

018257/23

I-18144/2023



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Registration. The signature sheets and the endroement sheets attached with this document are the part of this document. AP 351843

District Sub-Register-II  
Alipore, South 24-Parganas

DEED OF DECLARATION FOR ALLOCATION OF OWNWESHIP

22 DEC 2023

This **Deed of Declaration** is made on this 22<sup>nd</sup> day of **December, 2023** (Two Thousand Twenty Three) of the Christian Era.

(1) **SHARDA SONS RESOURCES PRIVATE LIMITED** (Income Tax PAN- **AAECM1558L**), a company incorporated under the provisions of 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 ( **Mobile No.-7979013586** ) which was **previously** known and identified as "**MALINATH TRADING PVT. LTD.**" (Income Tax PAN- **AAECM1558L**), 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, **previously** residing at Sharda House No.402E, Hariom Tower, Circular Road, Lalpur , P.O.- Ranchi, State - Jharkhand, PIN Code No. 834001 and **presently** residing at 8, Nafar Kundu Road, P.O.-Kalighat, P.S.- Bhawanipore, Kolkata- 700 026, District- South 24 Parganas ( Mobile No.- 82981 80000), by virtue of a Board Resolution passed by the Company on 10-11-2023,

5792

10 JUL 2023

No..... ₹ 100/- Date.....

Name : .....

Address : .....

Vendor : .....

Alipore Collectorate, 24 Pgs. (South)

**SUBHANKAR DAS**

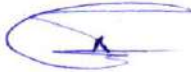
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Alipore Police Court, KCI-27

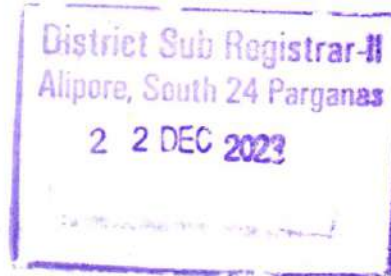
SHEKATAUR RAHAMAN  
Alipore Judges Court  
Kolkata-700 027



Identified by me-



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



and

**(2) 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( **Mobile No.-7979013586**), 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), by virtue of a Board Resolution passed by the Company on 10-11-2023, both the Owners/companies hereinafter jointly called and referred to as the **“LAND OWNERS/FIRST PARTY** (which expression shall unless excluded by or repugnant to the context shall mean and be deemed to include its successors-in-interest and executors, administrators, legal representatives and assigns) of the **ONE PART**;

**A N D**

**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 (**Mobile No.- 9051805763**), duly represented by one of its Directors namely **SRI RAJ KAMAL DUTTA** (Income Tax PAN- ADTPD4126G), 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–700157, District- North 24 Parganas , hereinafter called and referred to as the **DEVELOPER/SECOND PARTY** (which expression shall unless excluded by or repugnant to the context shall mean and be deemed to include its successor-in-interest and executors, administrators, legal representatives and assigns) of the **OTHER PART.**



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**WHEREAS** the Parties of the First Part are the absolute and lawful joint Owners of the “**Project Land**” more fully described in the **Part-III of the FIRST SCHEDULE** hereto,

**AND WHEREAS** the Owners/ First Party are desirous of utilizing the said Project Land for gain. So, the Owners/ First Party have approached the Promoter/ the Second Party for the same. The Promoter considering the proposal of the Owners/ First Party, has also agreed to develop the said land into the Residential Building(s) and Row Houses with various modern facilities on joint venture basis at its own expenses and with its expertise, know-how and experience.

**AND WHEREAS** the First Party and the Second Party sat on several meetings and in the meetings it had been decided that the Allocation for total project land will be **29 % : 71 % (Owners’ Allocation : Developers’ Allocation)** and two Development Agreements & two Development Power of Attorney would be executed in respect of the project land mentioned herein before and the Second Party shall construct the Residential Building(s) and Row Houses therein in terms of the “Development Agreement” and “Development Power of Attorney”.

**AND WHEREAS** the Said Land is earmarked for the purpose of project of Residential Housing Complex which consists of Building(s) and Row Houses, Resident Club, Commercial Areas, with various modern facilities on joint venture basis and the entire project shall be known as “**SQUAREMARK MOHORKOONJO**” (“**Project**”) and these areas may be developed as per the Promoter’s decision in a phased manner as mentioned herein above.

**AND WHEREAS** being desirous of exploiting the aforesaid plots of land commercially and for gaining profit, and to develop the said premises and/or plots of land into a Residential Cum Commercial Buildings and Row Houses jointly with the Promoter therein, both the Parties (the Land Owners and the Promoter herein and therein) have entered into two **Development Agreements** such as (i) **Development Agreement No.-1604-03015, for the Year 2023** which was executed by “**SHARDA SONS RESOURCES PRIVATE LIMITED**” and registered on **14-03-2023**, in the office of “**D.S.R.-IV, Alipore, South 24 Parganas, West Bengal** ” and recorded in **Book No.-I ; Volume No.- 1604-2023 ; Pages Nos.- 84886 to 84947** and (ii) **Development Agreement No.-1604-03016,for the Year 2023** which was executed by “**APLOMB CONSTRUCTION PRIVATE LIMITED**” and registered on **14-03-2023**, in the office of “**D.S.R.-IV, Alipore, South 24 Parganas, West Bengal** ”and



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recorded in Book No.-I; Volume No.- 1604-2023 ; Pages Nos.-84827 to 84885 (hereinafter called and referred to the Principal Agreements ) .

**AND WHEREAS** by virtue of the aforesaid **two Development Agreements**, executed and registered on **14-03-2023**, the aforesaid Parties have agreed to develop the **“Project Land”** more fully described in the **Part-III of the FIRST SCHEDULE** herein below on the terms and conditions set-forth therein and the allocations as agreed, decided and recorded by way of **29:71 (Owner’s Allocation : Developer’s Allocation)** as per the aforesaid Development Agreement.

**AND WHEREAS** the aforesaid Land Owners mentioned herein above and therein have also executed two **Development Powers of Attorney** such as **(i) Development Powers of Attorney being No.- 1604-03098, for the year 2023** which was executed by **“SHARDA SONS RESOURCES PRIVATE LIMITED”** and registered on **14-03-2023** in the office of the District Sub- Registrar IV, Alipore, South 24 Parganas, West Bengal and recorded in **Book No. I, Volume No. 1604-2023, Page Nos. from 84732 to 84759** and **(ii) Development Powers of Attorney being No.- 1604-03097, for the year 2023** which was executed by **“APLOMB CONSTRUCTION PRIVATE LIMITED”** and registered on **14-03-2023** in the office of the District Sub- Registrar IV, Alipore, South 24 Parganas, West Bengal and recorded in **Book No. I, Volume No. 1604-2023, Page Nos. from 84760 to 84792**, in favour of the Developer, mentioned herein above, for construction of multi-Storied Building(s) and Row Houses according to the Sanctioned Building Plan.

