3613/24 (1) 3435/24

Power of Attorney

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

পশ্চিমবঙ্গ पश्चिम बंगाल WEST BENGAL AN 492752

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

Additional Registrar of Assurances-I, Kolkata

A.R.A 1

20 APR 2024

DEVELOPMENT POWER OF ATTORNEY

AFTER REGISTRATION OF DEVELOPMENT AGREEMENT

1. **Date:** 20th **Day of April, 2024 (Two Thousand And Twenty-Four)**

2. **Place:** Kolkata

3. **Parties:**

Abul Kalam Mirza

SK. MD. Saruf

11 38 07.2.24 100/

SANJAY SADHU
ADVOCATE
BARASAT JUDGES' COURT,
NORTH 24 PARGANAS

18 JAN 2024

998000

ADDITIONAL REGISTRAR
OF ASSURANCES-I KOLKATA
20 APR 2024

3.1 **M/s. Panchmahal Realtors Private Limited (PAN AAHCP3223C)**, a company governed under the Companies Act, 2013, having its registered office at Mukul Shanti Garden, Flat No-B, 5th Floor, Block 2, Jogerdanga, Rajarhat, Post Office Rajarhat-Gopalpur, Police Station Airport, Kolkata-7000136, West Bengal;

3.2 **M/s. Panchpushap Construction Private Limited (PAN AAHCP3224F)**, a company governed under the Companies Act, 2013, having its registered office at Mukul Shanti Garden, Flat No-B, 5th Floor, Block 2, Jogerdanga, Rajarhat, Post Office Rajarhat-Gopalpur, Police Station Airport, Kolkata-7000136, West Bengal;

3.3 **M/s. Jhilmil Complex Private Limited (PAN AADCJ1562A)**, a company governed under the Companies Act, 2013, having its registered office at Mukul Shanti Garden, Flat No-B, 5th Floor, Block 2, Jogerdanga, Rajarhat, Post Office Rajarhat-Gopalpur, Police Station Airport, Kolkata-7000136, West Bengal;

Above all are represented through one of their Director namely **Abul Kalam Biswas,** Son of Abdul Kader Biswas, by faith Islam, by occupation Business, by Nationality- Indian, residing at Malayapur, Maliapur, Post Office Raghunathpur, Police Baduria, District North 24 Parganas, PIN 743401, West Bengal **(PAN AOKPB1355B) & (Aadhaar No.4047 4443 9414)**, hereinafter collectively referred to as **Principals/Grantors**

And

3.4 **M/s. Biswas Ventures LLP** (previously known as Biswas Infracon LLP) [PAN AASFB5900A], a Limited Liability Partnership, governed under the Limited Liability Partnership Act, 2008, having its registered office at, 6ES1, 6th Floor, Mani Casadona, Action Area IIF, Police Station- New Town, District North 24 Parganas, Kolkata 700156, West Bengal, represented by its authorised signatory namely **Sk. Mahammad Saruf**, son of Sk Safiuddin, working for gain at 6ES 1, 6th Floor, Mani Casadona, Action Area IIF, Police Station- New Town, District North 24 Parganas, Kolkata 700156, West Bengal, **(PAN QFKPS8363P) & (Aadhaar No. 9273 9847 1038),** hereinafter referred to as **Attorney**.

NOW THIS POWER OF ATTORNEY WITNESSES AS FOLLOWS:

4. Subject Matter of Power of Attorney

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4.1 **Development of Said Property:** Powers and authorities for development of the Said Property by constructing New Buildings thereon and with regard to said development to prepare, submit, and sanction / revalidation / modification / alteration of the Plans (**Building Plans**) for construction of the proposed new buildings in **ALL THAT** piece and parcel of land measuring about **73.33** (Seventy Three Point Thirty Three) Cottah, be the same a little more or less, together with share of structure made of brick built wall and the shed measuring an area about 3500 Square feet, standing thereon, be the same a little more or less, lying and situated at municipal **Premises No. 250, Tiljala Road**, within the local limits of Ward No. 65 of Kolkata Municipal Corporation, having Assessee No. **11-065-34-0194-2**, Post Office Gobinda Khatick Road, Police Station Karaya, Kolkata 700046, under Additional District Sub-Registrar, Sealdah, in the District of South 24 Parganas, West Bengal and the same is morefully described in the **Schedule** below (**Said Property**).

