

1866/2021

I-1859/2021



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

16/10
9/3
8/480150
2021



AE 242040
Certified that the document is admitted to Registration. The Stamp and the endorsement are the part of the document.

Additional Registrar of Assurances-IV, Kolkata

4 MAR 2021

Vis. Case No. 440 03.03.21
J(1)- 250
J(2)- 550
Total 800
Realised on

ARA-IV
Kolkata

DEVELOPMENT

POWER OF ATTORNEY

Additional Registrar of Assurances-IV, Kolkata

KNOW ALL MEN BY THESE PRESENTS, We, (1) SMT. MIRA NASKAR, wife of Late Jesthya Naskar, by occupation- Housewife, having PAN :

00515445

14 JAN 2021

No Rs Date

Address

Vendor

SUB: MAJMDAR
Associate
Judge's Court
No. 3
700 027

I CHAKRABORTY
6B, Dr. Rajendra Prasad Sarani
Kolkata - 700 004

Joginder Kohra
3-3-21



[Handwritten signature]

ADDL. REGISTRAR
OF ASSURANCES, KOLKATA

3 MAR 2021

BXRPN7995J, (2) SRI SOUMEN NASKAR, son of Late Jesthya Naskar, having **PAN : AGEPN7775M**, by occupation- Business, both by faith-Hindu, both having residence at Salua Mondal Para, Post Office - Rajarhat Gopalpur, Police Station Airport, Kolkata - 700 136, District : North 24-Parganas, jointly referred to herein as **PRINCIPAL** do hereby appoint and nominate **MESSRS TIRATH PROJECT PVT. LTD (PAN - AAECT8636L)**, a company incorporated under the Companies Act, 1956, having its registered office at 73, Bangur Avenue, Block 'C', P.O. Bangur, P.S. Laketown, Kolkata-700 055, represented by its directors **(1) SRI YOGESH KUMAR ROHRA (PAN - ADJPR3778)**, son of late Tirath Das Rohra, **(2) SRI SONU ROHRA (PAN - AIRPR2484C)**, son of Sri Harish Kumar Rohra, **(3) SRI NILESH KUMAR ROHRA (PAN -ARUPR3837P)**, son of Sri Ashok Kumar Rohra, all by nationality Indian, all by faith - Hindu, all residing at 73, Bangur Avenue, Block 'C', P.O. Bangur, P.S. Laketown, Kolkata - 700 055 to do the following acts deeds and things ;

A. We are joint owners of **ALL THAT** the piece and parcel of homestead land measuring about **04** Cottah lying and situate at Mouza - Salua, Pargana - Kolkata, J.L. No. 3, R.S. No. 109, R.S. Dag No. 380, L.R. Dag No. 378, L.R. Khalian No. 1818, 102, Police Station- Airport, under Bidhannagar Municipal Corporation, within the jurisdiction of the office at Additional District Sub - Registrar Bidhannagar, District : North 24-Parganas.

B. We, to develop the landed property as aforesaid, entered on **11th** day of February, 2021 into a development agreement with the said **MESSRS TIRATH PROJECT PVT. LTD** for the terms inter alia (i) the said developer will construct residential buildings on the said property (ii) the said developer will construct the building at it's own cost (iii) the said developer will provide us the **50%** of the total FAR as per sanction building plan will be issued by the B.M.C. in respect of the said proposed buildings in the said premises lying and situate on the said property which includes undivided proportionate share and rights on the common areas and facilities attached thereto along with undivided proportionate share and interest in the land underneath (hereinafter be referred to as the SAID OWNERS' ALLOCATION) (iv) that save and except the **ALL THAT** owners' allocation of the building all

N. Soumen
S. Soumen



[Handwritten signature]

ADDITIONAL REGISTRAR
OF ADDL. REGISTRATION, KOLKATA

3 MAR 2021









Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.R.A. - IV KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19048000480150/2021

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







SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Smt Mira Naskar- Solua Mondal Para, P.O.- Rajarhat Gopalpur, P.S.- Airport, District -North 24-Parganas, West Bengal, India, PIN - 700136	Principal		1230 	Mira Naskar 3/3/2021
2	Mr Soumen Naskar/ Solua Mondal Para P. O:- Rajarhat Gopalpur, P. S:- Airport, District - North 24-Parganas, West Bengal, India, PIN - 700136	Principal		1231 	Soumen Naskar 3/3/2021
3	Mr Yogesh Rohra Alias Mr Yogesh Kumar Rohra 73, Bangur Avenue, Block - C, P.O:- Bangur, P. S:- Lake Town, District-North 24-Parganas, West Bengal, India, PIN - 700055	Representative of Attorney [TIRATH PROJECTS PRIVATE LIMITED]		1229 	Yogesh Rohra 3/3/2021



ADDITIONAL REGISTRAR
OF ASSURANCE-IV, KOLKATA

3 MAR 2021

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr Sonu Rohra 73, Bangur Avenue, Block - C, P.O:- Bangur, P.S:- Lake Town, District:- North 24-Parganas, West Bengal, India, PIN - 700055	Representative of Attorney [TIRATH PROJECTS PRIVATE LIMITED]		1228 	Sonu Rohra 03/03/21
5	Mr Nilesh Kumar Rohra 73, Bangur Avenue, Block - C, P.O:- Bangur, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055	Representative of Attorney [TIRATH PROJECTS PRIVATE LIMITED]		1229 	Nilesh Kumar 03/03/21
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Sourav Chakraborty Son of Mr Suvasis Chakraborty Arambagh, P.O:- Gourhati, P.S:- Arambag, District:- Hooghly, West Bengal, India, PIN - 712813	Smt Mira Naskar, Mr Soumen Naskar, Mr Yogash Rohra, Mr Sonu Rohra, Mr Nilesh Kumar Rohra		1222 	Sourav Chakraborty 03.03.2021

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



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

3 MAR 2021

the rest area of the building which includes undivided proportionate share and rights on the common areas and facilities attached thereto (hereinafter be referred to as the SAID DEVELOPER'S ALLOCATION). The agreement for development as aforesaid was registered on 12.02.2021 in the office of the Additional Registrar of Assurances - IV, Kolkata and recorded in Book No. I, Being No. 190400939 for the year 2021.