**AND WHEREAS** Out of the aforesaid plots of land, the **Promoter /Second Party** mentioned herein, is developing Phase-wise (Second Phase herein), part by part, a Residential Housing Complex of Row Houses on the piece and parcels of vacant land **admeasuring an area of 573 Decimal ( i.e. 5.73 Acre)** more or less , lying and situated in **R.S & L.R Dag Nos- 92, 93, 94, 95, 140, 141, 142, 143, 144, 145, 146, 147, 147/854 , 148, 148/855 , 149, 161 and 165 Under L.R. Khatian Nos.- 1420, 1426, 3 and 798**, by Nature - Bastu Commercial, all dags are 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 at Baruipur, Police Station- Baruipur, within the Limits of Mallickpur Gram Panchayat**, being Holding Nos. 243 &244 ( Old Holding Nos. 577 & 578 ) in the name of **Sharda Sons Resources Pvt. Ltd. , 244 &245 ( Old Holding Nos. 574 & 575 )** in the name of **Aplomb Constructions Pvt. Ltd. , Pin Code No. 700145,**



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in the District of South 24 Paraganas, categorically mentioned in the **Part-IV of the First Schedule** written hereunder and hereinafter referred to as the **SAID PLOTS OF LAND** which is/will be called and treated as "**SQUAREMARK MOHORKOONJO (PHASE-II)**" and it consists of **Row Houses** as per Sanctioned Plan .

**AND WHEREAS** the Promoter/Developer mentioned herein has already obtained sanction of the **Building Plan** from the **South 24 Parganas Zilla Parishad/KMDA** , vide **Sanction No./Building Plan No. 886/1016/KMDA, dated 10-11-2023** to develop the **Phase- II** of this project for construction of the Row Houses and as per sanctioned Plan the Promoter is implementing the development works.

**AND WHEREAS** the Promoter/Developer mentioned herein has already obtained sanction for **ALL THAT** piece and parcel of vacant land measuring about **404.38 Decimal (4.0438 Acre)** more or less, 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 **L.R Dag Nos and L.R. Khatian Nos:**

R.S.& L.R. Dag Nos.	L.R. Khatian Nos.	Total Area in Dag (In Dec.)	Own Area (In Dec.)	Sanctioned Area for Phase-II ( In Dec. )	Name of the Owners
92	1426	46	46	29.73	ACPL
93	1420	53	20	20	SSRPL
	1426		33	7	ACPL
94	1420	49	43.41	26	SSRPL
95	1420	39	33.66	24	SSRPL
140	1420	26	26	24	SSRPL
141	1420	36	36	28.14	SSRPL
142	1420	60	60	53.51	SSRPL
143	1420	99	99	42	SSRPL
144	1426	27	24	24	ACPL
145	1426	26	14	9	ACPL
146	1426	17	17	14	ACPL
148	1426	3	3	3	ACPL
148/855	1426	3	3	3	ACPL
149	1426	39	39	39	ACPL
161	1426	30	30	30	ACPL
165	1426	56	28	28	ACPL
	<b>Total =</b>	<b>609</b>	<b>555.07</b>	<b>404.38</b>	
	<b>=</b>	<b>6.09 Acre</b>	<b>5.5507 Acre</b>	<b>4.0438 Acre</b>	



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District Sub-Registration Office at Alipore, Additional District Sub-Registration Office at Baruipur, Police Station- Baruipur, within the Limits of **Mallickpur Gram Panchayat**, being Holding Nos. 243 & 244 ( Old Holding Nos. 577 & 578 ) in the name of "**SHARDA SONS RESOURCES PVT. LTD. (SSRPL)**" and 244 & 245 ( Old Holding Nos. 574 & 575 ) in the name of "**APLOMB CONSTRUCTIONS PVT. LTD. (ACPL)**", Pin Code No. 700145, in the District of South 24 Paraganas.

**AND WHEREAS** the promoter will register the Entire Project (Phase Wise) under the provision of the RERA, 2016.

**AND WHEREAS** accordingly as per Board Resolutions passed by the Company on **10-11-2023**, the Board of Directors of both the companies have authorized and empowered **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), one of the Directors of the Company, to represent, execute, sign, submit all legal documents, papers, forms, declarations, affidavits, plaints, Vokatnamas and many other documents whatsoever and to appear before any Notary Public, Registrar of Assurances, District Registrar, District Sub-Registrar, Additional District Sub-Registrar , B.L.&L.R.O. and/or L. R. Deptt. of Govt. of West Bengal, or any other Govt. Officers for the purpose of concluding all the transactions, affirmation, **execution & registration of** Deed of Conveyance, Agreement for Sale ,Deed of Declaration, Affidavit, **Deed of Declaration for Allocation of Ownership or any other documents** in favour of the Developer/Second Party and/or intending Purchaser(s) and giving declarations on behalf of the said Companies and to do all other acts and deeds in that behalf as the case may be, as the Directors of the said Companies may deem fit, necessary, expedient and proper and to receive notices, letters, orders, in the concerned office/offices of the Registrar, L. R. Deptt. of Govt. of West Bengal, as may be required for the companies from time to time , in respect of the **Flats/Apartments/Row Houses and Car Parking Spaces** of the **Phase-II** of the Project "**Squaremark Mohorkoonjo**", lying and situated at **Mouza-Sultanpur**, J.L. No.-16, Police Station- Baruipur, within the Limits of **Mallickpur Gram Panchayat**, Pin Code No. 700145, in the District of South 24 Paraganas.



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**AND WHEREAS** in pursuance of the Board Resolutions passed by the Company on **10-11-2023**, the Board of Directors of both the companies have jointly taken one decision that with reference to the Clause for Project finance from Banks/Financial Institutions, mentioned in **Point No.12 at Page No.23 of the Development Agreements**, dated **14-03-2023**, it is hereby agreed that the Developer can take finance against the “charge” on the Developer’s Allocation of the Project and the same would be taken in multiple trenches (Three to Five) as per the bank’s discretion instead of Single/one time term loan. The disbursement of the loan amount has to be linked with the stage of construction in such a way that each trench of disbursement/release of funds/loan can be availed/ taken by the Developer only after the satisfaction and/or certified utilization of funds completely received in the previous disbursement for the particular phase of the project.

