

15258/18

05466/18



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL



.Y 916514

24.5.2018
 amr 0.140869/18
 Dev power
 Additional Registrar on
 Assurances-IV, Kolkata

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

[Signature]
 Additional Registrar
 of Assurances-IV, Kolkata

24 MAY 2018

KNOW ALL MEN BY THESE PRESENTS that We, THE GOVERNOR OF THE STATE OF WEST BENGAL THROUGH REFUGEE RELIEF AND REHABILITATION DEPARTMENT OF GOVERNMENT OF WEST BENGAL, represented by represented by

[Signature]
 4.5.2018
 B. C. BARMAN, I.A.S.
 Additional Secretary
 Deptt. of & L. & L. R. AND R. R. & R.

322072



S.L. No. Sold To

Rs. Addrs.

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

Issue Date. Sign.



9 FEB 2018

Printed and published by the Registrar of Assurances, Kolkata, at the Registrar's Office, 2, Crossin Place, Kolkata - 1.

Additional Registrar of Assurances, Kolkata



Re

**ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA**
24 MAY 2018

Identified by
Palsab Haldar

s/o- Sahadeb Haldar
Responsable
2, Crossin Place,
Kol-1

Government of West Bengal
Department of Land & Land Reforms and
Refugee Relief & Rehabilitation
16 A, Brabourne Road, Kolkata – 700 001.

No. 399/Addl.Secy/RRR/2018

Date: 4.5.2018

From: B.C. Barman, IAS,
Additional, Secretary,
Department L & L R & R R & R.

To: Registrar of Assurances,
Red Cross Building,
Kolkata.

Sub: Execution of Development Agreement & POA.

Please find enclosed herewith (I) Development Agreement (II) Power of Attorney for the redevelopment of Bonhooghly Market Complex on a portion of Premises No. 561, Bonhooghly Arable Land, Lake View Park Road, Baranagar Municipality Ward No. 15, P.S – Baranagar, Kolkata-700108, Dist. – 24 Pgs (North), West Bengal duly executed for his information and taking necessary action.

He is requested to take necessary actions for registration of the aforesaid two documents at his own end;

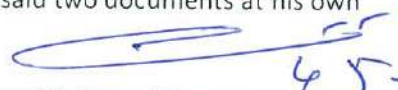
Encl. As above



No. 399/1/Addl.Secy/RRR/2018

Copy forwarded for information and taking necessary action.

1. The Chairman,
Eden Realty Ventures Private Limited
7, J.L. Nehru, Kolkata – 700013.


Additional Secretary
Department of L & L R & R R & R.

B. C. BARMAN, I.A.S.
Additional Secretary
Deptt. of & L. & L. R. AND R. R. & R.

Date: 4.5.2018

Additional Secretary
Department of L & L R & R R & R.

Sri British Chandra Barman, Additional Secretary having its office at Writers' Building, Main Block, Kolkata - 700 001 and presently at Brabourne Road, Kolkata - 700 001 (hereinafter referred to as the "STATE GOVERNMENT"/"APPOINTER") SEND GREETINGS :

WHEREAS :-

A. The State Government, by virtue of land vested in it, is the absolute owner of **All That** the Plot of Land measuring about 0.272 Acre situated on the opposite side near the Electric Transformer and the same comprised in R.S. Dag No. 31(Part) and 32(Part) under R.S./L.R. Khatian No. 819 (modified) within Mouza - Palpara, more fully described in the Schedule hereunder written (hereinafter referred to as the "said Plot of Land").

B. The State Government has also obtained Plan bearing No. PWBS/545/2015 dated 03.03.2015, duly sanctioned by the Baranagar Municipality for construction of a three-storied commercial building complex at or upon the "said Plot of Land" (hereinafter referred to as the "Sanctioned Plan").

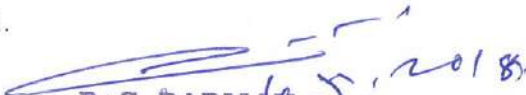
C. The Project Implementation Committee (PIC) framed a Scheme and the same duly approved by the Government of West Bengal in

B. C. BARMAN, I.A.S.
Additional Secretary
Deptt. of & L. & L. R. AND R. R. & R.

4-5-2018

Refugee Relief & Rehabilitation Department to cause a three-storied commercial building complex to be erected at the "said Plot of Land", described in the Schedule hereunder written, as per the said "Sanctioned Plan" and further to cause the occupants of 112 Shops at the Western Portion of the proposed Housing Project named "Bonhooghly Housing Project" at No.561, Bonhooghly Arable Lane, Lake View Road, Baranagar, Kolkata - 700108 to be rehabilitated at portions of the proposed building and further to obtain surrender of their respective tenancies/possession/ occupation in respect of the existing shops presently in their occupation.

