No.6626-2351-6844)**, wife of Mr. Amitesh Ghose, residing at 23B, 2nd Floor, Sardar Sankar Road, Kolkata – 700029, P.S. – Tollygunge, P.O. Sarat Bose Road, hereinafter called and referred to as the **“APPOINTERS”** (which expression shall unless excluded by or repugnant to the context hereof be deemed to mean and include their heirs, executors, administrators, legal representatives and/or assigns) **SEND GREETINGS:**

WHEREAS:

- (A) **WE**, the **APPOINTERS** herein are jointly the absolute owners in respect of ALL THAT piece and parcel of Bastu land measuring 4 Cottabs, 1 Chittak 30 Sq.ft situated & lying at KMC Premises No.70/1 Pramatha Chowchury Sarani, Kolkata – 700053 also known as P-540, Block – N, New Alipore, Kolkata – 700053, within Kolkata Municipal Corporation Ward No.81, District – South 24 Parganas, P.S. New Alipore, within the limits of Kolkata Municipal Corporation morefully described in the **FIRST SCHEDULE** hereunder written. (hereinafter referred to as “said Premises”)
- (B) By an indenture dated 31.12.2020, the **APPOINTERS** herein have retained and appointed **M/S JKL VIRAAT DEVELOPER LLP (PAN NO AALFJ7707Q)**, a Limited Liability Partnership Firm incorporated under the Limited Liability Partnership Act 2008, having its Registered Office at 551/A, Block – O, New Alipore, Kolkata – 700053 P.O.-New Alipore & P.S.-New Alipore, as the **DEVELOPER** to undertake the development of the “said Premises” by constructing thereat, at or for the agreed consideration and on the agreed terms and conditions recorded therein. The said Indenture dated 31.12.2020 was registered with DSR – V, Alipore, wide deed No.5296 for the year 2020.
- (C) In pursuance of the said Indenture dated 31.12.2020, the said developer **M/S JKL VIRAAT DEVELOPER LLP** have nominated its 2 (two) Partners - (1) **Sri Nirmal Jagwani (PAN No.ADGPJ0212J) (Aadhar Card No.4594-7603-3231)** son of Sri



District Sub-Registrar-V
Alipore, South 24 Parganas

07 JAN 2021

Paras Ram Jagwani, Indian National, residing at 651/A, Block – O, New Alipore, Kolkata – 700053 P.O. New Alipore & P.S. New Alipore, and (2) **Sri Lokesh Kumar Panjwani (PAN No.AIMPP6902A) (Aadhar Card No.2344-8388-1711)** son of Late Sri Gokul Das Panjwani, residing at Rajdeep Apartments, 336/A, S.N. Roy Road, Kolkata 700038, P.O. Sahapur & P.S Behala, as their nominees for granting of Power of Attorney by the Appointers herein to do or cause to be done various acts, deeds and matters for the Development of the said Property, entering into Agreement for Sale, executing Deed of Conveyance to various prospective purchasers of Flats, in pursuance of the above referred Indenture dated 31.12.2020;

- (D) We the appointers herein have agreed and decided to grant Power of Attorney in favour of **M/S JKL VIRAAT DEVELOPER LLP and its two partners (1) Sri Nirmal Jagwani and (2) Sri Lokesh Kumar Panjwani** as their nominees for granting of Power of Attorney by the Appointers herein to do or cause to be done various acts, deeds and matters for the Development of the said Property, entering into Agreement for Sale, executing Deed of Conveyance to various prospective purchasers of flats, in pursuance of the above referred Indenture dated 31.12.2020;
- (E) We, the appointers herein have agreed and decided to grant Power of Attorney in favour of (1) **Sri Nirmal Jagwani**, and (2) **Sri Lokesh Kumar Panjwani** all nominees of the Developer Firm **M/S JKL VIRAAT DEVELOPER LLP** to act jointly and/or severally in our names and on behalf and on our account and to do all or any of the acts deeds matters and things hereinafter stated.

