

20/7/23

I-3097/23

भारतीय गैर न्यायिक



INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

25/03/2023
S-8000682576/2023

District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas
15 MAR 2023

AH 237918

Certifies that the document is genuine and
legitimate. The signature there and the
stamps are attached with the
document as part of this document.

DEVELOPMENT POWER OF ATTORNEY

(After Registration of Development Agreement)

TO ALL TO WHOM THESE PRESENTS SHALL COME WE , **APLOMB CONSTRUCTIONS PRIVATE LIMITED**, (Income Tax PAN- AAMCA6526A) , a company incorporated under the Companies Act, 1956, having its registered office at Subham Residency, 29/1/A, Chandra Nath Chatterjee Street, LP-U, Ground Floor, P.O.+P.S.- Bhawanipore, Kolkata-700 025, District- South 24 Parganas, duly represented by one of its Directors **SRI SANJAY KUMAR SHARDA** (Income Tax PAN- AHWPS4875Q and Aadhaar No.- 4922 3275 2764), son of Late Kameshwar Prasad Sharda, by Occupation- Business, by faith- Hindu, by Nationality- Indian, residing at Sharda House No. 402E, Hariom Tower, Circular Road, P.O.+P.S.- Lalpur, District-Ranchi, State- Jharkhand, PIN Code No.- 834001 (Mobile No.- 82981 80000), hereinafter called and referred to as the "**OWNER / PRINCIPAL/EXECUTANT**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its respective legal heirs, successors, executors, administrators, legal representatives and assignors)

SEND GREETINGS :

13377

14 MAR 2023

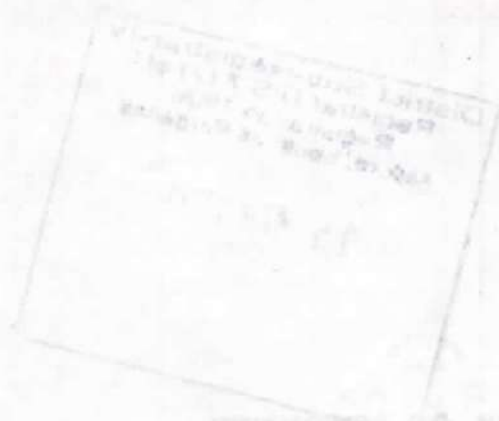
No..... **Rs.50/-** Date.....

Name : **SHEK ATAUR RAHAMAN**
Advocate
Alipore Judges Court
Kolkata-700 027

Address :

Vendor :
Alipore Collectorate-24 Pgs (South)

SUBHANKAR DAS
STAMP VENDOR
Alipore Police Court, Kol-27



Identified by me-

(Shek Ataur Rahaman), Advocate
S/O -Late Sk Anisur Rahaman
34, Sodepur Brick Field Road
P.O.+P.S.- Haridevapur
Kolkata- 700 082
Mob. No.- 93309 42717



A. **WHEREAS** by virtue of several "Deeds of Conveyance" , executed and registered on diverse date in the office of A.D.S.R.- Baruipur and D.S.R.-IV, Alipore, South 24 Parganas, recorded in Book No.-I which are shown in a Chart herein below, such as-

B.

Registration Offices	Deed No.	Year	C.D. Volume No.	Page Nos.	R.S.& L.R. Dag Nos	Khatian Nos.	Area of Purchased Land (In Decimal)
D.S.R.-IV, Alipore	4388	2014	25	812-832	76	R.S.- 344,93 L.R.- 634,530,578,798	11.50
A.D.S.R.- Baruipur	7656	2016	1611-2016	142694-142713	83		6.00
D.S.R.-IV, Alipore	4388	2014	25	952-976	84	R.S.- 344,93 L.R.- 634,530,578,798	12
D.S.R.-IV, Alipore	8027	2014	46	2794-2817	85	798	6.50
D.S.R.-IV, Alipore	8025	2014	46	2758-2776		R.S-59,L.R-328/8	8.3327
A.D.S.R.- Baruipur	7655	2016	1611-2016	142666-142693	86	L.R.- 166, 480, 1264 and 1265	11.1107
D.S.R.-IV, Alipore	3208	2017	1604-2017	117666-117697		LR-12 & 166	5.5566
A.D.S.R.- Baruipur	1312	2015	2	8642-8655	87	R.S-244,L.R-1001	19
D.S.R.-IV, Alipore	4389	2014	25	866-885	88	L.R-798	90
D.S.R.-IV, Alipore	4381	2014	25	735-755			20
D.S.R.-IV, Alipore	4381	2014	25	735-755	89	L.R-798	71
D.S.R.-IV, Alipore	8047	2014	46	3213-3241	92	L.R- 79,250,798,187,546	46
D.S.R.-IV, Alipore	8047	2014	46	3213-3241	93	L.R- 79,250,798,187,546	33
D.S.R.-IV, Alipore	3167	2017	1604-2017	82914-82948	94	1420	5.59
D.S.R.-IV, Alipore	3167	2017	1604-2017	82914-82948	95	1420	5.34

Registration Offices	Deed No.	Year	C.D. Volume No.	Page Nos.	R.S.& L.R. Dag Nos	Khatian Nos.	Area of Purchased Land (In Decimal)
D.S.R.-IV, Alipore	3167	2017	1604-2017	82914-82948	96	795-797, 182	5.33
D.S.R.-IV, Alipore	8027	2014	46	2794-2817	97	798	10.75
A.D.S.R.-Baruipur	9886	2014	19	2065-2079	100	R.S-176,177,L.R.-126	27
A.D.S.R.-Baruipur	9887	2014	19	2080-2094		R.S-176,177,L.R.-126	28
D.S.R.-IV, Alipore	4390	2014	25	886-910	144	L.R.-798	24
D.S.R.-IV, Alipore	4390	2014	25	886-910	145	L.R.-382	14
D.S.R.-IV, Alipore	4390	2014	25	886-910	146	R.S-55,L.R-798,706	17
A.D.S.R.-Baruipur	1786	2015	3	5478-5491	147	R.S-475, L. R-3	1.73
D.S.R.-IV, Alipore	3160	2017	1604-2017	82949-82981		R.S-475, L.R.1420	2.27
D.S.R.-IV, Alipore	3160	2017	1604-2017	82949-82981	147/854	L.R-798	3
D.S.R.-IV, Alipore	4382	2014	25	565-592	148	L.R-798	3
D.S.R.-IV, Alipore	4382	2014	25	565-592	148/855	L.R-798	3
D.S.R.-IV, Alipore	4382	2014	25	565-592	149	L.R-798,382, 969, 852	29.50
D.S.R.-IV, Alipore	3167	2017	1604-2017	82914-82948		1420	9.50
D.S.R.-IV, Alipore	4382	2014	25	565-592	161	L.R-798	30
D.S.R.-IV, Alipore	4390	2014	25	886-910	165	L.R-798	28
A.D.S.R.-Baruipur	06179	2014	CD-12	4943-4956	196	L.R-893	4
D.S.R.-IV, Alipore	8026	2014	46	2777-2793	200	L.R-798,1124, 1125,	20.95
						L.R-688	2.67
A.D.S.R.-Baruipur	7847	2016	1611-2016	145493-145512		L.R-1506, 1507, 1512, 1513, 1514	0.18
D.S.R.-IV, Alipore	8030	2014	46	2850-2863	201	L.R-798	24
						TOTAL =	638.81

the aforesaid "**APLOMB CONSTRUCTIONS PRIVATE LIMITED**", the **Owner/Principal/Executant** herein, has purchased **ALL THAT** piece and parcel of land measuring about **638.81 Decimal** (i.e. **638.81 Acre**) more or less in **R.S & L.R Dag Nos- 76, 83, 84, 85, 86, 87,88, 89, 92,93,94, 95, 96, 97, 100, 144, 145, 146, 147,147/854, 148, 148/855 , 149, 161, 165, 196, 200 and 201 Under L.R. Khatian Nos.- 3, 688, 798, 1420, 1426, 1506, 1507, 1512, 1513, 1514**, by Nature-Bastu Commercial and Shali, lying and situated at **Mouza- Sultanpur**, J.L. No.-16, Revenue Survey No. 47 and 190, Touzi No.250, Pargana- Medanmalla ; District Sub-Registration Office at Alipore, Additional District Sub-Registration Office- Baruipur, Police Station - Baruipur, within the jurisdiction of **Mallickpur Gram Panchayat , Holding No. 574 & 575, Pin Code No. 700145**, in the District of South 24 Paraganas, more fully and particularly described in the **PART-I OF THE FIRST SCHEDULE** hereunder written .

