

9218/2019

9039/19



पश्चिम बंगाल WEST BENGAL



AC 029169

1404  
2019/19

Additional Registrar of Assurances-IV, Kolkata

Additional Registrar of Assurances-IV, Kolkata

20 SEP 2019



DEVELOPMENT POWER OF ATTORNEY UNDER REGISTERED DEVELOPMENT AGREEMENT

KNOW ALL TO WHOM THESE PRESENTS SHALL COME (1) MR. SANJAY JAYPRAKASH VERMA (having PAN – ACAPV7059G, Aadhaar No. 8940 1591 9965) s/o Late Jayprakash Basantlal Verma, by occupation: Business, (2) MRS. TARA JAYPRAKASH VERMA (having PAN – AAEPV6947P, Aadhaar No. 9074 2315 1282) w/o Late Jayprakash Basantlal Verma and married daughter of Late Radhakrishna Prasad by occupation: Housewife, (3) MR. RAJESH JAYPRAKASH VERMA (having PAN – ACPMPV5355P, Aadhaar No. 4672 1380 4621) s/o Late Jayprakash Basantlal Verma, by occupation: Business all by Nationality Indians, by faith Hindus, residing at A/10, Flat No. 602, 603 Runwal Plaza, Pokharan Road No. – 1, P.O. – Jekegram, P.S. - Vartak Nagar, Thane (west), Pin – 400505, hereinafter jointly and or collectively referred to as the "PRINCIPALS" hereby SEND GREETINGS THAT:





WHEREAS the Principal are the Owners of All That Salt Land measuring **20 Cottahs** a little more or less out of which 02 Cottahs, 05 Chitaks, 32 Sq.ft. a little more or less comprised in part of R.S./L.R. Dag No. 539, 03 Cottahs, 06 Chitaks, a little more or less comprised in part of R.S./L.R. Dag No. 540, 09 Cottahs, 08 Chitaks, 43 Sq.ft. a little more or less comprised in part of R.S./L.R. Dag No. 541 and 04 Cottahs, 11 Chitaks 15 Sqft., a little more or less comprised in part of R.S./L.R. Dag No. 542 adjacent and contiguous to each other total admeasuring 20 Cottahs be the same a little more or less under and Part of R.S. Khaitan Nos. 201 & 228, subsequently under and part of L.R. Khaitan Nos. 204, 2557, 2554, 2558, 2546 & 2538 lying and situated at Mauza: Sulangari, J.L. No. 22, R.S. No. 196, Touzi No. 178, Police Station: formerly Rajarhat now New Town P.S., within the ambit of the B.L. & L.R.O. Rajarhat, with common easement rights on and over the Common Passages and all others rights, properties, benefits, easements and appurtenances in connection thereto, Police Station: New Town formerly Rajarhat P.S. District: North 24 Parganas, morefully described in the Schedule written hereunder and hereinafter for the sake of brevity referred to as the "**SAID LAND**" "**SAID PROPERTY**" and the Principals herein are seized and possessed of and or well and sufficiently entitle to the 'Said Land' as the rayot Owners' under the State Government without any interruptions and or obstructions by or from any person or of and from any corner whatsoever,

**WHEREAS** WE the Executants herein being the absolute Owners of the "**SAID LAND**" "**SAID PROPERTY**", under the Schedule hereto having our marketable right, title, interest and physical possession thereof, by a Registered Development Agreement executed by us as the LAND OWNERS/PARTIES OF THE FIRST PART and M/S. ASTBURGA CONSTRUCTION PVT. LTD. a Company incorporated under Indian Companies Act, 1956 having its registered office at Dwaraka Vedmani, AD-169, Sector-1, Salt Lake City, Kolkata 700 064, being represented by one of its Directors **SRI SANJAY GUPTA**, son of Sri Gopal Prasad Gupta, by faith Hindu, by occupation Business, by nationality : Indian, residing at Dwaraka Vedmani, AD -169, Sector-1, Salt Lake City, Kolkata 700 064, as the DEVELOPER/BUILDER/PARTY OF THE SECOND PART therein on the 20<sup>th</sup> day of September, 2019, we have agreed to develop our "Said Property" under the Schedule hereto through the said DEVELOPER/BUILDER on the terms and conditions contained in the said Development or otherwise Joint Venture Agreement executed by and between us, i.e. the Executants/Land Owners in First Part and the said Developer/Builder on the Second Part.

**AND WHEREAS** to give true effect to the said Development Agreement and for proper implementation to the terms and conditions thereof, it is necessary to give a Power of Attorney to the said DEVELOPER/BUILDER to enable it to get the requisite exemption, permission, sanction etc. from the appropriate and/or competent authorities for smooth execution of the Development work in the

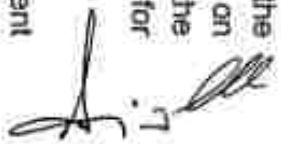
2

SEAL OF THE ADL. REGISTRAR OF ASSURANCES  
KOLKATA

ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA

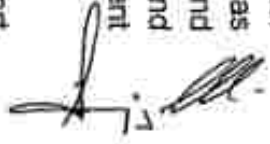
2. 0 SEP. 2019

"Schedule Property" and also for selling of the units, flats, car parking spaces and other portions in the new buildings proposed to be constructed on our said land under the schedule hereto and also for all other practical purposes in terms of the said Development Agreement executed in between us and the said Developer on the 20<sup>th</sup> day of September 2019 duly registered at the Office of the Additional Registrar of Assurances – IV, Kolkata, vide Deed No. 9025 ... for the year 2019.



