

3772/2023

3819/2023

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA

INDIAN NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



AP 064386

Handwritten notes: 69/11/8/23, 15/3, min 6

Additional Registrar of Assurances-IV, Kolkata

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

Additional Registrar of Assurances-IV, Kolkata

15 MAR 2023

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT I, MRINMAYEE NASKAR (PAN No.ADLPN4548E) & (AADHAR No.8459 3032 4033) wife of Avijit Naskar, by Nationality - Indian, by Faith - Hindu by Occupation - Business, residing at 70 Lake East 6<sup>th</sup> Road, Santoshpur, Police Station - Survey Park, Kolkata -700075, as Director of M/s. Megacity Services Private Limited, a Private Limited Company having its registered office at 70, Lake East 6th Road, Santoshpur, Kolkata -700 075, Police Station-Survey Park, District- South 24 Parganas, hereinafter referred to as "OWNER/PRINCIPAL " do hereby SEND GREETINGS:-

Handwritten signature of Avijit Naskar

Handwritten signature of Mrinmayee Naskar

276082

S.L. No.....Sold To.....

Rs.....Addr.....

**G.C. SAHA**

(Govt.) LICENSED STAMP VENDOR  
11A, Mirza Galib Street, Kol-87

Issue Date.....Sign.....

**S. R. DAS**  
ADVOCATE  
ALIPORE POLICE COURT  
KOLKATA-27

01 FEB 2023

01 FEB 2023



Identified by me  
Bibhas Kumar Ghosh  
Advocate, Calcutta High Court  
WB/733/1995

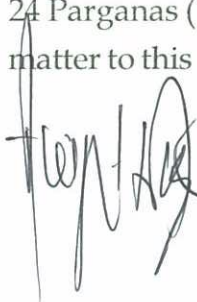
ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
15 MAR 2023

*Handwritten notes:*  
Kumar  
(A.K.A. Ghosh)  
S/O - A.K. Ghosh  
C. old post office  
Kal - 3

- : ( 2 ) :-

**WHEREAS** the Principal herein desire to develop the **SCHEDULE** below mentioned property by erecting multi storied building , Apartments, Row House, Duplex Units, Independent Buglows , Commercial Spaces, Car Parking Space thereupon according to the building plan sanctioned by Zilla Parishad, South Twenty Four Pargaans and due to paucity of fund desirous of appointing developer, who would be a reputed and having financial strength, expressed his such intention and knowing such desire of the Principal, the Developer herein approached the Owner to appoint him to develop the **SCHEDULE** below mentioned property by erecting said multi storied building, Apartments, Row Houses, Duplex Units, Independent Buglows , Commercial Units/ Spaces, Car Parking Spaces thereupon according to the building plan duly sanctioned by the Zilla Parishad, South Twenty Four Parganas and being satisfied by mutual discussion in between the parties herein the Owner and the Developer herein agreed to entered into this Agreement for Development under the terms and conditions as mentioned hereunder

**AND WHEREAS** the Principal herein being desirous of Developing the said **SCHEDULE** property entered into a registered "**Development Agreement**" being Book No. *2* , Deed No. *3805* for the year 2023, registered in the Office of Additional Registrar of Assurances-IV, with **M/S. DEESHARI PROJECTS PRIVATE LIMITED (PAN - AAJCD7578A)**, a Company, incorporated under the Companies Act. 2013, having its registered office at 70, Lake East 6<sup>th</sup> Road, Santoshpur, Police Station- Survey Park, Kolkata- 700 075, represented by its Director **AVIJIT NASKAR (PAN3527G) & (AADHAR NO.3673 8280 9703)** , son of Sri Jay Ram Naskar, by Nationality - Indian, by Faith - Hindu, by Occupation - Business, of 70, Lake East 6<sup>th</sup> Road, Santoshpur, Police Station - Survey Park, Kolkata -700 075, to develop **ALL THAT** piece and parcel of total land measuring an area about 240 decimals more or less ( out of total land measuring about 280 decimal), comprised under Mouza- Hogolkuria, J. L. No. 67, Touzi Nos 1062 & 2434, R. S. No. 170, R.S (Hal) Khatian Nos. 143, 227, 96,149, 219 & 267 corresponding to L.R. Khatian Nos. 1277 forming part of R.S. & L.R. Dag Nos. 532, 533, 534, 535, 538 & 540, within the local limit of Banhooghly No. 1 Gram Panchayet, Being  **Holding No 620, Hogolkuria**, Additional District Sub Registrar at Sonarpur, Police Station- Sonarpur, Kolkata - 700103 within the District of South 24 Parganas ( hereinafter referred to as the "**Schedule Property** ") which is subject matter to this Power of Attorney on mutual terms and conditions contained therein.



