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**Additional Registrar of  
 Assurances-IV, Kolkata**

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

**Additional Registrar of  
 Assurances-IV, Kolkata**

**DEVELOPMENT POWER OF ATTORNEY**

• 7 MAR 2024

7th March 2024

**KNOW ALL MEN BY THESE PRESENTS THAT** We, (1) **SANJAY HOLDINGS PVT LTD. (PAN AADCS4706K)**, a Company incorporated under the Companies Act, 1956 having its registered office at 2, Raja Subodh Mullick Square, Post Office- Dharmatala, Police Station- Muchipara, Kolkata-700013, duly represented by its

**SANJAY HOLDINGS PVT. LTD.  
 SKYVIEW DEVELOPERS PRIVATE LIMITED  
 VERDANT CONSTRUCTIONS LLP  
 SKYVIEW VERDANT PROJECTS LLP  
 AMIT REALTORS PRIVATE LIMITED  
 Represented By  
 AVIJIT DASGUPTA**

*Handwritten signature:*  
 Avijit Dasgupta

**VERDANT SUNRISE LLP**

*Handwritten signature:*  
 Abhijeet

Designated Partner / Authorised Signatory

**VERDANT SUNRISE LLP**

*Handwritten signature:*  
 Karan Agarwala

Designated Partner / Authorised Signatory

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Date  
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Rupees

M. K. HAI DAR  
Advocate, Alipore Judges' Court  
Kolkata - 27

Samiran Das  
Stamp Vendor  
Alipore Police Court  
South 24 Pgs., Kol 27



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ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
7 MAR 2021

VERDANT SUNRISE LLP

VERDANT SUNRISE LLP

AVIJIT DASGUPTA  
Represented By  
AMT REALTORS PRIVATE LIMITED  
SKYVIEW VERDANT PROJECTS LLP  
VERDANT CONSTRUCTIONS LLP  
SKYVIEW DEVELOPERS PRIVATE LIMITED  
SUNJAY HOLDINGS PVT. LTD.

Designated Partner / Authorized Signatory

Authorised Signatory vide Board Resolution dated 29.02.2024 **(2) SKYVIEW DEVELOPERS PRIVATE LIMITED (PAN ABICS3934K)**, a Company incorporated under the Companies Act, 1956 having its registered office at 1050/1, Survey Park, Post Office- Santoshpur, Police Station- Survey Park, Kolkata-700075, duly represented by its Authorised Signatory vide Board Resolution dated 28.02.2024 **(3) VERDANT CONSTRUCTIONS LLP (PAN AAOFV1214F)**, a Partnership Firm with Limited Liability having its Registered Office at 78A, Raja Basanta Roy Road, Post Office- Sarat Bose Road, Police Station- Tollygunge, Kolkata-700029, duly represented by its Authorised Signatory vide Board Resolution dated 27.02.2024 **(4) SKYVIEW VERDANT PROJECTS LLP, (PAN AESFS1261B)**, a Partnership Firm with Limited Liability having its registered office at 78A, Raja Basanta Roy Road, Post Office- Sarat Bose Road, Police Station- Tollygunge, Kolkata-700029, duly represented by its Authorised Signatory vide Board Resolution dated 28.02.2024 **(5) AMIT REALTORS PRIVATE LIMITED (PAN AAFCA8143E)** a Company incorporated under the Companies Act, 1956 having its registered office at 20/1, Ashotish Chowdhury Avenue, Post Office- Ballygunge, Police Station- Ballygunge, Kolkata-700019, duly represented by its Authorised Signatory vide Board Resolution dated 28.02.2024, all Five parties duly authorized and represented by **Mr. Avijit Dasgupta (Aadhar No. 2753 2415 6900), (PAN: AJMPD8199C)**, son of Dilip Dasgupta, by faith-Hindu, by occupation- Service, by nationality-Indian, residing at 18A, Ananda Banerjee Lane, Bhawanipore, Post Office- L.R.Sarani, Police Station- Bhawanipore, Kolkata- 700 020,, do hereby **SEND GREETINGS.**

**WHEREAS:**

- A)** We are absolutely seized and possessed of the undivided share in the land together with the other co-owners of or otherwise well and sufficiently entitled to **ALL THAT** piece or parcel of land containing an area of **25 Cottah 5 Chittacks 28 Square Feet** more or less comprised in **C.S. & R.S. Dag Nos.521, 525 & 526, L.R. Dag Nos. 1124, 1131 & 1132, C.S. Khatian Nos. 74, 202 and 209, R.S. Khatian Nos. 209, 670, 685, L.R. Khatian No. 3278, 3279, 3280, 3281, 3282, Mouza-Laskarpur, J.L. No.57, Pargana- Magura, R.S. No.174, Touzi No.3-5**, along with all right of easements attached thereto along with right of free egress and ingress, with right to take

*Mr. Dasgupta*

*Karon Agarwala*

*#Bareti*



ADDITIONAL REGISTRAR  
OF ASSURANCES - W, KOLKATA  
- 7 MAR 2024

water, sewerage, electric and telephone connection to the said property through the adjacent road on the western side, lying situate at structure and being **Holding No.178, Purbapara, Sonarpur, Police Station- Sonarpur, Kolkata-700152, District- South 24 Parganas**, within **Ward No.31 of Rajpur Sonarpur Municipality**