4.2 **Said Agreement:** By an Agreement of even date (**Development Agreement**), the Grantor has appointed the Attorney as the Developer of the Said Property for development thereof by construction of buildings on the Said Property (collectively **New Buildings**), in the manner and on the terms and conditions contained in the Development Agreement and the said Development Agreement was registered on ____ Day of April, 2024, in the Office of the ARA-I, Kolkata, in Book No. I, Volume No. 1901-2024, being Deed No. 3431 for the year 2024.

4.3 **Reason for Granting of Powers:** It is not possible for the Grantor to take steps necessary for development of the Said Property and sanction of the Building Plans and other ancillary and preparatory works and hence the Grantor is desirous of granting the following powers and authorities to the Attorney in relation to causing development of the Said Property and sanction of the Building Plans by the KMC and other authorities and accordingly the Grantor is granting certain powers and authorities in respect thereof to the Attorney, by this Power of Attorney.

4.4 **Authority of the Grantor:** The Grantor being the absolute owner of the Said Property is authorized to make this Power of Attorney.

5. **Appointment**

5.1 **Hereby Made:** The Grantor hereby nominate, constitute and appoint the Attorney as the true and lawful attorney of the

Abul Kalam Mistry

Sk. Md. Sonuf

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Grantor, to do all acts, deeds and things mentioned below, jointly and/or severally, for and in the name of and on behalf of the Grantor.

6. **Powers and Authorities**

6.1 **Sanction of Building Plans:** To cause the Building Plans to be prepared and submitted by appointing a licensed architect and structural engineer and then to have the same sanctioned/ revalidated/modified/altered by the concerned authorities and to pay fees, costs and charges for such sanction in regard to the Said Property.

6.2 **Dealing with Authorities:** To look after and pursue the matter with the KMC, Building Department and all other appropriate authority or authorities relating to the amalgamation, mutation, conversion, separation, payment of fees, Panchayet taxes and/other Panchayet related matters in regard to the Said Property.

6.3 **Enter into the Said Property:** To enter into the said Property or any part or parts thereof either alone or along with its men and agents for the purpose of construction work on the said Property and to exploit the Said Project for commercial purpose and erecting the proposed Building thereon.

6.4 **Plans and Construction:** To cause the Building Plans for construction of the proposed new buildings on the Said Property to be prepared, submitted and sanctioned/revalidated/modified/altered by the KMC and other statutory and government authorities and to cause the proposed new buildings to be constructed and to pay fees, costs, charges therefor.

6.5 **Execution of Documents:** To sign and submit all papers, documents, statements, undertakings, declarations, applications, returns, affidavits, plans and all other relevant papers as may be required for having the Building Plans sanctioned and/or re-sanctioned and/or revalidated and/or modified and/or altered by the KMC, Building Department and for having other ancillary and/or preparatory clearances to be given and/or utility connections to be given by the KMC for the development of the Said Property and to sign all papers, documents, statements, undertakings, declarations, applications, returns, affidavits to Zila Parshad, North 24 Parganas, Pollution Control Board, Airports Authority of India, Concerned Department under West Bengal Building (Regulation of Promotion of Construction And Transfer by Promoters) Act, 1993, BSNL, West Bengal State Electricity Board and all other appropriate authority or authorities for

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having obtained regulatory permissions and/or licenses and/or clearances and/or permission for constructions and/or utility connections for development of the Said Property and/or in the Said Property and/or in the proposed new buildings in the Said Property or any part or portion thereof or other authorities to make, sign, execute and submit necessary applications and declarations, give undertakings, pay fees, obtain sanction and such orders and permissions as be expedient.

6.6 **Regulatory Clearances:** To apply for and obtain requisite clearances, permissions including but not limited to the clearance under the Urban Land (Ceiling & Regulation) Act, 1976, Pollution Control Board, license and permission for construction under the West Bengal Building (Regulation of Promotion of Construction And Transfer by Promoters) Act, 1993 and to appear before all or any authorities for such clearances, licenses, permission for construction and to sign and submit all papers, applications and documents in connection with the same.