**AND WHEREAS** this **Deed of Declaration** shall be treated as part and parcel of the Principal **Development** Agreement which was executed between the **Owner/ First Party** and the **Developer /Second Party** on **14-03-2023**, the details of which are mentioned herein above.

**AND WHEREAS** as per terms and conditions of the aforesaid **two Development Agreements** executed and registered on **14-03-2023** , being **Deed No.-1604-03015, for the Year 2023 & Deed No.-1604-03016, for the Year 2023**, the allocation between the aforesaid Owners and the Developer has been fixed at **29 : 71 (Owner’s Allocation : Developer’s Allocation)** and now the allocation of **Row Houses /Bungalows** as area basis will be as follows which are equivalent to their original allocation of **29%** for the Owner and **71%** for the Developer, out of Total Sanctioned Area.



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**DETAILS OF THE AREA CHART OF ROW HOUSES OF SQUAREMARK  
MOHORKOONJO (PHASE II) PROJECT :**

AREA DETAILS (IN SQ. FT.)							
Sl. No.	Row House No	Plot Area	Carpet Area	Exclusive Balcony Area	Open Terrace Area	Total Built up Area/Maintenance Chargeable Area/Saleable Area	Allocation
1	S-001/P-II	1372	665	29	427	1048	LANDOWNER
2	S-002/P-II	953	665	29	427	1048	LANDOWNER
3	S-003/P-II	949	665	29	427	1048	LANDOWNER
4	S-004/P-II	945	665	29	427	1048	LANDOWNER
5	S-005/P-II	942	665	29	427	1048	LANDOWNER
6	S-006/P-II	1122	665	29	427	1048	LANDOWNER
7	S-007/P-II	1449	665	29	427	1048	LANDOWNER
8	S-008/P-II	1125	665	29	427	1048	LANDOWNER
9	S-009/P-II	1082	665	29	427	1048	LANDOWNER
10	S-010/P-II	936	665	29	427	1048	LANDOWNER
11	S-011/P-II	1120	665	29	427	1048	LANDOWNER
12	S-012/P-II	1465	665	29	427	1048	DEVELOPER
13	S-013/P-II	1145	665	29	427	1048	DEVELOPER
14	S-014/P-II	1131	665	29	427	1048	DEVELOPER
15	S-015/P-II	970	665	29	427	1048	DEVELOPER
16	S-016/P-II	993	665	29	427	1048	DEVELOPER
17	S-017/P-II	1249	665	29	427	1048	DEVELOPER
18	S-018/P-II	1120	665	29	427	1048	DEVELOPER
19	S-019/P-II	936	665	29	427	1048	DEVELOPER
20	S-020/P-II	936	665	29	427	1048	DEVELOPER
21	S-021/P-II	1120	665	29	427	1048	DEVELOPER
22	S-022/P-II	1253	665	29	427	1048	DEVELOPER
23	S-023/P-II	968	665	29	427	1048	DEVELOPER
24	S-024/P-II	985	665	29	427	1048	DEVELOPER
25	S-025/P-II	1000	665	29	427	1048	DEVELOPER
26	S-026/P-II	1013	665	29	427	1048	DEVELOPER
27	S-027/P-II	1232	665	29	427	1048	DEVELOPER
28	S-028/P-II	1120	665	29	427	1048	DEVELOPER
29	S-029/P-II	936	665	29	427	1048	DEVELOPER
30	S-030/P-II	936	665	29	427	1048	DEVELOPER
31	S-031/P-II	1120	665	29	427	1048	DEVELOPER
32	S-032/P-II	1337	665	29	427	1048	LANDOWNER
33	S-033/P-II	962	665	29	427	1048	LANDOWNER
34	S-034/P-II	978	665	29	427	1048	LANDOWNER
35	S-035/P-II	996	665	29	427	1048	LANDOWNER
36	S-036/P-II	1342	665	29	427	1048	LANDOWNER
37	S-037/P-II	1120	665	29	427	1048	DEVELOPER
38	S-038/P-II	936	665	29	427	1048	DEVELOPER
39	S-039/P-II	936	665	29	427	1048	DEVELOPER



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Sl. No.	Row House No	Plot Area	Carpet Area	Exclusive Balcony Area	Open Terrace Area	Total Built up Area/Maintenance Chargeable Area/Saleable Area	Allocation
40	S-040/P-II	936	665	29	427	1048	DEVELOPER
41	S-041/P-II	936	665	29	427	1048	DEVELOPER
42	S-042/P-II	1120	665	29	427	1048	DEVELOPER
43	S-043/P-II	1120	665	29	427	1048	DEVELOPER
44	S-044/P-II	936	665	29	427	1048	DEVELOPER
45	S-045/P-II	936	665	29	427	1048	DEVELOPER
46	S-046/P-II	936	665	29	427	1048	DEVELOPER
47	S-047/P-II	1124	665	29	427	1048	DEVELOPER
48	S-048/P-II	1124	665	29	427	1048	DEVELOPER
49	S-049/P-II	936	665	29	427	1048	DEVELOPER
50	S-050/P-II	936	665	29	427	1048	DEVELOPER
51	S-051/P-II	936	665	29	427	1048	DEVELOPER
52	S-052/P-II	1124	665	29	427	1048	DEVELOPER
53	M-001/P-II	1159	828	82	470	1238	LANDOWNER
54	M-002/P-II	969	828	82	470	1238	LANDOWNER
55	M-003/P-II	969	828	82	470	1238	LANDOWNER
56	M-004/P-II	1159	828	82	470	1238	LANDOWNER
57	M-005/P-II	1159	828	82	470	1238	DEVELOPER
58	M-006/P-II	969	828	82	470	1238	DEVELOPER
59	M-007/P-II	969	828	82	470	1238	DEVELOPER
60	M-008/P-II	1159	828	82	470	1238	DEVELOPER
61	M-009/P-II	1159	828	82	470	1238	DEVELOPER
62	M-010/P-II	969	828	82	470	1238	DEVELOPER
63	M-011/P-II	969	828	82	470	1238	DEVELOPER
64	M-012/P-II	969	828	82	470	1238	DEVELOPER
65	M-013/P-II	969	828	82	470	1238	DEVELOPER
66	M-014/P-II	1159	828	82	470	1238	DEVELOPER
67	K-001/P-II	1383	1010	76	590	1407	LANDOWNER
68	K-002/P-II	1205	1010	76	590	1407	LANDOWNER
69	K-003/P-II	1206	1010	76	590	1407	DEVELOPER
70	K-004/P-II	1386	1010	76	590	1407	DEVELOPER
71	K-005/P-II	1383	1010	76	590	1407	DEVELOPER
72	K-006/P-II	1205	1010	76	590	1407	DEVELOPER
73	K-007/P-II	1206	1010	76	590	1407	DEVELOPER
74	K-008/P-II	1386	1010	76	590	1407	DEVELOPER
<b>TOTAL</b>						<b>83084</b>	

