6907/2023

I-5953/23

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

AEA II

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL

AE 500924

8/113910/2023

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11-59
06/05/23

Additional Registrar of Assurances-II Kolkata

Certified that the document is admitted to registration. The signature sheet and the endorsement sheet attached to this document are the part of this document.

Additional Registrar of Assurances II Kolkata

6 MAY 2023

DEVELOPMENT POWER OF ATTORNEY
AFTER REGISTERED DEVELOPMENT AGREEMENT

1. **Date:** 6th May, 2023

2. **Place:** Kolkata

3. **Parties**

3.1. **Saswat Developer Private Limited** [PAN AAKCS4828D], a company incorporated under the Companies Act, 1956, having its registered office at Om Tower, 9th floor, 32 Jawaharlal Nehru Road, Post office – Middleton Row, Police Station Park Street, Kolkata – 700071 and represented by one of its directors namely **Trilochan Sharma [PAN** AJUPS9281Q and **Aadhaar No.** 5390 4183 7471], son of Banwari Lal Sharma, Occupation Business, working for gain at Om Tower, 9th floor, 32 Jawaharlal Nehru Road, Post office Middleton Row, Police Station Park Street, Kolkata – 700071.
(Grantor)

নম্বর : 7423
সন ও তারিখ : 26022.
ক্রেতার নাম : Mintu Paul
ঠিকানা : Advocate
High Court, Calcutta
মূল্য :
ভেন্ডার :
বারাসাত কোর্ট
জেলা : উত্তর ২৪ পরগণা
খরিদ তাং : 18 JAN 2021
মোট ষ্ট্যাম্প খরিদ . RS.5 6. 000
ট্রেজারী ...
ভেন্ডার : শ্রী সম্রাট ঘোষ

1

CALCUTTA

- 6 MAY 2021

And

3.2 **Vinayak Realtech Properties LLP,** a limited liability partnership incorporated under the Limited Liability Partnership Act, 2008, having its registered office at T-68, Teghoria Main Road, Post Office Hatiara, Police Station Baguiati, Kolkata-700157, District North 24 Parganas, [**PAN** AASFV1939M], represented by its partners, namely (1) **Shishir Gupta**, son of Late Shree Bhagwan Gupta, residing at 30, Vidyasagar Street, Post Office Amherst Street, Police Station Amherst Street, Kolkata-700009, District North 24 Parganas, [**PAN** AIHPG6508N and **Aadhaar No**. 7976 5702 7873] and (2) **Vinita Gupta**, wife of Shishir Gupta, residing at 30, Vidyasagar Street, Post Office Amherst Street, Police Station Amherst Street, Kolkata - 700009 [**PAN** AJFPG4997C and **Aadhaar No**. 3960 3023 1719] (**Attorney**).

NOW THIS POWER OF ATTORNEY WITNESSES AS FOLLOWS:

4. Background

4.1 **Ownership of the Grantor:** The Grantor is the recorded owner of divided and demarcated land measuring **36.37** (thirty six point three seven) decimal out of land measuring 68.4 (sixty eight point four) decimal, more or less, out of 105 (one hundred five) decimal, in R.S./L.R. Dag No. 864, L.R. Khatian No. 1270, lying and situated at Mouza Kalikapur, J.L. No. 40, Touzi No. 173, within the local limits of Patharghata Gram Panchayat, Police Station - Rajarhat, under A.D.S.R. Rajarhat, District - North 24 Parganas, all more fully and collectively described in the **1st Schedule** below (collectively **Said Property**).

4.2 **Development Agreement:** The Grantor has entered into a development agreement dated 6th May, 2023 (**Said Development Agreement**), registered in the Office of the Additional Registrar Assurances- II at Kolkata, Being No. ~~1520~~ 5946 (Query 200113725 5 /2023) for the year 2023 with **Vinayak Realtech Properties LLP**, a limited liability partnership incorporated under the Limited Liability Partnership Act, 2008, having its registered office at T-68, Teghoria Main Road, Post Office Hatiara, Police Station Baguiati, Kolkata-700157, District North 24 Parganas (**Developer**) for development of the Said Property by constructing of new residential commercial buildings (**Project**) in the manner and on the terms and conditions contained in the Said Development Agreement.