6.7 **Modification of Plans and Occupancy:** To receive back the sanctioned Building Plans and for modification to resubmit the same and to apply modification/revise/validate and for obtaining occupancy certificate and other permissions and in this regard to appear and take final steps for obtaining all kinds of permissions.

6.8 **Payment of Fees:** To pay fees for obtaining sanction of the Building Plans and other orders, permissions, licenses and permission for construction from concerned authorities which are expedient for the sanction /revalidation / modification/ alteration of the Building Plans, Pollution Control Board, Airports Authority of India, West Bengal Building (Regulation of Promotion of Construction And Transfer by Promoters) Act, 1993 and also to submit the title deeds and other documents concerning the Said Land and to receive back the same. To receive refund of deposits or excess amount of fees, if any, paid for sanction/revalidation/modification/alteration of the Building Plans, permissions or for any purpose relating to Building Plans and construction of the proposed new buildings on the Said Property and to receive and grant valid receipts and discharges in respect thereof.

6.9 **Signing and Execution:** To sign, execute, modify, cancel, alter, draw, submit and present for registration and admit execution and have registered before the concerned authorities all papers, documents, declarations, affidavits, applications, returns, confirmations and consents for and in connection with sanction, modification, alteration, revision and/or re-

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validation of the Building Plans, clearance from Pollution Control Board, license and/or permission for construction under the West Bengal Building (Regulation of Promotion of Construction And Transfer by Promoters) Act, 1993 and obtaining all utilities from West Bengal State Electricity Board, BSNL, KMC, Zila *Parishad*, North 24 Parganas and all other concerned authorities and to have the same registered and obtain all permissions and clearances, from time to time, as may be required for the same.

6.10 **Connection of Utilities**: To apply for and obtain Telephone, Electricity, Water, Gas, Sewage and/or connections of any other utilities, permits for escalators, transformers, lifts, substations, and also completion/occupancy and other certificates from the KMC, Zila Parishad, North 24 Parganas and/or other authorities.

6.11 **Watch and Ward:** To employ and appoint watchmen, guards, and other security personnel for the Said Property.

6.12 **Testing and Preparatory Work:** To test soil, do excavation and other preparatory works for construction of the proposed new buildings on the Said Property.

6.13 **Construction:** To supervise the development work in respect of the said proposed Building on the said Property and to carry out and/or to get carried out through Contractors or Sub-Contractors and/or in such manner as may be determined by the said Attorney and to erect the construction of the building comprised of the said Property accordance with the building plan to sanctioned the KMC and/or other concerned authorities and accordance with all the applicable rules and regulations made by the Government West Bengal, KMC, Town Planning Authorities, Police Authorities, Fire Fighting Authorities and/or other concerned authorities that behalf for the time being.

6.14 **Conversion:** To convert the nature of said plot of shali land comprised of said Property into Bastu/Housing Complex from the concerned authority and sign application and other relevant documents respect thereof on behalf of the Grantor, as the said Attorney deem fit and proper.

6.15 **Legal Action:** To take any legal action or to defend any legal proceeding including arbitration proceeding arising out of any matter in respect of the Said Property/proposed new buildings and to accept any notice and service of papers from any Court (including the High Court of Calcutta and the Supreme Court of India), Tribunal, Arbitral Tribunal, Postal and/or other authorities and to receive and pay all moneys, including Court

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Fees etc., to sign vakalatnama, sign and verify plaints, written statement, petitions, memorandum of appeal for any proceedings in any manner whatsoever.

6.16 **Outgoings:** To receive demands for rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the Said Property or any part thereof and to pay the same in accordance with law and to collect valid receipts therefore.

6.17 **Employment:** To appoint and employ architects, structural engineers, civil engineers and/or such other agents as may be required for sanction/ revalidation/modification/alteration of the Building Plans and construction of the proposed new buildings on the Said Property and for obtaining clearances, licenses, permissions of Pollution Control Board, Airports Authority of India, West Bengal State Electricity Board, West Bengal Building (Regulation of Promotion of Construction And Transfer by Promoters) Act, 1993 and all other authorities and to negotiate and finalize the terms of such appointment and to sign and deliver the appointment papers and do all acts, deeds and things as may be required in this regard.