AND WHEREAS the aforesaid **APLOMB CONSTRUCTIONS PRIVATE LIMITED**, the **Owner/Principal/Executant** herein, had also purchased **ALL THAT** piece and parcel of shali land measuring about **21.49 Decimal** more or less, out of **123 Decimal**, lying and situated at **Mouza- Dihi Medanmalla**, J.L. No.-34, Touzi No.-250, Pargana- Medanmalla, **R.S. & L.R.Dag No. 799. under R.S. Khatian No.11/3 and L.R. Khatian Nos. 314, 166, 49 and 261**, by Nature – Shali , District Sub-Registrar Office at Alipore, Additional District Sub-Registrar Office- Baruipur, Police Station -Baruipur, within the jurisdiction of **Hariharpur Gram Panchayat, Pin Code No. 700144**, in the District of South 24 Paraganas , more fully and particularly described in the **PART-II OF THE FIRST SCHEDULE** hereunder written, by virtue of a **Deed of Conveyance being No. 04188, for the Year 2017**, which was executed and registered on **08-06-2017**, in the office of A.D.S.R.- Baruipur, South 24 Parganas and it is/was *recorded in Book No.-I. Volume No. 1611-2017, Pages from 67593 to 67622.*

AND WHEREAS thus the aforesaid **APLOMB CONSTRUCTIONS PRIVATE LIMITED**, the **Owner/Principal/Executant** herein, has become the lawful owner of **ALL THAT** piece and parcel of land **Admeasuring an area of 660.30 Decimal (i.e. 6.6030 Acre)** more or less. more fully and particularly described in the **FIRST SCHEDULE** hereunder written which is free from all encumbrances, charges, liens, lispendense, demands, claims, hindrances, attachments, debts and dues whatsoever from any corner.

AND WHEREAS since after purchase, the **Owner/Principal/Executant** herein, has been possessing, enjoying and exercising its rights, title, interest of the said project land

peacefully without any interruption from any corner, by paying all rent and taxes before the competent authorities and has every right to transfer the same to anybody against valuable consideration.

AND WHEREAS thereafter the above-mentioned **APLOMB CONSTRUCTIONS PRIVATE LIMITED**, the **Owner/Principal/Executant** herein, has mutated its name as the Owner in the records of B.L.& L.R.O- Baruipur, South 24 Parganas under **L.R. Khatian No. 1426** for the land of **Sultanpur Mouza** and the mutated area is **597.97 Decimal** and rest quantum of land will be mutated and converted as required for the said project by the developer at the earliest possible.

AND WHEREAS thereafter for the benefit of the project a few quantum of land in **R.S. & L.R. Dag Nos. 147** was purchased from another company whose **L.R. Khatian No. is/was 1420** and a few quantum of land in **R.S. & L.R. Dag Nos. 97** was sold to another company whose **L.R. Khatian No. is/was 1426**, by virtue of a Deed of Conveyance.

AND WHEREAS after the aforesaid transfer, the **Owner/Principal/Executant** herein has become the lawful owner and possessed of **ALL THAT** piece and parcel of land admeasuring an area of **654.73 Decimal (i.e. 6.5473 Acre)** more or less. lying and situated at **Sultanpur (J.L. No.-16)** and **Dihi Medanmalla Mouza (J.L. No.-34)**, District Sub-Registrar Office at Alipore, Additional District Sub-Registrar Office- Baruipur, Police Station -Baruipur, within the jurisdiction of **Hariharpur Gram Panchayat and Mallickpur Gram Panchayat**, in the District of South 24 Paraganas, more fully and particularly described in the **FIRST SCHEDULE** hereunder written which is free from all encumbrances, charges, liens, lispendense, demands, claims, hindrances, attachments, debts and dues whatsoever from any corner.

AND WHEREAS the **Owner/Principal/Executant** herein also got its name mutated in respect of the said project land partly in the records of **Mullickpur Gram Panchayat**, South 24 Paragana, which has since been recorded under **Holding Nos. 574 & 575**.

AND WHEREAS thereafter the aforesaid plots and part of the plots of land and /or project land, more fully and particularly described in the **FIRST SCHEDULE** hereunder written, have already been converted from 'Shali' to "**Bastu Commercial and/or Housing Complex**" from the concerned authority.

AND WHEREAS the **Owner/Principal/Executant** herein, is holding the aforesaid property more fully described in the **Schedule** hereunder written and /or given which is free from all encumbrances and at present we are unable to look after the said property

AND WHEREAS being desirous to develop the said plots of land into a Residential Cum Commercial Building with various modern facilities jointly with the Developer, the

Owner/Principal/Executant herein, has entered into a **Development Agreement** which is/was executed and registered on **14-03-2023**, with "**SQUAREMARK HOMES PVT. LTD. (Income Tax PAN No.-AAOCA0322Q)**", a company incorporated under the provisions of the companies Act 2013, having its registered office at "The Meridian" Building, E 2/4 & 5, Block – GP, Sector -V, Salt Lake, Kolkata – 700 091, P.O.- Salt Lake Sector-V, P.S.-Electronics Complex (Old P.S.- East Bidhannagar), District- North 24 Parganas, duly represented by one of its Directors namely **SRI RAJ KAMAL DUTTA (Income Tax PAN- ADTPD4126G and Aadhaar No.- 750019376193)**, son of Late Janendu Bikash Dutta, by faith-Hindu, by Occupation – Business, by Nationality – Indian, residing at "Arpan Apartment", Block-A, First Floor, Flat No.- 3, Tegharia, P.O.- Hatiara, P.S- Baguiati, Kolkata– 700 157, District- North 24 Parganas (**Mobile No.- 9051805763**), hereinafter who is the "**DEVELOPER**" therein and herein, under some terms and conditions laid down in the aforesaid Development Agreement. The said **Development Agreement** was executed and registered on **14-03-2023** in the office of "**D.S.R-IV, Alipore, South 24 Parganas**" and it was recorded in Book No- I, Volume No – 1604 -2023, Page Nos. from to, being **Deed No. 1604-0.3016....., for the Year 2023**.

AND WHEREAS due to various unavoidable problems and urgency of official works of **Owner/Principal/Executant** herein, we are not in a position to look after or to develop the above mentioned property, more fully and particularly described in the **Schedule** hereunder written for which we have decided to appoint, nominate and constitute a suitable person/persons as our true, faithful and lawful constituted **ATTORNEY** to take legal steps and/or to look after and/or to develop the said property on behalf of the Company.