D. By an Agreement dated the ^{04th} day of May, 2018 (in short "Development Agreement") Messrs Eden Realty Ventures Pvt. Ltd. of No.7, Jawahar Lal Nehru Road, Kolkata - 700013 (hereinafter referred to as "EDEN") has agreed at its own costs to undertake development in respect of the "said Plot of Land", more fully described in the Schedule hereunder written and further to construct the proposed three-storied commercial building complex thereat as per the said "Sanctioned Plan" duly approved by the Baranagar Municipality and the revision thereof, at or for the agreed consideration and on agreed terms and conditions recorded therein.



B. C. BARMAN, I.A.S.
 Additional Secretary
 Deptt. of & L. & L. R. AND R. R. & R.

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 Additional Secretary
 Deptt. of & L. & L. R. AND R. R. & R.

E. In pursuance of the said Development Agreement, the State Government has agreed and decided to retain and appoint the said Developer Messrs Eden Realty Ventures Pvt. Ltd. of No.7, Jawahar Lal Nehru Road, Kolkata - 700013, having its PAN:AAACL9697H and its Director Sri Arya Sumant, son of Sachchidanand Rai having his residence at Flat No. 7, 13, Loudon Street, National Court, Kolkata - 700017, having his PAN: BYMPS8656P as their Attorneys to act jointly or severally and to do all or any of the acts, deeds, matters and things hereafter stated:-

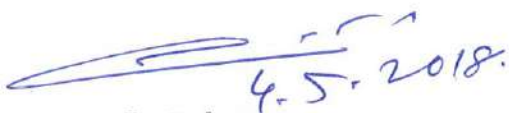
NOW KNOW YE ALL MEN BY THESE PRESENTS that we, the State Government/Appointer abovenamed do hereby make, nominate, constitute, retain and appoint and have made, nominated, constituted, retained and appointed (1) the said Messrs Eden Realty Ventures Pvt. Ltd. and (2) its said Director Sri Arya Sumant, son of Sachchidanand Rai as our lawful "Attorneys" to act jointly or severally in the name and on behalf and on account of the Appointer and further to do all or any of the acts, deeds, matters and things, namely :-

- (a) To undertake, carry out and complete development of the "said Plot of Land", described in the Schedule hereunder written and


B. C. BARMAN, I.A.S.
 Additional Secretary
 Deptt. of & L. & L. R. AND R. R. & R.

construction of the proposed commercial building complex thereat and the same strictly as per the said Sanctioned Plan duly approved or as may hereafter be further approved, modified and renewed by the Baranagar Municipality and also in accordance with the Municipal Laws;

- (b) To appear and represent the Appointer/State Government before all concerned departments and authorities of the State Government and further to comply with all statutory requirements as also perform all statutory formalities as may from time to time be required for carrying out and completing development of the "said Plot of Land" and/or construction of the said proposed building complex thereat;
- (c) To provide temporary accommodation to the occupants of the existing shops and spaces at portion of Bonhooghly Housing Project at premises No.561, Bonhooghly Arable Land, Lake View Road, Baranagar, Kolkata - 700108 (hereinafter referred to as the "Occupiers of Existing Shops") till the said existing occupiers are accommodated in the proposed building to be erected at the "said Plot of Land" and for the said purpose to do


4.5.2018.
B. C. BARMAN, I.A.S.
Additional Secretary
Deptt. of & L. & L. R. AND R. R. & R.

all acts, deeds, matters and things as our said Attorneys shall think proper;

- (d) To demolish or cause to be demolished the existing structures lying at the "said Plot of Land" or portions thereof and for the said purpose to retain and appoint contractors and further to do all acts, deeds, matters and things as the said attorneys or either of them shall think proper.
- (e) To bear and pay land revenue, municipal taxes and other rates, taxes and outgoings on account and in respect of the "said Plot of Land" at the office of the Baranagar Municipality and other concerned authorities and departments and for the said purpose to sign, execute and deliver all papers and documents and to do all acts, deeds, matters and things as the said Attorneys or either of them shall think proper;
- (f) To do or cause to be done necessary measurement, survey, soil testing and such other acts at or upon the land comprised in the "said Plot of Land" as the said Attorneys or either of them shall think proper;