6.18 **Appointment:** To appoint Solicitors, Advocates, Chartered Accountants, Consultants, Architects, Structural Engineers, Contractor/Contractors and/or other agents as may be required for effectually discharging the powers and authorities granted herein.

6.19 **Appearance:** To appear before Courts, Tribunals, Income Tax Authorities, Co-operative Societies and the KMC, Zila Parishad, North 24 Parganas, Airports Authority of India, West Bengal Building (Regulation of Promotion of Construction And Transfer by Promoters) Act, 1993, Fire Brigade, Police, Notary Public and/or any other legal authorities to have notarized, registered and authenticated all papers, declarations, affidavits, confirmations, consents, agreements, documents, indemnities and undertakings etc. as be required to enforce all powers and authorities contained herein.

6.20 **Agreement for Sale of Developer's Allocation:** To enter into Agreement of for Sale (registered or unregistered) of the flats, units, shops, car parking spaces, common areas and other areas togetherwith the undivided impartible proportionate share in land or interest in the Said Property and pertaining to the Developer's Allocation in the New Building mentioned in the **Third Schedule** hereunder written to any intending Purchaser or Purchasers at such price which the said Attorney in its absolute discretion think fit and proper and/or to cancel and/ or repudiate the same.

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6.21 **Transfer of Developer's Allocation:** To present any such Agreement for Sale, Deed of Conveyance or Conveyances or any other Deeds or Documents for presentation, to admit execution, registration, and receive Original Registration Receipt from registering authority and put signature on the back of the Original Registration Receipt and obtain the Original Deed from the registration department and receipt of consideration before the Sub-Registrar or Registrar having authority for and to have the said Agreement, Conveyance etc. registered and to do all acts, deeds and things which the said Attorney shall consider necessary for conveying the Developer's Allocation as mentioned in the **Third Schedule** below at the Said Property or any part or parts thereof to the said Purchaser or Purchasers as fully and effectually conveying the Developer's Allocation or any part of parts thereof in all respects as the Grantor could do the same by herself to any third party.

6.22 **Payment and Receive:** To receive from the intending Purchaser or Purchasers full consideration money and/or any earnest money and/or advance or advances and also the balance of consideration money at or before the completion of such sale of the flats, units, shops, car parking spaces and other areas togetherwith undivided impartible proportionate share or interest in the land underneath the said Building to be constructed including undivided impartible proportionate share or interest in all common areas pertaining to the Developer's Allocation and to give good, valid receipt and discharge for the same which will protect the Purchaser or Purchasers without seeing the applications of the money.

6.23 **Insurance:** To insure the Said Property (if necessary) against all risks such as fire, tempest, civil commotion, malicious acts, explosions, bombs, short circuits, bursting of gas cylinders, floods, earthquakes or otherwise causing any damage to the building or any portion thereof for the fall value of the Said Building and other assets and lives therein as the said Attorney may think fit and proper.

6.24 **Project Finance:** To arrange for financing of the Said Project by any nationalized Bank/private Bank/Non-Banking Financial Institution/other entity and to obtain loans for the Said Project and to deposit the Original Title Documents and other documents of title relating to the Said Property with such nationalized Bank/private Bank/Non-Banking Financial Institution/other entity as security for the purpose of such Project Finance and to create a mortgage/charge in favour of such nationalized Bank/private Bank/Non-Banking Financial Institution/other entity for availing such Project Finance only in respect of the Developer's Allocation and to sign and execute

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all documents on behalf of the Grantor to avail such Project Finance.

6.25 **Buyer's Finance:** To arrange for financing/loans for the Transferees of the Said Project (Buyers' Finance) by Bank/Financial Institution/other entity and to do all acts, deeds and things to facilitate the Transferees to obtain the Buyers' Finance and to sign and execute necessary documents on behalf of the Grantor in connection with the Buyers' Finance and to create a mortgage/charge in favour of such Bank/Financial Institution/other entity for the Transferee(s) availing the Buyers' Finance.