AND WHEREAS by dint of the terms and conditions of said Development Agreement, the said DEVELOPER/BUILDER has requested us to execute and grant the said Power of Attorney in favour of the DEVELOPER/BUILDER which we hereby do.

AND ALSO WHEREAS in terms of the said registered Development Agreement executed by us as being the Land Owners in First Part and said "M/S. ASTURGA CONSTRUCTION PVT. LTD." being the Developer on the Second Part, it is condition precedent to authorize the said DEVELOPER/BUILDER i.e. the said "M/S. ASTURGA CONSTRUCTION PVT. LTD." for proper execution of construction and development work in the Schedule hereunder written and as such we, (1) MR. SANJAY JAYPRAKASH VERMA (2) MRS. TARA JAYPRAKASH VERMA 3) MR. RAJESH JAYPRAKASH VERMA are the PRINCIPALS herein do hereby jointly nominate, constitute and appoint 1) M/S. ASTURGA CONSTRUCTION PVT. LTD., a Company incorporated under Indian Companies Act, 1956 having its registered office at Dwarka Vedmani, AD-169, Sector-1, Salt Lake City, Kolkata 700 064, 2) SRI SANJAY GUPTA, son of Sri Gopal Prasad Gupta, by faith Hindu, by occupation Business, by nationality Indian, residing at Dwarka Vedmani, AD-169, Sector-1, Salt Lake City, Kolkata 700 064, the Director of said M/S. ASTURGA CONSTRUCTION PVT. LTD." hereinafter referred to as the Developer/Builder to be our true and lawful Attorney/s to do, execute and perform jointly or severally all or any of the following acts, deeds, matters and things in accordance to terms and conditions of the said registered Development Agreement vide Deed No. 9025... for the year 2019.



1. To enter into hold and defend possession of the said land and every part thereof also to manage maintain and administer the Said Land/Said Property and every part thereof.
2. To sign, execute and submit all plans documents statements papers undertaking, declarations and plans as may be required for having the plan sanctioned and/or the sanction plans modified and/or altered by the concerned Local Body and other Authority Concerned.

07

ADDITIONAL REGISTRAR  
OF ASSURANCES-W, KOLKATA  
2.9 SEP 2019



3. To appear and represent us before all above necessary authorities including local Gram Panchayet, Zilla Parishad, Airport Authority of India, Metropolitan Development Authority, N.K.D.A, HIDCO, Fire Brigade, West Bengal Police, WBSEDCL the Competent Authority under the Urban Land (Ceiling and regulation) Act, 1976 and Government of West Bengal in connection with the sanction and modification and/or alteration of plans.
4. To pay fees, obtain sanction and such other orders and permissions from the necessary authorities as be expedient for modification and/or alteration of the sanctioned plans and also to submit and take delivery of title deeds concerning the said property and also other papers and documents as may be required by the necessary authorities and to appoint Engineers, Architects and other Agents sub-Contractors for the aforesaid purpose as the said Attorney/s shall think fit and proper.
5. To Develop the said property by making construction of such type of building or building thereon as the said Attorney/s may deem fit and proper and for that purpose to take down demolish and/or remove any house building and/or structure of whatsoever nature on the premises if there any.
6. To appoint and engage on our behalves Surveyors, Pleaders, Advocates or Solicitors wherever and whenever our said Attorney/s shall think fit and proper to do so discharge and/or terminate his or their appointments at his own discretion.
7. To apply for and obtain electricity, gas, water, sewerage, drainage telephone or other connections of any other utility to the said property and/or to make alterations therein and to close down and/or have dis-connected the same and for that purpose to sign execute and submit all papers applications documents and plans to do all other acts, deeds and things as may be deemed fit and proper by the said Attorney.
8. To give undertakings, assurances and indemnities, so may be required for the purposes aforesaid.
9. To apply for and obtain mutation, conversion, amalgamation, separation, updation, correction, modification, alteration or other recording in respect of the Subject Property or any part thereof and from the B. L. & L. R. O, the D. L & L. R. O, Gram Panchayet, Zilla Parishad, Metropolitan Development Authority, N.K.D.A, Collector, District Magistrate, (ADM), Airport Authority of India and also to WBSEDCL for obtaining necessary supply of power to the Housing project and any other authorities as may be deemed fit and proper by the said Attorney/s.