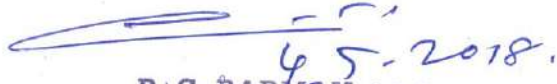
4.5.2018

B. C. BARMAN, I.A.S.
Additional Secretary
Deptt. of & L. & L. R. AND R. R. & R.

- (g) To apply for and obtain all necessary sanctions, permissions, No Objections and clearances from the appropriate Government authorities and/or departments including renewal and/or modification of the said "Sanctioned Plan" from the Baranagar Municipality for development of the "said Plot of Land" and/or construction of the proposed building complex thereat and for the said purpose to do all acts deeds matters and things as the said Attorneys or either of them shall think proper;
- (h) To apply for and obtain all necessary maps, plans, sketches, diagrams, elevations and other specifications duly sanctioned and/or approved by the Baranagar Municipality, Fire Brigade authorities, Police authorities and other Government authorities and/or departments as may from time to time be necessary or required for the development of the "said Plot of Land" and/or construction of the said proposed building complex thereat and for the said purpose to sign execute and deliver all applications, maps, plans or other papers and documents as also to do all acts deeds matters and things as the said Attorneys or either of them shall think proper;


B. C. BARMAN, I.A.S. 2018.
Additional Secretary
Deptt. of & L. & L. R. AND R. R. & R.

- (i) To apply for and obtain water, sewerage, drainage, telephone, telex, electricity, gas and other public utility services, and/or other connections of any other utility such as lift, generator etc. in such name or name as it may think fit and/or to make alterations therein and to close down and/or have disconnected the same in or upon the said "Plot of Land" and/or the proposed building complex as may hereafter be erected thereat and for the said purpose to sign execute and deliver necessary applications, papers, letters and documents, declarations, undertakings and Bonds as also to do all acts deeds matters and things as the said Attorneys or either of them shall think proper;
- (j) From time to time to apply for and have the "sanctioned plan" modified, renewed, varied and/or rectified by the Baranagar Municipality and for the said purpose to pay necessary charges as also to do all acts deeds matters and things as the said Attorneys or either of them shall think proper;
- (k) To pay the sanction fee and other costs charges and expenses for obtaining the sanctions and/or permissions and/or clearances and No Objection Certificates including the sanction of plan as


6.5.2018.
B. C. BARMAN, I.A.S.
Additional Secretary
Deptt. of & L. & L. R. AND R. R. & R.

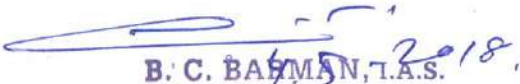
also obtaining of public utility services and in this regard to do all acts deeds matters and things as the said Attorneys or either of them shall think proper;

- (l) To retain and appoint Architects, Engineers, Contractors, Masons, Mistries, Electricians, plumbers and Chowkidars, Durwans, Security Guards and other employees or staff for carrying out the development of the "said Plot of Land" and the same for such salaries or remuneration or charges and on such terms and conditions as the said Attorneys or either of them shall think proper;
- (m) To undertake and carry out the construction of the proposed building complex as per the "sanctioned Plan" and for the said purpose to sign execute and deliver all papers and documents as also to do all acts deeds matters and things as the said Attorneys or either of them shall think proper;
- (n) To enjoy, occupy, possess, retain or lease, sub-lease, transfer or otherwise dispose of the spaces of the proposed Building Complex to be erected at the "said Plot of Land" forming part of the "Developer's allocation" as per the said "Development


B. C. BARMAN, I.A.S.
Additional Secretary
Deptt. of & L. & L. R. AND R. R. & R.

Agreement" and for the said purposes, to sign execute and deliver the Transfer deeds, Lease deeds and other deeds, documents and Agreements as may from time to time be required and as the said Attorneys or either of them shall think proper;

- (o) To appear before the appropriate Registering authorities and to present the Agreements for Transfer, lease deeds, Transfer Deeds and other deeds, documents and Agreements, after execution of the same and further to admit the execution of the same and do all acts, deeds matters and things for completion of Registration thereof and as the said Attorneys or either of them shall think proper;
- (p) To sign and execute all documents and papers and to do all acts, deeds matters and things required for mutating and recording Eden's name or names of lessee, transferees or assigns of "Developer's allocation" in government records.
- (q) To arrange for financing of the Said Commercial building and obtain loan from Banks/Financial Institutions/other entities as for such purpose to sign and execute necessary documents on

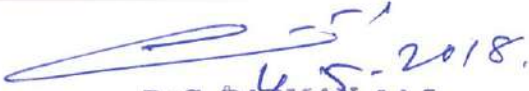

B. C. BHATNAGAR, T.A.S.
Additional Secretary
Deptt. of & L. & L. R. AND R. R. & R.

behalf of the grantor and to create a mortgage/charge in favour of such Banks/Financial Institutions/other entities in respect of Developer's Allocation.