B. We, do appoint and nominate **MESSRS TIRATH PROJECT PVT. LTD (PAN - AAECT8636L)**, a company incorporated under the Companies Act, 1956, having its registered office at 73, Bangur Avenue, Block 'C', P.O. Bangur, P.S. Laketown, Kolkata-700 055, represented by its directors **(1) SRI YOGESH KUMAR ROHRA (PAN - ADJPR3778D)**, son of late Tirath Das Rohra, **(2) SRI SONU ROHRA (PAN - AIRPR2484C)**, son of Sri Harish Kumar Rohra, **(3) SRI NILESH KUMAR ROHRA (PAN -ARUPR3837P)**, son of Sri Ashok Kumar Rohra, all by nationality Indian, all by faith - Hindu, all residing at 73, Bangur Avenue, Block 'C', P.O. Bangur, P.S. Laketown, Kolkata - 700 055 as our true and lawful attorney, for us, in our name and on our behalf to do and execute all or any of the following acts, deeds and things in respect of the said property :-

- i. To represent before any court of law.
- ii. To develop the said premises by constructing building thereon.
- iii. To institute, defend, prosecute, enforce or resist any suit or other actions, proceedings, appeals, in any court, be it civil, criminal, revenue, revision or before any tribunal or arbitration, to execute warrant of attorney, vakalatnama and other authorities, to act and plead; to sign and verify plaints, written statements, petition, to accept service of summons, notice and other legal process, enforce judgement, execute any decree or order, to appoint and engage pleader, attorney, advocate, counsel and other legal agents as our said attorney may think fit and proper and to compromise cases, to withdraw the same or to receive delivery of documents or payments of any money or moneys from any court, office or opposite party either in execution of decree or order or otherwise as he shall think fit and proper and

Sunder Kumar



REGISTRAR
OF ASSURANCES, KOLKATA

3 MAR 2021

to all acts, deeds and things that may be necessary or requisite in connection therewith .

- iv. To represent to the Bidhannagar Corporation and/or any competent authority.
- v. To sign the plan and all the relevant papers in respect of the building plan and all other relevant documents relating to the said premises present the same to the Bidhannagar Corporation and/or any competent authority.
- vi. To appoint Engineers, Surveyors, Architects, Licensed Building Surveyors and other experts.
- vii. To obtain clearances from all government departments and authorities including Fire Brigade, the Bidhannagar Corporation, BLRO, Police and the Authorities of Urban Land ceiling and Department and all other competent authorities as may be necessary.
- viii. To sign and apply for sanction of drainage, water, electricity and other utilities as may be necessary for the convenience.
- ix. To appear before any officer of the Bidhannagar Corporation and/or any court or tribunal for assessment of valuation or other purpose in respect of the said building as well as the said property.
- x. To engage and appoint any advocate or counsel wherever required.
- xi. To represent us to the Registration Office, Land Acquisition Department and any other competent authority for obtaining clearances, if any, in respect of the said property.
- xii. To settle any dispute arising in respect of the said property.
- xiii. To negotiate on terms for and to agree to and enter into and conclude any agreement for sale and sell of the building along with undivided proportionate share of land attributable thereto in the said premises and/or



ADDITIONAL REGISTRAR
OF ASSSETS, KOLKATA

3 MAR 2021

part thereof to any purchaser or purchasers at such price which in their absolute discretion, think proper and/or to cancel and/or repudiate the same in respect of Developer's Allocation only.

xiv. To receive from the intending purchaser or purchasers any earnest money and/or advance or advances and also the balance of purchase money against the said of the building along with undivided proportionate share of land attributable thereto in the said premises and/or part thereof and/or part thereof and to give good, valid receipt and discharge for the same which will protect the purchaser or purchasers without seeing the application of the money in respect of Developer's Allocation only.

xv. Upon such receipt as aforesaid, to sign, execute and deliver any conveyance or conveyances of the said property and/or part thereof in favour of the said purchaser or his nominee or assignee in respect of Developer's Allocation only.

xvi. To sign and execute all other deeds, instruments and assurances which our attorneys shall consider necessary and to enter into and/or agree to such covenants and conditions as may be required for fully and effectually conveying the said of the building along with undivided proportionate share of land attributable thereto in the said premises and/or part thereof and/or part thereof.

xvii. To present any such conveyance or conveyances in respect of the said of the building along with undivided proportionate share of land attributable thereto in the said premises and/or part thereof and/or part thereof for registration, to admit execution and receipt of consideration before the competent Registration Authority for and to have the said conveyance registered and to all acts, deeds and things which our said attorney shall consider necessary for sale of the said property and/or part thereof to the purchasers as fully and effectually in all respects.



ADDITIONAL REGISTRAR
OF ASSAM, DISPUR, ASSAM, KATA

* 8 MAR 2021

And we hereby agree to ratify and confirm all and whatever other act or acts my said attorney shall lawfully do, execute or perform or cause to be done, executed or performed in connection with the sale of the said developer's allocation and/or part thereof under and by virtue of this deed.

SCHEDULE AS REFERRED TO HEREINABOVE

(Description of the PROPERTY)

ALL THAT the piece and parcel of homestead land measuring about **04** Cottah along a tile shed structure measuring about 200 square feet lying and situate at Mouza - Salua, Pargana - Kolikata, J.L. No. 3, R.S. No. 109, R.S. Dag No. 380, L.R. Dag No. 378, L.R. Khatian No. 1818, 102, Police Station - Airport, under Bidhannagar Municipal Corporation, within the jurisdiction of the office at Additional District Sub - Registrar Bidhannagar, District : North 24-Parganas butted and bounded in the following manner :

On the North	:	by premises of Sailen Mondal
On the South	:	by premises of Swapan Kar
On the East	:	by Assam Rifles Camp
On the West	:	by 22 feet wide Municipal Road and premises of Pulak Dawn

IN WITNESSES WHEREOF we the executor have herunto put our

Somen Nandan



W

ADDITIONAL REGISTRAR
OF ASSURANCE, NEW DELHI

3 MAR 2021

respective hands on these presents on this the 3rd day of March, Two Thousand Twenty One.

WITNESSES:

1. Avindam Ghosh.
Fulia, Nadia.

1. Mira Naskar

2. Soumen Naskar

(EXECUTORS)

2. Soumen Chakraborty
Brambarah, Hooghly.
PIN- 712613

We admit, accept, acknowledge and confirm

For **MESSRS TIRATH PROJECT PVT. LTD**

1.

Jogesh Roy

2.

Sonu Rooter

3.

Ashish Laha

Director

(ATTORNEY)

Drafted by me and prepared in my office

Subit Majumdar
(SUBIT MAJUMDAR)

Advocate

High Court, Calcutta

Kolkata - 700 001

Enrolment No. WB/242/2004



ADDITIONAL REGISTRAR
OF ASSURANCES IN KOLKATA

3 MAR 2021

Thumb 1st finger middle finger ring finger small finger

	Left hand					
	Right hand					

Name.....

Mira Naskar

Signature.....

Thumb 1st finger middle finger ring finger small finger

	Left Hand					
	Right Hand					

Name.....

SOUMEN NASKAR

Signature.....