	Percentage	Area	Allocated Area
<b>LAND OWNERS' AREA</b>	29%	24,094.00	24,534.00
<b>DEVELOPER'S AREA</b>	71%	58,990.00	58,550.00
<b>TOTAL AREA =</b>	100%	83,084.00	83,084.00

**Note :** These block numbers are as per the Sanction Plan.



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**ANDWHEREAS** both the Parties do hereby solemnly affirm and oathly declare as follows :-

i) That each of the Parties will be entitled to sell, transfer or alienate their respective share of allotment as per terms and conditions mentioned in the Principal Development Agreement, executed and registered on **14-03-2023..**

ii) No monetary transaction has been taken place between the parties after execution of the Principal **Development Agreement**, registered on **14-03-2023** and in pursuance of this **Deed of Declaration**.

iii) That the other terms and conditions of the Principal **Development Agreement**, executed and registered on **14-03-2023**, will remain same and unaltered.

iv) That this **Deed of Declaration** is/will be treated as part and parcel of the aforesaid **Principal Development Agreement** executed and registered on **14-03-2023**.

**THE FIRST SCHEDULE ABOVE REFERRED TO :**

**PART-I**

**(DESCRIPTION OF TOTAL LAND OF SHARDA SONS RESOURCES PVT. LTD.)**

**ALL THAT** piece and parcel of Shali and Bastu Commercial land measuring about **918.46 Decimal** ( i.e. **9.1846 Acre**) more or less in **R.S & L.R Dag Nos. 93, 94, 95, 96, 97, 98, 99, 101, 111, 133, 134, 135, 137, 138, 139, 140, 141, 142, 142/827, 143, 194, 195, 196, 198, 202 and 205** under **L.R. Khatian Nos- 1420, 1426, 2121, 2146 and 800**, 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 -**

<b>R.S.&amp; L.R. Dag Nos.</b>	<b>L.R. Khatian Nos.</b>	<b>Nature of Land</b>	<b>Total Area in Dag (In Dec.)</b>	<b>Own Area (In Dec.)</b>	<b>Mutated Area (In Dec.)</b>	<b>Area of Project Land ( In Dec. )</b>
<b>93</b>	1420	Housing Complex	53	20.40	20	20.40
<b>94</b>	1420	Bastu Commercial	49	43.41	43.41	43.41
<b>95</b>	1420	Bastu Commercial	39	33.66	33.66	33.66



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R.S.& L.R. Dag Nos.	L.R. Khatian Nos.	Nature of Land	Total Area in Dag (In Dec.)	Own Area (In Dec.)	Mutated Area (In Dec.)	Area of Project Land ( In Dec. )
96	1420	Shali	13	7.67	7.67	7.67
97	1420	Housing Complex	19	8.25	8.25	8.25
	1426	Bastu Commercial		5.57	5.57	5.57
98	1420	Housing Complex	28	28	28	28
99	1420	Housing Complex	28	28	28	28
101	1420	Housing Complex	53	53	53	53
111	1420	Shali	23	23	23	23
133	1420	Bastu Commercial	110	110	110	110
134	1420	Shali	73	73	73	73
135	1420	Housing Complex	21	21	21	21
137	1420	Housing Complex	34	34	34	34
138	1420	Housing Complex	19	19	19	19
139	1420	Shali	20	20	20	20
140	1420	Bastu Commercial	26	26	26	26
141	1420	Bastu Commercial	36	36	36	36
142	1420	Bastu Commercial	60	60	60	60
142/827	1420	Shali	40	40	40	40
143	1420	Bastu Commercial	99	99	99	99
194	1420	Bastu Commercial	30	30	30	30
195	1420	Bastu Commercial	17	17	17	17
196	1420	Bastu Commercial	11	7	6.40	7
198	1420	Bastu Commercial	7	7	7	7
202	1420	Bastu Commercial	77	62	62	62
205	2121	Shali	40	1.624	1.624	1.624
	2146			3.248	3.248	3.248
	800			1.628	0	1.628
<b>Total =</b>			<b>1025</b>	<b>918.46</b>	<b>916.97</b>	<b>918.46</b>

District Sub-Registration Office at Alipore, Additional District Sub-Registration Office-  
Baruipur, Police Station - Baruipur, within the jurisdiction of **Mallickpur Gram**



District Sub Registrar-II  
Alipore, South 24 Parganas  
2 2 DEC 2023

Panchaya ,Holding Nos. 243 & 244 (Old Holding Nos.577 & 578), Pin Code No. 700145, in the District of South 24 Parganas.

**PART-II**

**(DESCRIPTION OF TOTAL LAND OF APLOMB CONSTRUCTION PVT. LTD.)**

**PART-IIA**

**( TOTAL 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 -**

<b>R.S. &amp; L.R. Dag Nos.</b>	<b>L.R. Khatian Nos.</b>	<b>Nature of Land</b>	<b>Total Area (In Dec.)</b>	<b>Own Area (In Dec.)</b>	<b>Mutated Area (In Dec.)</b>	<b>Area of Project Land ( In Dec. )</b>
76	1426	Bastu Commercial	143	11.5	11.5	11.5
83	1426	Shali	18	6	6	6
84	1426	Bastu Commercial	14	12	11.25	12
85	1426	Bastu Commercial	13	6.5	6.5	6.5
86	1426	Bastu Commercial	25	8.3327	8.33	8.3327
	12	Shali		4.1675	0	4.1675
	166	Shali		4.1673	0	4.1673
	480	Shali		4.1650	0	4.1650
	1264	Shali		2.0825	0	2.0825
	1265	Shali		2.0850	0	2.0850
87	1426	Shali	38	19	19	19
88	1426	Bastu Commercial	110	110	110	110