*Wimmayee Naskar*

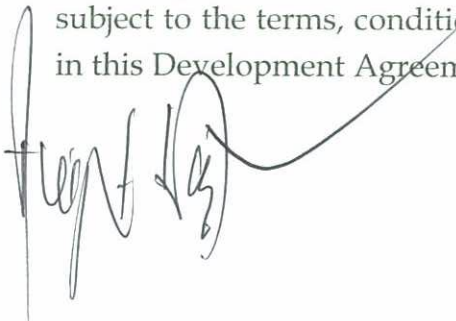


✓

ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
15 MAR 2023

**NOW BY THESE PRESENTS THAT I , MRINMAYEE NASKAR** , wife of Avijit Naskar , by Nationality - Indian, by Faith - Hindu, by Occupation - Bussiness as Director of Megacity Services Private Limited , residing at 70, Lake East, 6th Road, santoshpur, Kolkata 700 075 Police Station-Survey Park ,District-South 24 Parganas, do hereby and hereunder nominate, appoint and constitute **DEESHARI PROJECTS PRIVATE LIMITED (PAN-AAJCD7578A)**, a Company, incorporated under the Companies Act. 2013, having its registered office at 70, Lake East 6<sup>th</sup> Road, Santoshpur, Police Station-Survey Park, Kolkata- 700 075, represented by its Director **AVIJIT NASKAR, (PAN-ACHPN3527G) & (AADHAR NO.3673 8280 9703)** , son of Sri Jay Ram Naskar, by Nationality - Indian, by Faith - Hindu, by Occupation - Business, of 70, Lake East 6<sup>th</sup> Road, Santoshpur, Police Station - Survey Park, Kolkata -700 075, to be my true and lawful **ATTORNEY** on my behalf and in my name to do and execute all or any of the following acts, deeds, things and matter, to represent the Principal, to do, exercise, execute and perform individually every acts, deeds, matters and things as mentioned hereunder for the purpose of sanction plan and to construct the proposed building as per the **SCHEDULE** as mentioned hereinafter in terms of the registered "**Development Agreement**" that is to say:-

1. To sign any application Affidavits and affirm the same on behalf of the Principal herein which may be necessary for the construction of the said building or buildings and to carry correspondence on behalf of the Principal herein with all concerned authorities and body/bodies including the Zilla Parishad, South Twenty Four Parganas , Government of West Bengal, West Bengal/ Kolkata Police, Fire Brigade, West Bengal State Electricity Board/ C.E.S.C. Etc. in accordance with the said construction and development of the said premises under reference to make sign and submit application petition, letters and other writings to the appropriate authorities, local bodies for all and any sanctions, licenses, permission and consents required for the proposed for the proposed construction and development of the said premises.
2. To present Deed of Conveyance, Agreement for Sale on behalf of the Principal herein in respect of the Developer's Allocated Apartments, Row House, Duplex Units, Independent Bungalows , Commercial Units/ spaces, Car Parking Spaces, other spaces of the said proposed Building/ Buildings to be constructed by the said Attorney and to receive payments, from the intending Purchaser/ Purchasers and grant receipt to him/her/ them always subject to the terms, conditions, stipulations and undertakings contained in this Development Agreement.