6.26 **General:** To do all other acts, deeds, matters and things which may be necessary to be done for rendering these presents valid and effectual to all intents and purposes.

7. **Ratification**

7.1 **Ratification Hereby Made:** The Grantor hereby ratifies and confirms and agree to ratify and confirm all actions of the Attorney made in pursuance of this Power of Attorney and the Attorney doth hereby further declare that it will not do anything inconsistent with this Development Power of Attorney.

THE FIRST SCHEDULE ABOVE REFERRED TO
(Said Property)

ALL THAT piece and parcel of land measuring about **73.33** (Seventy Three Point Thirty Three) Cottah, be the same a little more or less, together with share of structure made of brick built wall and the shed measuring an area about 3500 Square feet, standing thereon, be the same a little more or less, lying and situated at municipal **Premises No. 250, Tiljala Road**, within the local limits of Ward No. 65 of Kolkata Municipal Corporation, having Assessee No. **11-065-34-0194-2**, Post Office Gobinda Khatick Road, Police Station Karaya, Kolkata 700046, under Additional District Sub-Registrar, Sealdah, in the District of South 24 Parganas, West Bengal and the Said Property is butted and bounded as follows-

ON THE NORTH : By Premises No. 147, Tiljala Road
ON THE SOUTH : By Premises No. 35, Tiljala Road
ON THE EAST : By 40'-0" Wide Road
ON THE WEST : By the Railways Line

THE SECOND SCHEDULE

Part-I
(THE OWNER'S ALLOCATION)

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The Developer/Promoter shall, at its own costs and expenses, construct, finish, fully complete and deliver to the Land Owners and handover undisputed possession of **21% (Twenty-One Percent)** saleable Built-up Area proportionately arising out of the Said Property in the constructed area of the Said Project, in a habitable condition Togetherwith **21% (Twenty-One Percent) Car Parking Spaces** according to the Sanctioned Plan which includes other spaces or areas comprised of in the New Building. It is clarified that the Land Owners' Allocation shall include proportionate undivided, impartible and indivisible share in the Said Property, common areas, amenities and facilities made available in the Said Project such as paths, passages, stairway, electric meter room, pump room, overhead water tank, water pump and motor, drainage connections, sewerage connections and other facilities to be required for establishment, enjoyment, maintenance and management of the New Building

Part-II
(Interest Free Refundable Security Deposits)

It is hereby agreed by and between the Parties that the Developer/Promoter therein on or before the date of registration of Said Development Agreement paid a sum of **Rs. 9,00,000/- (Rupees Nine Lakh Only)** to the Grantor herein as an **Interest Free Refundable Security Deposit,** which would be refunded by the Owner. It is hereby agreed between the Owner and the Developer/Promoter that the security deposit shall be refunded by the Grantor to the said Developer/Promoter simultaneously with the receiving of the Owner's Allocation in a proportionate manner.

THE THIRD SCHEDULE ABOVE REFERRED TO
(THE DEVELOPER'S ALLOCATION)

The Developer/Promoter shall be fully and completely entitled to get the balance **79% (Seventy-Nine percent)** Built-up Area of the constructed area of the Said Project after allocating the Land Owners' Allocation stated above Togetherwith **79% (Seventy-Nine percent) Car Parking Spaces (Developer/Promoter's Allocation).** It is clarified that the Developer/Promoter's Allocation shall include proportionate undivided, impartible and indivisible share in the Said Property, common areas, amenities and facilities made available in the Said Project such as paths, roofs passages, stairway, electric meter room, pump room, overhead water tank, ultimate top roof of the New Buildings, water pump and motor, drainage connections, sewerage connections and other facilities to be required for establishment, enjoyment, maintenance and management of the New Building.

Sk. MD. Sarif

8. **Execution and Delivery**

CALCUTTA

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8.1 **In Witness Whereof** the Grantor and the Attorney have executed this Power of Attorney on the above date.