4.3 **Powers Pursuant to Said Development Agreement:** The Said Development Agreement further provides that the Grantor shall grant all powers and authorities to the Developer and/or its assigns, nominees, legal representatives for doing all things needful for

development of the Said Property by construction of new residential-commercial building and sale of the constructed area of new residential-commercial building in the manner and on the terms and conditions therein contained. The Developer has nominated the Attorney to receive the powers and authorities in terms of the Said Development Agreement. Hence, the Grantor is granting the following powers and authorities to the Attorney, either to act jointly or severally.

5. Subject Matter of Power of Attorney

5.1 **B.L &L.R.O Mutation:** Powers and authorities to obtain mutation from the office of B.L& L.R.O, with respect to the Said Property in the name of the Grantor.

5.4 ***Panchayat* Mutation:** Powers and authorities to obtain mutation from Patharghata Gram *Panchayat* with respect to the Said Property in the name of the Grantor.

5.5 **Amalgamation:** Powers and authorities to amalgamate Said Property in the name of the Grantor.

5.6 **ULC Clearance:** Powers and authorities to obtain ULC clearance in the name of the Grantor.

5.7 **Conversion:** Powers and authorities to cause conversion of the Said Property.

5.8 **Sanction of Building Plans:** Powers and authorities for causing sanction of the building plans and ancillary activities relating to the Said Property.

5.9 **Construction of New Buildings:** Powers and authorities for construction of new residential cum commercial building on the Said Property in terms of the Said Development Agreement.

5.10 **Sale:** Powers and authorities for sale of the Project as defined in the Said Development Agreement.

6. Appointment

6.1 **Hereby Made:** The Grantor hereby revocable nominates, constitutes and appoints the Attorney as the lawful Attorney of the Grantor, to do all acts, deeds and things mentioned below, for, in the name of and on behalf of the Grantor.

7. Powers and Authorities

7.1 **Mutation:** To take all necessary steps and to sign all papers, documents as to be required for obtaining mutation in the name of the Grantor from the office of B.L.& L.R.O and/or SDL&LRO and/or DL&LRO and from the Patharghta Gram *Panchayat* and to pay fees, costs and charges for that purpose.

7.2 **Amalgamation:** To take all necessary steps and to sign all papers, documents as to be required for amalgamation of the various plots comprising in the Said Property into one property in the name of the Grantor and to pay fees, costs and charges for that purpose.

7.3 **Regulatory Clearances:** To apply for and obtain requisite clearances, including but not limited to the clearance under the Urban Land (Ceiling & Regulations) Act, 1976 in the name of the Grantor and to appear before all or any authorities for such clearances and to sign and submit all papers, applications and documents in connection with the same.

7.4 **Conversion:** To take all necessary steps and to sign all papers, documents as to be required and to apply for conversion of the nature of the Said Property and to appear before the BL&LRO, the SDL&LRO, the DL&LRO or any authorities for such clearances and to sign and submit all papers, applications and documents in connection with the same.

7.5 **Sanction of Building Plans:** To cause the building plans to be prepared and submitted by appointing a licensed architect and structural engineer and then to have the same sanctioned/modified /altered/revised/re-validated by the Patharghta *Gram Panchayat,* Rajarhat *Panchayat Samity, Zilla Parishad,* NKDA and other statutory authorities concerned with sanction and to pay fees, costs and charges for such sanction/modification /alteration /revision/re-validation and upon completion of work, to obtain drainage connection, water connection and certificates from the planning authorities.

7.6 **Raising of Funds:** In case the Developer pursuant to and in terms of clause 22.9 of the Development Agreement chooses to avail construction finance from any bank or non-banking financial corporation or any financial institution, solely for the purpose of financing the Development of the Said Property, then to provide the no objection of the Grantor as may be required therefor and without committing any violation of the terms and conditions of the Development Agreement.

7.7 **Dealing with Authorities:** To deal with all authorities including to the office of the B.L & L.R.O office, the Local Gram *Panchayat,* Rajarhat *Panchayat Samity, Zilla Parishad,* NKDA, the SDL&LRO, the ADM and DL&LRO, Airport Authorities, Fire Department, BSNL/VSNL, PCB and other statutory authorities including but not limited to Kolkata Metropolitan Development Authority, as to be required for amalgamating the Said Property, obtaining regulatory clearances from ULC department, sanction/modification/ alteration/revision/re-validation of the building plans, obtaining drainage connection, water connection and certificate of the Patharghta Gram *Panchayat* and to prepare, sign and submit all plans, papers, documents, statements, undertakings, declarations, affidavits, applications, returns, confirmations, consents, indemnities and other ancillary papers, as be required, in this regard.