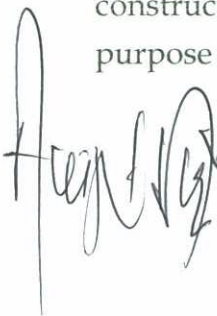




ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
15 MAR 2023

- : ( 4 ) :-

3. To negotiate with the intending Buyer/Purchasers of the Apartments, Duplex Units, Row Houses, Independent Bungalows ,Commercial Units/ Spaces , Car Parking Spaces ,Other Spaces of the Developer's Allocation of the said proposed building to be constructed by the Attorney on behalf of the Principal at the said premises.
4. To present before the Registrar or any registration office namely Registrar of Assurance, concerned Additional District Sub-Registrar , District Registrars at Alipore or any other Registrars for the purpose of registration of the Agreement/ Agreements, Deed of Conveyance in respect of the Developer's Allocation of any spaces or parts or portion to be constructed by the said Developer at the said premises on behalf of the Principal.
5. To enter into for construction and defend possession of the said land and every part thereof and also to manage, maintain and administer the said land and every part thereof on behalf of the Principal and to protect the right, title and interest of the Principal in the said property and/or the building to be constructed thereon.
6. To develop the said land by construction of Multi-Storied Building ,Apartments, Row Houses, Duplex Units, Independent Bungalows, Car Parking Spaces, Commercial units/ spaces and/or structure thereon and for the said purpose to do all soil testing, excavation and execute all other civil construction works whatsoever.
7. To appear before the necessary authority including the Zilla Parishad, South Twenty Four Parganas , Banhoogly No.2 Gram Panchayet Fire Brigade, West Bengal Police /Kolkata Police and/or any other competent Authorities in connection of sanctioning of building plans and other plan including water, sewerage connection, etc. and other purposes.
8. To apply for and obtain such permission as be necessary for obtaining steel, cement, bricks and other materials for construction of buildings and constructional equipment, to appoint Architects and contractors for the purpose of the Development and construction of the said land.





✓

ADDITIONAL REGISTRAR  
KOLKATA  
15 MAR 2023



9. To ward off and prohibit, if necessary, proceed against in due form of law against all or any trespassers on the said land or any part thereof and to take appropriate legal steps whether by actions or otherwise and to abate all nuisance.
10. To accept notice and service of papers for and on behalf of the Principal from any Court / Zilla Parishad, South Twenty Four Parganas / Tribunal and / or any other Competent Authority and / or persons.
11. To pay and / or deposit all moneys including Court Fee and to grant valid receipts and discharges in respect thereof in the name of the Principal.
12. To sign and submit papers, applications and documents for having the mutation effected in all public records and with all authorities and / or persons including the said Banhoogly Gram Panchayet, Zilla Parishad, South Twenty Four Parganas & Concerned B.L.. & L.R.O., being appropriate jurisdiction in respect of the said land or any portion thereof and to deal with such authority and / or authorities in any manner to have mutation effected for and on behalf of the Principal.
13. To pay all outgoings from the date of execution of these presents including sanction fees of the concerned Gram Panchayet, Zilla Parishad, South Twenty Four Parganas Municipal Taxes, Khajna, rents, revenue and charges whatsoever payable for and on account of the said land and building and receive refund and / or other moneys including compensation of any nature from requisition and / or acquisition authorities only in the name of the Principal and to grant valid receipts and / or discharges thereof.
14. To affix sign board or install any hoarding on the said **SCHEDULE** Plot of the Land in the name of the Attorney as Builder/Developer.
15. To advertise in the newspapers for procuring buyers for selling the Apartments, Row Houses, Duplex Units, Independent Bungalows, Commercial Units/ Spaces, Car Parking Spaces, Other spaces in the said proposed building on behalf of the Principal.