Abul Kalam Biswas

(Panchmahal Realtors Private Limited)

Abul Kalam Biswas

(Panchpushap Construction Private Limited)

Abul Kalam Biswas

(Jhilmil Complex Private Limited)
(All are represented by its authorised signatory namely Abul Kalam Biswas
[Principal/Grantor]

Sk. MD. Saruf

(Biswas Ventures LLP (previously known as Biswas Infracon LLP, represented by its authorised signatory namely Sk. Mahammad Saruf**)**
[Attorney]

Drafted By

(SANJAY SADHU)
Advocate
Enrolment No. WB/770/2000
District Judges Court, Barasat, North 24 Parganas

Witnesses:

Signature Sombhu Biswas
Name- Name-Sombhu Biswas
Father's Name- Ajay Biswas
Address- K. K. Ramdas Road, Post Office Nimta, Police Station Nimta, District North 24 Parganas, Kolkata -700049

Signature Anupam Mondal
Name- ANUPAM MONDAL
Father's Name- Sri Amrit Mondal
Address- Vruri, Bhupatinagar
Purba Medinipur
Pin- 721458

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

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SPECIMEN FORM OF TEN FINGER PRINTS

Signature of the executants and/or purchaser

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

Signature- Abul Kalam Biswas

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

Signature- Sk. MD. Saraf

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

PHOTO

Signature-

SEAL OF THE ADDL. ASSURANCES
CALCUTTA

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Major Information of the Deed

Deed No :	**I-1901-03435/2024**	**Date of Registration**	**20/04/2024**
Query No / Year	**1901-8000989897/2024**	**Office where deed is registered**	
Query Date	**20/04/2024 2:49:21 PM**	A.R.A. - I KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	SOMBHU BISWAS K K RAM DAS ROAD,Thana : Nimta, District : North 24-Parganas, WEST BENGAL, PIN - 700049, Mobile No. : 9830745510, Status :Advocate		
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. 27,45,02,562/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 101/- (Article:E, E, M(a))	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190103431/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Karaya, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Tiljala Road, Road Zone : (Rameshwar Sh Rd -- 4no. Bridge (Ward no. 64&65)) , , Premises No: 250, , Ward No: 065 Pin Code : 700046

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		73.33 Katha		27,35,57,562/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name :
	Grand Total :				**120.9945Dec**	**0 /-**	**2735,57,562 /-**	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	3500 Sq Ft.	0/-	9,45,000/-	Structure Type: Structure
	Gr. Floor, Area of floor : 3500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete				
	Total :	**3500 sq ft**	**0 /-**	**9,45,000 /-**	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Panchmahal Realtors Private Limited** Mukul Shanti Garden, Flat No-B, 5th Floor, Block 2, Jogerdanga, Rajarhat, City:- Not Specified, P.O:- Rajarhat Gopalpur, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136 , PAN No.:: AAxxxxxx3C,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
2	**Panchpushap Construction Private Limited** Mukul Shanti Garden, Flat No-B, 5th Floor, Block 2, Jogerdanga, Rajarhat, City:- Not Specified, P.O:- Rajarhat Gopalpur, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136 , PAN No.:: AAxxxxxx4F,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
3	**Jhilmil Complex Private Limited** Mukul Shanti Garden, Flat No-B, 5th Floor, Block 2, Jogerdanga, Rajarhat, City:- Not Specified, P.O:- Rajarhat Gopalpur, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136 , PAN No.:: AAxxxxxx2A,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Biswas Ventures LLP** 6ES1, 6th Floor, Mani Casadona, Action Area IIF, City:- Not Specified, P.O:- New Town, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700156 , PAN No.:: AAxxxxxx0A,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	**Name**	**Photo**	**Finger Print**	**Signature**
	Abul Kalam Biswas (Presentant) Son of Abdul Kader Biswas Date of Execution - 20/04/2024, , Admitted by: Self, Date of Admission: 20/04/2024, Place of Admission of Execution: Office	 Apr 20 2024 3:03PM	Captured LTI 20/04/2024	20/04/2024
	Malayapur, Maliapur, City:- Not Specified, P.O:- Raghunathpur, P.S:-Baduria, District:-North 24-Parganas, West Bengal, India, PIN:- 743401, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: AOxxxxxx5B,Aadhaar No Not Provided Status : Representative, Representative of : Panchmahal Realtors Private Limited (as Director), Panchpushap Construction Private Limited (as Director), Jhilmil Complex Private Limited (as Director)			