ANDWHEREAS beside these it is not possible for the **Owner / Principal/Executant** to move to different authorities for obtaining relevant permissions, 'No Objections' etc. in regard to the development of the said premises and/or plots of land into a Residential Cum Commercial Building Complex which is mentioned **14-03-2023**, in favour of the aforesaid Developer by name and style "**SQUAREMARK HOMES PVT. LTD. (Income Tax PAN No.-AAOCA0322Q)**", a company incorporated under the provisions of the companies Act 2013, having its registered office at "The Meridian" Building, E 2/4 & 5, Block – GP, Sector -V, Salt Lake, Kolkata – 700 091, P.O.- Salt Lake Sector-V, P.S.- Electronics Complex (Old P.S. – East Bidhannagar), District- North 24 Parganas, duly represented by one of its Directors namely **SRI RAJ KAMAL DUTTA (Income Tax PAN- ADTPD4126G and Aadhaar No.- 750019376193)**, son of Late Janendu Bikash Dutta, by faith-Hindu, by Occupation – Business, by Nationality – Indian, residing at "Arpan

Apartment", Block-A, First Floor, Flat No.- 3, Tegharia, P.O.- Hatiara, P.S- Baguiati, Kolkata- 700 157, District- North 24 Parganas (**Mobile No.- 9051805763**) .

NOW KNOW YE AND THESE PRESENTS WITNESSETH that **WE "APLOMB CONSTRUCTIONS PRIVATE LIMITED, (Income Tax PAN- AAMCA6526A)** , a company incorporated under the Companies Act, 1956, having its registered office at Subham Residency, 29/1/A, Chandra Nath Chatterjee Street, LP-U, Ground Floor, P.O.+P.S.- Bhawanipore, Kolkata-700 025, District- South 24 Parganas, duly represented by one of its Directors **SRI SANJAY KUMAR SHARDA (Income Tax PAN- AHWPS4875Q and Aadhaar No.- 4922 3275 2764)**, son of Late Kameshwar Prasad Sharda, by Occupation- Business, by faith- Hindu, by Nationality- Indian, residing at 8, Nafar Kundu Road, P.O.-Kalighat, P.S.- Bhawanipore, Kolkata- 700 026, District- South 24 Parganas (**Mobile No.- 82981 80000**) , the **Owner / Principal/Executant**, has appointed, nominated and constituted "**SQUAREMARK HOMES PVT. LTD. (Income Tax PAN No.-AAOCA0322Q)** , a company incorporated under the provisions of the companies Act 2013, having its registered office at "The Meridian" Building, E 2/4 & 5 , Block - GP, Sector -V, Salt Lake, Kolkata - 700 091, P.O.- Salt Lake Sector-V, P.S.- Electronics Complex (Old P.S. - East Bidhannagar), District- North 24 Parganas, duly represented by one of its Directors namely **SRI RAJ KAMAL DUTTA (Income Tax PAN- ADTPD4126G and Aadhaar No.- 750019376193)**, son of Late Janendu Bikash Dutta , by faith-Hindu, by Occupation - Business, by Nationality - Indian, residing at "Arpan Apartment", Block-A, First Floor, Flat No.- 3, Tegharia, P.O.- Hatiara, P.S- Baguiati, Kolkata- 700 157, District- North 24 Parganas (**Mobile No.- 9051805763**) , who is the **DEVELOPER** herein and **14-03-2023** as our true, faithful and lawful constituted **ATTORNEY** for such acts as stated herein below, in their place and instead, and without any contradiction do, perform for ourselves on our behalf and in our names all or any of the followings acts, deeds and things relating to or concerning with the development of the said Property / Premises/Plots of land.

1. To hold, defend, possess, manage, develop and maintain the said premises or part of it and to construct several buildings upon the plots of land/premises or part of it as per sanction plan approved by the Concerned Authorities (**Mallickpur Gram Panchayat, Hariharpur Gram Panchayat, Panchayat Samity & Zilla Parishad of South 24 Parganas**) in terms of the Development Agreement.
2. To erect boundary walls in and around of the said plots of Project Land.

3. To apply for and obtain sanction of the building plans time to time, if any or require, , from the Concerned Authorities (**Mallickpur Gram Panchayat, Hariharpur Gram Panchayat, Panchayat Samity & Zilla Parishad of South 24 Parganas**) and/or any other authorities and to sign and execute any such papers documents instruments that may be required in this regard. The Attorney can have such power to sign in the plan/plans which shall be submitted before the authority on behalf of the **Owner / Principal/Executant** .
4. To sign, execute and submit all applications, maps, plans specifications and obtain plan the same thereof upon sanction in respect of any new plan and/or any modification or alterations thereafter upon the building plans approved by the Concerned Authorities (Mallickpur Gram Panchayat, Panchayat Samity & Zilla Parishad of South 24 Parganas) and to sign and execute and submit any plan, papers and documents and perform all the formalities and obligations as may be required or necessary from time to time.
5. To pay fees to obtain sanction and other permission and/or consents from the Concerned authorities as may be necessary or required for modification, alteration and/or sanction of the plan and/or any utility serving and/or concerning the said premises or part of it and also to sign other documents as may be required by the authorities from time to time.
6. To appoint Engineers, Architects and their agent or agents and Sub-Contractors as the said Attorney shall think fit and proper and to make payment of fees and charges of such Architects, Engineers and their agent or agents and/or sub-contractors, for and on behalf of the Principal.
7. To apply for connection of electricity, water, drainage, sewerage, telephone, lift or of any other utility in the said premises or part of it and/or to make alterations in the existing connection and to have disconnected the same and for that to sign answer execute and submit all papers applications documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the attorney.
8. To apply for and obtain licenses and permissions that may be necessary or be required for the purpose of installation and running of lift, PCB certificate (if any) , Fire license(if any), generator for auxiliary power supply or for the purpose of having the drain of the said premises or part of it to be disconnected and/or connected to the drain and for all or any of the purposes above mentioned to sign and execute all necessary papers on behalf of the **Owner/ Principal/Executant** .
9. To supervise and make construction of the buildings and/or structures according to the building plan , sanctioned by the Concerned Authorities (Mallickpur Gram Panchayat, Panchayat Samity & Zilla Parishad of South 24 Parganas) in respect of the

said premises or part of it as mentioned hereunder and to that effect to get signed, pursue and collect on behalf of the Principal all such or relevant applications, drawings, documents and any representations of whatsoever manner or nature that is being sought to be done by the aforesaid department of the competent authority or by other and when necessary as and/or asked for.

10. To appear and represent the Principal before the Panchayat, Panchayat Samity, Zilla Parishad, B.L & L.R.O, S.D. L & L.R.O, ADM & LRO, Building Tribunal and other authorities concerned regarding mutation & conversion of the schedule property, if require, in future and to receive any notice or served upon the Principal in respect of the said premises or part of it and to make representations, prefer appeals reviews and revisions and for that to sign and submit all papers appeals applications and papers and to appear and make representation for and on behalf of the Principal before the authorities concerned.
11. To appear and represent the Principal before the **Mallickpur Gram Panchayat, Hariharpur Gram Panchayat, Panchayat Samity & Zilla Parishad of South 24 Parganas**, B.L & L.R.O, S.D. L & L.R.O, Fire Services Dept. of West Bengal, WBSEDCL in connection with the electricity of the said premises or part of it and to sign and execute all the papers and documents wherever necessary.
12. To sign and execute all papers and documents for and on behalf of the Principal to mutate its name in respect of the said premises or part of it before the B.L & L.R.O Bishnupur, Govt. of West Bengal and other authority.
13. To sign and execute all papers and documents for and on behalf of the Principal regarding conversion case of the land & ULC certificate, if require, in respect of the said premises or part of it in the Government records including Gram Panchayat.
14. To sign and execute all papers and documents for and on behalf of the Principal to obtain land ceiling clearance if any, from the Competent Authority.
15. To appear and represent the Principal before any Notary Public, Registrar of Assurances, District Registrar, Sub-Registrar or any other officers or officers having jurisdiction and to present for registration and have registered and performed all deeds, agreements, documents, Sale Deeds and instruments executed and signed by the said Attorney in any manner concerning the **Developer's Allocation or Share** only of the project constructed at or upon the building/s to earn the revenue in terms of the aforesaid **Development Agreement**, executed and registered on **14-03-2023**, in respect the said premises and/or project land or any part thereof together with undivided share of land mentioned in the **Schedule** hereunder written and/or given in the project being "**SQUAREMARK MOHORKOONJO**" and admit the execution thereof.