NOW KNOW WE ALL MEN BY THESE PRESENTS that we the Appointers (1) **MRS TANIA GHOSE** and (2) **MRS RIMA GHOSE**, above named doth hereby make nominate constitute and appoint and have made nominated constituted retained and appointed the said (1) **Sri Nirmal Jagwani**, and (2) **Sri Lokesh Kumar Panjwani** all nominees of the Developer Firm **M/S JKL VIRAAT DEVELOPER LLP** a Limited Liability Partnership Firm incorporated under the Limited Liability Partnership Act 2008, having its Registered Office at 651/A, Block – O, New Alipore, Kolkata – 700053 P.O.-New Alipore & P.S.-New Alipore, (hereinafter referred to as said “Attorneys”) as our true and lawful attorneys to act jointly or severally in our



District Sub-Registrar
Alipore, South 24 Parganas

07 JAN 2021

names, on our behalf and on or account and to do all or any of the acts deeds matters and things namely :

- (a) To enter upon, hold, occupy and possess the "said Premises" being land and KMC Premises No.70/1 Pramatha Chowdhury Sarani, Kolkata – 700053 also known as P-540, Block – N, New Alipore, Kolkata – 700053, within Kolkata Municipal Corporation Ward No.81, District – South 24 Parganas, P.S. New Alipore, morefully described in the **First Schedule** hereunder written and for the said purpose to do all acts deed matters and things as the said Attorneys or either of them shall think proper ;
- (b) To appear and represent the Appointers before the Kolkata Municipal corporation Authorities, Fire Brigade Authorities, CESC and other Electricity Authorities, Urban Land Ceiling Authorities, BLRO, Kolkata Municipal Corporation, Police and traffic authorities and other Government authorities and/or departments, central or State in Connection with the development of the said premises and/or construction of building thereat and further to sign execute and deliver all necessary letters, statements, application declaration, maps plans, sanction drawings, and other papers and documents and to do all acts deeds matters and things as the said Attorneys or either of them shall think proper.
- (c) To demolish or cause to be demolished the existing structures of the said premises or portions thereof and for the said purpose to retain and appoint any contractor and to do all acts deeds matters and things as the said Attorneys or either of them shall think proper.
- (d) To apply for and obtain all necessary sanctions/modification, permission. no objections and clearances from the appropriate Government authorities and/or departments including necessary sanction/re-sanction/modifications of plan from the Kolkata Municipal Corporation authority for development of the said premises and/or construction of the said building in or upon the land comprised in the said premises or portion thereof and for the said purpose to do all acts deeds matters and things as the said Attorneys or either of them shall think proper.



District Sub-Registrar-V
Alipore, South 24 Parganas

07 JAN 2021

- (e) To apply for and obtain all necessary maps, plans, sketches, diagrams, elevations and other specifications duly sanctioned and/or approved by the Municipal Corporation authority, Fire Brigade authorities, Police and traffic authorities and other Government authorities and/or departments as may from time to time be necessary or required for the development of the said premises and/or demolition of the existing building and other structures comprised in the said premises and/or construction of new building or other structures in or upon the land comprised in the said premises and for the said purposes to sign execute and deliver all applications, maps, plans or other papers and documents as also to do all acts deeds matters and things as the said Attorneys or either of them shall think proper.
- (f) To apply for and obtain water, sewerage, telephone, telex, electricity, gas and other public utility services, in or upon the said premises and/or the building as may hereafter be erected and the same name or names as the said Attorneys or either of them shall think proper and for the said purpose to sign execute and deliver necessary applications, papers, letters, documents, declarations, undertakings and Bonds as also to do all acts deeds matters and things as the said Attorneys or either of them shall think proper.
- (g) To institute and/or prosecute all or any suits, appeals, Revisions, writ petitions and other legal proceedings or litigations civil or criminal in the appropriate courts of law in connection with the said premises and/or construction of the said proposed building in or upon the land comprised in the said premises as per the plan sanctioned or modified by the Municipal Corporation authority and for the said purpose, to do all acts deeds matters and things as the said Attorneys or either of them shall think proper.
- (h) To defend and/or contest all or any suits, appeals, revisions, applications and other litigations and legal proceedings civil or criminal in any court of law concerning or relating to the said premises and/or the land comprised therein and/or development thereof and/or construction of the said proposed building and for the said purpose to do all acts deeds matters and things as the said Attorneys or either of them shall think proper.