7.8 **Connection of Utilities:** To apply for and obtain water connection, drainage connection, sewage connection, electricity connection and any other utilities.

7.9 **Signing and Execution:** To sign, execute, modify, cancel, alter, draw, submit and present for registration and have registered before the concerned authorities all plans, papers, documents, statements, undertakings, declarations, affidavits, applications, returns, confirmations, consents, indemnities and other ancillary papers, for and in connection with amalgamation of the Said Property, obtaining regulatory clearances from ULC department, conversion, sanction/modification /alteration/revision/re-validation of the building plans, obtaining drainage connection, water connection and certificate with regard to the change of nature of the Said Property and to have the same registered and obtain all permissions and clearances as may be required for the same.

7.10 **Appearance:** To appear before Notary Public, Registrars, Magistrates and all other officers and authorities to have notarized, registered and authenticated all papers, declarations, affidavits, confirmations, consents, agreements, documents, indemnities, undertakings etc. as be required to enforce all powers and authorities contained herein.

7.11 **Preparatory Work:** To cause survey, test soil, do excavation and other preparatory works for construction of new residential cum commercial building/s on the Said Property.

7.12 **Demolition and Construction:** To demolish the existing buildings and structures (if any) on the Said Property and to construct temporary sheds and godowns for storage of building materials and running of site office and to construct new residential cum commercial building/s and/or any other structure on the Said Property.

7.13 **Contracts for Demolition and Construction:** In relation to such demolition and construction, to sign, execute and register any kind of contracts with any third party on terms and conditions as be deemed fit by the Attorney.

7.14 **Negotiation and Sale:** To negotiate for sale on the terms and conditions contained in clause 13 and its sub-clauses of the Said Development Agreement and to sell the entirety or any part or portion of the Transferable Areas and unsold allocated areas forming part of the Developer's Allocation but not those forming part of the Owner's Allocation in the Project, on terms and conditions as be deemed fit by the Attorney and to prepare, sign, execute and deliver agreements and conveyances of that part or portion without violating the terms and conditions of the said clause 13 and its sub-clauses of clause 13. The expression Owner's Allocation and Developer's Allocation are defined under clause 11 of the Development Agreement.

7.15 **Receive Payments:** To receive on the terms and conditions contained in clause 13 and its sub-clauses of the Said Development Agreement all payments with regard to the sale of the Transferable Areas and unsold allocated areas forming part of the Developer's Allocation but not those unsold allocated areas forming part of the Owner's Allocation in the Project and acknowledge receipt of payments.

7.15.1 **Receive Payments:** The Developer shall receive and/or deposit the entire Realizations or any part thereof only with regard to the sale of the entirety of Transferable Areas in the Project (other than unsold allocated areas of the parties) in the Designated Bank Account and in no other account whatsoever. (as defined in Clause 13 of the Said Development Agreement) and acknowledge receipt of payments respectively.

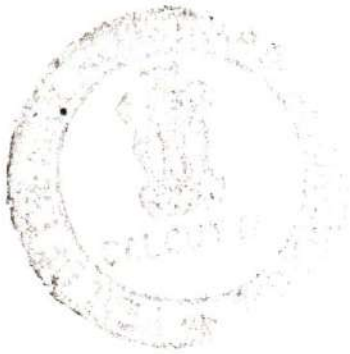
7.15.1 **Agreed Ratio**: The entire Realizations shall be appropriated and shared by the Parties in the said ratio i.e. 32% by the Owner and 68% by the Developer.

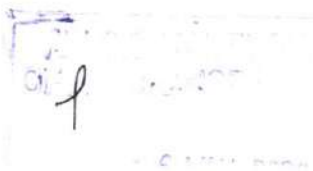
7.15.2 **Designated Bank Account:** The parties shall open a joint escrow bank account operable under the joint signature of one authorized representative of the Owners and one authorized representative of the Developer (**Escrow Account**). The Developer shall receive and/or deposit the entire Realizations or any part thereof only in the Designated Bank Account and in no other account whatsoever. Thereafter the Realizations will be split and transferred to the respective Parties bank accounts according to their Agreed Ratio.