16. To enter into Agreement for Sale, Lease and/or to sign and execute any other Deeds, documents, Deed of Conveyance or Deed of Sale in respect of the **Developer's Allocation or Share** only of the project, constructed at or upon the building/s, to earn money and/or gain financially, in terms of the aforesaid **Development Agreement**, executed by and between the Principal and the Developer together with undivided proportionate share of the land of the said premises and/or project land mentioned in the **Schedule** hereunder written and/or given in the project being "**SQUAREMARK MOHORKOONJO**" and to present the same for registration before the registering authority and admit the execution thereof.
17. To receive money or moneys whether in advance or booking from time to time or at a time from the intending Purchaser or Purchasers in respect of the **Developer's Allocation only** in terms of the aforesaid Development Agreement and to grant proper receipt and discharge thereof.
18. To deliver khas and vacant possession of the **Developer's Allocation** after completion of the proposed new building(s) in terms of the aforesaid Development Agreement, executed by and between the Principal and the Developer to the intending Purchasers/Transferee.
19. To charge by way of equitable mortgage in respect of the **Developer's Allocation only** in terms of the aforesaid Development Agreement, consisting of Unit/Floors/Flats/Car Parking Spaces/Commercial Space/Offices of the proposed Building(s), together with undivided proportionate share of land mentioned in the **Schedule** hereunder written and/or given in the project who wants to purchase the same from the Developer includes its transferee and to make the Principals free from all encumbrances and liabilities whatsoever.
20. To obtain bank finance and/or banking facilities in the form of project loan or construction loan/loans from the bank/banks in its own name and capability for the purpose of undertaking the Housing Project by creating the charge/mortgage of the premises and/or project land, however without creating any financial obligation and/or liability upon the Owners and without creating any charge or lien on the Allocation/Realizations/Share attributable to the Owners. Such Project Finance can be made secured against the stock of raw materials in the form of flat/unit/apartment/parking space/constructed space etc. (along with proportionate share of land upon which the new building/block will be built part by part as per sanction) for completion of construction of the project or the Receivables from the allottees to the extent pertaining to the Developer's Shares of the Receivables/Allocation without creating any charge or mortgage on the entire premises/project land rather it will be block/building wise. In this event, the Owners

shall not be held liable for any default committed by the Developer in repaying any such project loan/finance obtained by it and the Developer shall assure and indemnify the Owner against any claim arising out of such borrowings/loans. In case owing to any loan or finance obtained by the Developer, the Owner suffers any losses or damages due to any non repayment, delay in repayment by the Developer or due to any other consequence of delay or default of the Developer in respect of obligations in respect of any such loan or liability whatsoever, the Developer shall indemnify and keep the Owner indemnified and saved harmless.

21. All the Charges/Lien created by the Bank and/or any Financial Institution in connection with the property, mentioned in the Schedule herein below, for extending any financial facility to the Developer, would be limited only to the portion of land upon which the structure will be constructed part by part.
22. To sign and execute all the papers and documents for obtaining "**No Objection Certificate**" from KMDA, Fire Brigade, West Bengal Pollution Control Board and other authorities (if required) in respect of the said premises and/or project land or part of it in the name of the Principal.
23. To sign execute and submit all declarations, statements, applications and affirm affidavits as may be necessary or required from time to time.
24. To commence, prosecute, enforce, defend, answer and oppose all actions and proceedings concerning in any way the said premises and/or project land or any part thereof including those relating to acquisition and/or requisition in which the Principal is now or may hereafter be interested or concerned and if thought fit and compromise settle refer to arbitration abandon become non-suited submit to judgment in any action or proceedings as aforesaid before any Court, Civil or Criminal or Revenue.
25. To institute, commence, prosecute, carry on or defend or resist all suits and other actions and proceedings or be add as a party or be non suited or withdrawal the same concerning our said property or any part thereof or concerning anything in which we are the owners before Government offices or in any civil, criminal, revenue, revisional jurisdiction including special jurisdiction of the High Court, Article 226 of the constitution of India and to sign and verify all plaints, statements, accounts, notice and other judicial process, to execute any judgment and to appoint and engage any advocate at his cost and to sign and execute any Vokalatnama and to act and plead.
26. To appoint any retainers, solicitors, advocate and other legal agents and to revoke such appointments and others as occasion shall require.

27. To sign affirm and verify plaint, petition, written statements, tabular statements, Review, Revisions, Affidavit, Declarations, Memorandum of Appeal or any other paper or pleadings including applications under Article 226 of the Constitution of India in any suit action or proceedings relating to the said premises and/or project land or any part thereof.
28. All of the directors of "**SQUAREMARK HOMES PVT. LTD.**" jointly or severally or any of them in single or its authorized representatives would sign time to time "Agreement for Sale/s" and "Deed of Conveyance/s", or any other deeds and documents in the proposed Residential cum Commercial buildings to convey undivided share of the land for and on behalf of the Principal for the **Developer's Allocation only.**

AND GENERALLY to do all acts and things concerning the powers herein conferred in respect of the said premises and/or project land, which the Principals could have done lawfully under it own hands, if present personally. And the Principal do hereby agree ratify and confirm all acts, deeds and things whatsoever and the said Attorney shall do and/or cause to do in accordance herewith.

SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

**(SCHEDULE OF PROJECT LAND)
PART-I**

(PROJECT LAND AT SULTANPUR MOUZA)

ALL THAT piece and parcel of land measuring about **633.24 Decimal** (i.e. 6.3324 Acre) more or less in **R.S & L.R Dag Nos- 76, 83, 84, 85, 86, 87,88, 89, 92,93,94, 95, 96, 97, 100, 144, 145, 146, 147,147/854, 148, 148/855 , 149, 161, 165, 196, 200 and 201 Under L.R. Khatian Nos.- 3, 688, 798, 1420, 1426, 1506, 1507, 1512, 1513, 1514,** by Nature- Bastu Commercial and Shali, lying and situated at **Mouza- Sultanpur**, J.L. No.-16, Revenue Survey No. 47 and 190, Touzi No.250, Pargana- Medanmalla , comprised in the following **R.S.& L.R Dag Nos and L.R. Khatian Nos -**