Soumen Naskar

Thumb 1st finger middle finger ring finger small finger

	Left Hand					
	Right Hand					

Name.....

Signature.....

Jogendra Kothari



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

3 MAR 2021

Thumb 1st finger middle finger ring finger small finger



Name Sonu Rohra

Signature Sonu Rohra

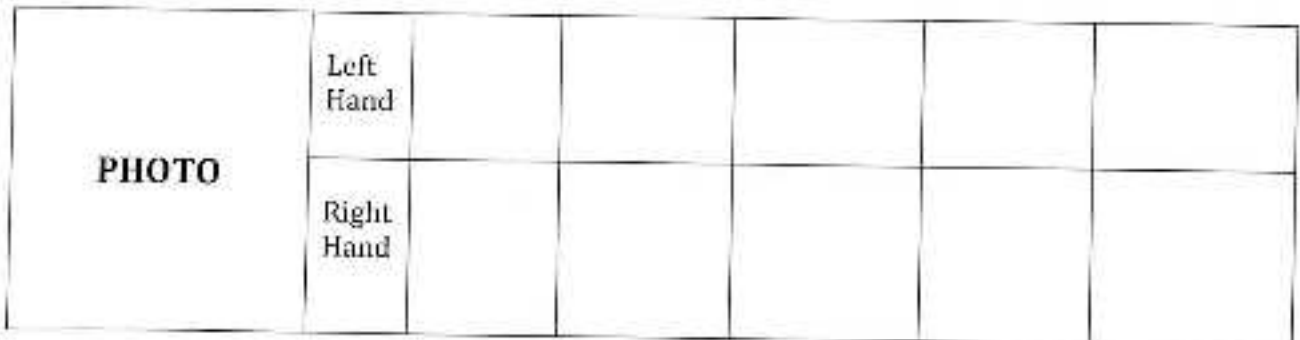
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Name NILESH KUMAR ROHRA

Signature Nilesh Rohra

Thumb 1st finger middle finger ring finger small finger



Name.....

Signature.....



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

3 MAR 2021

आयकर विभाग
INCOME TAX DEPARTMENT

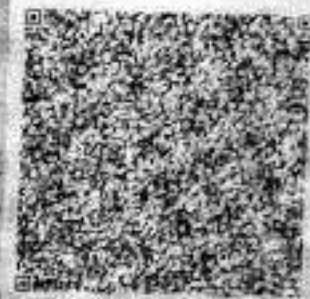


भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

BXRPN7995J



नाम / Name
MIRA NASKAR

पिता का नाम / Father's Name
DHIRENDRA NATH MONDAL

जन्म की तारीख /
DATE OF BIRTH
01/01/1957

Mira Naskar
हस्ताक्षर / Signature

27032619

Mira Naskar



भारत सरकार
GOVERNMENT OF INDIA



मीरा नस्कर

MIRA NASKAR

जन्मतिथि/ DOB: 01/01/1957

महिला / FEMALE



6106 9829 4817

आमार आधार, तामार परिचय

Mira Naskar

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SOURMEN NASKAR

JESTHYA NASKAR

22/02/1974

पंजीकृत करदाता संख्या

AGEPN7775M

Sourmen Naskar

Sourmen Naskar



ভারত সরকার

ভারত সরকার

Unique Identification Authority of India
Government of India

ভাণিকাকৃতিকর আই ডি / Enrollment No.: 1111/19899/01754

To

সৌমেন নস্কর

Soumen Naskar

S/O: Jashthiya Naskar

SALLA MONDAL PARA

Rajshahi Gopalpur(M)