OFFICE OF THE ADPL REGISTRAR OF ASSURANCE  
KOLKATA

RECEIVED  
20 SEP 2019

ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
20 SEP 2019



10. To commence prosecute, enforce, defend, answer and oppose all actions and other legal proceedings and demands touching any of the matters concerning said property or any part thereof including relating to acquisition and/or requisition and/or in respect of the said property or any part thereof and if think fit to compromise settle refer to arbitration, abandon, submit to judgment or become non-suited in any such action or proceedings as aforesaid before any Court Civil, Criminal or Revenue, Tribunals including the Hon'ble High Court Kolkata.
11. To receive compensation payable in respect of any acquisition and/or requisition of the said property or any part thereof.
12. To file and defend suits, cases, appeals, applications and whatever nature for and on behalf of or to be instituted preferred by or against any person or persons in respect of the said property and also to present and prosecute writ application in respect thereof.
13. To sign declare and/or affirm any plaint, written statement, petition, affidavit, verification, Vakalatnama, Warrant of Attorney, memo of appeal or any other documents or papers in any proceedings or in any way connected therewith.
14. To deposit and withdraw fees documents and moneys in and from any court or courts and/or other person or persons or authority and give valid receipts and discharge therefor.
15. To negotiate for sale, lease and or transfer of the 'Said Property' and/ or undivided share or specified shares thereof and to enter into any Agreement/s at any price and with such purchaser/s and/or other persons my said Attorney/s shall deem fit and proper and to receive earnest money and/or part and/or full consideration thereunder and also to fulfill and enforce mutual obligations thereto.
16. To grant "Consent" and "No Objection Certificate" and permit to Transferees of Units, Parking Spaces and other Transferable Areas to take loans from any Banks or Financial Institutions.
17. To settle the price against suitable terms at my Attorney's sole discretion and to sign and execute any Agreement for Sale, Deed of Mortgage, Deed of Lease for any part or portion of the said properties in favour of any intending purchaser or purchasers, financial institute and/or of lessee or lessees and upon entering into such agreement to receive consideration money partly or fully and to give valid receipt and discharge for the same at the exclusive discretion of my said Attorney/s but only in respect of the flats, units and the portions under the "Developer's Allocations" in the proposed building/s within the proposed Housing Enclave togetherwith undivided proportionate share of the Said Land under the

**ADDL. REGISTRAR  
OF ASSURANCES-IV, KOLKATA**  
**20 SEP 2019**



Schedule hereto as per terms and conditions of the aforesaid Development Agreement.

18. Upon such receipt of consideration in full to prepare, sign, execute and register all such Conveyance and/or Conveyances, Deed of Transfer, Deed of Lease and/or any such Deeds and Documents in favour of any such purchasers, mortgagees and/or lessees as the case may be and execution and registration of such Deeds to Transfer and convey the rights, title and interest of the Developer's Allocation of the Schedule property and / or any portion thereof.

19. To present any or all such Conveyances, Deed of Transfers, and to rectify by Deed of Rectifications and / or any other Deeds or Documents in respect of the Said Properties before the Registrar of Assurances, Kolkata, concerning Sub-Registrar, District Registrar, Additional District Sub-Registrar for registration, to admit and execution and upon receipt of consideration to sign and execute such Deed or Deeds and have the said Conveyances and/or said Deeds and Documents registered and to do all such acts Deeds, things and matters which my said attorneys shall consider proper and necessary for conveying my said properties or any portion thereof.

20. To raise necessary finances including finance from any financial institution or any other authority or authorities or Financial Institutions and/or Banks and to create mortgage or any other lien over the land or developed properties by executing registered Deed of Mortgage and/or keeping the title documents of land as security in favour of the Lender.

21. For allow any of the purpose hereinbefore stated to appear and represent us before all authorities having jurisdiction and to sign, execute and submit papers and documents jointly or severally.

22. Under the terms and conditions of the said Development Agreement, for the interest of the Housing Complex to meet-up the adequate supply of power / electricity by the West Bengal State Electricity Distribution Company Ltd. (A Govt. Entrepreneur), to donate and gift a necessary demarcated part or portion of our Land under the Schedule hereto in favour of the said WBSEDCL for installation of a new Power Sub-Station and, for the said purpose to sign, execute and register on and behalf of the Principals/ Land Owners a proper Deed of Gift in favour of the said WBSEDCL free of costs and without any monetary consideration

AND GENERALLY to acts as our Sole Attorney or Agent in relation to all matters touching our said land and proposed building/s and on our behaves to do and execute all instruments, acts, matters, deeds and things as fully and effectually as we would do if personally present; AND we the above named Principals do hereby ratify and confirm and agreed to ratify and confirm all and whatsoever our said

A

SEAL OF THE ADDL. REGISTRAR OF ASSURANCES  
KOLKATA

REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
29 SEP 2019



Attorneys shall lawfully do or cause to be done in or about the "Said Property" described in the Schedule hereunder.

We hereby declare that the powers and authorities hereby granted are valid and enforceable till the "SAID PROPERTY" is fully and properly developed as per terms and conditions contained in the said Development Agreement by the Developers/Builders and that the transfer and/or conveyance of the flats, car parking spaces, shops and others under the Developer's Allocations are conveyed by the Developer to the purchasers and Association of Apartment Owners are registered and starts functioning. This Power of Attorney is executed and presented for registration after due registration of the aforesaid Development Agreement executed by us.