- (r) To receive realize and recover the amounts of earnest moneys and/or part payments and/or consideration moneys for and on account of transfer of the spaces of the proposed building complex forming part of the "Developer's allocation" as defined in the above mentioned Development Agreement and also to issue valid and effective receipts and discharges for the same and for the said purpose to do all acts deeds matters and things as the said Attorneys or either of them shall think proper;
- (s) To institute and/or prosecute all or any suits, appeals, revisions, and other legal proceedings or litigations civil or criminal in the appropriate courts of law in connection with the "said Plot of Land" and/or construction of the proposed building complex in or upon the land comprised in the "said Plot of Land" and for the said purpose, to do all acts deeds matters and things as the said Attorneys or either of them shall think proper;


4.5.2018
B. C. BARMAN, I.A.S.
Additional Secretary
Deptt. of & L. & L. R. AND R. R. & R.

- (t) To defend and/or contest all or any suits, appeals, revisions, applications and other litigations and legal proceedings civil or criminal in any court of law concerning or relating to the "said Plot of Land" and/or construction of the proposed building complex thereat and for the said purpose to do all acts deeds matters and things as the said Attorneys or either of them shall think proper;
- (u) To sign execute affirm and verify all complaints, Written statements, affidavits, applications and other papers and documents as may from time to time be necessary or required for prosecuting and/or defending all or any legal proceedings and/or litigations as the said Attorneys or either of them shall think proper;
- (v) To settle and/or compromise all or any disputes or differences and/or suits or litigations and other legal proceedings concerning or relating to the "said Plot of Land" and/or construction of the proposed new building complex and the same on such terms and as the said Attorneys or either of them shall think proper;


4.5.2018.
B. C. BARMAN, I.A.S.
Additional Secretary
Deptt. of & L. & L. R. AND R. R. & R.

- (w) To retain and appoint Advocates and Lawyers for prosecuting and/or defending all or any legal proceedings and/or litigations and for the said purpose to sign execute and deliver Vakalatnama and other authority letters and further to revoke such appointment as the said Attorneys or either of them shall think proper;
- (x) To retain and appoint one or more substitute or substitutes to carry out all or any of the acts deeds matters and things as hereinbefore stated and further to revoke and cancel such appointment as the said Attorneys or either of them shall think proper;
- (y) AND GENERALLY to do all that is or may be necessary for carrying out the development of the "said Plot of Land" and/or construction of the proposed building complex thereat and as the said Attorneys or either of them shall think proper;

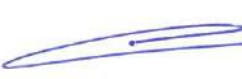
AND WE, the Appointer abovenamed do hereby ratify and confirm and agree to ratify and confirm all and whatsoever our said Attorneys acting jointly or severally as aforesaid, lawfully do.


B. C. BARMAN, I.A.S.
Additional Secretary
Deptt. of & L. & L. R. AND R. R. & R.

THE SCHEDULE ABOVE REFERRED TO**"Plot of Land"**

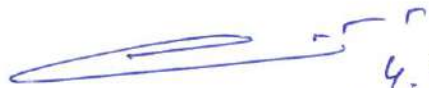
ALL THAT the piece or parcel of Plot of Land containing by measurement an area of 0.272 Acre (equivalent to 18 Cottahs and 7 Chittacks) situate lying at and comprised in Dag No.31(Portion) and 32(Portion) under R.S. Khatian No. 819 (modified) within Mouza - Palpara, J.L. No.7, at No.561, Bonhooghly Arable Land, Holding No.4, within Baranagar Municipality, Kolkata - 700 108, District - North 24-Parganas and the same shown and delineated in Red borders in the map or plan **marked "Y"** annexed hereto and the same butted and bounded in the manner as follows :-

On the North	:	By Road and Jheel;
On the South	:	By Road;
On the East	:	By 20 Feet Wide Road;
On the West	:	By R.S. Dag Nos.33 and 245;


4.5.2018.
B. C. BARMAN, I.A.S.
Additional Secretary
Deptt. of & L. & L. R. AND R. R. & R.

IN WITNESS WHEREOF we, the Appointer/State Government and the Attorneys have hereunto set and subscribed our hands and signatures on this 24th day of May, Two thousand and Eighteen.