2

ADDITIONAL REGISTRAR  
OF ASSURANCES, IV, KOLKATA  
15 MAR 2023

16. To enter into any Agreements for the proposed Apartmetns, Row Houses, Duplex Units, Independent Bungalows, Commercial Units/ Spaces, Other Spaces and to receive advance/earnest money / consideration money / security deposit / vide Account Payee Cheques in the name of the Developer in respect of the said spaces and the undivided proportionate impartiable share in the land or any portion thereof for selling spaces, conveying the proportionate right, title and interest of the Principal in the land and to handover the copies of the relevant Documents in regard to title of the Principal to such intending Purchaser/s in respect of Developer's Allocation.
17. For all and any of the purposes herein before stated to appear and represent the Principal before all authorities having jurisdiction on the **SCHEDULE** Premises and to sign execute and submit papers and documents and the said Attorney can act in terms of the said Developer Power of Attorney.
18. To appear and represent the Principal before any Notary , Registrar of Assurance, District Sub Registrars, Magistrate and other Officer / Officers or Authority / Authorities having jurisdiction on the **SCHEDULE** Premises and to present for registration and to acknowledge the registrar or have registered and perfected all deeds, instruments and writings and signed by the said Attorney in any manner concerning the Agreements / Conveyance in the said premises in the Office of the concerned Registrar.
19. To apply for U/R 26-2 (A,B), U/s. 400 & 401, occupancy certificate from concerned Gram Panchayet, Zilla Parishad, South Twenty four Parganas Gram Panchayet and to accept the same on behalf of the Pricipal.
20. To sign and submit the proposed building plan to the building department of the concerned Zilla Parishad, South Twenty Four Parganas , concerned Gram Panchayet to revise such plan if necessary and to sign and prepare any other document relating to rules of building sanction.

**AND** the Principal hereby ratifies confirms and agrees or undertakes to ratify confirm and acknowledge all and whatsoever the said Attorney or agent appointed under this Power hereinabove contained shall lawfully do or caused to be done in the right of or by virtue of the registered "**Development Agreement**" as mentioned hereinabove.





2

ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
15 MAR 2023

- : ( 7 ) :-

## THE SCHEDULE OF THE PROPERTY

### (Description of the Premises)

**ALL THAT** piece and parcel of total land measuring an area about 240 decimals more or less ( out of total land measuring about 280 decimal), comprised under Mouza- Hogolkuria, J. L. No. 67, Touzi Nos. 1062 & 2434, R. S. No. 170, R.S (Hal) Khatian Nos. 143, 227, 96, 149, 219 & 267 corresponding to L.R. Khatian Nos. 1277 forming part of R. S. & L.R Dag Nos. 532, 533, 534, 535, 538 & 540, within the local limit of Banhooghly No. 1 Gram Panchayet, Being  **Holding No 620, Hogolkuria,** Additional District Sub Registrar at Sonarpur, Police Station- Sonarpur, Kolkata - 700103 within the District of South 24 Parganas, butted and bounded by-

**ON THE NORTH : 30 feet wide Jayenpur-Nepalgunj road and R. S. Dag  
No. 539 (P) and 540 (P)**

**ON THE SOUTH : R. S. Dag No. 528 (P)**

**ON THE EAST : R. S. Dag No. 527 (P) and 534 (P)**

**ON THE WEST : R. S. Dag No. 385 (P) and 533 (P)**

A handwritten signature in black ink, appearing to be 'Fogol Kuria', written in a cursive style. The signature is positioned at the bottom left of the page, below the text describing the western boundary.



2

ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
15 MAR 2023

- : ( 8 ) :-

IN WITNESS WHEREOF we the above named Principals have hereunto set and subscribed our hands and signatures in these presents this the \_\_\_\_\_ day of March, 2023.

**SIGNED, SEALED AND DELIVERED BY:**

In Presence of:-

**WITNESSES:**

1. *Bibhas Kumar Ghosh*  
Golap Apartment  
Borjhi, Kol-700194
2. *Ram Haider*  
70, Lake East 6th Road  
Santoshpur, Kol-75

MEGACITY SERVICES PVT. LTD.

*Minmayee Naskar*

Director

SIGNATURE OF PRINCIPAL/OWNER

**I ACCEPT THIS POWER**

Deeshari Projects Pvt. Ltd.

*Harsh K...*  
Director

SIGNATURE OF ATTORNEY

Drafted by :

*Bibhas Kumar Ghosh*  
(BIBHAS KUMAR GHOSH)  
Advocate, Calcutta High Court.