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District Sub-Registrar II  
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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 of Project Land ( In Dec. )
89	1426	Bastu Commercial	71	71	71	71
92	1426	Bastu Commercial	46	46	46	46
93	1426	Bastu Commercial	53	33	33	33
94	1426	Bastu Commercial	49	5.59	5.59	5.59
95	1426	Bastu Commercial	39	5.34	5.34	5.34
96	1426	Shali	13	5.33	5.33	5.33
97	1426	Bastu Commercial	19	5.18	5.18	5.18
100	1426	Bastu Commercial	55	55	55	55
144	1426	Bastu Commercial	27	24	24	24
145	1426	Bastu Commercial	26	14	9	14
146	1426	Bastu Commercial	17	17	14	17
147	3	Shali	4	1.73	0	1.73
	1420			2.27	0	2.27
147/854	798	Shali	3	3	0	3
148	1426	Bastu Commercial	3	3	3	3
148/855	1426	Bastu Commercial	3	3	3	3
149	1426	Bastu Commercial	39	39	39	39
161	1426	Bastu Commercial	30	30	30	30
165	1426	Bastu Commercial	56	28	28	28
196	1426	Bastu Commercial	11	4	4	4
200	1426	Shali	24	20.95	20.95	20.95
	688			2.67	0	2.67
	1506			0.036	0	0.036
	1507			0.036	0	0.036
	1512			0.036	0	0.036
	1513			0.036	0	0.036
	1514			0.036	0	0.036
201	1426	Bastu Commercial	24	24	24	24
		<b>Total =</b>	<b>973</b>	<b>633.24</b>	<b>597.97</b>	<b>633.24</b>



District Sub-Registrar-II  
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District Sub-Registration Office at Alipore, Additional District Sub-Registration Office- Baruipur, Police Station - Baruipur, within the jurisdiction of **Mallickpur Gram Panchayat**, Holding Nos. 244 & 247 ( Old Holding No. 574 & 575), Pin Code No. 700145, in the District of South 24 Parganas.

**PART-IIB**

**( TOTAL 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 of Project Land ( In Dec. )
	R.S.	L.R.					
799	11/3	49	Shali	123	5.1783	0.00	5.1783
		166			1.8217	0.00	1.8217
		261			7.0000	0.00	7.0000
		314			7.4900	0.00	7.4900
			<b>Total=</b>		<b>21.49</b>	<b>0.00</b>	<b>21.49</b>

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 Parganas.



District Sub-Registrar II  
Alipore, South 24 Parganas  
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**PART-II****( TOTAL LAND OF APLOMB CONSTRUCTION PVT. LTD.)**

**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 **Dihimedanmalla Mouza** (J.L. No.-34) , District Sub-Registrar Office at Alipore, Additional District Sub-Registrar Office- Baruipur, Police Station - Baruipur, within the jurisdiction of **Mallickpur Gram Panchayat and Hariharpur Gram Panchayat, Holding Nos. 244 & 247 (Old Holding No. 574 & 575)**, in the District of South 24 Parganas.

**PART-III****(DESCRIPTION OF ENTIRE PROJECT LAND)**

**ALL THAT** piece and parcel of vacant land admeasuring an area of **1573.19 Decimal (i.e. 15.7319 Acre)** more or less. lying and situated at **Sultanpur** (J.L. No.-16) and **Dihimedanmalla Mouza** (J.L. No.-34) , District Sub-Registrar Office at Alipore, Additional District Sub-Registrar Office- Baruipur, Police Station - Baruipur, within the jurisdiction of **Mallickpur Gram Panchayat and Hariharpur Gram Panchayat**, being Holding Nos. 243 & 244 ( Old Holding Nos. 577 & 578 ) in the name of "**SHARDA SONS RESOURCES PVT. LTD. (SSRPL)**" and 244 & 245 ( Old Holding Nos. 574 & 575 ) in the name of "**APLOMB CONSTRUCTIONS PVT. LTD. (ACPL)**", in the District of South 24 Parganas.

**PART-IV****( DESCRIPTION OF TOTAL LAND OF PHASE-II)**

**ALL THAT** piece and parcel of vacant land measuring about **573 Decimal (5.73 Acre)** more or less, 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 **L.R Dag Nos and L.R. Khatian Nos:**

R.S.& L.R. Dag Nos.	L.R. Khatian Nos.	Total Area in Dag (In Dec.)	Own Area (In Dec.)	Area for Phase-II ( In Dec. )	Name of the Owners
92	1426	46	46	46	ACPL
93	1420	53	20	20	SSRPL
	1426		33	33	ACPL
94	1420	49	43.41	43.41	SSRPL
	1426		5.59	5.59	ACPL
95	1420	39	33.66	33.66	SSRPL
	1426		5.34	5.34	ACPL



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R.S.& L.R. Dag Nos.	L.R. Khatian Nos.	Total Area in Dag (In Dec.)	Own Area (In Dec.)	Area for Phase-II ( In Dec. )	Name of the Owners
140	1420	26	26	26	SSRPL
141	1420	36	36	36	SSRPL
142	1420	60	60	60	SSRPL
143	1420	99	99	99	SSRPL
144	1426	27	24	24	ACPL
145	1426	26	14	14	ACPL
146	1426	17	17	17	ACPL
147	3	4	1.73	1.73	ACPL
	1420		2.27	2.27	ACPL
147/854	798	3	3	3	ACPL
148	1426	3	3	3	ACPL
148/855	1426	3	3	3	ACPL
149	1426	39	39	39	ACPL
161	1426	30	30	30	ACPL
165	1426	56	28	28	ACPL
	<b>Total =</b>	<b>616</b>	<b>573</b>	<b>573</b>	
	=	<b>6.16 Acre</b>	<b>5.73 Acre</b>	<b>5.73 Acre</b>	

District Sub-Registration Office at Alipore, Additional District Sub-Registration Office at Baruipur, Police Station- Baruipur, within the Limits of **Mallickpur Gram Panchayat**, being Holding Nos. 243 & 244 ( Old Holding Nos. 577 & 578 ) in the name of "**SHARDA SONS RESOURCES PVT. LTD. (SSRPL)**" and 244 & 245 ( Old Holding Nos. 574 & 575 ) in the name of "**APLOMB CONSTRUCTIONS PVT. LTD. (ACPL)**", Pin Code No. 700145, in the District of South 24 Paraganas, which is butted and bounded as follows :

ON THE NORTH : Land of the Company in R.S & L.R. Dag Nos.92(P),93(P), 94(P), 95(P), 140(P), 150, 160 and Part of Land of Dihimedanmalla Mouza(J.L. No. 34).

ON THE SOUTH : Land of R.S & L.R. Dag Nos.142(P), 143(P), 166(P) and 193(P),

ON THE EAST : 10 mts. Wide Internal Proposed Road of the Project .