Be it mentioned hereto that this General Power of attorney in relation to the aforesaid registered Development agreement executed by us and the said Developer/Builder shall be read and interpreted analogously considering both the documents a single document and transaction for its legal interpretation.

**THE SCHEDULE ABOVE REFERRED TO:  
(THE SAID DEMISED LANDS/SAID PROPERTIES)**

**ALL THAT PIECE OR PARCEL OF SALLI LAND** measuring an area of 20 Cottahs a little more or less out of which 02 Cottahs, 05 Chitlaks, 32 Sq.ft a little more or less comprised in part of R.S./L.R. Dag No. 539, 03 Cottahs, 06 Chitlaks, a little more or less comprised in part of R.S./L.R. Dag No. 540, 09 Cottahs, 08 Chitlaks, 43 Sq.ft. a little more or less comprised in part of R.S./L.R. Dag No. 541, L.R. Khalian No. 204 at present all under L.R. Khalian Nos. 2557, 2554,2558, 2546 & 2538 and 04 Cottahs, 11 Chitlaks 15 Sqft, a little more or less comprised in part of R.S./L.R. Dag No. 542 under and part of L.R. Khatain no. 204, 2557, 2538, & 2546, adjacent and contiguous to each other total admeasuring 20 Cottahs be the same a little more or less under and Part of R.S. Khalian Nos. 201 & 228, lying and situated at Mauza: Sulangan, J.L. No. 22, R.S. No. 195, Touzi No. 178, within the ambit of the B.L. & L.R.O. Rajarhat, with common easement rights on and over the Common Passages and "all others rights, properties, benefits, easements and appurtenances in connection thereto, Police Station, New Town formerly Rajarhat P.S, under Jyangra Hatiyara Garam Panchayat- II, Sub- Registration Office: Additional District Sub- Registrar, Rajarhat, New Town, District: North 24 Parganas. The said Plot is butted and bounded as follows:

ON THE NORTH : By part of R.S./L.R Dag No. 539 & 540,  
ON THE SOUTH : By part of R.S./L.R Dag No. 541;  
ON THE EAST : By part of R.S./L.R Dag No. 539;  
ON THE WEST : By 14' wide panchayat road.

Handwritten mark resembling a stylized 'A' or '4'.

ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
20 SEP 2019



IN WITNESSES WHEREOF We the above named PRINCIPALS in participation of our said Attorney have executed these presents on this the 20<sup>th</sup> day of September, in the year Two Thousand Nineteen.

WITNESSES:-

1. Gomit Singh  
171/B, APC Road  
Shyam bazar,  
Kolkata-700004

1. 

2. Tara Verma.

2. J. By  
100, Foster  
RD-1

3.   
PRINCIPALS

  
ASTHURGA CONSTRUCTION PVT. LTD.  
Director

ATTORNEY






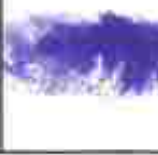











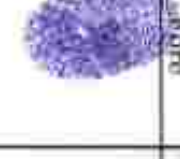

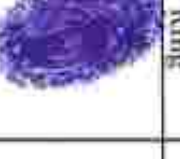





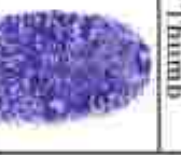


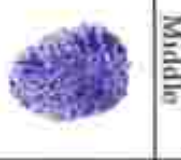












Drafted by  
Sanjay Chatterjee  
in document by the  
partition. K. C. Verma  
Advocate  
High Court Calcutta  
WB 8671183.



ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
2.9.SEP.2019



# SPECIMEN FORM FOR TEN FINGER PRINTS

Sl. No.	Signature of the Executant/Presenter	L E F T H A N D										
		LITTLE FINGER		RING FINGER		MIDDLE FINGER		FORE FINGER		THUMB		
							R I G H T H A N D					
							LITTLE FINGER		RING FINGER		MIDDLE FINGER	
							R I G H T H A N D					
							LITTLE FINGER		RING FINGER		MIDDLE FINGER	
							R I G H T H A N D					
							LITTLE FINGER		RING FINGER		MIDDLE FINGER	
							R I G H T H A N D					
							LITTLE FINGER		RING FINGER		MIDDLE FINGER	



**ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
20 SEP 2019**

### Major Information of the Deed

Deed No :	I-1904-09039/2019	Date of Registration	20/09/2019
Query No / Year	1904-1000207979/2019	Office where deed is registered	
Query Date	20/09/2019 12:17:46 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	SANJOY GUPTA AD-169, SALT LAKE CITY, Thana : Bidhannagar, District : North 24-Parganas, WEST BENGAL, PIN - 700064, Mobile No. : 9999999999, Status : Buyer/Claimant		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 2,35,83,312/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 73/- (Article: E, M(a), M(b), I)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No./Year]- 190409025/2019		

### Land Details :










District: North 24-Parganas, P. S.- Rajarhat, Gram Panchayat: JANGRAHATIARA-I, Mouza: Sulianguri, Pin Code : 700156