- B)** We have entered into a Development agreement with **VERDANT SUNRISE LLP (PAN- AAXFR2634J)**, an LLP incorporated under the Limited Liability Partnership Act'2008 having its registered office at South City Business Park, Unit No- 610, 770 Eastern Metropolitan Bypass, Anandapur, Kolkata- 700 107, represented by its Partners (1) **Mr. Harshit Baheti** (PAN- BDAPB1966Q) son of Kamal Kishore Baheti, (AADHAR NO. 832145005780) , having office at South City Business Park, Unit No- 610, 770 Eastern Metropolitan Bypass, Anandapur, Kolkata- 700 107 (2) **Mr. Karan Agarwala** (PAN BPOPA4814E) son of Mr. Manish Agarwala (AADHAR NO.2030 4483 2291) having office at 78A, Raja Basanta Roy Road, 1<sup>st</sup> floor, Kolkata- 700 029 **as DEVELOPERS/BUILDERS** on this day, <sup>6th March 2024</sup> Recorded with Additional Registrar of Assurances. <sup>IV</sup>, Kolkata being No. <sup>190403073/2024</sup> with a view to develop the SCHEDULE property by way of raising multi-storied building thereon.

- C)** AND WHEREAS to give effect to the said Development Agreement, it is necessary to give to the DEVELOPERS/BUILDERS a Power of Attorney to enable it to get the requisite exemption, permission, sanction and to go on and execute the construction work in the Schedule Property under the terms and conditions contained in the said Development Agreement etc., from the appropriate and/or competent authorities.

- D)** AND WHEREAS the said Developer/Builder has requested us to execute and grant the said Power of Attorney in favour of the Developers/Builders which we hereby do.

- E)** AND WHEREAS in terms of the said Development Agreement We, **(1) SANJAY HOLDINGS PVT LTD., (2) SKYVIEW DEVELOPERS PRIVATE LIMITED (3) VERDANT CONSTRUCTIONS LLP (4) SKYVIEW VERDANT**

*Harshit Baheti*

*Karan Agarwala*

*Manish Agarwala*

*Karan Agarwala*

*Harshit Baheti*



3

ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
7 MAR 2024

**PROJECTS LLP, (5) AMIT REALTORS PRIVATE LIMITED** hereby nominate appoint and constitute **VERDANT SUNRISE LLP (PAN-AAXFR2634J)**, an LLP incorporated under the Limited Liability Partnership Act'2008 having its registered office at South City Business Park, Unit No- 610, 770 Eastern Metropolitan Bypass, Anandapur, Kolkata- 700 107, represented by its Partners (1) **Mr. Harshit Baheti** (PAN- BDAPB1966Q) son of Kamal Kishore Baheti, (AADHAR NO. 832145005780) , having office at South City Business Park, Unit No- 610, 770 Eastern Metropolitan Bypass, Anandapur, Kolkata- 700 107 (2) **Mr. Karan Agarwala** (PAN BPOPA4814E) son of Mr. Manish Agarwala (AADHAR NO.2030 4483 2291) having office at 78A, Raja Basanta Roy Road, 1<sup>st</sup> floor, Kolkata- 700 029 as our Attorney herein to be our true and lawful Attorney as and for execution of Development works and purposes relating to our land and properties as described and contained hereunder :-

**NOW KNOW YE AND THESE PRESENTS WITNESSES** that We, (1) **SANJAY HOLDINGS PVT LTD.**, (2) **SKYVIEW DEVELOPERS PRIVATE LIMITED** (3) **VERDANT CONSTRUCTIONS LLP** (4) **SKYVIEW VERDANT PROJECTS LLP**, (5) **AMIT REALTORS PRIVATE LIMITED** hereby nominate appoint and constitute **VERDANT SUNRISE LLP (PAN- AAXFR2634J)**, an LLP incorporated under the Limited Liability Partnership Act'2008 having its registered office at South City Business Park, Unit No- 610, 770 Eastern Metropolitan Bypass, Anandapur, Kolkata- 700 107, represented by its Partners (1) **Mr. Harshit Baheti** (PAN-BDAPB1966Q) son of Kamal Kishore Baheti, (AADHAR NO. 832145005780) , having office at South City Business Park, Unit No- 610, 770 Eastern Metropolitan Bypass, Anandapur, Kolkata- 700 107 (2) **Mr. Karan Agarwala** (PAN BPOPA4814E) son of Mr. Manish Agarwala (AADHAR NO.2030 4483 2291) having office at 78A, Raja Basanta Roy Road, 1<sup>st</sup> floor, Kolkata- 700 029, as our true and lawful Attorney for us in our name and on our behalf with Power to act, to exercise, carry out, execute or perform any or all of the acts, deeds, things, powers or authorities in any way relating to the "Property" described in the SCHEDULE hereunder written including those, as contained hereafter as follows :-

*Manish Agarwala*

*Karan Agarwala*

*Harshit Baheti*



2

ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
- 7 MAR 2024



1. To take all necessary steps and to do all such acts to get the said property surveyed by a qualified Surveyor and also to arrange testing of the soil of the said property that is to say the "**SCHEDULE PROPERTY**" and to pay their fees and remuneration and for the aforesaid purpose to enter into correspondence and to do all such other acts, matters and things as may be necessary or expedient in respect thereof.
2. To appoint Architects, Engineers, Agents and to pay their fee and remuneration as shall be necessary and for that purpose to make all correspondences from time to time and to do all other acts deeds and things as our said Attorney shall think fit and proper.
3. To sign, execute and submit all papers, applications, documents, statements, undertakings, declarations and building plans and/or demolition permission as may be required for having the building plan or plans for constructing multi-storied building or buildings having basement, ground and applicable floors' height on the said property to be sanctioned by the concerned Rajpur Sonarpur Municipality/Municipality/Local Authority/Development Authority and/or any other concerned Authority or Authorities.
4. To apply for the mutation of the said premises before the appropriate authorities including Revenue Offices and Rajpur Sonarpur Municipality/Local Authority/ Development Authority Authorities and for processing of such application and take steps for obtaining such mutation of the said premises or portions thereof and to pay the required fees thereof.
5. To appear and represent us before the appropriate authorities or Authorities including , West Bengal Police/Kolkata Police and other concerned authorities, in connection with the sanction, modification and/or alteration or revision of the plan of the buildings on the said premises.
6. To pay fees to obtain sanction and such other orders and permission from the concerned Authorities as may be found expedient for sanction, modification



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ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
7 MAR 2024

and/or alteration of the plan and for the purpose to submit other papers and documents as may be required by the Authorizes.