[Handwritten signature]

District Sub-Registrar-V
Alipore, South 24 Parganas

07 JAN 2021

- (i) To sign execute affirm and verify all plaints, Written statements, affidavits, applications, writ petitions and other papers and documents as may from time to time be necessary or required for prosecuting and/or defending all or any legal proceedings and/or litigations as the said Attorneys or either of them shall think proper.
- (j) To settle and/or compromise all or any disputes or differences and/or suits or litigations and other legal proceedings concerning or relating to the said premises and/or the development thereof and/or construction of the proposed building and the same on such terms and condition and for such consideration as the said Attorneys or either of them shall think proper without affecting the rights of the Appointers.
- (k) To refer all or any disputes concerning or relating to the said premises and/or the development thereof and/or construction of the proposed building Complex to arbitration on such terms as the said Attorneys or either of them shall think proper.
- (l) To pay the sanction fees and other costs charges and expenses for obtaining the sanction/modification and/or permission and/or clearances and No Objection Certificates including the sanction/modification of plan as also obtaining of public utility services.
- (m) To retain and appoint Advocates and lawyers for prosecuting and/or defending all or any legal proceedings and/or litigations and for the said purpose to sign execute and deliver Vakalatnama and other authority letters and further to revoke such appointment as the said Attorneys or either of them shall think proper.
- (n) To retain and appoint Architects, Engineers, Contractors, Masons, Mistries, Electricians, Plumbers, Chowkidars, Durwans, Security Guards and other employees or staff for carrying out the development of the said premises and/or construction of building and the same for such salaries or remuneration or charges and on such terms and conditions as the said Attorneys or either of them shall think proper.
- (o) From time to time to apply for and have the sanctioned plan modified, renewed, varied and/or rectified by the Municipal Corporation authority and for the said purpose to pay



District Sub-Registrar-V
Alipore, South 24 Parganas

07 JAN 2021

necessary charges as also to do all acts deeds matters and things as the said Attorneys or either of them shall think proper.

- (p) To enter into negotiation as also enter into agreements and contracts for sale on ownership basis, enter into agreements and contracts for short term or long term lease basis or otherwise disposal of the units, offices, shops, show rooms, parkings, garages, and other spaces of the proposed building forming part of the only Developers' allocations in the proposed new building to be erected in or upon the land comprised in the said premises together with undivided proportionate share in the land and the same for such consideration and on such terms and conditions as the said Attorneys or either of them shall think proper.
- (q) To sell, transfer, give on lease or otherwise dispose of the flats, officers, shops, show rooms, parkings, garages and other spaces forming part of the Developers' allocations only of the proposed building to be erected at the said premises and for the said purpose, to sign and execute all the Sale deeds, transfer deeds, Lease deeds, and other deeds documents and agreements as may from time to time be required and as the said Attorneys or either of them shall think proper;
- (r) To appear before the appropriate Registering authorities and to present the Agreements for Sale, Sale deeds, lease deed, transfer deeds, declarations and other deeds, documents and agreement after execution of the same and further to admit the execution of the same and do acts, deeds matters and things for completion of Registration thereof and as the said Attorneys or either of them shall think proper and which is applicable for Developers Allocation only;
- (s) To receive realize and recover the amounts of earnest money and/or part payments and consideration moneys for and on account of sale and /or transfer of units, officers, shops, show rooms, parkings, garages and other spaces of forming part of the only Developer's allocation of the proposed building and also to issue valid and effective receipts and discharges for the same and for the said purpose to do all acts deeds or matters and things as the said attorneys or either them shall think proper.



District Sub-Registrar-V
Alipore, South 24 Parganas

07 JAN 2021

- (t) To retain and appoint one or more substitute or substitutes to carry out all or any of the acts deed matters and things as hereinbefore stated and further to revoke and cancel such appointment as the said Attorneys or any of them shall think proper .

AND WE , the Appointers above named do hereby ratify and confirm and agree to ratify and confirm all and whatsoever our said Attorneys or either of them acting as aforesaid, lawfully do AND THAT this Power of Attorney shall not be revocable and be co-existing with the said Agreement dated 31.12.2020.

This Power of Attorney is the part and parcel of above referred Indenture dated 31.12.2020 and on the basis of terms and conditions of the said Developers Agreement dated 31.12.2020, the appointers herein appoint their attorney and after completion of the building construction and transfer of Developers allocation to its nominees or intending purchasers etc, the Appointers shall revoke this Power of Attorney.