SIGNED EXECUTED AND
DELIVERED by the Appointer and the Attorneys abovenamed at Kolkata in the presence of:


4.5.2018
B. C. Barman

1. Gita Nath
32/5/1 Shibtala Lane,
Shibpur, Howrah - 711 102

B. C. BARMAN, I.A.S.
Additional Secretary
Deptt. of L. & L. R. AND R. R. & R.

(Appointer)

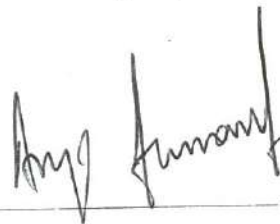
2. Sulagna K.
District Rehabilitation Officer
Deptt. of L & L. R. and R.R. & R.
Government of West Bengal

EDEN REALTY VENTURES PVT. LTD.

1.

 - Director

2.

 - (ARYA SUMANT)

(Attorneys)

Drafted by
Banshree Mukherjee
Advocate
En no- F/1226/982/2014.
Alipore Judge Court.

SPECIMEN FORM FOR TEN FINGERPRINTS



B. C. BARMAN, I.A.S.
 Additional Secretary
 Deptt. of L. & I. R. AND R. R. & R.



	Left hand	Little finger	Ring finger	Middle finger	Fore finger	Thumb
	Right hand	Thumb	Fore finger	Middle finger	Ring finger	Little finger
	Left hand	Little finger	Ring finger	Middle finger	Fore finger	Thumb
	Right hand	Thumb	Fore finger	Middle finger	Ring finger	Little finger
Photo	Left hand	Little finger	Ring finger	Middle finger	Fore finger	Thumb
	Right hand	Thumb	Fore finger	Middle finger	Ring finger	Little finger

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

EDEN REALTY VENTURES PRIVATE
LIMITED



21/02/2003

Permanent Account Number

AAACL9697H

18072012

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं :
आयकर सैन सेवा इकाई, एन एस डी एल
तीसरी मंजिल, सफायर चेंबर्स,
बानेर टेलिफोन एक्सचेंज के नजदीक,
बानेर, पुना - 411 045.

*If this card is lost / someone's lost card is found,
please inform / return to :*

Income Tax PAN Services Unit, NSDL
3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

EDEN REALTY VENTURES PVT. LTD.

Director

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
BYMPS8656P

QR Code

नाम / Name
ARYA SUMANT

पिता का नाम / Father's Name
SACHCHIDANAND RAI

जन्म की तिथि / Date of Birth
11/07/1987

हस्ताक्षर / Signature
Arya Sumant



Arya Sumant

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HRO
IENT
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N, I.A
cretar
AND R.



ভারতের নির্বাচন কমিশন
ELECTION COMMISSION OF INDIA
LCX2206464

পরিচয় পত্র
IDENTITY CARD



নির্বাচকের নাম পলাশ হালদার
Elector's Name Palash Halder
পিতার নাম সহদেব হালদার
Father's Name Sahadeb Halder
লিঙ্গ পুং
Sex M
১.১.২০০৭ এ বয়স ১৯
Age as on 1.1.2007 19

Palash Halder

ঠিকানা:

মাঝেরপাড়া মৌজা - শেরপুর, জে.এল.নং - ১২৯ ডুমুরদাহ নিত্যানন্দপুর - ২
বলাগড় হুগলী ৭১২৫১৩

Address:

Majherpara Mouza-Sherpur, J.L.No-129 Dumurdaha
Nityanandapur 2 Balagarh Hooghly 712513

নির্বাচক নিবন্ধন আধিকারিক
Facsimile Signature
Electoral Registration Officer

বিধানসভা নির্বাচন ক্ষেত্র: ১৮৮-বলাগড় (তপশিলী জাতি)

Assembly Constituency: 188-Balagarh (SC)

জেলা: হুগলী

District: Hooghly

তারিখ: ১১.০৩.২০০৭

Date: 11.03.2007

1400980



भारत सरकार
Government of India



Arya Sumant

DOB: 11/07/1987

MALE



4138 7452 7253

मेरा आधार, मेरी पहचान

Arya Sumant



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address:
S/O: Sachchidanand Rai, Flat - 7
, 3rd Floor, 13, Loudon Street,
National Court, Circus Avenue,
Kolkata,
West Bengal - 700017