7. To receive the excess amount of fees if any paid for the sanction and/or modification and/or alteration or revision of the said plan/plans to the Authority or Authorities and grant receipts and discharges therefore.
8. To bear and pay all taxes, expenses, fees, charges and to do all above acts in such manner as may be decided by the said Authority.
9. To appear, represent and sign on our behalf before all authorities including those under the concerned Rajpur Sonarpur Municipality /Municipality/Local Authority/Development Authority for fixation and/or finalization of the annual valuation of the said premises and for that to sign, execute, register and submit necessary papers and documents and do all other acts, deeds and things as the said Attorney may deem fit and proper.
10. To file and submit declarations, statements applications and/or returns to the necessary authority or authorities in connection with the matters herein contained including to file, initiate, defend and/or compromise any suit, legal proceeding and/or Appeal or Revision.
11. To apply before the concerned Authority of the concerned Electricity Supplying Corporation and/or CESC for the new temporary and/or permanent electricity connections at the said property and also to convert the overhead connection to the underground connection and to apply for the disconnection of the said temporary and/or permanent electricity connections at the said building at the said property and for the purpose to pay the required fees and/or security deposit and withdraw the same when and if so required and for the aforesaid purpose to sign, execute and submit all necessary papers, applications, documents and plans and to do all such other acts, deeds and things as may be deemed fit and property by our said Attorney on our behalf as and when required from time to time.



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ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
= 7 MAR 2024

- 12.** To apply before the concerned Authority for the new temporary and/or permanent connection of gas, water, sewerage, drainage, telephone generator installation and/or other connection of any other utility to the said property from the concerned Authorities, if so required and/or to make alteration therein and to close down and/or have disconnected any of the above mentioned connections and for the aforesaid purpose to sign, execute and submit all necessary papers, applications, documents and plans and to do all such other act, deeds and things as may be deemed fit and proper by our said Attorney.
- 13.** To sign, present and execute for and on our behalf and also enter to into any agreement including agreement for sale, transfer, modify, cancel, alter, drawn, approve, present, for registration and admit registration of papers, documents, contracts, agreements, conveyance deeds, leases, grants, assurances, applications, declarations, and other documents in connection with the said premises or any part or portion thereof or any interest therein and/or any structure presently standing thereat or any part or portion thereof including carrying out sale, transfer by deeds and documents and complete the same by registering before the concerned registered authority.
- 14.** To appear before any Notary Public, Registrar of Assurance, District Registrar, Additional District Sub- Registrar, Metropolitan Magistrate and other Officer or Government Body or Department and to make submissions or affidavits on our behalf and also to sign and execute any deeds documents and all such papers as and when required to do so, as if I was personally present.
- 15.** To execute, the secretarial job on our behalf and to sign, issue, deliver, serve, receive and accept all notices letters and correspondences as may be required from time to time in connection with all or any of the matters contained herein.
- 16.** To manage, maintain, protect and secure the Subject Property and to do all acts, deeds and things in connection therewith.



ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
- 7 MAR 2024

17. To construct temporary sheds and go-downs for storage of building materials and running of site office and to construct any other structure for Development of the Subject Property or any part thereof.
18. For all or any purpose herein stated to apply for and obtain any certificate, clearance, no objection, permission, license, registration etc., from all concerned authorities and persons including from the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976 and/or the authorities under the West Bengal Town & Country (Planning & Development) Act, 1979 or West Bengal Land Reforms Act, 1955 or West Bengal Estate Acquisition Act, 1953 or Housing Industries Regulation Act or Fire or Pollution authorities, Electricity, Water and other Service Providers etc.
19. To apply for and obtain any permission, clearance and license to erect and run/operate and/or maintain lift and any other utility, input or facility in the new building and/or the Subject Property.
20. To apply for and obtain all permissions, approvals, licenses, registrations, clearances, no objection certificates, quotas, subsidies, incentives, exemptions, discounts, waivers, entitlements and allocations of cement, steel, bricks and other building materials, in respect of Development at the Subject Property or any part thereof and/or in respect of any input, utility or facility to be installed, run, made operative and managed thereat from all State or Central Government Authorities and statutory or other bodies and authorities concerned.
21. To employ and appoint watchmen, guards and other security personnel for Development on the Subject Property.
22. To appoint, employ, engage or hire, architects, contractors, sub-contractors, structural engineers, civil engineers, overseers, consultants, vastu consultants, chartered accountants and/or such other persons or agents as may be required for effectually discharging the powers and authorities granted herein.