Rajshahi Gopalpur

North 24 Parganas North 24 Parganas

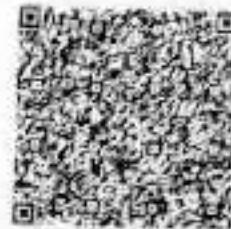
West Bengal 700136

26/08/2015

2836017963



MP850179635FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

2836 7661 6354

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



সৌমেন নস্কর

Soumen Naskar

জন্মতারিখ / DOB : 28/08/1974

পুলক / Male



2836 7661 6354

আধার - সাধারণ মানুষের অধিকার

Soumen Naskar

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

YIRATH PROJECTS PRIVATE LIMITED



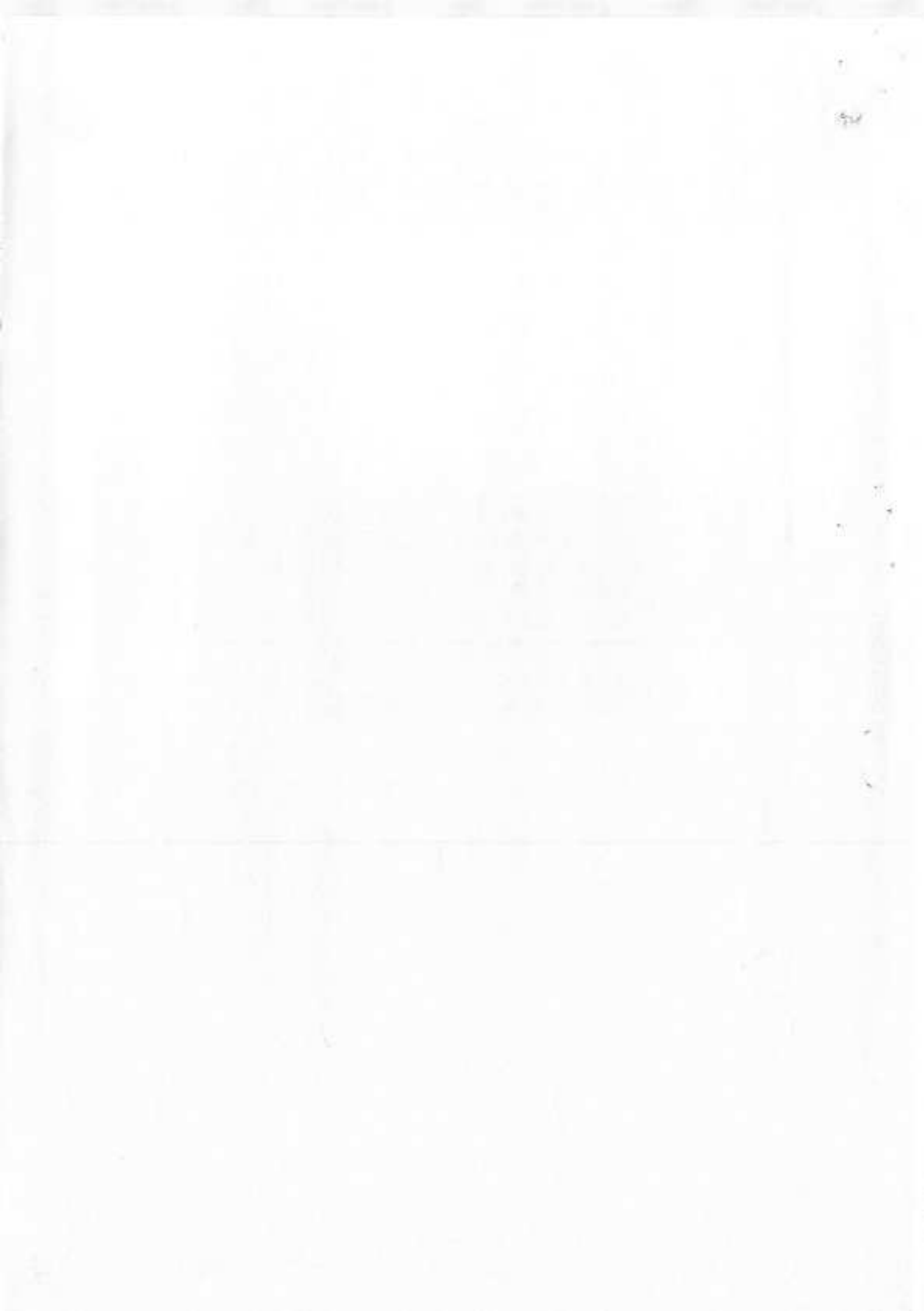
09/12/2013

AAECT8538L

आयकर विभाग
INCOME TAX DEPARTMENT
योगेश रोहरा
YOGESH ROHRA
TIRATH DAS ROHRA
14/03/1972
Permanent Account Number
ADKP1377BD
योगेश रोहरा
14/03/2021

भारत सरकार
GOVT. OF INDIA







भारत सरकार
Unique Identification Authority of India

भारत सरकार
Unique Identification Authority of India
Government of India

Enrollment No: 1111/80790/00199

To
Yogesh Rohra
S/O: Trathias Rohra
73 BLOCK-C BANGUR AVENUE
SOUTH DUMDUM (M)
Bangur Avenue
Dangur Avenue
Jessore Road North 24 Parganas
West Bengal 700055
9831042218

29/1/2015

309408745



MAJ949867485FT



आपका आधार क्रमांक / Your Aadhaar No. :

8250 0333 6812

आधार - आम आदमी का अधिकार



भारत सरकार
Government of India



Yogesh Rohra
DOB : 23/06/1974
Male



8250 0333 6812

आधार - आम आदमी का अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SONU ROHRA

HARISH ROHRA

22/12/1984

Permanent Account Number

AIRPR2484C

Sonu Rohra



100522/5



भारत सरकार



आधार

भारतीय विशिष्ट पहचान कार्यक्रम

भारत सरकार

Unique Identification Authority of India

Government of India

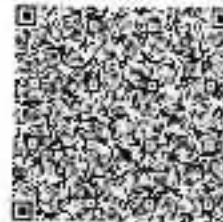
Enrollment No.: 1111/69786/17343

To
Sonu Rohra
S/O: Harish Kumar Rohra
73 BL-C
BANGUR AVENUE SOUTH DUM DUM(M)
Bangur Avenue
Bangur Avenue
Jessore Road North 24 Parganas
West Bengal 700055
9007493000

28/11/2015
309487927



MA094879271FT



आपका आधार क्रमांक / Your Aadhaar No. :