THE FIRST SCHEDULE ABOVE REFERRED TO:

ALL THAT piece and parcel of land measuring 4 Cottahs 1 Chittack 30 sq.ft. be the same a little more or less with one storied R.T.S. Cemented Flooring, building standing thereon, having its covered area 600 sq.ft. being Society Plot No.540, under Block-N of the New Alipore Development Scheme No.XV, being the portion of Port Commissioner surplus land, lying between Diamond Harbour Road and tolly's Nullah, situated at and being part of Premises No.70/1, Pramatha Chowdhury Sarani, Kolkata-700053 and also known as P-540, Block -- N, New Alipore, Kolkata-700053, now within the limits of the Kolkata Municipal Corporation, Ward No.31, under P.S. New Alipore, Sub-Registry/ A.D.S.R. Alipore, in the District of South 24-Parganas, together with all easements rights and appurtenances thereto and the said property is clearly shown and delineated in the map or plan annexed hereto and depicted with RED border line therein, being butted and bounded as follows :-

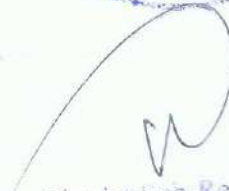
On the North : Pramatha Chowdhury Sarani Road

On the South : Premises No.P-540 & P-541A Block-N, New Alipore

On the East : Premises No.P-539, Block-N, New Alipore

On the West : Premises No.P-540 Block-N (Petrol Pump), New Alipore.




District Sub-Registrar-V
Alipore, South 24 Parganas

07 JAN 2021

In Witness Whereof, We the Appointers above named have hereunto and subscribed our respective signatures on this 31st day of December 2020;

Signed Executed and d delivered by

The Appointers above named at Kolkata

in the presence of :

- 1 Ranaleep Ghose
23 B, Sardar Santhos Road
Ground Floor,
Kolkata - 700 029

1 Tanira Ghose

2 Lima Ghose

Signed Executed and Accepted by

The Attorneys above named at Kolkata

in the presence of :

- 1 KHOKAN DEKO
1311 S.N. ROY ROAD
KOL - 38

APPOINTERS

JKL VIRAAT DEVELOPER LLP


1 Nirmal Jagwan
Designated Partner/Authorised Signatory

2 JKL VIRAAT DEVELOPER LLP
Ashwini
Designated Partner/Authorised Signatory

Alax Ranjan Basu
ALAX PANJAN BASU
INSTRUMENTS L No 127
ADULT COURT
20-27

ATTORNEYS




District S&S Registrar-V
Alipore, South 24 Parganas

07 JAN 2021

Thumb 1st finger middle finger ring finger small finger

PHOTO	left hand					
	right hand					

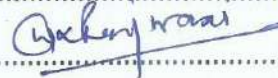
Name.....

Signature.....

Thumb 1st finger middle finger ring finger small finger

	left hand					
	right hand					

Name... LOKESH KR. BANJWANI

Signature... 

Thumb 1st finger middle finger ring finger small finger

	left hand					
	right hand					

Name... NIRMAL JAGWANI

Signature... 



District Sub-Registrar-V
Alipore, South 24 Parganas

07 JAN 2021

Thumb

1st finger

middle finger

ring finger

small finger

PHOTO	left hand					
	right hand					

Name.....

Signature.....












Thumb

1st finger

middle finger

ring finger

small finger

	left hand					
	right hand					

Name.....

Signature..... *Tania Cruz*



Thumb

1st finger

middle finger

ring finger

small finger

	left hand					
	right hand					

Name.....

Signature..... *Lin Cabana*



District Sub-Registrar-V
Alipore, South 24 Parganas
07 JAN 2021

[Redacted]

[Redacted]





সীমা ঘোষ
 Rima Ghose
 জন্ম তারিখ/DOB: 06/01/1981
 মহিলা / FEMALE

6626 2351 6844

[QR Code]

আধার - সাধারণ মানুষের অধিকার

Rima Ghose

[Redacted]

[Redacted]


[Redacted]


Address

পতা:
 মহানগরী: অমিতেশ ঘোষ,
 23/বী, সারদার শংকর রোড,
 সরত বোস রোড, কোলকাতা,
 বেঙ্গল - 700029


W/O: Amitesh Ghose, 23/B,
 SARDAR SHANKAR ROAD, Sarat
 Bose Road, Kolkata, West
 Bengal - 700029

[Barcode]

 1947
 1200 599 1047

 help@cidai.gov.in

 www.cidai.gov.in

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

Rima Ghose





भारत सरकार
 Unique Identification Authority of India
 Government of India

Enrollment No. : 2189/71098/15256

To
 Tania Ghose

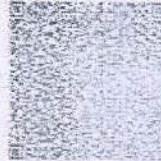
U1073017

D/O: Lata Nish Chakraborty
 W/O RANADEEP GHOSE
 23/B, SARDAR SANKAR ROAD
 Sarat Bose Road
 Sarat Bose Road, Circus Avenue Kolkata,
 West Bengal - 700029
 0073379711