7.16 **Permissions and Clearances:** To apply for and obtain all kind of permissions and clearances required for entering into and executing agreements and conveyances for sale of the Developer's Allocation in the Project.

7.17 **Registration and Authentication:** To appear before Notary Public, Registrars, Magistrates and all other officers and authorities and to have notarized and present for registration, admit execution, have registered and obtain original of all agreements and conveyances as aforesaid.

7.18 **Legal Proceedings:** To commence, prosecute, enforce, defend, answer or oppose all actions and other legal proceedings and demands touching any of the matters aforesaid or with respect to the entirety of the Said Property or in any other matter in which the Grantor is now or may hereafter be interested or concerned and also if thought fit with such intent as aforesaid to compromise, refer to arbitration, abandon, submit to judgment/s or become non-suited in any such action or proceeding as aforesaid before any Court, Civil or Criminal or Revenue, any Tribunals, Land Reform Office, WBHIRA, etc and to appoint Solicitors, Advocates, Consultants as may be required and to accept any notice and service of papers from any Court, Tribunal, Arbitral Tribunal, Postal and/or other authorities and to receive and pay all moneys, including Court Fees etc.





7.19 **Outgoings:** To pay all outgoings, including *Panchayat* taxes etc. in respect of the Said Property/Project and to collect receipts thereof.

8. Ratification

8.1 **Hereby Made:** The Grantor hereby ratifies and confirms and agrees to ratify and confirm all actions of the Attorney in pursuance of this Power of Attorney.

8.2 AND it is clarified that the powers and authorities shall be exercised according to the progress of work and activity as per the Development Agreement and it is further clarified that while exercising the powers and authorities hereby conferred on the said Attorneys, they or any of them shall not do any act deed or thing which go against the provisions of the Development Agreement or impair or affect the rights and entitlement of the Grantor and by executing this Power of Attorney the obligations of the Grantor or the Developer or consequences for noncompliance under the Development Agreement shall not be affected

1st Schedule
(Said Property)

Divided and demarcated land measuring **36.37** (thirty six point three seven) decimal out of land measuring 68.4 (sixty eight point four) decimal, more or less, out of 105 (one hundred five) decimal, in R.S./L.R. Dag No. 864, L.R. Khatian No. 1270, lying and situated at Mouza Kalikapur, J.L. No. 40, Touzi No. 173, within the local limits of Patharghata Gram Panchayat, Police Station - Rajarhat, under A.D.S.R. Rajarhat, District - North 24 Parganas, demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

On The North	:	By R.S./L.R. Dag Nos. 662, 663
On The East	:	By R.S./L.R. Dag No. 680
On The South	:	By R.S./L.R. Dag No. 864 (P) and 23 feet wide road.
On The West	:	By R.S./L.R. Dag Nos. 655, 654.

The Details of the Said Property are tabulated below:

Mouza	R.S/L.R *Dag* No.	Classification	Total Area (in dec.)	L.R. Khatian Nos.	Area for this plot (in Dec)	Name of the Recorded Owner
Kalikapur	864	*Bagan*	105	1270	36.37	Saswat Developer Private Limited
Total Land Area					36.37 Decimal	

9. Execution and Delivery

9.1 **In Witness Whereof** the Grantor and the Attorney have executed this Power of Attorney on the above date.

For SASWAT DEVELOPER PVT. LTD.

Director

Saswat Developer Private Limited
[Owner]

Accepted:

Shishir Gupta

Vinita Gupta

Partners of
Vinayak Realtech Properties LLP
[Attorney]

Witnesses:

Signature Ishita Kundu

Name ISHITA KUNDU

Father's Name Gopal Kundu

Address City civil court Calcutta

Signature Rudra Pratap Seth

Name RUDRA PRATAP SETH

Father's Name RAM LAL SETH

Address CMM COURT CALCUTTA. Kol-1

Mintu Paul
Mintu Paul
Advocate
High Court, Calcutta
Enrolment No. F/663/1713/2018

SITE PLAN OF RS/LR DAG NOS: 864(P), LR KHATIAN NO: 1270 SITUATED AT MOUZA: KALIKAPUR, JL NO: 40, TOUZI NO: 173, POLICE STATION: RAJARHAT, DISTRICT: NORTH 24 PGS. UNDER PATHARGHATA GRAM PANCHAYET.