7071 4226 0159

आधार - आम आदमी का अधिकार



भारत सरकार

Government of India

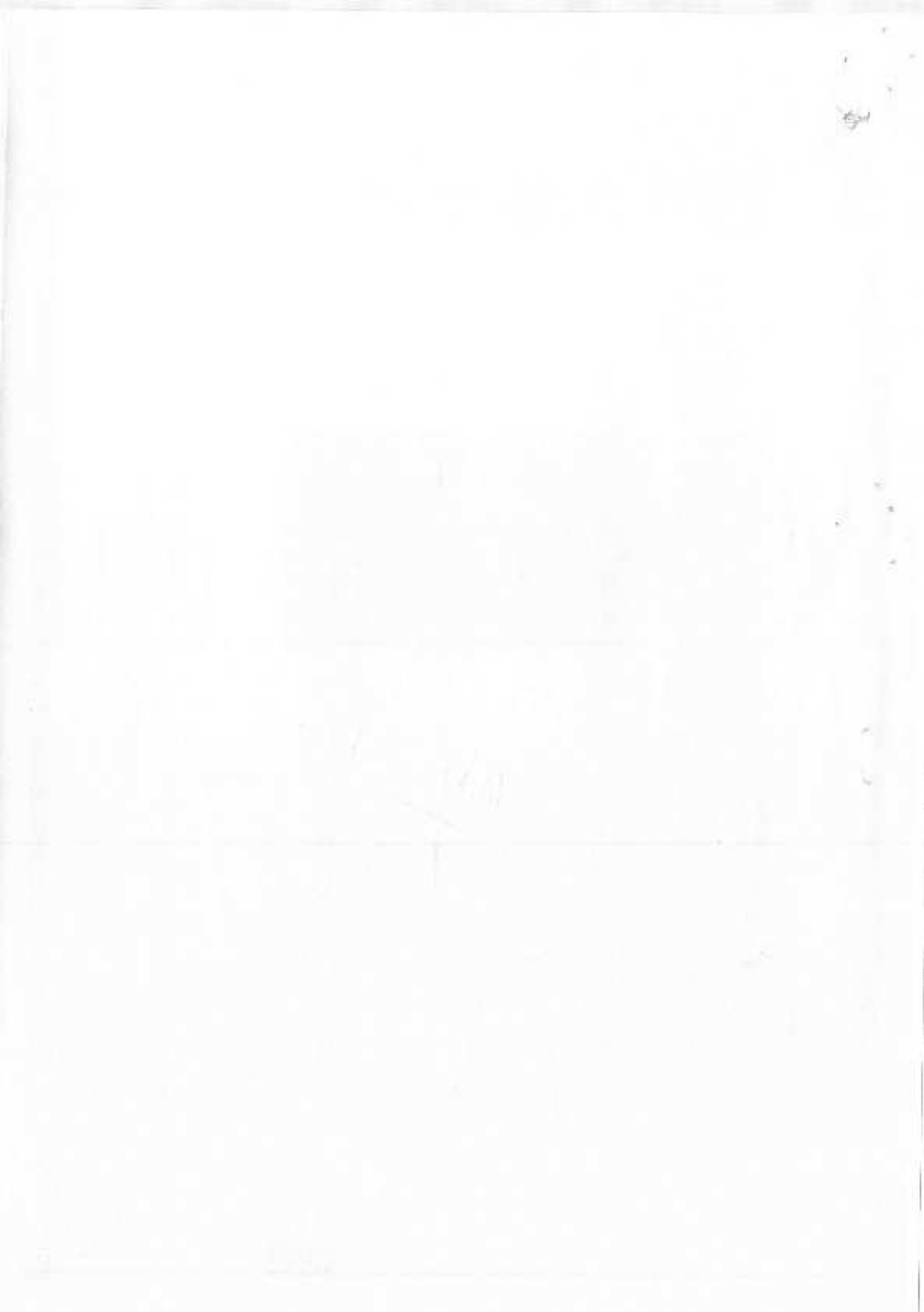


Sonu Rohra
DOB : 22/12/1984
Male



7071 4226 0159

आधार - आम आदमी का अधिकार





भारत सरकार

भारत सरकार

Unique Identification Authority of India

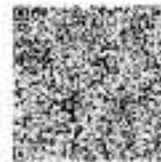
Government of India

Enrollment No.: 11116978617346

To
 Nitesh Rohra
 217, Ashok Kumar Rohra
 73 BLK
 94/9/10 AVENUE SOUTH DUM DUMING
 Bungal Avenue
 Bungal Avenue
 Jessore Road North 24 Parganas
 West Bengal 700058
 9671219578

304480001 201112015

MA094360898F1



आपका आधार क्रमांक / Your Aadhaar No. :

8393 4586 2695

आधार - आम आदमी का अधिकार



भारत सरकार
Government of India



Nitesh Rohra
DOB: 03/05/1988
Male



8393 4586 2695

आधार - आम आदमी का अधिकार

Nitesh Rohra

[The text in this section is extremely faint and illegible. It appears to be a list or a series of entries, possibly related to a survey or a collection of items. Some faint words like "No." and "Name" are visible, suggesting a table-like structure.]


भारत सरकार
GOVERNMENT OF INDIA




সৌম্য চক্রবর্তী
 Soumya Chakraborty
 পিতা : সুব্রতীষ চক্রবর্তী
 Father : Suvasis Chakraborty
 জন্ম সাল / Year of Birth : 1997
 লিঙ্গ / Male




7628 9796 3173


আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাপ্তিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA


ঠিকানা:
 কুম্ভাবাটী, গৌরহাটী, বগলী,
 পশ্চিমবঙ্গ, 712613

Address:
 Kumbhawali, Gourhati,
 Hooghly, West Bengal,
 712613

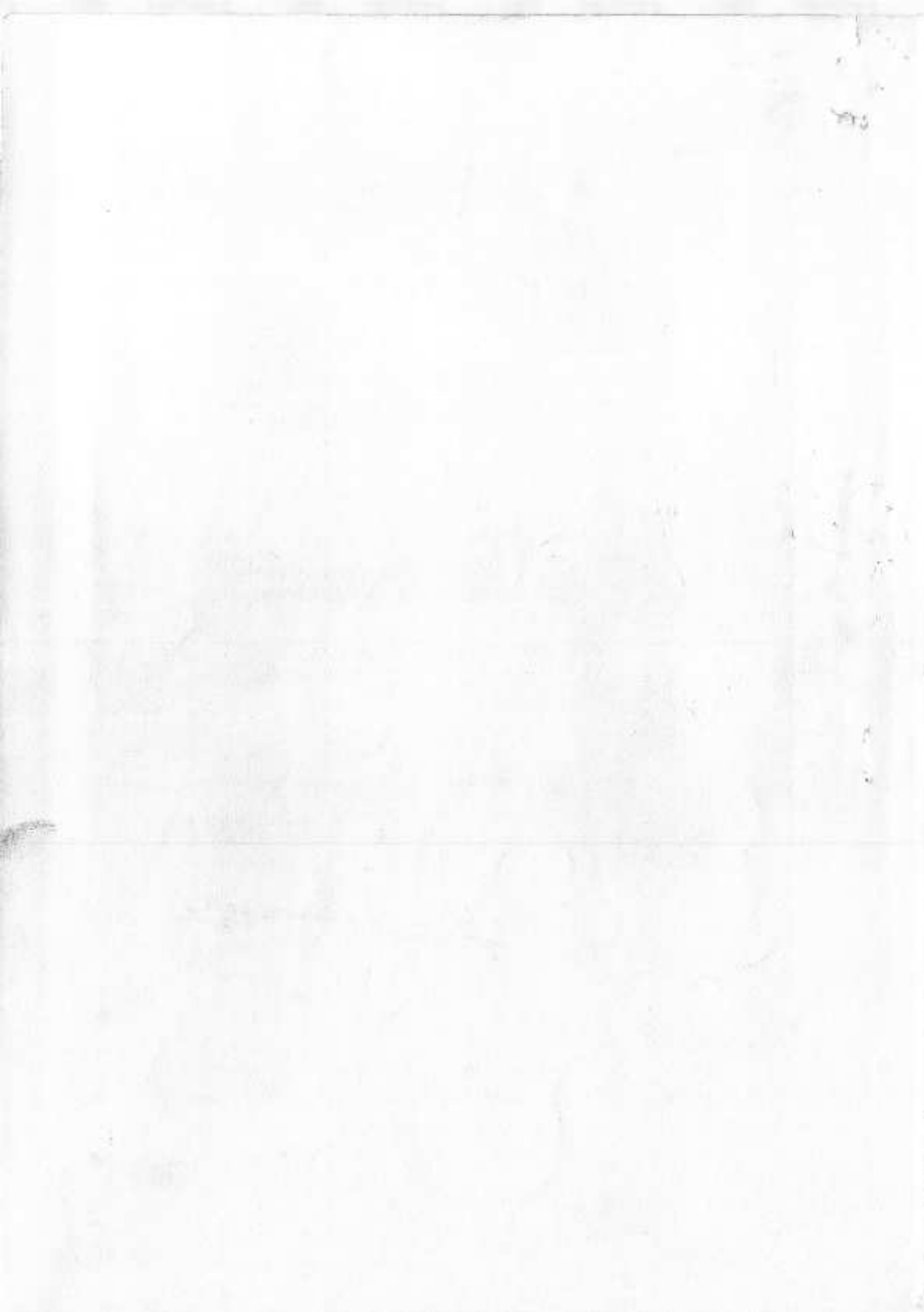

 1947
 1820 120 1247


 registration.gov.in


 www.uidai.gov.in


 P.O. Box No. 1947,
 Durgam Cheru, 501

Soumya Chakraborty



Major Information of the Deed

Deed No :	I-1904-01859/2021	Date of Registration	04/03/2021
Query No / Year	1904-8000480150/2021	Office where deed is registered	
Query Date	02/03/2021 5:04:53 PM	1904-8000480150/2021	
Applicant Name, Address & Other Details	Subit Majumdar High Court, Calcutta.Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001. Mobile No. : 8389040143, 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. 1,26,58,500/-		
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] - 190400939/2021 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S.- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Rajarhat Road(salua-gopelpur), Mouza: Salua, Pin Code : 700138