ON THE WEST : Part of Land of Dihimedanmalla Mouza(J.L. No. 34).

#### **PART-V**

#### **( DESCRIPTION OF SANCTIONED LAND FOR PHASE-II OF THE PROJECT)**

**ALL THAT** piece and parcel of vacant land measuring about **404.38 Decimal (4.0438 Acre)** more or less, 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 **L.R Dag Nos and L.R. Khatian Nos:**



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R.S.& L.R. Dag Nos.	L.R. Khatian Nos.	Total Area in Dag (In Dec.)	Own Area (In Dec.)	Sanctioned Area for Phase-II ( In Dec. )	Name of the Owners
92	1426	46	46	29.73	ACPL
93	1420	53	20	20	SSRPL
	1426		33	7	ACPL
94	1420	49	43.41	26	SSRPL
95	1420	39	33.66	24	SSRPL
140	1420	26	26	24	SSRPL
141	1420	36	36	28.14	SSRPL
142	1420	60	60	53.51	SSRPL
143	1420	99	99	42	SSRPL
144	1426	27	24	24	ACPL
145	1426	26	14	9	ACPL
146	1426	17	17	14	ACPL
148	1426	3	3	3	ACPL
148/855	1426	3	3	3	ACPL
149	1426	39	39	39	ACPL
161	1426	30	30	30	ACPL
165	1426	56	28	28	ACPL
	<b>Total =</b>	<b>609</b>	<b>555.07</b>	<b>404.38</b>	
	<b>=</b>	<b>6.09 Acre</b>	<b>5.5507 Acre</b>	<b>4.0438 Acre</b>	

District Sub-Registration Office at Alipore, Additional District Sub-Registration Office at Baruipur, Police Station- Baruipur, within the Limits of **Mallickpur Gram Panchayat**, being Holding Nos. 243 & 244 ( Old Holding Nos. 577 & 578 ) in the name of "**SHARDA SONS RESOURCES PVT. LTD. (SSRPL)**" and 244 & 245 ( Old Holding Nos. 574 & 575 ) in the name of "**APLOMB CONSTRUCTIONS PVT. LTD. (ACPL)**", Pin Code No. 700145, in the District of South 24 Paraganas.

**IN WITNESS WHEREOF** the **PARTIES** hereto have signed, sealed and delivered this **Deed of Declaration** on the day, month and year herein written above.

**SIGNED SEALED & DELIVERED** by the

**PARTIES** at Kolkata in the Presence of :-

1. *Shek Atauri Rahaman*  
209, C-R. Avenue  
Kolkata-700006
2. *Aloke Dey*  
35, vishkananda Road  
Kolkata-700007

**SHARDA SONS RESOURCES PVT. LTD.**

*Jaiy Kumar Sharda.*

Director

**APLOMB CONSTRUCTIONS PVT. LTD.**

*Jaiy Kumar Sharda.*

Director

Signature of the **OWNERS/  
FIRST PARTY**



District Sub Registrar-II  
Alipore, South 24 Parganas  
22 DEC 2023

**SIGNED SEALED & DELIVERED** by the  
**PARTIES** at Kolkata in the Presence of :-

1. Shek Ataur Rahaman
2. Alok Deb

SQUAREMARK HOMES PVT. LTD  
Rajkumar Dutta  
Director

Signature of the **DEVELOPER/**  
**SECOND PARTY**

**Drafted & Prepared by me**



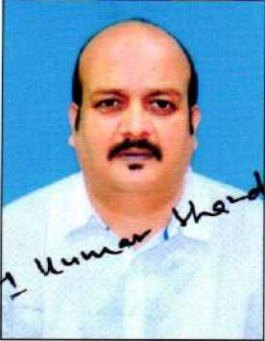










(Shek Ataur Rahaman)  
Advocate  
Alipore Judges' Court,  
Kolkata-27  
(Regn.No.-WB/382/2000)  
Mob: 9330942717



District Sub Registrar-II  
Alipore, South 24 Parganas  
22 DEC 2023

**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						

Name: SRI SANJAY KUMAR SHARDA

Signature :- *Sanjay Kumar Sharda*

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

Name: SRI RAJ KAMAL DUTTA

Signature :- *Raj Kamal Dutta*

PHOTO	Left Hand					
	Right Hand					

Name: \_\_\_\_\_

Signature :- \_\_\_\_\_



District Sub Registrar-II  
Alipore, South 24 Parganas  
22 DEC 2023



# Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



211220232032271983

## GRIPS Payment Detail

GRIPS Payment ID:	211220232032271983	Payment Init. Date:	21/12/2023 16:23:03
Total Amount:	74998	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	1971282743217	BRN Date:	21/12/2023 16:24:14
Payment Status:	Successful	Payment Init. From:	Department Portal

## Depositor Details

Depositor's Name: Mr ANIL GADIA  
Mobile: 9831425775

## Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240322719848	Directorate of Registration & Stamp Revenue	74998
Total			74998

**IN WORDS:** SEVENTY FOUR THOUSAND NINE HUNDRED NINETY EIGHT ONLY.

**DISCLAIMER:** This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.







Govt. of West Bengal  
Directorate of Registration & Stamp  
Revenue  
GRIPS eChallan



192023240322719848

GRN Details

GRN:	192023240322719848	Payment Mode:	SBI Epay
GRN Date:	21/12/2023 16:23:03	Bank/Gateway:	SBlePay Payment Gateway
BRN :	1971282743217	BRN Date:	21/12/2023 16:24:14
Gateway Ref ID:	202335571990627	Method:	State Bank of India New PG DC
GRIPS Payment ID:	211220232032271983	Payment Init. Date:	21/12/2023 16:23:03
Payment Status:	Successful	Payment Ref. No:	2003128811/2/2023

[Query No\*/Query Year]

Depositor Details

Depositor's Name:	Mr ANIL GADIA
Address:	E2/4, GP BLOCK, SALT LAKE CITY, SECTOR-V KOLKATA-700091
Mobile:	9831425775
Period From (dd/mm/yyyy):	21/12/2023
Period To (dd/mm/yyyy):	21/12/2023
Payment Ref ID:	2003128811/2/2023
Dept Ref ID/DRN:	2003128811/2/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003128811/2/2023	Property Registration- Stamp duty	0030-02-103-003-02	74970
2	2003128811/2/2023	Property Registration- Registration Fees	0030-03-104-001-16	28
			<b>Total</b>	<b>74998</b>

IN WORDS: SEVENTY FOUR THOUSAND NINE HUNDRED NINETY EIGHT ONLY.