LATITUDE : 22.592000, LONGITUDE : 88.507575

N
W E
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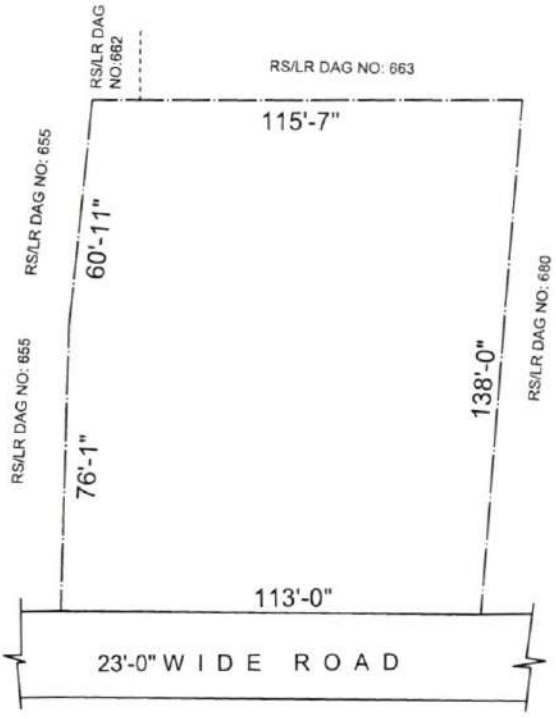
SCALE : N.T.S.



VINAYAK REALTECH PROPERTIES LLP

Partner

SIGNATURE OF DEVELOPER

For SASWAT DEVELOPER PVT. LTD.

Director

SIGNATURE OF OWNER

R.S./L.R. DAG. NO.	KHATIAN NO.	AREA OF LAN IN DEC.
864(P)	1270	36.37 DECIMAL

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or Presentants					
		Little	Ring	Middle (Left	Fore Hand)	Thumb
		Thumb	Fore	Middle (Right	Ring Hand)	Little
		Little	Ring	Middle (Left	Fore Hand)	Thumb
		Thumb	Fore	Middle (Right	Ring Hand)	Little
		Little	Ring	Middle (Left	Fore Hand)	Thumb
		Thumb	Fore	Middle (Right	Ring Hand)	Little

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AASFV1939M

नाम / Name
VINAYAK REALTECH PROPERTIES LLP

15102019

निगमन/गठन की तारीख
Date Of Incorporation/Formation
18/09/2019

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SHISHIR GUPTA

SHREE BHAGWAN GUPTA

15/06/1976

Permanent Account Number

AIHPG6508N

Signature

22/05/2013

भारत सरकार
GOVERNMENT OF INDIA

SHISHIR GUPTA
DOB: 15/06/1978
MALE

7976 5702 7873

আমার আধার, আমার পরিচয়

Shishir Gupta
Shishir Gupta

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address
S/O Shree Bhagwan Gupta, 30,
VIDYASAGAR STREET, Raja Ram Mohan
Sarani, Kolkata,
West Bengal - 700009

1947
1800 300 1947
help@uidai.gov.in
www.uidai.gov.in
P.O. Box No. 1947
Bengaluru-560 001

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

VINITA GUPTA

SHIVSHANKAR PRASAD GUPTA

07/03/1979

Permanent Account Number

AJFPG4997C

Vinita Gupta

Signature

Vinita Gupta

भारत सरकार
GOVERNMENT OF INDIA

VINITA GUPTA
DOB: 07/03/1979
FEMALE

3960 3023 1719

আমার আধার, আমার পরিচয়

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

आधार

Address
W/O Shishir Gupta, ., 30 VIDYASAGAR STREET, Raja Ram Mohan Sarani,
Kolkata,
West Bengal - 700009