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-378	LR-1818	Bastu	Bastu	2 Katha		83,00,000/-	Width of Approach Road: 22 Ft., Project Name :
L2	LR-378	LR-102	Bastu	Bastu	2 Katha		63,00,000/-	Width of Approach Road: 22 Ft., Project Name :
TOTAL :					6.6Dec	0/-	126,00,000/-	
Grand Total :					6.6Dec	0/-	126,00,000/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	0/-	29,250/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
S2	On Land L2	100 Sq Ft.	0/-	29,250/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		200 sq ft	0/-	58,500/-	

Principal Details :

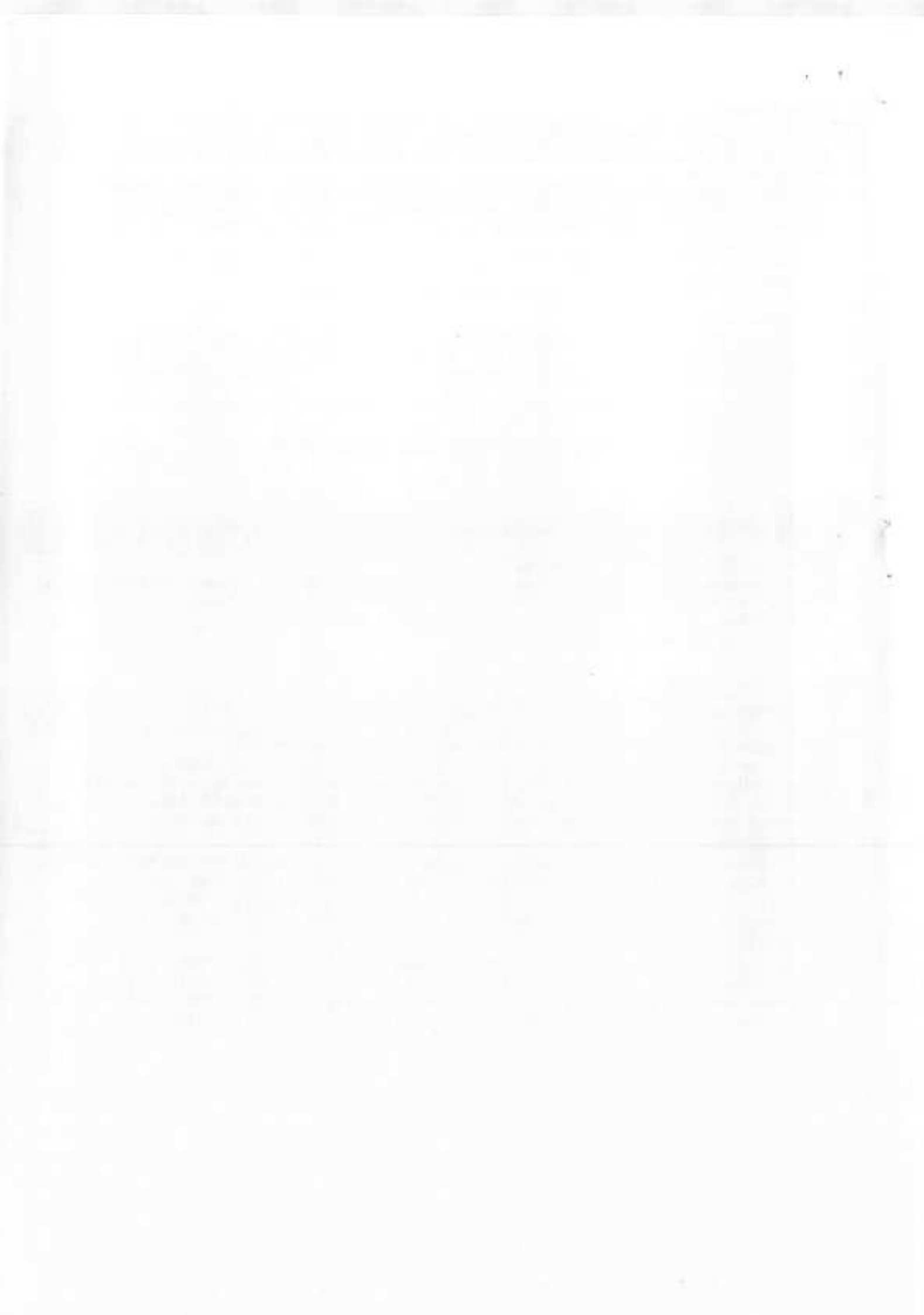
Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Smt Mira Naskar Wife of Late Jeshya Naskar Solua Mondal Para, P.O:- Rajarhat Gopalpur, P.S:- Airport, District-North 24-Parganas, West Bengal, India, PIN - 700136 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: BXxxxxxx5J, Aadhaar No: 81xxxxxxxx4817, Status :Individual, Executed by: Self, Date of Execution: 03/03/2021 , Admitted by: Self, Date of Admission: 03/03/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 03/03/2021 , Admitted by: Self, Date of Admission: 03/03/2021 ,Place : Pvt. Residence</p>
2	<p>Mr Soumen Naskar Son of Late Jeshya Naskar Solua Mondal Para, P.O:- Rajarhat Gopalpur, P.S:- Airport, District-North 24-Parganas, West Bengal, India, PIN - 700136 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AGxxxxxx5M, Aadhaar No: 28xxxxxxxx6354, Status :Individual, Executed by: Self, Date of Execution: 03/03/2021 , Admitted by: Self, Date of Admission: 03/03/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 03/03/2021 , Admitted by: Self, Date of Admission: 03/03/2021 ,Place : Pvt. Residence</p>