District Sub Registrar-II  
Alipore, South 24 Parganas  
22 DEC 2023

### Major Information of the Deed

Deed No :	I-1602-18144/2023	Date of Registration	22/12/2023
Query No / Year	1602-2003128811/2023	Office where deed is registered	
Query Date	20/12/2023 3:14:00 PM	D.S.R. - II SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Shek Ataur Rahaman Alipore Judges Court,, Thana : Thakurpukur, District : South 24-Parganas, WEST BENGAL, PIN - 700082, Mobile No. : 9330942717, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 2/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 22/-	Rs. 14,67,07,148/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,070/- (Article:48(g))	Rs. 60/- (Article:E, E, E)		
Remarks			

### Land Details :

District: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: MALLIKPUR, Mouza: Sultanpur, JI No: 16, Pin Code : 700145

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-92	RS-1426	Commercial Use	Bastu	46 Dec	1/-	1,32,48,017/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L2	RS-93	RS-1420	Commercial Use	Bastu	20 Dec	1/-	57,60,007/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L3	RS-93	RS-1426	Commercial Use	Bastu	33 Dec	1/-	95,04,011/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L4	RS-94	RS-1420	Commercial Use	Bastu	43.41 Dec	1/-	1,25,02,096/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L5	RS-94	RS-1426	Commercial Use	Bastu	5.59 Dec	1/-	16,09,922/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L6	RS-95	RS-1420	Commercial Use	Bastu	33.66 Dec	1/-	96,94,092/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L7	RS-95	RS-1426	Commercial Use	Bastu	5.34 Dec	1/-	15,37,922/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,



L8	RS-140	RS-1420	Commercial Use	Bastu	26 Dec	1/-	59,90,390/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L9	RS-141	RS-1420	Commercial Use	Bastu	36 Dec	1/-	55,29,591/-	Width of Approach Road: 25 Ft.,
L10	RS-142	RS-1420	Commercial Use	Bastu	60 Dec	1/-	1,38,23,978/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L11	RS-143	RS-1420	Commercial Use	Bastu	99 Dec	1/-	2,28,09,564/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L12	RS-144	RS-1426	Commercial Use	Bastu	24 Dec	1/-	55,29,591/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L13	RS-145	RS-1426	Commercial Use	Bastu	14 Dec	1/-	32,25,595/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L14	RS-146	RS-1426	Commercial Use	Bastu	17 Dec	1/-	39,16,794/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L15	RS-147	RS-3	Commercial Use	Bastu	1.73 Dec	1/-	3,98,591/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L16	RS-147	RS-1420	Commercial Use	Bastu	2.27 Dec	1/-	5,23,007/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L17	RS-147/854	RS-798	Commercial Use	Bastu	3 Dec	1/-	6,91,198/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L18	RS-148	RS-1426	Commercial Use	Bastu	3 Dec	1/-	6,91,198/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L19	RS-148/855	RS-1426	Commercial Use	Bastu	3 Dec	1/-	6,91,198/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L20	RS-149	RS-1426	Commercial Use	Bastu	39 Dec	1/-	89,85,586/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L21	RS-161	RS-1426	Commercial Use	Bastu	30 Dec	1/-	1,03,68,000/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L22	RS-165	RS-1426	Commercial Use	Bastu	28 Dec	1/-	96,76,800/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,



	<b>TOTAL :</b>		<b>573Dec</b>	<b>22 /-</b>	<b>1467,07,148 /-</b>
	<b>Grand Total :</b>		<b>573Dec</b>	<b>22 /-</b>	<b>1467,07,148 /-</b>




#### Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Sharda Sons Resources Private Limited</b> Subham Residency, 29/1/A, Chandra Nath Chatterjee Street, LP-U, Gr Floor, City:- , P.O:- Bhowanipore, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025 , PAN No.:: aaxxxxxx8I,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	<b>Aplomb Constructions Private Limited</b> Subham Residency, 29/1/A, Chandra Nath Chatterjee Street, LP-U, Gr Floor, City:- , P.O:- Bhowanipore, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025 , PAN No.:: aaxxxxxx6a,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

#### Developer Details :




SI No	Name,Address,Photo,Finger print and Signature
1	<b>Squaremark Homes Private Limited</b> The Meridian Building, E2/4 And 5, Block GP, Sector V, City:- , 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 by UIDAI, Status :Organization, Executed by: Representative

#### Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Sanjay Kumar Sharda</b> Son of Late Kameshwar Prasad Sharda Date of Execution - 22/12/2023, , Admitted by: Self, Date of Admission: 22/12/2023, Place of Admission of Execution: Office	 Dec 22 2023 2:08PM	 Captured LTI 22/12/2023	 22/12/2023
8, Nafar Kundu Road, City:- , P.O:- Kalighat, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700026, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ahxxxxxx5q, Aadhaar No: 49xxxxxxxxx2764 Status : Representative, Representative of : Sharda Sons Resources Private Limited (as DIRECTOR), Aplomb Constructions Private Limited (as DIRECTOR)				





Name	Photo	Finger Print	Signature
<b>Mr Raj Kamal Dutta (Presentant)</b> Son of Late Janendu Bikash Dutta Date of Execution - 22/12/2023, , Admitted by: Self, Date of Admission: 22/12/2023, Place of Admission of Execution: Office		 Captured	
	Dec 22 2023 2:08PM	LTI 22/12/2023	22/12/2023
Arpan Apartment, Block A, First Floor, Flat No 3, Tegharia, City:- , 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: 75xxxxxxxx6193 Status : Representative, Representative of : Squaremark Homes Private Limited (as DIRECTOR)			

#### Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr Shek Ataur Rahaman</b> Son of Late Sk Anisur Rahaman 34, Sodepur Brick Field Road, City:- , P.O:- Haridevpur, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700082		 Captured	
	22/12/2023	22/12/2023	22/12/2023
Identifier Of Mr 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-46 Dec

#### Transfer of property for L10

SI.No	From	To. with area (Name-Area)
1	Sharda Sons Resources Private Limited	Squaremark Homes Private Limited-60 Dec

#### Transfer of property for L11

SI.No	From	To. with area (Name-Area)
1	Sharda Sons Resources Private Limited	Squaremark Homes Private Limited-99 Dec

#### Transfer of property for L12

SI.No	From	To. with area (Name-Area)
1	Aplomb Constructions Private Limited	Squaremark Homes Private Limited-24 Dec

#### Transfer of property for L13

SI.No	From	To. with area (Name-Area)
1	Aplomb Constructions Private Limited	Squaremark Homes Private Limited-14 Dec