KA270999978FH

27099997



आपका आधार क्रमांक / Your Aadhaar No. :

7347 1623 3171

मेरा आधार, मेरी पहचान



भारत सरकार



Tania Ghose

DOB: 08/03/1998

Female

7347 1623 3171



मेरा आधार, मेरी पहचान

Tania Ghose
 Tania Ghose





भारत सरकार
 Unique Identification Authority of India
 Government of India

অনুলিপিত অধিষ্টি / Enrollment No.: 1040/20499/36828

20/03/2014
 To
 Nirmal Jagwani
 শির্শি জগবতী
 948 BLOCK-P
 NEWALIPORE
 New Alipore, Kolkata
 West Bengal - 700053



KL823778528FT
 82777052



আপনার আধার সংখ্যা / Your Aadhaar No.:

4594 7603 3231

আধার - সাধারণ মানুষের অধিকার



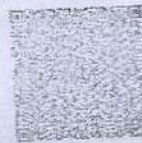
ভারত সরকার



শির্শি জগবতী
 Nirmal Jagwani
 পিতা: শরৎ রাম জগবতী
 Father: PARAS RAM JAGWANI

জন্ম তারিখ/DOB: 27/12/1973
 পুন / Male

4594 7603 3231



আধার - সাধারণ মানুষের অধিকার

Nirmal Jagwani



Handwritten signature



 GOVERNMENT OF INDIA

 लक्ष्मण कुमार पाण्डेय

 LAKSHMAN KUMAR PANDAY

 पति - गुरु दत्त पाण्डेय

 Father - GURU DATTA PANDAY

 पञ्जाब/पुरुष

 Pan/Male

 2344 8388 1711

आधार - साधारण मानुषेण अधिकार

Lakshman



 GOVERNMENT OF INDIA

 पता:

 5-A, S.N. ROY ROAD,

 Sehapur, Kolkata, Sehapur

 West Bengal, 700006

 2344 8388 1711

Lakshman



[Faint handwritten signature]

[Faint handwritten signature]

Major Information of the Deed

Deed No :	I-1630-00064/2021	Date of Registration	07/01/2021
Query No / Year	1630-8000012056/2021	Office where deed is registered	
Query Date	04/01/2021 12:37:04 PM	1630-8000012056/2021	
Applicant Name, Address & Other Details	A R Basu Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9830169673, Status :Deed Writer		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 2,56,25,835/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 163003296/2020 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



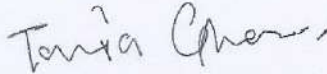



District: South 24-Parganas, P.S:- New Alipore, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Pramatha Choudhury Sarani, , Premises No: 70/1, , Ward No: 081 Pin Code : 700053

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	4 Katha 1 Chatak 30 Sq Ft	1/-	2,54,45,835/-	Property is on Road , Project Name :
Grand Total :				6.7719Dec	1 /-	254,45,835 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	600 Sq Ft.	1/-	1,80,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 600 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		600 sq ft	1 /-	1,80,000 /-	

Principal Details :



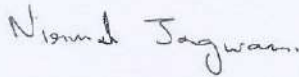


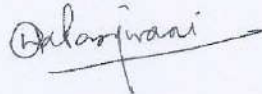
SI No	Name,Address,Photo,Finger print and Signature			
1	Name Tania Ghose Wife of Ranadeep Ghose Executed by: Self, Date of Execution: 31/12/2020 , Admitted by: Self, Date of Admission: 07/01/2021 ,Place : Office			
	07/01/2021	LTI 07/01/2021	07/01/2021	
23B, Sardar Sankar Road, P.O:- Sarat Bose Road, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700029 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AOxxxxxx7N, Aadhaar No: 73xxxxxxxx3171, Status :Individual, Executed by: Self, Date of Execution: 31/12/2020 , Admitted by: Self, Date of Admission: 07/01/2021 ,Place : Office				
2	Name Rima Ghose Wife of Amitesh Ghose Executed by: Self, Date of Execution: 31/12/2020 , Admitted by: Self, Date of Admission: 07/01/2021 ,Place : Office			
	07/01/2021	LTI 07/01/2021	07/01/2021	
23B, Sardar Sankar Road, P.O:- Sarat Bose Road, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700029 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ALxxxxxx9E, Aadhaar No: 66xxxxxxxx6844, Status :Individual, Executed by: Self, Date of Execution: 31/12/2020 , Admitted by: Self, Date of Admission: 07/01/2021 ,Place : Office				