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>TIRATH PROJECTS PRIVATE LIMITED 73, Bangur Avenue, Block - C, P.O:- Bangur, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055 , PAN No.: AAxxxxxx6L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Mr Yogesh Rohra, (Alias Name: Mr Yogesh Kumar Rohra) (Presentant) Son of Late Tirath Das Rohra 73, Bangur Avenue, Block - C, P.O:- Bangur, P.S:- Lake Town, District:- North 24-Parganas, West Bengal, India, PIN - 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ADxxxxxx8D, Aadhaar No: 82xxxxxxxx6812 Status : Representative, Representative of : TIRATH PROJECTS PRIVATE LIMITED (as Director)</p>
2	<p>Mr Sonu Rohra Son of Mr Harish Kumar Rohra 73, Bangur Avenue, Block - C, P.O:- Bangur, P.S:- Lake Town, District:- North 24-Parganas, West Bengal, India, PIN - 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: Alxxxxxx4C, Aadhaar No: 70xxxxxxxx0159 Status : Representative, Representative of : TIRATH PROJECTS PRIVATE LIMITED (as Director)</p>
3	<p>Mr Nilesh Kumar Rohra Son of Mr Ashok Kumar Rohra 73, Bangur Avenue, Block - C, P.O:- Bangur, P.S:- Lake Town, District:- North 24-Parganas, West Bengal, India, PIN - 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ARxxxxxx7P, Aadhaar No: 83xxxxxxxx2695 Status : Representative, Representative of : TIRATH PROJECTS PRIVATE LIMITED (as Director)</p>



Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sourav Chakraborty Son of Mr. Suvasis Chakraborty , Arambagh, P.O:- Gourhali, P.S:- Arambag, District-Hooghly, West Bengal, India, PIN - 712613			

Identifier Of Smt Mira Naskar, Mr Soumen Naskar, Mr Yogesh Rohra, Mr Sanu Rohra, Mr Nilesh Kumar Rohra

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt Mira Naskar	TIRATH PROJECTS PRIVATE LIMITED-1.65 Dec
2	Mr Soumen Naskar	TIRATH PROJECTS PRIVATE LIMITED-1.65 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Smt Mira Naskar	TIRATH PROJECTS PRIVATE LIMITED-1.65 Dec
2	Mr Soumen Naskar	TIRATH PROJECTS PRIVATE LIMITED-1.65 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt Mira Naskar	TIRATH PROJECTS PRIVATE LIMITED-50.00000000 Sq Ft
2	Mr Soumen Naskar	TIRATH PROJECTS PRIVATE LIMITED-50.00000000 Sq Ft

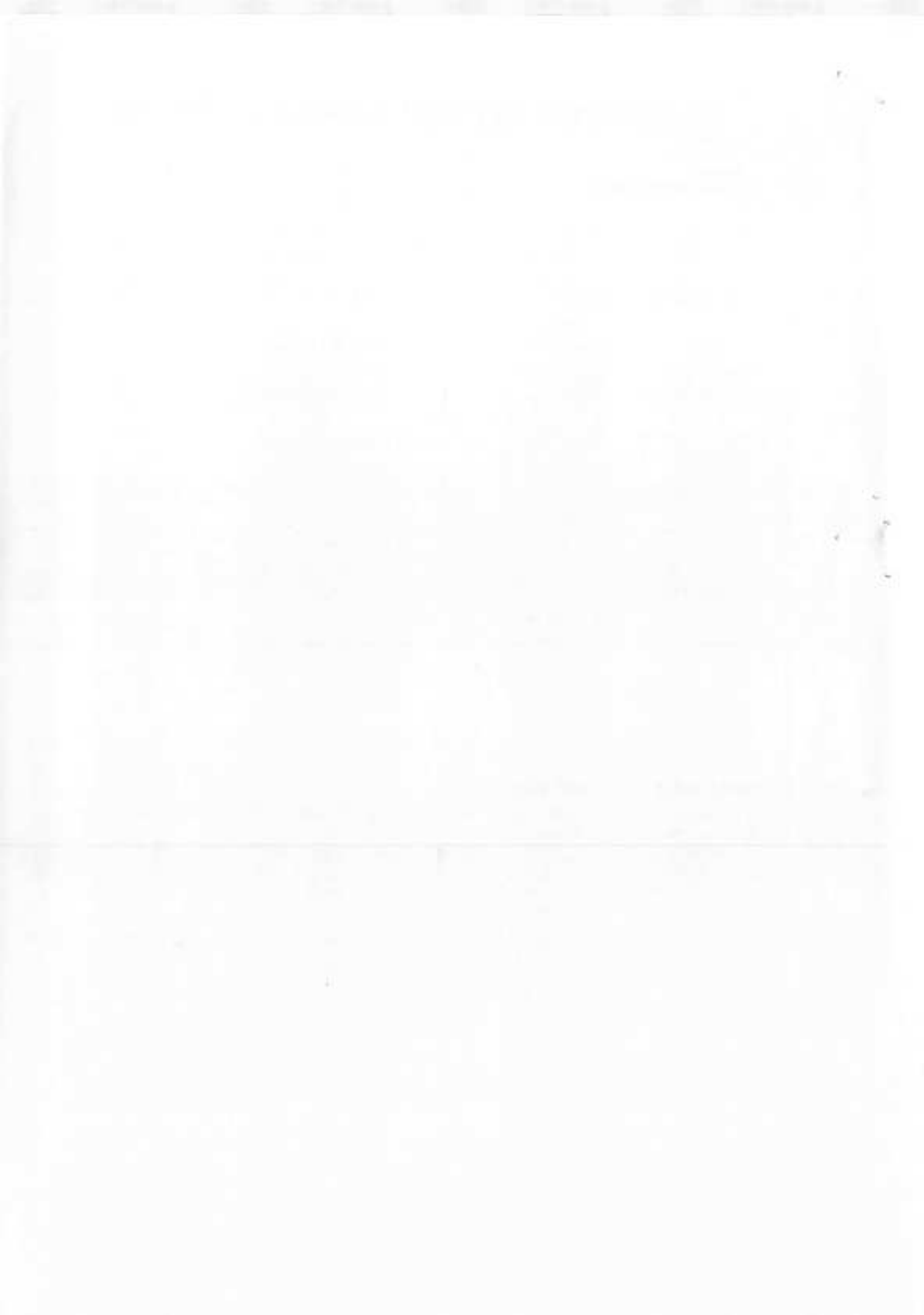
Transfer of property for S2

Sl.No	From	To. with area (Name-Area)
1	Smt Mira Naskar	TIRATH PROJECTS PRIVATE LIMITED-50.00000000 Sq Ft
2	Mr Soumen Naskar	TIRATH PROJECTS PRIVATE LIMITED-50.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Rajarhat Road(salua-gopalpur), Mouza: Salua, Pin Code : 700138

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No - 378, LR Khatian No. - 1818	Owner: শ্রীমতী বসন্ত, Gurdian: জ্যোতিষ বসন্ত, Address: বিলা, Classification: শস্য, Area: 0.03000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 378, LR Khatian No:- 102	Owner: জ্যোতিষ বসন্ত, Gurdian: জ্যোতিষ বসন্ত, Address: বিলা, Classification: শস্য, Area: 0.03000000 Acre,	Owner Name not selected by applicant.