#### Transfer of property for L14

SI.No	From	To. with area (Name-Area)
1	Aplomb Constructions Private Limited	Squaremark Homes Private Limited-17 Dec



<b>Transfer of property for L15</b>		
<b>Sl.No</b>	<b>From</b>	<b>To. with area (Name-Area)</b>
1	Aplomb Constructions Private Limited	Squaremark Homes Private Limited-1.73 Dec
<b>Transfer of property for L16</b>		
<b>Sl.No</b>	<b>From</b>	<b>To. with area (Name-Area)</b>
1	Aplomb Constructions Private Limited	Squaremark Homes Private Limited-2.27 Dec
<b>Transfer of property for L17</b>		
<b>Sl.No</b>	<b>From</b>	<b>To. with area (Name-Area)</b>
1	Aplomb Constructions Private Limited	Squaremark Homes Private Limited-3 Dec
<b>Transfer of property for L18</b>		
<b>Sl.No</b>	<b>From</b>	<b>To. with area (Name-Area)</b>
1	Aplomb Constructions Private Limited	Squaremark Homes Private Limited-3 Dec
<b>Transfer of property for L19</b>		
<b>Sl.No</b>	<b>From</b>	<b>To. with area (Name-Area)</b>
1	Aplomb Constructions Private Limited	Squaremark Homes Private Limited-3 Dec
<b>Transfer of property for L2</b>		
<b>Sl.No</b>	<b>From</b>	<b>To. with area (Name-Area)</b>
1	Sharda Sons Resources Private Limited	Squaremark Homes Private Limited-20 Dec
<b>Transfer of property for L20</b>		
<b>Sl.No</b>	<b>From</b>	<b>To. with area (Name-Area)</b>
1	Aplomb Constructions Private Limited	Squaremark Homes Private Limited-39 Dec
<b>Transfer of property for L21</b>		
<b>Sl.No</b>	<b>From</b>	<b>To. with area (Name-Area)</b>
1	Aplomb Constructions Private Limited	Squaremark Homes Private Limited-30 Dec
<b>Transfer of property for L22</b>		
<b>Sl.No</b>	<b>From</b>	<b>To. with area (Name-Area)</b>
1	Aplomb Constructions Private Limited	Squaremark Homes Private Limited-28 Dec
<b>Transfer of property for L3</b>		
<b>Sl.No</b>	<b>From</b>	<b>To. with area (Name-Area)</b>
1	Aplomb Constructions Private Limited	Squaremark Homes Private Limited-33 Dec
<b>Transfer of property for L4</b>		
<b>Sl.No</b>	<b>From</b>	<b>To. with area (Name-Area)</b>
1	Sharda Sons Resources Private Limited	Squaremark Homes Private Limited-43.41 Dec
<b>Transfer of property for L5</b>		
<b>Sl.No</b>	<b>From</b>	<b>To. with area (Name-Area)</b>
1	Aplomb Constructions Private Limited	Squaremark Homes Private Limited-5.59 Dec



<b>Transfer of property for L6</b>		
<b>SI.No</b>	<b>From</b>	<b>To. with area (Name-Area)</b>
1	Sharda Sons Resources Private Limited	Squaremark Homes Private Limited-33.66 Dec
<b>Transfer of property for L7</b>		
<b>SI.No</b>	<b>From</b>	<b>To. with area (Name-Area)</b>
1	Aplomb Constructions Private Limited	Squaremark Homes Private Limited-5.34 Dec
<b>Transfer of property for L8</b>		
<b>SI.No</b>	<b>From</b>	<b>To. with area (Name-Area)</b>
1	Sharda Sons Resources Private Limited	Squaremark Homes Private Limited-26 Dec
<b>Transfer of property for L9</b>		
<b>SI.No</b>	<b>From</b>	<b>To. with area (Name-Area)</b>
1	Sharda Sons Resources Private Limited	Squaremark Homes Private Limited-36 Dec



**Endorsement For Deed Number : I - 160218144 / 2023**

**On 22-12-2023**

**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.

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

Presented for registration at 13:49 hrs on 22-12-2023, at the Office of the D.S.R. - I I 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 14,67,07,148/-

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

Execution is admitted on 22-12-2023 by Mr Sanjay Kumar Sharda, DIRECTOR, Sharda Sons Resources Private Limited, Subham Residency, 29/1/A, Chandra Nath Chatterjee Street, LP-U, Gr Floor, City:- , P.O:- Bhowanipore, P.S:- Bhowanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025; DIRECTOR, Aplomb Constructions Private Limited, Subham Residency, 29/1/A, Chandra Nath Chatterjee Street, LP-U, Gr Floor, City:- , P.O:- Bhowanipore, P.S:-Bhowanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025

Indetified by Mr Shek Ataur Rahaman, , , Son of Late Sk Anisur Rahaman, 34, Sodepur Brick Field Road, P.O: Haridevpur, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700082, by caste Muslim, by profession Advocate

Execution is admitted on 22-12-2023 by Mr Raj Kamal Dutta, DIRECTOR, Squaremark Homes Private Limited, The Meridian Building, E2/4 And 5, Block GP, Sector V, City:- , P.O:- Salt Lake Sector V, P.S:-East Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700091

Indetified by Mr Shek Ataur Rahaman, , , Son of Late Sk Anisur Rahaman, 34, Sodepur Brick Field Road, 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 60.00/- ( E = Rs 28.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 28/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 21/12/2023 4:24PM with Govt. Ref. No: 192023240322719848 on 21-12-2023, Amount Rs: 28/-, Bank: SBI EPay ( SBlePay), Ref. No. 1971282743217 on 21-12-2023, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 75,070/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 74,970/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 351843, Amount: Rs.100.00/-, Date of Purchase: 10/07/2023, Vendor name: SUBHANKAR DAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 21/12/2023 4:24PM with Govt. Ref. No: 192023240322719848 on 21-12-2023, Amount Rs: 74,970/-, Bank: SBI EPay ( SBlePay), Ref. No. 1971282743217 on 21-12-2023, Head of Account 0030-02-103-003-02



**Suman Basu**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - I I SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**







**Certificate of Registration under section 60 and Rule 69.**

**Registered in Book - I**

**Volume number 1602-2024, Page from 608 to 638  
being No 160218144 for the year 2023.**



*Suman*

Digitally signed by Suman Basu  
Date: 2024.01.02 12:15:29 +05:30  
Reason: Digital Signing of Deed.

**(Suman Basu) 02/01/2024  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS  
West Bengal.**