R.S. & L.R. Dag Nos.	L.R. Khatian Nos.	Nature of Land	Total Area (In Dec.)	Own Area (In Dec.)	Mutated Area (In Dec.)	Area under this Agreement (In Dec.)	Set Forth Value (In Rs.)
76	1426	Bastu Commercial	143	11.5	11.5	11.5	500000
83	1426	Shali	18	6	6	6	300000
84	1426	Bastu Commercial	14	12	11.25	12	700000
85	1426	Bastu Commercial	13	6.5	6.5	6.5	600000
86	1426	Bastu Commercial	25	8.3327	8.33	8.3327	200000
	12	Shali		4.1675	0	4.1675	100000
	166	Shali		4.1673	0	4.1673	100000
	480	Shali		4.1650	0	4.1650	100000
	1264	Shali		2.0825	0	2.0825	50000
	1265	Shali		2.0850	0	2.0850	50000
87	1426	Shali	38	19	19	19	1000000
88	1426	Bastu Commercial	110	110	110	110	2000000
89	1426	Bastu Commercial	71	71	71	71	1500000
92	1426	Bastu Commercial	46	46	46	46	1200000
93	1426	Bastu Commercial	53	33	33	33	1500000
94	1426	Bastu Commercial	49	5.59	5.59	5.59	200000
95	1426	Bastu Commercial	39	5.34	5.34	5.34	200000
96	1426	Shali	13	5.33	5.33	5.33	200000
97	1426	Bastu Commercial	19	5.18	5.18	5.18	200000
100	1426	Bastu Commercial	55	55	55	55	1500000
144	1426	Bastu Commercial	27	24	24	24	1200000
145	1426	Bastu Commercial	26	14	9	14	800000
146	1426	Bastu Commercial	17	17	14	17	900000
147	3	Shali	4	1.73	0	1.73	50000
	1420			2.27	0	2.27	30000
147/85 4	798	Shali	3	3	0	3	10000

R.S. & L.R. Dag Nos.	L.R. Khatian Nos.	Nature of Land	Total Area (In Dec.)	Own Area (In Dec.)	Mutated Area (In Dec.)	Area under this Agreement (In Dec.)	Set Forth Value (In Rs.)
148	1426	Bastu Commercial	3	3	3	3	10000
148/855	1426	Bastu Commercial	3	3	3	3	10000
149	1426	Bastu Commercial	39	39	39	39	1600000
161	1426	Bastu Commercial	30	30	30	30	1500000
165	1426	Bastu Commercial	56	28	28	28	1400000
196	1426	Bastu Commercial	11	4	4	4	200000
200	1426	Shali	24	20.95	20.95	20.95	1000000
	688			2.67	0	2.67	150000
	1506			0.036	0	0.036	5000
	1507			0.036	0	0.036	5000
	1512			0.036	0	0.036	5000
	1513			0.036	0	0.036	5000
	1514			0.036	0	0.036	5000
201	1426	Bastu Commercial	24	24	24	24	1200000
		Total =	973	633.24	597.97	633.24	2,22,85,000/-

District Sub-Registration Office at Alipore, Additional District Sub-Registration Office- Baruipur, Police Station - Baruipur, within the jurisdiction of **Mallickpur Gram Panchayat**, Holding No. 574 & 575, Pin Code No. 700145, in the District of South
24 Paraganas

PART-II

(PROJECT LAND AT DIHI MEDANMALL MOUZA)

ALL THAT piece and parcel of vacant land admeasuring an area of **21.49 Decimal** more or less out of **123 Decimal**, lying and situated at **Mouza- Dihi Medanmalla**, J.L. No.-34, Touzi No.-250, Pargana- Medanmalla, comprised in the following **R.S.& L.R Dag Nos and L.R. Khatian Nos -**

R.S. & L.R. Dag Nos.	Khatian Nos.		Nature of Land	Total Area (In Dec.)	Own Area (In Dec.)	Mutated Area (In Dec.)	Area under this Agreement (In Dec.)	Set Forth Value (In Rs.)
	R.S.	L.R.						
799	11/3	49	Shali	123	5.1783	0.00	5.1783	300000
		166			1.8217	0.00	1.8217	200000
		261			7.0000	0.00	7.0000	500000
		314			7.4900	0.00	7.4900	500000
			Total=		21.49	0.00	21.49	15,00,000/-

District Sub-Registrar Office at Alipore, Additional District Sub-Registrar Office- Baruiপুর, Police Station -Baruiপুর, within the jurisdiction of **Hariharpur Gram Panchayat, Pin Code No. 700144**, in the District of South 24 Paraganas.

PART-III

(TOTAL PROJECT LAND)

ALL THAT piece and parcel of vacant land admeasuring an area of **654.73 Decimal (i.e. 6.5473 Acre)** more or less. lying and situated at **Sultanpur (J.L. No.-16)** and **Dihi Medanmalla Mouza (J.L. No.-34)**, District Sub-Registrar Office at Alipore, Additional District Sub-Registrar Office- Baruiপুর, Police Station -Baruiপুর, within the jurisdiction of **Mallickpur Gram Panchayat and Hariharpur Gram Panchayat**, in the District of South 24 Paraganas.

IN WITNESS WHERE OF the parties, hereunder have executed these presents at Kolkata on the 14th..... day of March, 2023.

SIGNED, SEALED AND DELIVERED

By the above named Owner/ Principal/Executant
In the presence of:-

- 1) *Shek Ataur Rahman*
209, C. R. Avenue
Kolkata-700006.
- 2) *Panchu gopal Sardar*
35, Viskhananda Road
Kd-700007

APLOMB CONSTRUCTIONS PVT. LTD.

Jaiy Kumar Sharda.
Director

**SIGNATURE OF THE OWNER /
PRINCIPAL/EXECUTANT**

SIGNED, SEALED AND DELIVERED

By the above named Constituted Attorney
In the presence of:-

- 1) Shek Ataur Rahaman
- 2) Pancho god Sarker

SQUAREMARK HOMES PVT. LTD.
Rajkumar Datta
Director












**SIGNATURE OF THE CONSTITUTED
ATTORNEY**

Drafted and Prepared by me -



(Shek Ataur Rahaman)
Advocate
Alipore Judges' Court
Kolkata-700 027
(Regn. No.-WB/382/2000)
Mob. No. 93309 42717

**DISTRICT- SOUTH 24 PARGANAS
OFFICE OF THE DISTRICT SUB- REGISTRAR -IV, ALIPORE**

		Thumb	1st finger	Middle finger	Ring finger	Small finger
 <i>Sanjay Kumar Sharda</i>	Left Hand					
	Right Hand					

APLOMB CONSTRUCTIONS PVT. LTD.

Name: SRI SANJAY KUMAR SHARDA
Signature :- _____

Sanjay Kumar Sharda
Director

 <i>Raj Kamal Dutta</i>	Left Hand					
	Right Hand					

Name: SRI RAJ KAMAL DUTTA
Signature :- _____

SQUAREMARK HOMES PVT. LTD.

Raj Kamal Dutta
Director

PHOTO	Left Hand					
	Right Hand					

Name: _____
Signature :- _____



भारत सरकार
Government of India



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

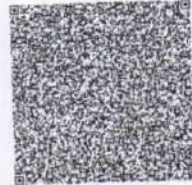
Enrollment No.: 0647/00034/75994

To
Shek. Ataur Rahaman
34, . SODEPUR BRICK FIELD ROAD,
RAHAMAN BARI, HARIDDEVPUR,
VTC: Haridevpur,
PO: Haridevpur,
Sub District: Thakurpukur Mahestola, District: South 24
Parganas,
State: West Bengal,
PIN Code: 700082,
Mobile: 9073103425

02/04/2013
191192547



ME911925474FH



*(Shek Ataur Rahaman)
Aadhaar Identifier
For Regn. purpose only.*

आपका आधार क्रमांक / Your Aadhaar No. :

7802 9944 0063

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Shek. Ataur Rahaman
DOB : 22/10/1973
Male

02/04/2013

7802 9944 0063

मेरा आधार, मेरी पहचान

Major Information of the Deed

Deed No :	I-1604-03097/2023	Date of Registration	15/03/2023
Query No / Year	1604-8000682576/2023	Office where deed is registered	
Query Date	14/03/2023 6:13:13 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	SHEK ATAUR RAHAMAN ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9330942717, Status :Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
Rs. 2,37,85,000/-		Rs. 13,09,72,462/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 50/- (Article:48(g))		Rs. 39/- (Article:E, M(b),)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160403016/2023		