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ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
- 7 MAR 2024



- 23.** To prepare apply for sign and submit plans maps, sketches, structural building plans for sanctioning for the subject property to the concerned Rajpur Sonarpur Municipality/ Municipality/ Local Authority/Development Authority or other authorities and to have the same sanctioned and if required, to have the same modified revised altered and/or renewed and to pay fees and obtain sanction, modification, revision, alteration and/or renewal and/or such other orders and permissions as be expedient therefore, and to construct one or more multi storied buildings in the Schedule Property in accordance with the sanctioned building plan in terms of the Development Agreement executed by and between the parties on this day, however in proportionate to their respective share in the Schedule property.
- 24.** To sign and submit all declarations, undertakings and affidavits required by the sanctioning authority for the purpose of sanction/ modification/ alteration/ renewal of the plan or revised plan for the building or buildings to be constructed in the Subject Property.
- 25.** To apply for and obtain mutation, conversion, amalgamation, separation, updating, correction, modification, alteration or other recording in respect of the Subject Property or any part thereof before the Rajpur Sonarpur Municipality/ Municipality/ Local Authority/ Development Authority Authorities, Collector, District Magistrate, including concerned ADM and D.L. & L.R.O. and any other appropriate authorities as may be deemed fit and proper by the said Attorney.
- 26.** To apply for and obtain temporary and/or permanent connections of all services, water, electricity, gas, power, drainage, sewerage, generator, transformer, lifts, security systems, and/or other utilities inputs and facilities from the appropriate authorities and statutory bodies or private bodies or service providers and/or to make alterations therein and to close down and/or have disconnected the same.



2

ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
= 7 MAR 2024

27. To appoint engineers, technicians, masons, labours and other workmen or collaborate with organizations and persons in connection with construction of multi-storied building or buildings in several phases in the Schedule property comprising of commercial spaces, shopping complex, residential flats, garage, parking space and other constructed areas and erections thereon strictly in accordance with the sanctioned building plan in terms of and in accordance with the Joint Venture or Collaboration Agreement executed by and between us as Landowners and the Company of the Attorney as being Developers/Builders being one of the Directors of the Developers/Builders. And to make it clear that our said Attorney being one of the Directors of the Developers/Builders Company and authorized person to go for construction work and other relevant acts and actions strictly in terms of the said Development Agreement.
28. To deal with fully and in all manner and to warn off and prohibit and if necessary proceed in due form of law against any trespassers and to take appropriate steps whether by action or distress or otherwise and to abate all nuisance and to enter into all contracts and arrangements with them or any of them as the said Attorney or any other Director of the Company wherein and whereunder the present appointed Attorney are the Directors may deem fit and proper.
29. To insure and keep insured the New Buildings and other Developments or any part thereof or any materials equipments and machineries against loss or damage by fire, earthquake and/or other risks, if and as be deemed necessary and/or desirable by the said Attorney and to pay all premium thereof.
30. To advertise and publicize and Development Project at the subject Property or any part thereof in any media and to appoint marketing agents, brokers, sub-brokers, sole selling or other agents for sale or otherwise transfer of the same.
31. To negotiate, take bookings and applications of whatsoever nature in respect of sale, leasing out, letting out or otherwise transfer of the constructed space or any part thereof and if necessary to amend, modify, alter or cancel the same



ADDITIONAL REGIS. R. OF  
OF ASSURANCES-IV, KOLKATA  
7 MAR 2024

and to receive the amounts receivable in respect of any transfer of any Constructed space and issue receipts, acknowledgements and discharges therefore and to fully exonerate the person or persons paying the same.

- 32.** To prepare, sign, execute and/or deliver all papers, documents, agreements, sale deeds, conveyances, declarations, forms, receipts and such other documents and writings as in any way be required to be so done and as may be deemed fit and proper by the said Attorney in respect of the Constructed space and the Owners allocation under the development agreement shall be made over to the owner in terms of the development agreement.
- 33.** To enforce any covenant in any agreements, deed or any other contracts or documents of transfer executed by the Principals and any subsequent entity formed by the present Developer in the form of a Partnership Firm/ LLP or any other entity recognised in law and the power herein shall be exercisable by the Attorneys in respect of such entity as well sand the Developers/Builders and to exercise all rights and remedies available to the Principals and the Developers/Builders thereunder.
- 34.** To terminate any contract, agreement, right of occupancy user enjoyment with any person or persons intending to acquire the Constructed space or any part thereof for and on behalf of the Principals in such manner as the said Attorney may deem fit and proper.
- 35.** To ask, demand, sue for, recover, realize and collect all moneys, earnest moneys, considerations, construction costs, extras, deposits, additional facility or other charges, charges for maintenance and/or facilities provided in the subject property, advances, compensations, interests, damages, statutory levies and/or duties, payments whatsoever etc., which are or may be due payable or recoverable from any Transferees or any person or persons or authority or authorities on any account whatsoever and to give effectual receipts and discharges for the same.



ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
7 MAR 2024

- 36.** To have the Constructed space or any part thereof to be separately assessed and mutated in the name of the Owners/Purchasers/Transferees/Alienees thereof and in all public records and with all authorities and/or persons having jurisdiction and to deal with such authority and/or authorities in such manner as the said Attorney may deem fit and proper.
- 37.** To contest or challenge any proceeding relating to vesting or acquisition or relating to any encumbrance, obligation or liability, conversion mutation, assessment of valuation and fixation of rates or taxes by the Rajpur Sonarpur Municipality/ Municipality/ Local Authority/ Development Authority including any affair regarding granting of sanction or approval of building plan, revised plan, project plan by the said Corporation or any part thereof and to attend hearings and object or settle with term or terms and to receive compensations and other moneys payable in respect of acquisition and/or requisition of the Subject Property or any part thereof. And that our said Attorney shall move in our names and on our behalf before all the Govt. Offices, Officers and Authorities including before the Hon'ble High Court at Calcutta under Article 226 of the Constitution of India for having due redressal.
- 38.** To deal with any claim of any third party fully and in all manner and to oppose or settle the same either mutually or by operation of law.
- 39.** For all or any of the purposes herein stated to apply for and obtain all permissions, approvals, licenses, registrations, clearances, no objection certificates, and appear and represent the principals before the concerned collector, District Magistrate, ADM, Rajpur Sonarpur Municipality / Municipality/ Local Authority/ Development Authority, Police Authority including local Police Station, Fire Brigade, Greater Kolkata Metropolitan Development Authority, the Authorised Officer under the West Bengal (Regulation of Promotion of Construction and Transfer by Promoters) Act, 1993, the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976, the authorities under the West Bengal Land Reforms Act, West Bengal Estate Acquisition Act, Town and Country (Planning & Development) Act, Development Authority, Pollution