2	Name	Photo	Finger Print	Signature
	Sk Mahammad Saruf Son of Sk Safiuddin Date of Execution - 20/04/2024, , Admitted by: Self, Date of Admission: 20/04/2024, Place of Admission of Execution: Office	 Apr 20 2024 3:02PM	Captured LTI 20/04/2024	20/04/2024
	6ES 1, 6th Floor, Mani Casadona, Action Area IIF, City:- Not Specified, P.O:- New Town, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700156, Sex: Male, By Caste: Muslim, Occupation: Service, Citizen of: India, , PAN No.:: QFxxxxxx3P,Aadhaar No Not Provided Status : Representative, Representative of : Biswas Ventures LLP (as Authorised Signatory)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SOMBHU BISWAS Son of Mr AJAY BISWAS K K RAM DAS ROAD, City:- , P.O:- NIMTA, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049		Captured	
	20/04/2024	20/04/2024	20/04/2024
Identifier Of Abul Kalam Biswas, Sk Mahammad Saruf			

Transfer of property for L1		
Sl.No	**From**	**To. with area (Name-Area)**
1	Panchmahal Realtors Private Limited	Biswas Ventures LLP-40.3315 Dec
2	Panchpushap Construction Private Limited	Biswas Ventures LLP-40.3315 Dec
3	Jhilmil Complex Private Limited	Biswas Ventures LLP-40.3315 Dec

Transfer of property for S1		
Sl.No	**From**	**To. with area (Name-Area)**
1	Panchmahal Realtors Private Limited	Biswas Ventures LLP-1166.66666700 Sq Ft
2	Panchpushap Construction Private Limited	Biswas Ventures LLP-1166.66666700 Sq Ft
3	Jhilmil Complex Private Limited	Biswas Ventures LLP-1166.66666700 Sq Ft

Endorsement For Deed Number : I - 190103435 / 2024

On 20-04-2024

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 15:01 hrs on 20-04-2024, at the Office of the A.R.A. - I KOLKATA by Abul Kalam Biswas ,.

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 27,45,02,562/-

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

Execution is admitted on 20-04-2024 by Abul Kalam Biswas, Director, Panchmahal Realtors Private Limited, Mukul Shanti Garden, Flat No-B, 5th Floor, Block 2, Jogerdanga, Rajarhat, City:- Not Specified, P.O:- Rajarhat Gopalpur, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136; Director, Panchpushap Construction Private Limited, Mukul Shanti Garden, Flat No-B, 5th Floor, Block 2, Jogerdanga, Rajarhat, City:- Not Specified, P.O:- Rajarhat Gopalpur, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136; Director, Jhilmil Complex Private Limited, Mukul Shanti Garden, Flat No-B, 5th Floor, Block 2, Jogerdanga, Rajarhat, City:- Not Specified, P.O:- Rajarhat Gopalpur, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136

Indetified by Mr SOMBHU BISWAS, , , Son of Mr AJAY BISWAS, K K RAM DAS ROAD, P.O: NIMTA, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Business

Execution is admitted on 20-04-2024 by Sk Mahammad Saruf, Authorised Signatory, Biswas Ventures LLP, 6ES1, 6th Floor, Mani Casadona, Action Area IIF, City:- Not Specified, P.O:- New Town, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700156

Indetified by Mr SOMBHU BISWAS, , , Son of Mr AJAY BISWAS, K K RAM DAS ROAD, P.O: NIMTA, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 101.00/- (E = Rs 21.00/- ,I = Rs 55.00/- ,M(a) = Rs 21.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 101.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 1138, Amount: Rs.100.00/-, Date of Purchase: 07/02/2024, Vendor name: M DUTTA

Pradipta Kishore Guha
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2024, Page from 161865 to 161884

being No 190103435 for the year 2024.

Seal of the Additional Registrar of Assurances-I, Kolkata

Digitally signed by PRADIPTA KISHORE GUHA
Date: 2024.05.18 10:43:09 +05:30
Reason: Digital Signing of Deed.

(Pradipta Kishore Guha) 18/05/2024

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - I KOLKATA

West Bengal.