Land Details :

District: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: MALLIKPUR, Mouza: Sultanpur, , Sultanpur Pin Code : 700145

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	RS-76	RS-1426	Commercial Use	Bastu	11.5 Dec	5,00,000/-	26,49,600/-	Width of Approach Road: 25 Ft., , Project Name :
L2	RS-83	RS-1426	Commercial Use	Shali	6 Dec	3,00,000/-	13,82,400/-	Width of Approach Road: 25 Ft., , Project Name :
L3	RS-84	RS-1426	Commercial Use	Bastu	12 Dec	7,00,000/-	27,64,800/-	Width of Approach Road: 25 Ft., , Project Name :
L4	RS-85	RS-1426	Commercial Use	Bastu	6.5 Dec	6,00,000/-	14,97,600/-	Width of Approach Road: 25 Ft., , Project Name :
L5	RS-86	RS-1426	Commercial Use	Bastu	8.3327 Dec	2,00,000/-	19,19,854/-	Width of Approach Road: 25 Ft., , Project Name :
L6	RS-86	RS-12	Commercial Use	Shali	4.1675 Dec	1,00,000/-	9,60,192/-	Width of Approach Road: 25 Ft., , Project Name :
L7	RS-86	RS-166	Commercial Use	Shali	4.1673 Dec	1,00,000/-	9,60,146/-	Width of Approach Road: 25 Ft., , Project Name :
L8	RS-86	RS-480	Commercial Use	Shali	4.165 Dec	1,00,000/-	9,59,616/-	Width of Approach Road: 25 Ft., , Project Name :
L9	RS-86	RS-1264	Commercial Use	Shali	2.0825 Dec	50,000/-	4,79,808/-	Width of Approach Road: 25 Ft., , Project Name :

L10	RS-86	RS-1265	Commercial Use	Shali	2.085 Dec	50,000/-	4,80,384/-	Property is on Road , Project Name :
L11	RS-87	RS-1426	Commercial Use	Shali	19 Dec	10,00,000/-	36,48,005/-	Width of Approach Road: 25 Ft., , Project Name :
L12	RS-88	RS-1426	Commercial Use	Bastu	110 Dec	20,00,000/-	2,11,20,026/-	Width of Approach Road: 25 Ft., , Project Name :
L13	RS-89	RS-1426	Commercial Use	Bastu	71 Dec	15,00,000/-	1,36,32,017/-	Width of Approach Road: 25 Ft., , Project Name :
L14	RS-92	RS-1426	Commercial Use	Bastu	46 Dec	12,00,000/-	88,32,011/-	Width of Approach Road: 25 Ft., , Project Name :
L15	RS-93	RS-1426	Commercial Use	Bastu	33 Dec	15,00,000/-	63,36,008/-	Width of Approach Road: 25 Ft., , Project Name :
L16	RS-94/5	RS-1426	Commercial Use	Bastu	5.59 Dec	2,00,000/-	10,73,282/-	Width of Approach Road: 25 Ft., , Project Name :
L17	RS-95	RS-1426	Commercial Use	Bastu	5.34 Dec	2,00,000/-	10,25,282/-	Width of Approach Road: 25 Ft., , Project Name :
L18	RS-96	RS-1426	Commercial Use	Shali	5.33 Dec	2,00,000/-	10,23,361/-	Width of Approach Road: 25 Ft., , Project Name :
L19	RS-97	RS-1426	Commercial Use	Bastu	5.18 Dec	2,00,000/-	9,94,561/-	Width of Approach Road: 25 Ft., , Project Name :
L20	RS-100	RS-1426	Commercial Use	Bastu	55 Dec	15,00,000/-	1,05,60,014/-	Width of Approach Road: 25 Ft., , Project Name :
L21	RS-144	RS-1426	Commercial Use	Bastu	24 Dec	12,00,000/-	36,86,394/-	Width of Approach Road: 25 Ft., , Project Name :
L22	RS-145	RS-1426	Commercial Use	Bastu	14 Dec	8,00,000/-	21,50,397/-	Width of Approach Road: 25 Ft., , Project Name :
L23	RS-146	RS-1426	Commercial Use	Bastu	17 Dec	9,00,000/-	26,11,196/-	Width of Approach Road: 25 Ft., , Project Name :
L24	RS-147	RS-3	Commercial Use	Shali	1.73 Dec	50,000/-	2,65,727/-	Width of Approach Road: 25 Ft., , Project Name :
L25	RS-147	RS-1420	Commercial Use	Shali	2.27 Dec	30,000/-	3,48,671/-	Width of Approach Road: 25 Ft., , Project Name :
L26	RS-147/854	RS-798	Commercial Use	Shali	3 Dec	10,000/-	4,60,799/-	Width of Approach Road: 25 Ft., , Project Name :
L27	RS-148	RS-1426	Commercial Use	Bastu	3 Dec	10,000/-	4,60,799/-	Width of Approach Road: 25 Ft., , Project Name :

L28	RS-148/855	RS-1426	Commercial Use	Bastu	3 Dec	10,000/-	4,60,799/-	Width of Approach Road: 25 Ft., , Project Name :
L29	RS-149	RS-1426	Commercial Use	Bastu	39 Dec	16,00,000/-	59,90,390/-	Width of Approach Road: 25 Ft., , Project Name :
L30	RS-161	RS-1426	Commercial Use	Bastu	30 Dec	15,00,000/-	69,12,000/-	Width of Approach Road: 25 Ft., , Project Name :
L31	RS-165	RS-1426	Commercial Use	Bastu	28 Dec	14,00,000/-	64,51,200/-	Width of Approach Road: 25 Ft., , Project Name :
L32	RS-196	RS-1426	Commercial Use	Bastu	4 Dec	2,00,000/-	10,75,199/-	Width of Approach Road: 25 Ft., , Project Name :
L33	RS-200	RS-1426	Commercial Use	Shali	20.95 Dec	10,00,000/-	56,31,354/-	Width of Approach Road: 25 Ft., , Project Name :
L34	RS-200	RS-688	Commercial Use	Shali	2.67 Dec	1,50,000/-	7,17,695/-	Width of Approach Road: 25 Ft., , Project Name :
L35	RS-200	RS-1506	Commercial Use	Shali	0.036 Dec	5,000/-	9,677/-	Width of Approach Road: 25 Ft., , Project Name :
L36	RS-200	RS-1507	Commercial Use	Shali	0.036 Dec	5,000/-	9,677/-	Width of Approach Road: 25 Ft., , Project Name :
L37	RS-200	RS-1512	Commercial Use	Shali	0.036 Dec	5,000/-	9,677/-	Width of Approach Road: 25 Ft., , Project Name :
L38	RS-200	RS-1513	Commercial Use	Shali	0.036 Dec	5,000/-	9,677/-	Width of Approach Road: 25 Ft., , Project Name :
L39	RS-200	RS-1514	Commercial Use	Shali	0.036 Dec	5,000/-	9,677/-	Width of Approach Road: 25 Ft., , Project Name :
TOTAL :					609.24Dec	210,85,000 /-	1195,69,972 /-	

District: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: MALLIKPUR, Mouza: Sultanpur, Pin Code : 700145

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L40	RS-201	RS-1426	Commercial Use	Bastu	24 Dec	12,00,000/-	64,51,194/-	Width of Approach Road: 25 Ft., , Project Name :