On 02-03-2021

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 1,26,58,500/-

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

On 03-03-2021

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

Presented for registration at 16:40 hrs on 03-03-2021, at the Private residence by Mr Yogesh Rohra Alias Mr Yogesh Kumar Rohra.,

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

Execution is admitted on 03/03/2021 by 1. Smt Mira Naskar, Wife of Late Jesthya Naskar, Solua Mondal Para, P.O: Rajarhat Gopalpur, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by Profession House wife, 2. Mr Soumen Naskar, Son of Late Jesthya Naskar, Solua Mondal Para, P.O: Rajarhat Gopalpur, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by Profession Business

Identified by Mr Sourav Chakraborty, , Son of Mr Suvasis Chakraborty, , Arambagh, P.O: Gourhati, Thana: Arambag, Hooghly, WEST BENGAL, India, PIN - 712613, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 03-03-2021 by Mr Yogesh Rohra, Mr Yogesh Kumar Rohra Director, TIRATH PROJECTS PRIVATE LIMITED, 73, Bangur Avenue, Block - C, P.O.- Bangur, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055

Identified by Mr Sourav Chakraborty, , Son of Mr Suvasis Chakraborty, , Arambagh, P.O: Gourhati, Thana: Arambag, Hooghly, WEST BENGAL, India, PIN - 712613, by caste Hindu, by profession Law Clerk

Execution is admitted on 03-03-2021 by Mr Sonu Rohra, Director, TIRATH PROJECTS PRIVATE LIMITED, 73, Bangur Avenue, Block - C, P.O.- Bangur, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055

Identified by Mr Sourav Chakraborty, , Son of Mr Suvasis Chakraborty, , Arambagh, P.O: Gourhati, Thana: Arambag, Hooghly, WEST BENGAL, India, PIN - 712613, by caste Hindu, by profession Law Clerk

Execution is admitted on 03-03-2021 by Mr Nilesh Kumar Rohra, Director, TIRATH PROJECTS PRIVATE LIMITED, 73, Bangur Avenue, Block - C, P.O:- Bangur, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055

Identified by Mr Sourav Chakraborty, , Son of Mr Suvasis Chakraborty, , Arambagh, P.O: Gourhati, Thana: Arambag, Hooghly, WEST BENGAL, India, PIN - 712613, by caste Hindu, by profession Law Clerk

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

On 04-03-2021

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.

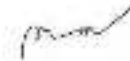
Payment of Fees

Certified that required Registration Fees payable for this document is Rs 101/- (E = Rs 21/- , I = Rs 55/- ,M(a) = Rs 21/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 101/-

Payment of Stamp Duty

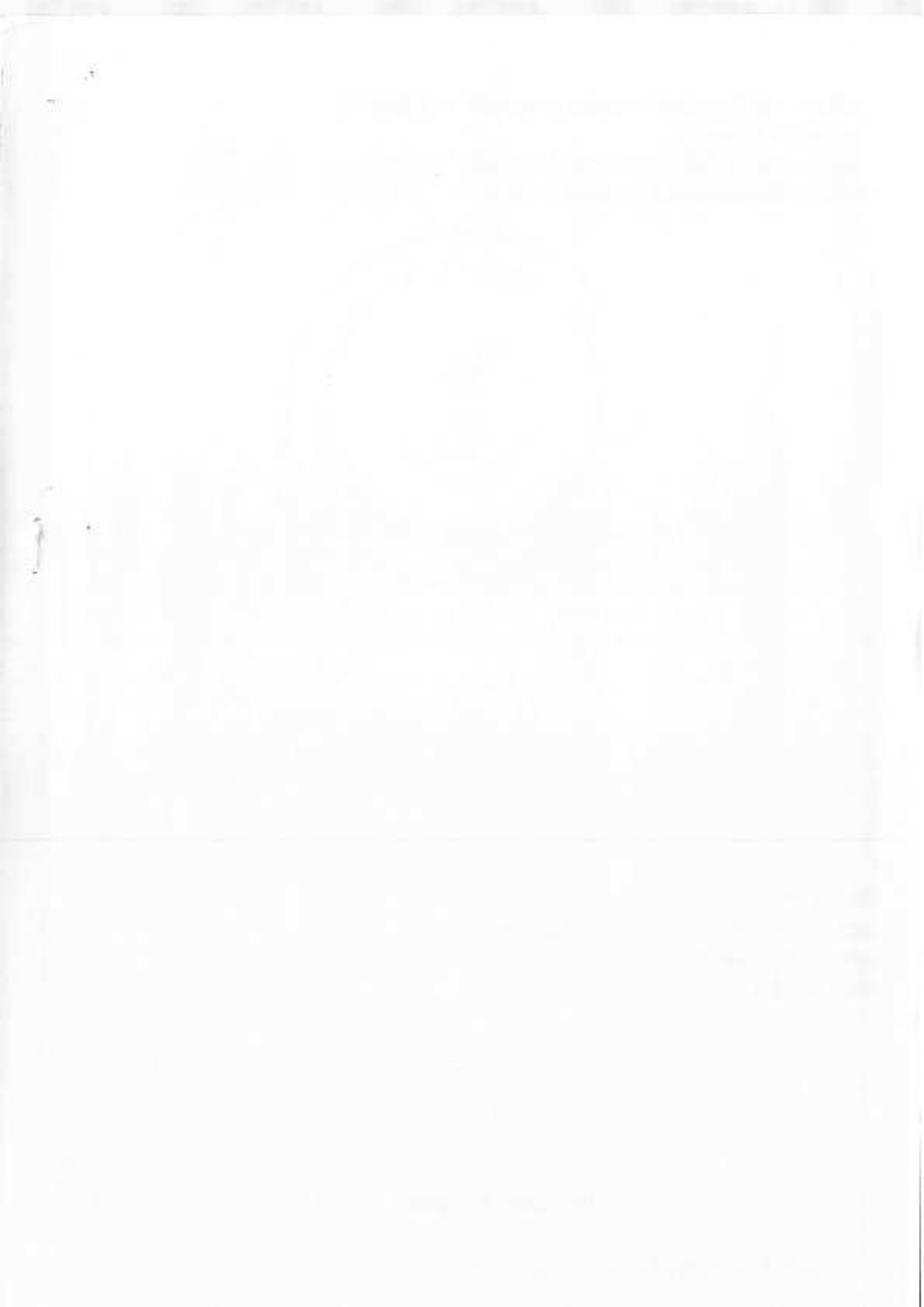
Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 0375346, Amount: Rs. 100/-, Date of Purchase: 14/01/2021, Vendor name: I Chakraborty



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 1904-2021, Page from 99531 to 99562

being No 190401859 for the year 2021.



Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2021.03.16 18:58:06 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2021/03/16 06:58:06 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)