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REGISTRAR OF ASSURANCES-IV, KOLKATA  
= 7 MAR 2024



Control Board, Police Authority, Traffic Department, Directorate or Fire Services, Directorate of Lifts, Directorate of Electricity, CESC, Insurance Companies, Electricity, Water and other service provider organizations, Land Acquisition Collector and also all other authorities and Government Departments and/or its officers and also all other State Executives Judicial or Quasi Judicial, Municipal Corporation and other authorities and all private bodies and service providers and all other persons and also all courts, tribunals and appellate authorities including Writ Jurisdiction of the Hon'ble High Court at Calcutta and to do all acts deeds and things as our Attorney may deem fit and proper.

40. To appear and represent the Principals before any Registrar of Assurance, District Registrar, Sub-Registrar, Additional Registrar, Magistrate both Executive and Judicial and/or other officer or officers or authority or authorities having jurisdiction and to present for registration before them and admit execution and to acknowledge and register and have registered and perfected all documents instruments and writings executed by the said Attorney by virtue of the powers hereby conferred.
41. To produce and deposit and take back any title deeds or documents relating to the Subject Property or any part thereof from any office, tribunal and court of law.
42. To commence, prosecute, enforce, defend, answer and oppose all actions, suits, writs, appeals, revisions, review, arbitration proceedings, and other legal proceedings and demands civil, criminal or revenue concerning and/or touching any of the matters herein stated in which the Principals in any way or manner now are or may hereafter be interested or concerned and if thought fit to compromise, settle, refer to arbitration, abandon, submit to judgment or become non suited in any such action or proceedings as aforesaid before any Court, Civil or Criminal or Revenue, Arbitration Tribunal, any other Tribunal, Collector, Judicial or Quasi Judicial authorities and forums, Statutory authorities, presiding officers, authorized officer, etc. and to sign, declare,



2

ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
7 MAR 2024

verify and/or affirm any plaint, written statement, petition, application, consent petition, affidavit, vakalatnama, warrant of Attorney, memorandum of appeal or any other document or cause paper in any proceeding and to adduce oral and documentary evidences as the occasions shall require and/or as the said Attorney may think fit and proper.

43. To accept and receive any original or copies of clearances, certificates, permissions, no objections, licenses, notices summons and services of papers from any Court, Tribunal, postal authorities and/or other authorities and/or other authorities and/or persons.
44. To receive refund of the excess amount of fee or other amounts, if any, paid for the purposes herein stated and to give valid and effectual receipts in respect thereof.
45. To accept or object to the assessments of valuations or taxes or land revenue in respect of the Subject Property or any part and to apply for amalgamation of the Schedule holding in the names of the Landowners or share thereof before the Rajpur Sonarpur Municipality/ Municipality/ Local Authority/ Development Authority and the Revenue Office and Department of the Govt. of West Bengal and to attend all hearings and have the same finalized.
46. To pay all rates, taxes, land revenue, charges, expenses and other outgoings whatsoever (including municipal corporation rates and taxes and other charges whatsoever) payable in respect of the said subject property or any part thereof or the buildings for the time being thereon or any part or parts thereof and receive refund of the excess amounts, if paid from the concerned authorities and to grant receipts and discharges in respect thereof.
47. To construct, effect and raise boundary walls in and around the said Subject Property or portions thereof.



ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
= 7 MAR 2024

48. To apply for and obtain Completion or Occupancy Certificate and other certificates as may be required from the concerned authorities including from Rajpur Sonarpur Municipality/ Municipality/ Local Authority/ Development Authority.
49. To execute deed or sale, or any other instrument of transfer in respect of the constructed spaces along with proportionate share in the Schedule property in favour of any intending Purchaser(s) to settle consideration thereof and to receive earnest money or part of consideration money or consideration money in full and to present such document(s) of transfer before the concerned registration office, to admit execution and to perform all other acts, deeds and things to be required for effectual registration of a deed of transfer in favour of the intending purchaser or purchasers and to grant proper registration slip in favour of the intending purchaser or purchasers and following such execution and registration of any such deed or deeds of sale or deeds of transfer our said Attorney shall deliver physical and khas possession of the schedule property and the constructed areas, residential flats, shop rooms, garage or parking space thereon or any part thereof in favour of the intending purchaser or purchasers in our names and on our behalf and in respect of our said property and buildings or any part or portion thereon described in the Schedule hereunder written free from all encumbrances, lien, charges and attachment whatsoever. Provided Always in case of execution of Agreement for Sale and Deed of Conveyance the power hereby given is strictly in terms of the development agreement and our said Attorney shall well indemnify us from any damage or injury in connection with receipt of consideration money in respect of the revenue of the Developers/Builders. To make it clear that the said Development agreement executed by us and the said Developers/Builders on this day, shall be read and interpreted analogously considering both the documents a single document for its legal interpretation and both the documents shall remain in force till completion of the entire construction work and sale of all saleable areas belonging to the Developer.