District: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: HARIHARPUR, Mouza: Dihimedanmalla, Pin Code : 700144

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L41	RS-799	RS-11	Commercial Use	Shali	21.49 Dec	15,00,000/-	49,51,296/-	Width of Approach Road: 25 Ft., , Project Name :
Grand Total :					654.73Dec	237,85,000 /-	1309,72,462 /-	



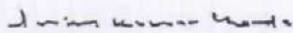


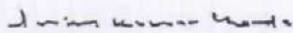


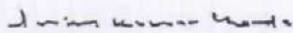


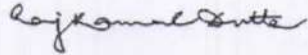


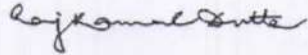


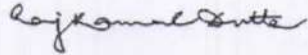
Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	APLOMB CONSTRUCTIONS PRIVATE LIMITED Subham Residency, 29/1/A, Chandra Nath Chatterjee Street, LP-U, Ground Floor, City:- Not Specified, P.O:- Bhawanipore, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025 , PAN No.:: AAxxxxxx6A,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative

Attorney Details :




SI No	Name,Address,Photo,Finger print and Signature
1	SQUAREMARK HOMES PRIVATE LIMITED The Meridian Building, E2/4 And 5, Block-GP, Sector-V, Salt Lake, City:- Bidhannagar, P.O:- Salt Lake Sector V, P.S:-East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700091 , PAN No.:: AAxxxxxx2Q,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature															
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri SANJAY KUMAR SHARDA Son of Late Kameshwar Prasad Sharda Date of Execution - 14/03/2023, , Admitted by: Self, Date of Admission: 14/03/2023, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>Mar 14 2023 6:31PM</td> <td>LTI 14/03/2023</td> <td>14/03/2023</td> <td></td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Shri SANJAY KUMAR SHARDA Son of Late Kameshwar Prasad Sharda Date of Execution - 14/03/2023, , Admitted by: Self, Date of Admission: 14/03/2023, Place of Admission of Execution: Office				Mar 14 2023 6:31PM	LTI 14/03/2023	14/03/2023		SHARDA HOUSE NO 402E HARIOM TOWER CIRCULAR RD, City:- , P.O:- LALPUR, P.S:-LALPUR, District:-Ranchi, Jharkhand, India, PIN:- 834001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx5Q,Aadhaar No Not Provided Status : Representative, Representative of : APLOMB CONSTRUCTIONS PRIVATE LIMITED (as Director)		
Name	Photo	Finger Print	Signature													
Shri SANJAY KUMAR SHARDA Son of Late Kameshwar Prasad Sharda Date of Execution - 14/03/2023, , Admitted by: Self, Date of Admission: 14/03/2023, Place of Admission of Execution: Office																
Mar 14 2023 6:31PM	LTI 14/03/2023	14/03/2023														
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr RAJ KAMAL DUTTA (Presentant) Son of Late Janendu Bikash Dutta Date of Execution - 14/03/2023, , Admitted by: Self, Date of Admission: 14/03/2023, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>Mar 14 2023 6:31PM</td> <td>LTI 14/03/2023</td> <td>14/03/2023</td> <td></td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr RAJ KAMAL DUTTA (Presentant) Son of Late Janendu Bikash Dutta Date of Execution - 14/03/2023, , Admitted by: Self, Date of Admission: 14/03/2023, Place of Admission of Execution: Office				Mar 14 2023 6:31PM	LTI 14/03/2023	14/03/2023				
Name	Photo	Finger Print	Signature													
Mr RAJ KAMAL DUTTA (Presentant) Son of Late Janendu Bikash Dutta Date of Execution - 14/03/2023, , Admitted by: Self, Date of Admission: 14/03/2023, Place of Admission of Execution: Office																
Mar 14 2023 6:31PM	LTI 14/03/2023	14/03/2023														

Arpan Apartment, Block-A, First Floor, Flat No.-3, Tegharia, City:- Not Specified, P.O:- Hatiara, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700157, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx6G,Aadhaar No Not Provided Status : Representative, Representative of : SQUAREMARK HOMES PRIVATE LIMITED (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
SHEK ATAUR RAHAMAN Son of Late ANISUR RAHAMAN 34 SODEPUR BRICK FIELD RD, City:- , P.O:- HARIDVPUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700082			
	14/03/2023	14/03/2023	14/03/2023
Identifier Of Shri SANJAY KUMAR SHARDA, Mr RAJ KAMAL DUTTA			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	APLOMB CONSTRUCTIONS PRIVATE LIMITED	SQUAREMARK HOMES PRIVATE LIMITED-11.5 Dec

Transfer of property for L10

SI.No	From	To. with area (Name-Area)
1	APLOMB CONSTRUCTIONS PRIVATE LIMITED	SQUAREMARK HOMES PRIVATE LIMITED-2.085 Dec

Transfer of property for L11

SI.No	From	To. with area (Name-Area)
1	APLOMB CONSTRUCTIONS PRIVATE LIMITED	SQUAREMARK HOMES PRIVATE LIMITED-19 Dec

Transfer of property for L12

SI.No	From	To. with area (Name-Area)
1	APLOMB CONSTRUCTIONS PRIVATE LIMITED	SQUAREMARK HOMES PRIVATE LIMITED-110 Dec

Transfer of property for L13

SI.No	From	To. with area (Name-Area)
1	APLOMB CONSTRUCTIONS PRIVATE LIMITED	SQUAREMARK HOMES PRIVATE LIMITED-71 Dec

Transfer of property for L14

SI.No	From	To. with area (Name-Area)
1	APLOMB CONSTRUCTIONS PRIVATE LIMITED	SQUAREMARK HOMES PRIVATE LIMITED-46 Dec

Transfer of property for L15		
Sl.No	From	To. with area (Name-Area)
1	APLOMB CONSTRUCTIONS PRIVATE LIMITED	SQUAREMARK HOMES PRIVATE LIMITED-33 Dec
Transfer of property for L16		
Sl.No	From	To. with area (Name-Area)
1	APLOMB CONSTRUCTIONS PRIVATE LIMITED	SQUAREMARK HOMES PRIVATE LIMITED-5.59 Dec
Transfer of property for L17		
Sl.No	From	To. with area (Name-Area)
1	APLOMB CONSTRUCTIONS PRIVATE LIMITED	SQUAREMARK HOMES PRIVATE LIMITED-5.34 Dec
Transfer of property for L18		
Sl.No	From	To. with area (Name-Area)
1	APLOMB CONSTRUCTIONS PRIVATE LIMITED	SQUAREMARK HOMES PRIVATE LIMITED-5.33 Dec
Transfer of property for L19		
Sl.No	From	To. with area (Name-Area)
1	APLOMB CONSTRUCTIONS PRIVATE LIMITED	SQUAREMARK HOMES PRIVATE LIMITED-5.18 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	APLOMB CONSTRUCTIONS PRIVATE LIMITED	SQUAREMARK HOMES PRIVATE LIMITED-6 Dec
Transfer of property for L20		
Sl.No	From	To. with area (Name-Area)
1	APLOMB CONSTRUCTIONS PRIVATE LIMITED	SQUAREMARK HOMES PRIVATE LIMITED-55 Dec
Transfer of property for L21		
Sl.No	From	To. with area (Name-Area)
1	APLOMB CONSTRUCTIONS PRIVATE LIMITED	SQUAREMARK HOMES PRIVATE LIMITED-24 Dec
Transfer of property for L22		
Sl.No	From	To. with area (Name-Area)
1	APLOMB CONSTRUCTIONS PRIVATE LIMITED	SQUAREMARK HOMES PRIVATE LIMITED-14 Dec
Transfer of property for L23		
Sl.No	From	To. with area (Name-Area)
1	APLOMB CONSTRUCTIONS PRIVATE LIMITED	SQUAREMARK HOMES PRIVATE LIMITED-17 Dec