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947
Bengaluru-560 001

Vinita Gupta

आयकर विभाग भारत सरकार

INCOME TAX DEPARTMENT GOVT. OF INDIA

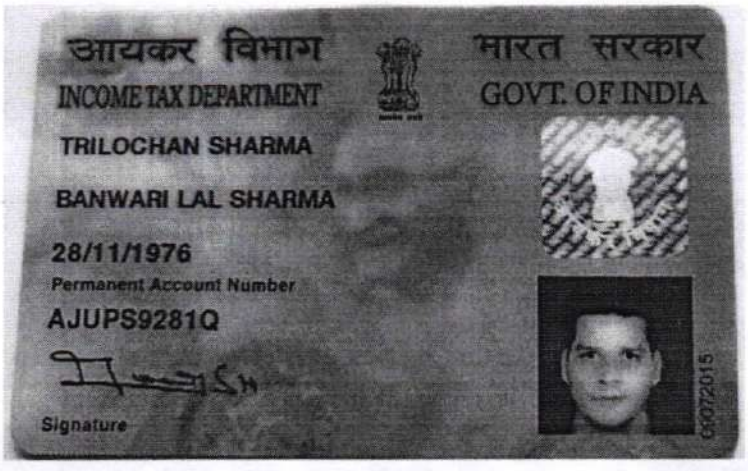
SASWAT DEVELOPER PRIVATE LIMITED

04/01/2007

Permanent Account Number

AAKCS4828D

25012007


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
TRILOCHAN SHARMA
BANWARI LAL SHARMA
28/11/1976
Permanent Account Number
AJUPS9281Q
Signature
06072015

आधार

भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

Enrolment No. : 0664/20192/01081

To
Trilochan Sharma

S/O Benwari Lal Sharma
TIRUMANI APPARTMENT, 10TH FLOOR, FL-103
23A ASHUTOSH CHOWDHURY AVENUE
NEAR BIRLA MANDIR
Ballygunge
Ballygunge,Circus Avenue,Kolkata,
West Bengal - 700019
MXXXXX929

6A6895907159FN

5895971

आपका आधार क्रमांक / Your Aadhaar No. :

5390 4183 7471

मेरा आधार, मेरी पहचान

[redacted]

Trilochan Sharma

DOB: 28/10/1976

Male

5390 4183 7471

मेरा आधार, मेरी पहचान

[redacted]

AADHAAR

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन प्रमाणीकरण द्वारा प्राप्त करें।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी लाभों का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

[redacted]

Address: S/O Benwari Lal Sharma, TIRUMANI APPARTMENT, 10TH FLOOR, FL-103, 23A ASHUTOSH CHOWDHURY AVENUE, NEAR BIRLA MANDIR, Ballygunge, Ballygunge, Kolkata, Circus Avenue, West Bengal, 700019

5390 4183 7471

1947

Major Information of the Deed

Deed No :	**I-1902-05953/2023**	**Date of Registration**	**06/05/2023**
Query No / Year	**1902-8001139019/2023**	**Office where deed is registered**	
Query Date	**06/05/2023 2:48:03 PM**	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	MINTU PAUL HIGH COURT CALCUTTA,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9830202038, Status :Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
Rs. 1/-		Rs. 1,70,98,901/-	
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]:- 190205946/2023		

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Kalikapur, Pin Code : 700135