Regd No.WB/733/1995

Computer typed by :

*Minmayee Naskar*  
(MONOJ NASKAR)  
70, Lake East 6th Road,

Santoshpur, Kol- 700 075

*2*



ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
15 MAR 2023





Thumb 1<sup>st</sup> Finger Middle Finger Ring Finger Small Finger

LEFT HAND					
RIGHT HAND					

Name: AVIJIT NASKAR

Signature :



Thumb 1<sup>st</sup> Finger Middle Finger Ring Finger Small Finger

LEFT HAND					
RIGHT HAND					

Name MRINMAYEE NASKAR

signature :



ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
15 MAR 2023

## Major Information of the Deed

Deed No :	I-1904-03819/2023	Date of Registration	15/03/2023
Query No / Year	1904-8000694418/2023	Office where deed is registered	
Query Date	15/03/2023 2:50:41 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	ASIT MANNA 6, O P O STREET, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9732452296, Status :Solicitor firm		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
Rs. 1,00,000/-		Rs. 2,85,12,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 73/- (Article:E, M(a,))	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190403805/2023		

### Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: BANGOOGHLY-I, Mouza: Hogal Kuria, Pin Code : 700103

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-532	LR-1277	Bastu	Bastu	40 Dec	16,670/-	47,52,000/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-533	LR-1277	Bastu	Bastu	40 Dec	16,666/-	47,52,000/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-534	LR-1277	Bastu	Bastu	40 Dec	16,666/-	47,52,000/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, , Project Name :
L4	LR-535	LR-1277	Bastu	Bastu	40 Dec	16,666/-	47,52,000/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, , Project Name :
L5	LR-538	LR-1277	Bastu	Bastu	40 Dec	16,666/-	47,52,000/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, , Project Name :

L6	LR-540	LR-1277	Bastu	Bastu	40 Dec	16,666/-	47,52,000/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, , Project Name :
		<b>TOTAL :</b>			<b>240Dec</b>	<b>1,00,000 /-</b>	<b>285,12,000 /-</b>	
		<b>Grand Total :</b>			<b>240Dec</b>	<b>1,00,000 /-</b>	<b>285,12,000 /-</b>	




**Principal Details :**




SI No	Name,Address,Photo,Finger print and Signature
1	<p><b>MEGACITY SERVICES PRIVATE LIMITED</b>            70 LAKE EAST, Block/Sector: SANTOSH PUR, City:- Not Specified, P.O:- SANTOSH PUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 , PAN No.:: AAxxxxxx6L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative</p>

**Attorney Details :**




SI No	Name,Address,Photo,Finger print and Signature
1	<p><b>DEESHARI PROJECTS PRIVATE LIMITED</b>            70 LAKE EAST, Block/Sector: SANTOSH PUR, City:- Not Specified, P.O:- SANTOSH PUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 , PAN No.:: AAxxxxxx8A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<p><b>Name</b>  <b>Mrs MRINMAYEE NASKAR</b>            Wife of AVIJIT NASKAR            Date of Execution - 15/03/2023, , Admitted by: Self, Date of Admission: 15/03/2023, Place of Admission of Execution: Office</p>	<p><b>Photo</b>  </p>	<p><b>Finger Print</b>  </p>	<p><b>Signature</b>  </p>
	Mar 15 2023 3:30PM	LTI 15/03/2023	15/03/2023	
<p>70 LAKE EAST, Block/Sector: SANTOSH PUR, City:- Not Specified, P.O:- SANTOSH PUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx8E,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MEGACITY SERVICES PRIVATE LIMITED (as DIRECTOR)</p>				

2	Name	Photo	Finger Print	Signature
	<b>Mr AVIJIT NASKAR</b> <b>(Presentant)</b> Son of Mr JAY RAM NASKAR Date of Execution - 15/03/2023, , Admitted by: Self, Date of Admission: 15/03/2023, Place of Admission of Execution: Office	 <small>Mar 15 2023 3:29PM</small>	 <small>LTI 15/03/2023</small>	 <small>15/03/2023</small>
70 LAKE EAST, Block/Sector: SANTOSH PUR, City:- Not Specified, P.O:- SANTOSH PUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx7G,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : DEESHARI PROJECTS PRIVATE LIMITED (as DIRECTOR)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr ASIT MANNA</b> Son of Mr A K MANNA , 6, O P O STREET, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001	 <small>15/03/2023</small>	 <small>15/03/2023</small>	 <small>15/03/2023</small>
Identifier Of Mrs MRINMAYEE NASKAR, Mr AVIJIT NASKAR			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	MEGACITY SERVICES PRIVATE LIMITED	DEESHARI PROJECTS PRIVATE LIMITED-40 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	MEGACITY SERVICES PRIVATE LIMITED	DEESHARI PROJECTS PRIVATE LIMITED-40 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	MEGACITY SERVICES PRIVATE LIMITED	DEESHARI PROJECTS PRIVATE LIMITED-40 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	MEGACITY SERVICES PRIVATE LIMITED	DEESHARI PROJECTS PRIVATE LIMITED-40 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	MEGACITY SERVICES PRIVATE LIMITED	DEESHARI PROJECTS PRIVATE LIMITED-40 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	MEGACITY SERVICES PRIVATE LIMITED	DEESHARI PROJECTS PRIVATE LIMITED-40 Dec

## Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: BANGGOOGLHY-I, Mouza: Hogal Kuria, Pin Code : 700103

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 532, LR Khatian No:- 1277	Owner:মেগাসিটি সার্ভিসেস প্রাঃ লিঃ, Gurdian:পক্ষে ডিরেক্টর, Address:70 নং লেক ইস্ট রোড, কোল-75 , Classification:শালি, Area:0.45000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 533, LR Khatian No:- 1277	Owner:মেগাসিটি সার্ভিসেস প্রাঃ লিঃ, Gurdian:পক্ষে ডিরেক্টর, Address:70 নং লেক ইস্ট রোড, কোল-75 , Classification:শালি, Area:0.53000000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 534, LR Khatian No:- 1277	Owner:মেগাসিটি সার্ভিসেস প্রাঃ লিঃ, Gurdian:পক্ষে ডিরেক্টর, Address:70 নং লেক ইস্ট রোড, কোল-75 , Classification:শালি, Area:0.99000000 Acre,	Owner Name not selected by applicant.

L4	LR Plot No:- 535, LR Khatian No:- 1277	Owner:মেগাসিটি সার্ভিসেস প্রাঃ লিঃ, Gurdian:পক্ষে ডিরেক্টর, Address:70 নং লেক ইস্ট রোড, কোল-75 , Classification:শালি, Area:0.39000000 Acre,	Owner Name not selected by applicant.
L5	LR Plot No:- 538, LR Khatian No:- 1277	Owner:মেগাসিটি সার্ভিসেস প্রাঃ লিঃ, Gurdian:পক্ষে ডিরেক্টর, Address:70 নং লেক ইস্ট রোড, কোল-75 , Classification:শালি, Area:0.37000000 Acre,	Owner Name not selected by applicant.
L6	LR Plot No:- 540, LR Khatian No:- 1277	Owner:মেগাসিটি সার্ভিসেস প্রাঃ লিঃ, Gurdian:পক্ষে ডিরেক্টর, Address:70 নং লেক ইস্ট রোড, কোল-75 , Classification:শালি, Area:0.07000000 Acre,	Owner Name not selected by applicant.

**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.

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

Presented for registration at 14:46 hrs on 15-03-2023, at the Office of the A.R.A. - IV KOLKATA by Mr AVIJIT NASKAR ,.

**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 2,85,12,000/-

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

Execution is admitted on 15-03-2023 by Mrs MRINMAYEE NASKAR, DIRECTOR, MEGACITY SERVICES PRIVATE LIMITED, 70 LAKE EAST, Block/Sector: SANTOSH PUR, City:- Not Specified, P.O:- SANTOSH PUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075

Indetified by Mr ASIT MANNA, , , Son of Mr A K MANNA, , 6, O P O STREET, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

Execution is admitted on 15-03-2023 by Mr AVIJIT NASKAR, DIRECTOR, DEESHARI PROJECTS PRIVATE LIMITED, 70 LAKE EAST, Block/Sector: SANTOSH PUR, City:- Not Specified, P.O:- SANTOSH PUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075

Indetified by Mr ASIT MANNA, , , Son of Mr A K MANNA, , 6, O P O STREET, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

**Payment of Fees**

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

**Payment of Stamp Duty**

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

1. Stamp: Type: Impressed, Serial no 276082, Amount: Rs.100.00/-, Date of Purchase: 01/02/2023, Vendor name: G C SAHA



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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2023, Page from 215613 to 215632

being No 190403819 for the year 2023.



*mm*

Digitally signed by MOHUL  
MUKHOPADHYAY  
Date: 2023.03.24 12:25:24 +05:30  
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2023/03/24 12:25:24 PM  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
West Bengal.

(This document is digitally signed.)