Transfer of property for L24

Sl.No	From	To. with area (Name-Area)
1	APLOMB CONSTRUCTIONS PRIVATE LIMITED	SQUAREMARK HOMES PRIVATE LIMITED-1.73 Dec

Transfer of property for L25

Sl.No	From	To. with area (Name-Area)
1	APLOMB CONSTRUCTIONS PRIVATE LIMITED	SQUAREMARK HOMES PRIVATE LIMITED-2.27 Dec

Transfer of property for L26

Sl.No	From	To. with area (Name-Area)
1	APLOMB CONSTRUCTIONS PRIVATE LIMITED	SQUAREMARK HOMES PRIVATE LIMITED-3 Dec

Transfer of property for L27

Sl.No	From	To. with area (Name-Area)
1	APLOMB CONSTRUCTIONS PRIVATE LIMITED	SQUAREMARK HOMES PRIVATE LIMITED-3 Dec

Transfer of property for L28

Sl.No	From	To. with area (Name-Area)
1	APLOMB CONSTRUCTIONS PRIVATE LIMITED	SQUAREMARK HOMES PRIVATE LIMITED-3 Dec

Transfer of property for L29

Sl.No	From	To. with area (Name-Area)
1	APLOMB CONSTRUCTIONS PRIVATE LIMITED	SQUAREMARK HOMES PRIVATE LIMITED-39 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	APLOMB CONSTRUCTIONS PRIVATE LIMITED	SQUAREMARK HOMES PRIVATE LIMITED-12 Dec

Transfer of property for L30

Sl.No	From	To. with area (Name-Area)
1	APLOMB CONSTRUCTIONS PRIVATE LIMITED	SQUAREMARK HOMES PRIVATE LIMITED-30 Dec

Transfer of property for L31

Sl.No	From	To. with area (Name-Area)
1	APLOMB CONSTRUCTIONS PRIVATE LIMITED	SQUAREMARK HOMES PRIVATE LIMITED-28 Dec

Transfer of property for L32

Sl.No	From	To. with area (Name-Area)
1	APLOMB CONSTRUCTIONS PRIVATE LIMITED	SQUAREMARK HOMES PRIVATE LIMITED-4 Dec

Transfer of property for L33		
Sl.No	From	To. with area (Name-Area)
1	APLOMB CONSTRUCTIONS PRIVATE LIMITED	SQUAREMARK HOMES PRIVATE LIMITED-20.95 Dec
Transfer of property for L34		
Sl.No	From	To. with area (Name-Area)
1	APLOMB CONSTRUCTIONS PRIVATE LIMITED	SQUAREMARK HOMES PRIVATE LIMITED-2.67 Dec
Transfer of property for L35		
Sl.No	From	To. with area (Name-Area)
1	APLOMB CONSTRUCTIONS PRIVATE LIMITED	SQUAREMARK HOMES PRIVATE LIMITED-0.036 Dec
Transfer of property for L36		
Sl.No	From	To. with area (Name-Area)
1	APLOMB CONSTRUCTIONS PRIVATE LIMITED	SQUAREMARK HOMES PRIVATE LIMITED-0.036 Dec
Transfer of property for L37		
Sl.No	From	To. with area (Name-Area)
1	APLOMB CONSTRUCTIONS PRIVATE LIMITED	SQUAREMARK HOMES PRIVATE LIMITED-0.036 Dec
Transfer of property for L38		
Sl.No	From	To. with area (Name-Area)
1	APLOMB CONSTRUCTIONS PRIVATE LIMITED	SQUAREMARK HOMES PRIVATE LIMITED-0.036 Dec
Transfer of property for L39		
Sl.No	From	To. with area (Name-Area)
1	APLOMB CONSTRUCTIONS PRIVATE LIMITED	SQUAREMARK HOMES PRIVATE LIMITED-0.036 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	APLOMB CONSTRUCTIONS PRIVATE LIMITED	SQUAREMARK HOMES PRIVATE LIMITED-6.5 Dec
Transfer of property for L40		
Sl.No	From	To. with area (Name-Area)
1	APLOMB CONSTRUCTIONS PRIVATE LIMITED	SQUAREMARK HOMES PRIVATE LIMITED-24 Dec
Transfer of property for L41		
Sl.No	From	To. with area (Name-Area)
1	APLOMB CONSTRUCTIONS PRIVATE LIMITED	SQUAREMARK HOMES PRIVATE LIMITED-21.49 Dec

Transfer of property for L5		
SI.No	From	To. with area (Name-Area)
1	APLOMB CONSTRUCTIONS PRIVATE LIMITED	SQUAREMARK HOMES PRIVATE LIMITED-8.3327 Dec
Transfer of property for L6		
SI.No	From	To. with area (Name-Area)
1	APLOMB CONSTRUCTIONS PRIVATE LIMITED	SQUAREMARK HOMES PRIVATE LIMITED-4.1675 Dec
Transfer of property for L7		
SI.No	From	To. with area (Name-Area)
1	APLOMB CONSTRUCTIONS PRIVATE LIMITED	SQUAREMARK HOMES PRIVATE LIMITED-4.1673 Dec
Transfer of property for L8		
SI.No	From	To. with area (Name-Area)
1	APLOMB CONSTRUCTIONS PRIVATE LIMITED	SQUAREMARK HOMES PRIVATE LIMITED-4.165 Dec
Transfer of property for L9		
SI.No	From	To. with area (Name-Area)
1	APLOMB CONSTRUCTIONS PRIVATE LIMITED	SQUAREMARK HOMES PRIVATE LIMITED-2.0825 Dec

Endorsement For Deed Number : I - 160403097 / 2023

On 14-03-2023

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

Presented for registration at 18:22 hrs on 14-03-2023, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr RAJ KAMAL DUTTA ,.

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 13,09,72,462/-

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

Execution is admitted on 14-03-2023 by Shri SANJAY KUMAR SHARDA, Director, APLOMB CONSTRUCTIONS PRIVATE LIMITED, Subham Residency, 29/1/A, Chandra Nath Chatterjee Street, LP-U, Ground Floor, City:- Not Specified, P.O:- Bhawanipore, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025

Indetified by SHEK ATAUR RAHAMAN, , , Son of Late ANISUR RAHAMAN, 34 SODEPUR BRICK FIELD RD, P.O: HARIDEVPUR, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700082, by caste Muslim, by profession Advocate

Execution is admitted on 14-03-2023 by Mr RAJ KAMAL DUTTA, Director, SQUAREMARK HOMES PRIVATE LIMITED, The Meridian Building, E2/4 And 5, Block-GP, Sector-V, Salt Lake, City:- Bidhannagar, P.O:- Salt Lake Sector V, P.S:-East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700091

Indetified by SHEK ATAUR RAHAMAN, , , Son of Late ANISUR RAHAMAN, 34 SODEPUR BRICK FIELD RD, P.O: HARIDEVPUR, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700082, by caste Muslim, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39.00/- (E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 39.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 13377, Amount: Rs.50.00/-, Date of Purchase: 14/03/2023, Vendor name: SUBHANKAR DAS



Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 15-03-2023

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.



Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2023, Page from 84760 to 84792

being No 160403097 for the year 2023.



Digitally signed by ANUPAM HALDER
Date: 2023.03.15 16:48:00 -07:00
Reason: Digital Signing of Deed.

(Handwritten signature)

(Anupam Halder) 2023/03/15 04:48:00 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)