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-864	LR-1270	Bastu	Bagan	36.37 Dec	1/-	1,70,98,901/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road, , Project Name :
	Grand Total :				**36.37Dec**	**1 /-**	**170,98,901 /-**	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**SASWAT DEVELOPER PRIVATE LIMITED** Om Tower, 9th Floor, 32, Jaharlal Neheru Road, City:- Kolkata, P.O:- Middleton Row, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700071 , PAN No.:: AAxxxxxx8D,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**VINAYAK REALTECH PROPERTIES LLP** 30, Vidyasagar Street, City:- Kolkata, P.O:- Amherst Street, P.S:-Amherst Street, District:-Kolkata, West Bengal, India, PIN:- 700009 , PAN No.:: AAxxxxxx9M,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	**Name**	**Photo**	**Finger Print**	**Signature**
	TRILOCHAN SHARMA Son of Shri Banwari Lal Sharma Date of Execution - 06/05/2023, , Admitted by: Self, Date of Admission: 06/05/2023, Place of Admission of Execution: Office	 May 6 2023 3:09PM	 LTI 06/05/2023	06/05/2023
	Om Tower, 9th Floor, 32, Jawaharlal Nehru Road, City:- Kolkata, P.O:- Middletown Row, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700071, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJxxxxxx1Q,Aadhaar No Not Provided Status : Representative, Representative of : SASWAT DEVELOPER PRIVATE LIMITED (as Director)			
2	**Name**	**Photo**	**Finger Print**	**Signature**
	SHISHIR GUPTA (Presentant) Son of Late Sree Bhagwan Gupta Date of Execution - 06/05/2023, , Admitted by: Self, Date of Admission: 06/05/2023, Place of Admission of Execution: Office	 May 6 2023 3:11PM	 LTI 06/05/2023	06/05/2023
	30, Vidyasagar Street, City:- Kolkata, P.O:- Amherst Street, P.S:-Amherst Street, District:-Kolkata, West Bengal, India, PIN:- 700009, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AIxxxxxx8N,Aadhaar No Not Provided Status : Representative, Representative of : VINAYAK REALTECH PROPERTIES LLP (as Partner)			
3	**Name**	**Photo**	**Finger Print**	**Signature**
	VINITA GUPTA Wife of Shishir Gupta Date of Execution - 06/05/2023, , Admitted by: Self, Date of Admission: 06/05/2023, Place of Admission of Execution: Office	 May 6 2023 3:13PM	 LTI 06/05/2023	06/05/2023
	30, Vidyasagar Street, City:- Kolkata, P.O:- Amherst Street, P.S:-Amherst Street, District:-Kolkata, West Bengal, India, PIN:- 700009, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJxxxxxx7C,Aadhaar No Not Provided Status : Representative, Representative of : VINAYAK REALTECH PROPERTIES LLP (as Partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Miss ISHITA KUNDU Daughter of Mr GOPAL KUNDU CITY CIVIL COURT, City:- Not Specified, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001			

	06/05/2023	06/05/2023	06/05/2023
Identifier Of TRILOCHAN SHARMA, SHISHIR GUPTA, VINITA GUPTA			

Transfer of property for L1		
Sl.No	**From**	**To. with area (Name-Area)**
1	SASWAT DEVELOPER PRIVATE LIMITED	VINAYAK REALTECH PROPERTIES LLP-36.37 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Kalikapur, Pin Code : 700135

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 864, LR Khatian No:- 1270		Owner Name not selected by applicant.

On 06-05-2023

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 14:51 hrs on 06-05-2023, at the Office of the A.R.A. - II KOLKATA by SHISHIR GUPTA ,.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,70,98,901/-

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

Execution is admitted on 06-05-2023 by TRILOCHAN SHARMA, Director, SASWAT DEVELOPER PRIVATE LIMITED, Om Tower, 9th Floor, 32, Jaharlal Neheru Road, City:- Kolkata, P.O:- Middleton Row, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700071

Indetified by Miss ISHITA KUNDU, , , Daughter of Mr GOPAL KUNDU, CITY CIVIL COURT, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 06-05-2023 by SHISHIR GUPTA, Partner, VINAYAK REALTECH PROPERTIES LLP, 30, Vidyasagar Street, City:- Kolkata, P.O:- Amherst Street, P.S:-Amherst Street, District:-Kolkata, West Bengal, India, PIN:- 700009

Indetified by Miss ISHITA KUNDU, , , Daughter of Mr GOPAL KUNDU, CITY CIVIL COURT, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 06-05-2023 by VINITA GUPTA, Partner, VINAYAK REALTECH PROPERTIES LLP, 30, Vidyasagar Street, City:- Kolkata, P.O:- Amherst Street, P.S:-Amherst Street, District:-Kolkata, West Bengal, India, PIN:- 700009

Indetified by Miss ISHITA KUNDU, , , Daughter of Mr GOPAL KUNDU, CITY CIVIL COURT, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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 7423, Amount: Rs.100.00/-, Date of Purchase: 26/02/2021, Vendor name: S BOSE

Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2023, Page from 188200 to 188216

being No 190205953 for the year 2023.

Seal of the Additional Registrar of Assurances-II, Kolkata

Digitally signed by SATYAJIT BISWAS
Date: 2023.05.11 13:18:22 -07:00
Reason: Digital Signing of Deed.

(Satyajit Biswas) 2023/05/11 01:18:22 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

(This document is digitally signed.)