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	Selforth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-539	LR-2557	Bastu	Bastu	2 Katha 5 Chatak 32 Sq Ft		17,50,031/-	Width of Approach Road: 14 Ft. Adjacent to Metal Road, Project Name:
L2	LR-540	LR-2554	Bastu	Bastu	3 Katha 6 Chatak		41,76,562/-	Width of Approach Road: 14 Ft. Adjacent to Metal Road, Project Name:
L3	LR-541	LR-2556	Bastu	Bastu	9 Katha 8 Chatak 43 Sq Ft		1,18,30,156/-	Width of Approach Road: 14 Ft. Adjacent to Metal Road, Project Name:
L4	LR-542	LR-204	Bastu	Bastu	4 Katha 11 Chatak 15 Sq Ft		58,26,563/-	Width of Approach Road: 14 Ft. Adjacent to Metal Road, Project Name:
<b>TOTAL :</b>							<b>33Dec</b>	<b>235,83,312/-</b>
<b>Grand Total :</b>							<b>33Dec</b>	<b>235,83,312/-</b>





## Principal Details :










Sl No	Name,Address,Photo,Finger print and Signature			
1	<p><b>Mr SANJAY JAYPRAKASH VERMA</b>            Son of Late JAYPRAKASH BASANTILAL VERMA            Executed by: Self, Date of Execution: 20/09/2019            , Admitted by: Self, Date of Admission: 20/09/2019 ,Place : Office</p>			
	<p>A/10, 603, RUNWAL PLAZA, POKHARAN ROAD-1, Flat No: 602, P.O:- JEKEGRAM, P.S:- VARTAK NAGAR, District:-Thane, Maharashtra, India, PIN - 400606 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACAPV7059G, Aadhaar No: 69xxxxxxx9965, Status :Individual, Executed by: Self, Date of Execution: 20/09/2019            , Admitted by: Self, Date of Admission: 20/09/2019 ,Place : Office</p>	20/09/2019	LTI	20/09/2019
2	<p><b>Mrs TARA JAYPRAKASH VERMA</b>            Wife of Late JAYPRAKASH BASANTILAL VERMA            Executed by: Self, Date of Execution: 20/09/2019            , Admitted by: Self, Date of Admission: 20/09/2019 ,Place : Office</p>			
	<p>A/10, 603, RUNWAL PLAZA, POKHARAN ROAD-1, Flat No: 602, P.O:- JEKEGRAM, P.S:- VARTAK NAGAR, District:-Thane, Maharashtra, India, PIN - 400606 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AAEPV6947P, Aadhaar No: 90xxxxxxx1282, Status :Individual, Executed by: Self, Date of Execution: 20/09/2019            , Admitted by: Self, Date of Admission: 20/09/2019 ,Place : Office</p>	20/09/2019	LTI	20/09/2019
3	<p><b>Mr RAJESH JAYPRAKASH VERMA</b>            Son of Late JAYPRAKASH BASANTILAL VERMA            Executed by: Self, Date of Execution: 20/09/2019            , Admitted by: Self, Date of Admission: 20/09/2019 ,Place : Office</p>			
	<p>A/10, 603, RUNWAL PLAZA, POKHARAN ROAD-1, Flat No: 602, P.O:- JEKEGRAM, P.S:- VARTAK NAGAR, District:-Thane, Maharashtra, India, PIN - 400606 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACMPV5355P, Aadhaar No: 46xxxxxxx4621, Status :Individual, Executed by: Self, Date of Execution: 20/09/2019            , Admitted by: Self, Date of Admission: 20/09/2019 ,Place : Office</p>	20/09/2019	LTI	20/09/2019



**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>ASTDURGA CONSTRUCTION PRIVATE LIMITED</b> DWARKA VEDMANI,AD-169, SALT LAKE CITY, SEC-1, P.O.- BIDHANNAGAR, P.S.- North Bidhannagar, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700064 . PAN No.: AALCA5946M, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature																				
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td><b>Mr SANJAY GUPTA</b> (Presentant ) Son of Mr GOPAL PRASAD GUPTA Date of Execution - 20/09/2019, , Admitted by: Self, Date of Admission: 20/09/2019, Place of Admission of Execution: Office</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4"> <small>Dep 20 2019 11:08PM</small> </td> </tr> <tr> <td colspan="4"> <small>LIT 20/09/2019</small> </td> </tr> <tr> <td colspan="4"> <small>20/09/2019</small> </td> </tr> </tbody> </table> <p>DWARKA VEDMANI,AD-169, SALT LAKE CITY, SEC-1, P.O.- BIDHANNAGAR, P.S.- North Bidhannagar, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700064, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: ADRPG6327Q, Aadhaar No: 70xxxxxxx7284 Status : Representative, Representative of : ASTDURGA CONSTRUCTION PRIVATE LIMITED (as DIRECTOR)</p>	Name	Photo	Finger Print	Signature	<b>Mr SANJAY GUPTA</b> (Presentant ) Son of Mr GOPAL PRASAD GUPTA Date of Execution - 20/09/2019, , Admitted by: Self, Date of Admission: 20/09/2019, Place of Admission of Execution: Office				<small>Dep 20 2019 11:08PM</small>				<small>LIT 20/09/2019</small>				<small>20/09/2019</small>			
Name	Photo	Finger Print	Signature																		
<b>Mr SANJAY GUPTA</b> (Presentant ) Son of Mr GOPAL PRASAD GUPTA Date of Execution - 20/09/2019, , Admitted by: Self, Date of Admission: 20/09/2019, Place of Admission of Execution: Office																					
<small>Dep 20 2019 11:08PM</small>																					
<small>LIT 20/09/2019</small>																					
<small>20/09/2019</small>																					