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ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
7 MAR 2024

50. To receive all letters parcels or other postal articles and documents in respect of the subject property and to grant proper and effectual receipt thereof.
51. For better and more effectually exercising the powers and authorities aforesaid to retain appoint and employ Advocates, Pleaders, solicitors, and to revoke such appointments, to commence and/or institute any suits, proceedings, appeals and revision before the competent court of law and to sign and execute all plaints, petitions, written statements, written objection, Memorandum of Appeals and to depose before any Court of Law in our names and on our behalf.
52. To appoint substitute and delegate the powers and authorities granted hereby in part or in whole and to revoke any of such appointments.
53. I hereby declare that the powers and authorities hereby granted shall remain in force till the said property is fully and properly developed as per development agreement and in accordance with the statutory provisions, rules and regulations and that the transfer and/or conveyances of the land, buildings, flats, garage, parking space, commercial areas and other constructed areas are conveyed to the intending purchasers and handing over the entire complex to the Association of Apartment Owners is registered and starts functioning.

**AND** that in case of death of any executants, the powers and authority hereunder given shall remain in force for and in respect of the remaining executants, howsoever the legal heirs and successors of the deceased executants shall be bound by the terms of the Development Agreement and as such may execute and register separate Power of Attorney giving identical powers and authority to the present Attorney to fulfill the terms and conditions contained in the Development Agreement as per desire and intention of their predecessor-in-interest/deceased executants.

**AND** our said Attorney either severally or jointly shall do all acts, deeds and things concerning the authorities hereby granted in respect of the said Property which I



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ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
= 7 MAR 2024



our selves could have done lawfully under our hands and seals if personally present. **AND** further I hereby declare that I shall not do anything inconsistent with the Power of Attorney **AND THAT** all such acts, deeds and things done or to be done by our said Attorney singly or jointly shall be deemed to have been done by us binding ourselves as our acts and actions.

**AND** I do hereby ratify and confirm and agree to ratify and confirm all and whatsoever our said Attorney shall lawfully do or cause to be done in or about the said premises aforesaid.

**THE SCHEDULE ABOVE REFERRED TO**  
**(Description of the project land to be developed)**

**ALL THAT** piece or parcel of land containing an area of **25 Cottah 5 Chittacks 28 Square Feet** more or less comprised in **C.S. & R.S. Dag Nos.521, 525 & 526, L.R. Dag Nos. 1124, 1131 & 1132, C.S. Khatian Nos. 74, 202 and 209, R.S. Khatian Nos. 209, 670, 685, L.R. Khatian No. 3278, 3279, 3280, 3281, 3282, Mouza-Laskarpur, J.L. No.57, Pargana- Magura, R.S. No.174, Touzi No.3-5,** along with all right of easements attached thereto along with right of free egress and ingress, with right to take water, sewerage, electric and telephone connection to the said property through the adjacent road on the western side, lying situate at structure and being **Holding No.178, Purbapara, Sonarpur, Police Station-Sonarpur, Kolkata-700152, District- South 24 Parganas,** within **Ward No.31** of **Rajpur Sonarpur Municipality,** butted and bounded by

ON THE NORTH : Property of Holding No. 526 Purba Para ;

ON THE SOUTH : By property belonging to Sri Suman Seal;

ON THE EAST : By G+IV storied building;

ON THE WEST : 7.8 meter Black Top Municipal Road;



ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
→ 7 MAR 2024

In Witness Whereof the Parties have executed and delivered this Agreement on  
<sup>7th March 2024</sup>  
 the date mentioned above.  $\phi$

**SIGNED SEALED AND DELIVERED**

In the presence of :

**Witnesses:**

1. *Soemen Laha*  
 15/1, Beni Mitra Lane  
 Shibpur, Howrah - 71102
  
2. *Rahul Koo*  
 G, Taltala Lane  
 Kol-14,

SANJAY HOLDINGS PVT. LTD.  
 SKYVIEW DEVELOPERS PRIVATE LIMITED  
 VERDANT CONSTRUCTIONS LLP  
 SKYVIEW VERDANT PROJECTS LLP  
 AMIT REALTORS PRIVATE LIMITED  
 Represented By  
 AVIJIT DASGUPTA

*Avijit Dasgupta*

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**SIGNATURE OF THE LAND OWNERS**

**VERDANT SUNRISE LLP**

*Basu*

Designated Partner / Authorised Signatory

**VERDANT SUNRISE LLI**

*Karan Agorwala*

Designated Partner / Authorised Signatory

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**SIGNATURE OF THE DEVELOPER**

Drafted by me  
*Plaban Basu*  
**Plaban Basu**  
 Advocate  
 High Court, Calcutta  
 Enroll No., -WB/604/2013



ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
7 MAR 2024

**SPECIMEN FORM FOR TEN FINGERS PRINT**

	<p><i>Sam Siphio</i></p>	 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
		 Thumb	 Fore	 Middle	 Ring	 Little
		(Right Hand)				
	<p><i>Karon Agonwala</i></p>	 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
		 Thumb	 Fore	 Middle	 Ring	 Little
		(Right Hand)				
	<p><i>Abaneta</i></p>	 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
		 Thumb	 Fore	 Middle	 Ring	 Little
		(Right Hand)				
<p align="center">PHOTO</p>		 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
		 Thumb	 Fore	 Middle	 Ring	 Little
		(Right Hand)				



2

ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
7 MAR 2024

### Major Information of the Deed

Deed No :	I-1904-03148/2024	Date of Registration	07/03/2024
Query No / Year	1904-8000632422/2024	Office where deed is registered	
Query Date	06/03/2024 1:08:15 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	MOUSUMI PAUL 10, OLD POST OFFICE STREET, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 7003301158, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 5,89,76,936/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 73/- (Article:E, M(a),)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190403073/2024 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Purba Para Main Road, Mouza: Laskarpur, , Ward No: 31, Holding No:178 Pin Code : 700152