Attorney Details :



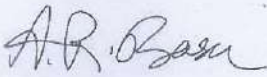
SI No	Name,Address,Photo,Finger print and Signature
1	JKL VIRAAT DEVELOPER LLP 651/A, NEW ALIPORE, Block/Sector: A, P.O:- NEW ALIPORE, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053 , PAN No.:: AAxxxxxx7Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative



Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	NIRMAL JAGWANI (Presentant) Son of PARAS RAM JAGWANI Date of Execution - 31/12/2020, , Admitted by: Self, Date of Admission: 07/01/2021, Place of Admission of Execution: Office	 Jan 7 2021 1:30PM	 LTI 07/01/2021	 07/01/2021
651/A, NEW ALIPORE, Block/Sector: O, P.O:- NEW ALIPORE, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx2J, Aadhaar No: 45xxxxxxxx3231 Status : Representative, Representative of : JKL VIRAAAT DEVELOPER LLP (as Partner)				
2	Name	Photo	Finger Print	Signature
	LOKESH KUMAR PANJWANI Son of Late GOKUL DAS PANJWANI Date of Execution - 31/12/2020, , Admitted by: Self, Date of Admission: 07/01/2021, Place of Admission of Execution: Office	 Jan 7 2021 1:31PM	 LTI 07/01/2021	 07/01/2021
336/A, S.N.ROY ROAD, Block/Sector: O, P.O:- SAHAPUR, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700038, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AXxxxxx2A, Aadhaar No: 23xxxxxxxx1711 Status : Representative, Representative of : JKL VIRAAAT DEVELOPER LLP (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr A R Basu Son of Late Tara Pada Basu Alipore Police Court, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027	 07/01/2021	 07/01/2021	 07/01/2021
Identifier Of Tania Ghose, Rima Ghose, NIRMAL JAGWANI, LOKESH KUMAR PANJWANI			



Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Tania Ghose	JKL VIRAAT DEVELOPER LLP-3.38594 Dec
2	Rima Ghose	JKL VIRAAT DEVELOPER LLP-3.38594 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Tania Ghose	JKL VIRAAT DEVELOPER LLP-300.00000000 Sq Ft
2	Rima Ghose	JKL VIRAAT DEVELOPER LLP-300.00000000 Sq Ft





On 04-01-2021

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 2,56,25,835/-



Krishnendu Talukdar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 07-01-2021

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 12:27 hrs on 07-01-2021, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by NIRMAL JAGWANI .

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

Execution is admitted on 07/01/2021 by 1. Tania Ghose, Wife of Ranadeep Ghose, 23B, Sardar Sankar Road, P.O: Sarat Bose Road, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Others, 2. Rima Ghose, Wife of Amitesh Ghose, 23B, Sardar Sankar Road, P.O: Sarat Bose Road, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Others

Indetified by Mr A R Basu, , Son of Late Tara Pada Basu, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Deed Writer

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

Execution is admitted on 07-01-2021 by NIRMAL JAGWANI, Partner, JKL VIRAAT DEVELOPER LLP, 651/A, NEW ALIPORE, Block/Sector: A, P.O:- NEW ALIPORE, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053

Indetified by Mr A R Basu, , Son of Late Tara Pada Basu, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Deed Writer

Execution is admitted on 07-01-2021 by LOKESH KUMAR PANJWANI, PARTNER, JKL VIRAAT DEVELOPER LLP, 651/A, NEW ALIPORE, Block/Sector: A, P.O:- NEW ALIPORE, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053

Indetified by Mr A R Basu, , Son of Late Tara Pada Basu, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Deed Writer

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53/- (E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 53/-



Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 23287, Amount: Rs.100/-, Date of Purchase: 31/12/2020, Vendor name: Tanmoy Kar Purkayastha



Krishnendu Talukdar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2021, Page from 8021 to 8044

being No 163000064 for the year 2021.



Digitally signed by KRISHNENDU
TALUKDAR
Date: 2021.01.15 14:46:21 +05:30
Reason: Digital Signing of Deed.

(Krishnendu Talukdar) 2021/01/15 02:46:21 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)