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr SUMIT SINHA</b> Son of Late SANDIP SINHA 17/1B, A P C ROAD, P.O.- SHYAMBAZAR, P.S.- Shyampur, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700004			
<small>20/09/2019</small>			
<small>20/09/2019</small>			
<small>20/09/2019</small>			

Identifier Of Mr SANJAY JAYPRAKASH VERMA, Mrs TARA JAYPRAKASH VERMA, Mr RAJESH JAYPRAKASH VERMA, Mr SANJAY GUPTA





Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr SANJAY JAYPRAKASH VERMA	ASTDURGA CONSTRUCTION PRIVATE LIMITED-1.29632 Dec
2	Mrs TARA JAYPRAKASH VERMA	ASTDURGA CONSTRUCTION PRIVATE LIMITED-1.29632 Dec
3	Mr RAJESH JAYPRAKASH VERMA	ASTDURGA CONSTRUCTION PRIVATE LIMITED-1.29632 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr SANJAY JAYPRAKASH VERMA	ASTDURGA CONSTRUCTION PRIVATE LIMITED-1.85625 Dec
2	Mrs TARA JAYPRAKASH VERMA	ASTDURGA CONSTRUCTION PRIVATE LIMITED-1.85625 Dec
3	Mr RAJESH JAYPRAKASH VERMA	ASTDURGA CONSTRUCTION PRIVATE LIMITED-1.85625 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr SANJAY JAYPRAKASH VERMA	ASTDURGA CONSTRUCTION PRIVATE LIMITED-5.25785 Dec
2	Mrs TARA JAYPRAKASH VERMA	ASTDURGA CONSTRUCTION PRIVATE LIMITED-5.25785 Dec
3	Mr RAJESH JAYPRAKASH VERMA	ASTDURGA CONSTRUCTION PRIVATE LIMITED-5.25785 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mr SANJAY JAYPRAKASH VERMA	ASTDURGA CONSTRUCTION PRIVATE LIMITED-2.58958 Dec
2	Mrs TARA JAYPRAKASH VERMA	ASTDURGA CONSTRUCTION PRIVATE LIMITED-2.58958 Dec
3	Mr RAJESH JAYPRAKASH VERMA	ASTDURGA CONSTRUCTION PRIVATE LIMITED-2.58958 Dec

### Land Details as per Land Record

District: North 24-Parganas, P. S.- Rajarhat, Gram Panchayat: JANGRAHATIARA-II, Mouza: Sulanguri, Pin Code : 700156

Sch No	Plot & Khatain Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No.- 539, LR Khatain No.- 2557	Owner:শ্রী শ্রীমতী স্মৃতি, Gurdian:শ্রীমতী স্মৃতি, Address:ফিড , Classification:তৃষ্ণি, Area:0.01000000 Acre.	Owner Name not selected by applicant.
L2	LR Plot No.- 540, LR Khatain No.- 2554		Owner Name not selected by applicant.
L3	LR Plot No.- 541, LR Khatain No.- 2558	Owner:শ্রী শ্রীমতী স্মৃতি, Gurdian:শ্রী শ্রীমতী স্মৃতি, Address:ফিড , Classification:তৃষ্ণি, Area:0.03000000 Acre.	Owner Name not selected by applicant.



L4 LR Plot No.- 542, LR Khatian No.- 204	Owner's Name: Gurdian Surtan Singh, Address: Surtan Singh, Classification: Residential, Area: 0.11000000 Acres.	Owner Name not selected by applicant
--	---	---

Endorsement For Deed Number : 1 - 190409039 / 2019

**On 20-09-2019**

**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 12:41 hrs on 20-09-2019, at the Office of the A.R.A. - IV KOLKATA by Mr SANJAY 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 2,35,83,312/-.

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

Execution is admitted on 20/09/2019 by 1. Mr SANJAY JAYPRAKASH VERMA, Son of Late JAYPRAKASH BASANTILAL VERMA, A/10, 603, RUNNVAL PLAZA, POKHARAN ROAD-1, Flat No: 602, P.O. JEKEGRAM, Thana, VARTAK NAGAR, Thane, MAHARASHTRA, India, PIN - 400606, by caste Hindu, by Profession Business, 2. Mrs TARA JAYPRAKASH VERMA, Wife of Late JAYPRAKASH BASANTILAL VERMA, A/10, 603, RUNNVAL PLAZA, POKHARAN ROAD-1, Flat No: 602, P.O. JEKEGRAM, Thana, VARTAK NAGAR, India, PIN - 400606, by caste Hindu, by Profession House wife, 3. Mr RAJESH JAYPRAKASH VERMA, Son of Late JAYPRAKASH BASANTILAL VERMA, A/10, 603, RUNNVAL PLAZA, POKHARAN ROAD-1, Flat No: 602, P.O. JEKEGRAM, Thana, VARTAK NAGAR, India, PIN - 400606, by caste Hindu, by Profession Business