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1124	LR-3278	Bastu	Karkhana	2.82979 Dec		36,17,477/-	Property is on Road , Project Name :
L2	LR-1131	LR-3280	Bastu	Bastu	8 Dec		94,73,278/-	Property is on Road , Project Name :
L3	LR-1132	LR-3281	Bastu	Karkhana	31 Dec		4,58,86,181/-	Property is on Road , Project Name :
		<b>TOTAL :</b>			<b>41.8298Dec</b>	<b>0/-</b>	<b>589,76,936 /-</b>	
		<b>Grand Total :</b>			<b>41.8298Dec</b>	<b>0/-</b>	<b>589,76,936 /-</b>	

### Principal Details :







SI No	Name,Address,Photo,Finger print and Signature
1	<b>SANJAY HOLDINGS PVT LTD</b> 2, RAJA SUBODH MULLICK SQUARE, City:- , P.O:- DHARMATALA, P.S:-Muchipara, District:-Kolkata, West Bengal, India, PIN:- 700013 , PAN No.:: AAxxxxxx6K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	<b>SKYVIEW DEVELOPERS PRIVATE LIMITED</b> 1050/1, SURVEY PARK, City:- , P.O:- SANTOSHPUR PS NOW SURVEY PARK, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 , PAN No.:: ABxxxxxx4K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

3	<b>VERDANT CONSTRUCTIONS LLP</b> 78A, RAJA BASANTA ROY ROAD, City:- , P.O:- SARAT BOSE ROAD, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 , PAN No.:: AAXxxxx4F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
4	<b>SKYVIEW VERDANT PROJECTS LLP</b> 78A, RAJA BASANTA ROY ROAD, City:- , P.O:- SARAT BOSE ROAD, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 , PAN No.:: AEXxxxx1B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
5	<b>AMIT REALTORS PRIVATE LIMITED</b> 20/1, ASHUTOSH CHOWDHURY AVENUE, City:- , P.O:- BALLYGUNGE, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: AAXxxxx3E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

**Attorney Details :**



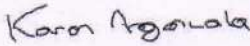
Sl No	Name,Address,Photo,Finger print and Signature
1	<b>VERDANT SUNRISE LLP</b> 770, E.M. BYPASS, ANANDAPUR, City:- , P.O:- EKT, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 , PAN No.:: AAXxxxx4J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr AVIJIT DASGUPTA</b> Son of Mr DILIP DASGUPTA Date of Execution - 07/03/2024, , Admitted by: Self, Date of Admission: 07/03/2024, Place of Admission of Execution: Office	 <small>Mar 7 2024 12:43PM</small>	 <small>LTI 07/03/2024</small> Captured	 <small>07/03/2024</small>
	18A, ANNADA BANERJEE LANE, City:- , P.O:- BHAWANIPORE, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJxxxxx9C,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SANJAY HOLDINGS PVT LTD (as AUTHORISED SIGNATORY), SKYVIEW DEVELOPERS PRIVATE LIMITED (as AUTHORISED SIGNATORY), VERDANT CONSTRUCTIONS LLP (as PARTNER), SKYVIEW VERDANT PROJECTS LLP (as PARTNER), AMIT REALTORS PRIVATE LIMITED (as AUTHORISED SIGNATORY)			
2	<b>Name</b> <b>Mr HARSHIT BAHETI (Presentant)</b> Son of KAMAL KISHORE BAHETI Date of Execution - 07/03/2024, , Admitted by: Self, Date of Admission: 07/03/2024, Place of Admission of Execution: Office	 <small>Mar 7 2024 12:41PM</small>	 <small>LTI 07/03/2024</small> Captured	 <small>07/03/2024</small>



770, E.M. BYPASS, ANANDAPUR, City:- , P.O:- EKT, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BDxxxxx6Q,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : VERDANT SUNRISE LLP (as PARTNER)

3	Name	Photo	Finger Print	Signature
	<b>Mr KARAN AGARWALA</b> Son of Mr MANISH AGARWALA Date of Execution - 07/03/2024, , Admitted by: Self, Date of Admission: 07/03/2024, Place of Admission of Execution: Office		 Captured	
		Mar 7 2024 12:42PM	LTI 07/03/2024	07/03/2024
78A, RAJA BASANTA ROY ROAD, City:- , P.O:- SARAT BOSE ROAD, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700029, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BPxxxxxx4E,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : VERDANT SUNRISE LLP (as PARTNER)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr SOUMEN LAHA</b> Son of Mr BONOMALI LAHA 15/1, BENI MITRA LANE, City:- , P.O:- SHIBPUR, P.S:-Shibpur, District:-Howrah, West Bengal, India, PIN:- 711102		 Captured	
	07/03/2024	07/03/2024	07/03/2024
Identifier Of Mr AVIJIT DASGUPTA, Mr HARSHIT BAHETI, Mr KARAN AGARWALA			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	SANJAY HOLDINGS PVT LTD	VERDANT SUNRISE LLP-0.565958 Dec
2	SKYVIEW DEVELOPERS PRIVATE LIMITED	VERDANT SUNRISE LLP-0.565958 Dec
3	VERDANT CONSTRUCTIONS LLP	VERDANT SUNRISE LLP-0.565958 Dec
4	SKYVIEW VERDANT PROJECTS LLP	VERDANT SUNRISE LLP-0.565958 Dec
5	AMIT REALTORS PRIVATE LIMITED	VERDANT SUNRISE LLP-0.565958 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	SANJAY HOLDINGS PVT LTD	VERDANT SUNRISE LLP-1.6 Dec
2	SKYVIEW DEVELOPERS PRIVATE LIMITED	VERDANT SUNRISE LLP-1.6 Dec
3	VERDANT CONSTRUCTIONS LLP	VERDANT SUNRISE LLP-1.6 Dec
4	SKYVIEW VERDANT PROJECTS LLP	VERDANT SUNRISE LLP-1.6 Dec
5	AMIT REALTORS PRIVATE LIMITED	VERDANT SUNRISE LLP-1.6 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	SANJAY HOLDINGS PVT LTD	VERDANT SUNRISE LLP-6.2 Dec
2	SKYVIEW DEVELOPERS PRIVATE LIMITED	VERDANT SUNRISE LLP-6.2 Dec
3	VERDANT CONSTRUCTIONS LLP	VERDANT SUNRISE LLP-6.2 Dec
4	SKYVIEW VERDANT PROJECTS LLP	VERDANT SUNRISE LLP-6.2 Dec
5	AMIT REALTORS PRIVATE LIMITED	VERDANT SUNRISE LLP-6.2 Dec

### Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Purba Para Main Road, Mouza: Laskarpur, , Ward No: 31, Holding No:178 Pin Code : 700152

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1124, LR Khatian No:- 3278	Owner:স্বাইভিউ ডেভেলপার্স প্রাঃ লিঃ, Gurdian:পক্ষে ডাইঃ, Address:নিজ , Classification:কারখানা, Area:0.01000000 Acre,	Owner Name not selected by applicant.

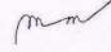
L2	LR Plot No:- 1131, LR Khatian No:- 3280	Owner:স্বাইভিউ ভার্সিটি এল এল পি, Gurdian:গম্বে ডাই:, Address:নিজ , Classification:ডাঙ্গা, Area:0.01000000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 1132, LR Khatian No:- 3281	Owner:ভার্সিটি কনস্ট্রাকশনস এল এল পি, Gurdian:গম্বে পার্টনার্স, Address:নিজ , Classification:কারখানা, Area:0.06000000 Acre,	Owner Name not selected by applicant.

**Endorsement For Deed Number : I - 190403148 / 2024**

**On 06-03-2024**

**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 5,89,76,936/-



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

**On 07-03-2024**

**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 12:06 hrs on 07-03-2024, at the Office of the A.R.A. - IV KOLKATA by Mr HARSHIT BAHETI ,.

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

Execution is admitted on 07-03-2024 by Mr AVIJIT DASGUPTA, AUTHORISED SIGNATORY, SANJAY HOLDINGS PVT LTD, 2, RAJA SUBODH MULLICK SQUARE, City:- , P.O:- DHARMATALA, P.S:-Muchipara, District:-Kolkata, West Bengal, India, PIN:- 700013; AUTHORISED SIGNATORY, SKYVIEW DEVELOPERS PRIVATE LIMITED, 1050/1, SURVEY PARK, City:- , P.O:- SANTOSHPUR PS NOW SURVEY PARK, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075; AUTHORISED SIGNATORY, AMIT REALTORS PRIVATE LIMITED, 20/1, ASHUTOSH CHOWDHURY AVENUE, City:- , P.O:- BALLYGUNGE, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019; PARTNER, VERDANT CONSTRUCTIONS LLP, 78A, RAJA BASANTA ROY ROAD, City:- , P.O:- SARAT BOSE ROAD, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700029; PARTNER, SKYVIEW VERDANT PROJECTS LLP, 78A, RAJA BASANTA ROY ROAD, City:- , P.O:- SARAT BOSE ROAD, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700029

Identified by Mr SOUMEN LAHA, , Son of Mr BONOMALI LAHA, 15/1, BENI MITRA LANE, P.O: SHIBPUR, Thana: Shibpur, , Howrah, WEST BENGAL, India, PIN - 711102, by caste Hindu, by profession Service

Execution is admitted on 07-03-2024 by Mr HARSHIT BAHETI, PARTNER, VERDANT SUNRISE LLP, 770, E.M. BYPASS, ANANDAPUR, City:- , P.O:- EKT, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107

Identified by Mr SOUMEN LAHA, , Son of Mr BONOMALI LAHA, 15/1, BENI MITRA LANE, P.O: SHIBPUR, Thana: Shibpur, , Howrah, WEST BENGAL, India, PIN - 711102, by caste Hindu, by profession Service

Execution is admitted on 07-03-2024 by Mr KARAN AGARWALA, PARTNER, VERDANT SUNRISE LLP, 770, E.M. BYPASS, ANANDAPUR, City:- , P.O:- EKT, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107

Identified by Mr SOUMEN LAHA, , Son of Mr BONOMALI LAHA, 15/1, BENI MITRA LANE, P.O: SHIBPUR, Thana: Shibpur, , Howrah, WEST BENGAL, India, PIN - 711102, by caste Hindu, by profession Service

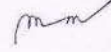
**Payment of Fees**

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

**Payment of Stamp Duty**

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

1. Stamp: Type: Impressed, Serial no 015821, Amount: Rs.100.00/-, Date of Purchase: 24/11/2021, Vendor name: S Das



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2024, Page from 192578 to 192608

being No 190403148 for the year 2024.



*mm*

Digitally signed by MOHUL MUKHOPADHYAY  
Date: 2024.03.15 18:04:11 +05:30  
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 15/03/2024

**ADDITIONAL REGISTRAR OF ASSURANCE**

**OFFICE OF THE A.R.A. - IV KOLKATA**

**West Bengal.**