4138 7452
7253



1947



help@uidai.gov.in



www.uidai.gov.in

Sachchidanand Rai

Major Information of the Deed

Deed No :	I-1904-05466/2018	Date of Registration	24/05/2018
Query No / Year	1904-1000140869/2018	Office where deed is registered	
Query Date	23/05/2018 3:35:57 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	EDEN REALTY VENTURES PRIVATE LIMITED 7, J L NEHRU ROAD, Thana : New Market, District : Kolkata, WEST BENGAL, PIN - 700013, Mobile No. : 9143683290, Status :Buyer/Claimant		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
	Rs. 2,76,56,253/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 101/- (Article:E, E, M(a), M(b), I)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190405410/2018 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Baranagar, Municipality: BARANAGAR, Road: Lake View Park, Mouza: Palpara, Ward No: 15

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-31	RS-819	Bastu	Bastu	18 Katha 7 Chatak		2,76,56,253/-	Property is on Road
Grand Total :					30.4219Dec	0 /-	276,56,253 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	The Governor Of The State Of West Bengal Writers Building, Main Block, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001, State Government Office, Status :Organization, Executed by: Representative, Executed by: Representative

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Eden Realty Ventures Private Limited 7, JL Nehru Road, P.O:- Dharmatala, P.S:- New Market, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700013, PAN No.: AAACL9697H, Status :Organization, Executed by: Representative


Major Information of the Deed :- I-1904-05466/2018-24/05/2018

Representative Details :

Name, Address, Photo, Finger print and Signature

Shri British Chandra Barman

Son of Late AKSHAY KUMAR BARMAN Writers Building, Main Block, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Status : Representative, Representative of : The Governor Of The State Of West Bengal (as Additional Secretary)

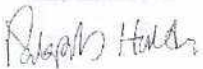
2	Name	Photo	Finger Print	Signature
	Shri Arya Sumant (Presentant) Son of Mr Sachchidanand Rai Date of Execution - 24/05/2018, , Admitted by: Self, Date of Admission: 24/05/2018, Place of Admission of Execution: Office	 May 24 2018 11:59AM	 LTI 24/05/2018	 24/05/2018
7, JL Nehru Road, P.O:- Dharmatala, P.S:- New Market, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700013, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BYMPS8656P Status : Representative, Representative of : Eden Realty Ventures Private Limited (as DIRECTOR)				

Identifier Details :

Name & address

Mr PALASH HALDER
 Son of Mr S HALDER
 2, GARSTIN PLACE, P.O:- GPO, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, , Identifier Of Shri British Chandra Barman, Shri Arya Sumant

24/05/2018



Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	The Governor Of The State Of West Bengal	Eden Realty Ventures Private Limited-30.4219 Dec

Endorsement For Deed Number : I - 190405466 / 2018

Major Information of the Deed :- I-1904-05466/2018-24/05/2018

23-05-2018

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 2,76,56,253/-

AK

Asit Kumar Joarder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

On 24-05-2018

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 11:45 hrs on 24-05-2018, at the Office of the A.R.A. - IV KOLKATA by Shri Arya Sumant

Admission Execution (for exempted person)

Execution by Shri British Chandra Barman, , Additional Secretary, The Governor Of The State Of West Bengal, Writers Building, Main Block, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 who is exempted FROM his personal appearance in this office under section 88 of Registration Act XVI of 1908, is proved by his seal AND signature.

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

Execution is admitted on 24-05-2018 by Shri Arya Sumant, DIRECTOR, Eden Realty Ventures Private Limited, 7, JL Nehru Road, P.O:- Dharmatala, P.S:- New Market, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700013 Identified by Mr PALASH HALDER, , Son of Mr S HALDER, 2,GARSTIN PLACE, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Law Clerk

Payment of Fees

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

Major Information of the Deed :- I-1904-05466/2018-24/05/2018

Stamp Duty

that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp
Stamp: Type: Impressed, Serial no 322072, Amount: Rs.100/-, Date of Purchase: 09/02/2018, Vendor name: G C SAHA

Al

Asit Kumar Joarder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Major Information of the Deed :- I-1904-05466/2018-24/05/2018

05/06/2018 Query No:-19041000140869 / 2018 Deed No :I - 190405466 / 2018, Document is digitally signed.

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2018, Page from 226747 to 226774

being No 190405466 for the year 2018.



Digitally signed by ASIT KUMAR
JOARDER
Date: 2018.06.05 20:39:20 +05:30
Reason: Digital Signing of Deed.

Al

(Asit Kumar Joarder) 05-06-2018 20:39:12
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)