Identified by Mr SUMIT SINHA, . . . Son of Late SANDIP SINHA, 171/B, A P C ROAD, P.O: SHYAMBABAZAR, Thana: Shyamipukur, . City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700004, by caste Hindu, by profession Others

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

Execution is admitted on 20-09-2019 by Mr SANJAY GUPTA, DIRECTOR, ASTDURGA CONSTRUCTION PRIVATE LIMITED, DWARKA VEDMANI,AD-169, SALT LAKE CITY, SEC-1, P.O.: BIDHANNAGAR, P.S.- North Bidhannagar, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700064

Identified by Mr SUMIT SINHA, . . . Son of Late SANDIP SINHA, 171/B, A P C ROAD, P.O: SHYAMBABAZAR, Thana: Shyamipukur, . City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700004, by caste Hindu, by profession Others

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 73/- ( E = Rs 7/-, J = Rs 56/-, M(a) = Rs 7/-, M (b) = Rs 4/- ) and Registration Fees paid by Cash Rs 73/-.



**Payment of Stamp Duty.**

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 847, Amount: Rs. 100/-. Date of Purchase: 02/09/2019, Vendor name: A SARKAR



**Tridip Misra**

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







1



सिद्धि-पत्रकारिता

सिद्धि-पत्रकारिता  
Siddhi Jyotshkala Varanasi  
सिद्धि-पत्रकारिता / Year of Birth - 1970  
575 / 575



6940 1591 9965

सिद्धि-पत्रकारिता

*Siddhi*



सिद्धि-पत्रकारिता  
DIGITAL VERIFICATION AUTHORITY OF INDIA

सिद्धि-पत्रकारिता : 0 वरिष्ठ & 002-600  
सिद्धि-पत्रकारिता, सिद्धि-पत्रकारिता : 002-600  
सिद्धि-पत्रकारिता, सिद्धि-पत्रकारिता : 002-600  
सिद्धि-पत्रकारिता, सिद्धि-पत्रकारिता : 002-600  
सिद्धि-पत्रकारिता, सिद्धि-पत्रकारिता : 002-600

Address: Building A19 (1st flr)  
602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

1000 1000 1000  
1000 1000 1000  
1000 1000 1000  
1000 1000 1000  
1000 1000 1000




 PERMANENT ACCOUNT NUMBER  
**AAEPV6947P**


NAME  
**TARA JAYPRAKASH VERMA**



पिता का नाम / FATHER'S NAME  
**RADHAKRISHNA PRASAD**

जन्म तिथि / DATE OF BIRTH  
**21.11.1950**

हस्ताक्षर / SIGNATURE  
  
**Tara Verma.**  
 DIRECTOR OF INCOMETAX (SYSTEMS)  
 शांति निवेश (प्रा.)

Tara Verma


**भारत निर्वाचन आयोग**  
**भारत**  
**ELECTION COMMISSION OF INDIA**  
**IDENTITY CARD**  
**ZMH5019948**

भवद्वारा नाम : श्री/श्रीमती  
 Elector's Name : Tara Jayprakash Verma  
 पति/पत्नी नाम : श्री/श्रीमती  
 Husband's Name : Jayprakash Verma  
 लिंग / Sex : पुरुष / FEMALE  
 जन्म तिथि / Date of Birth : 21/11/1950







Vertical line on the left side of the page.

Small symbols or marks at the bottom center of the page.

Small mark or symbol at the bottom right corner of the page.

**आयकर विभाग**  
 INCOME TAX DEPARTMENT  
 RAJESH JAYPRAKASH VERMA  
 JAYPRAKASH BASANTLAL VERMA  
 24/08/1972  
 PAN/Account Number  
 ACOMP15355P  
 भारत सरकार  
 GOVT. OF INDIA  


*Rajesh Verma*

**भारत निर्वाचन आयोग**  
 भारत सरकार  
 ELECTION COMMISSION OF INDIA  
 IDENTITY CARD  
 ZMH6019955  



नागरिक नाम	:	राजेश जयप्रकाश वर्मा
Elector's Name	:	Rajesh Jayprakash Verma
अभिज्ञ संख्या	:	अयप्राकव
Father's Name	:	Jayprakash Verma
लिंग / लिंग	:	पुरुष / MALE
जन्म तिथि/Date of Birth	:	24/08/1972





भारतीय पहचान प्रमाणिका

भारत सरकार

Unique Identification Authority of India  
Government of India

नंतिवणन नरक / Enrollment No 108992000600144

To

नरक सनरक नरक

Legalis Ayazkahan Venna

A 10 flir no 602 503 nurnal flira

postman road no 1

502 kurdh kurdh kurdh nardh

Thudis

Jeevagan Thure Thane

Mulhaskha 400603

5021280622

Ref: 26 / ZNA / 79030 / 77603 / P



SHI 01779830F



आणन आणन कनक / Your Aadhaar No. :

4672 1380 4621

आणन — सानन्य नणसना अधिकार



भारत सरकार

सामन्य नणसना अधिकार

नरक सनरक नरक

Legalis Ayazkahan Venna

नरक नरक / Year of Birth : 1972

नरक / Male



4672 1380 4621

आणन — सानन्य नणसना अधिकार

*Prakash Kumar*







ASTOURA  
*[Handwritten Signature]*

आस्तोरा कनिष्ठ निगम  
आस्तोरा कनिष्ठ निगम  
आस्तोरा कनिष्ठ निगम  
आस्तोरा कनिष्ठ निगम

GOVT. OF INDIA  
GOVT. OF INDIA  
GOVT. OF INDIA  
GOVT. OF INDIA

020220113  
020220113  
020220113  
020220113







**भारत सरकार**  
**GOVT. OF INDIA**

**भारतीय निर्वाचन आयोग**  
**ELECTION COMMISSION OF INDIA**

**आधार कार्ड संख्या : 12011973**

**आधार कार्ड संख्या : 12011973**

**आधार कार्ड संख्या : 12011973**

**आधार कार्ड संख्या : 12011973**

**आधार कार्ड संख्या : 12011973**

**आधार कार्ड संख्या : 12011973**

**आधार कार्ड संख्या : 12011973**

**आधार कार्ड संख्या : 12011973**

**आधार कार्ड संख्या : 12011973**

2

14

15

16

17

18

19

20

21




288 018  
 Sainiy Gupta  
 Prashant, DOB: 12.01.1975  
 SPUR MALE

7089 5093 7284  
 UID - 5133 3153 4468 0761



**MERA AADHAAR, MERI PECHHAN**

*Handwritten signature*



**Address**  
 S/O: Omer Prasad Gupta, A0 1st,  
 SAHIBJAFI SECTION I, DUNNAPURAM,  
 North 28 Bangalore,  
 West Bengal - 700064



UID - 5133 3153 4468 0761

7089 5093 7284







ভারতীয় অধিষ্ঠিত পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India  
Government of India

স্বাক্ষরিতকৃত এবং নিঃ/Enrollment No.: 1040/19854/12834

১. শ্রী সিমিত সিংহ  
২. সিমিত সিংহ  
৩. 171B KCHARYA PRASADULLA CHANDRA ROAD  
Soyambakar Mall S.O  
Soyambakar Mall, Kolkata  
West Bengal 700104



MN1988025150DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

**8321 1432 1920**

আধার - সাধারণ মানুষের অধিকার



স্বাক্ষরিতকৃত  
GOVERNMENT OF INDIA



সিমিত সিংহ  
Simit Singh  
পিতা : সন্দীপ সিংহ  
Father : SANDIP SINHA  
শ্রী নাম / Year of Birth : 1983  
লিঙ্গ / Male



8321 1432 1920

আধার - সাধারণ মানুষের অধিকার

*Simit Singh*



ଉତ୍ତର

- ଉପର ଖଣ୍ଡରେ ଶ୍ଵେତ, ନୀଳାକରଣ୍ଡ଼ୀ ଚଳାଏ ନାହିଁ ।
- ଖଣ୍ଡରେ ଶ୍ଵେତ ସମାନ୍ତର ସଂକଳିତରେ ଧାରଣା ଚଳାଏ ନାହିଁ ।

### INFORMATION

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

ଉପର ଖଣ୍ଡ ଚଳାଏ ନାହିଁ ।

ଉପର ଖଣ୍ଡରେ ଖଣ୍ଡରେ ଧାରଣା ଚଳାଏ ନାହିଁ ।

Aadhaar is valid throughout the country.

Aadhaar will be helpful in availing Government and Non-Government services in future.

12000031



କାର୍ତ୍ତିକ କିଶୋର ମିଶ୍ରଙ୍କ ଅଧିକାରୀ  
 UNIDENTIFICATION AUTHORITY OF INDIA

ଠିକଣା:  
 ଏ.ଓ.ସି. ଶ୍ଵେତ ଶ୍ଵେତ ଓଏ ଚଫ୍,  
 ଏମ୍‌ପୋର ଚଫ୍, (ସେକ୍ଟର ୩),  
 ଏମ୍‌ପୋର, ୮୦୦୦୦୪

Address:  
 17/1/B, ACHARYA  
 PRASADULLA CHANDRA  
 ROAD, Shyambazar Mail,  
 Kolkata, West Bengal,  
 700004



12000031  
 Unauthenticated  
 Aadhaar

12000031  
 Unauthenticated  
 Aadhaar

12000031  
 Unauthenticated  
 Aadhaar



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2019, Page from 443203 to 443233  
being No 190409039 for the year 2019.



Digitally signed by TRIDIP MISRA  
Date: 2019.10.03 14:41:02 +05:30  
Reason: Digital Signing of Deed.

(Tridip Misra) 03-10-2019 14:40:54

ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
West Bengal.

(This document is digitally signed.)